

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF
RSPI MHC, LLC

Exact Legal Name of Respondent

(673-W) and 574-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2024

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 preceding 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

RSPI MHC, LLC
(EXACT NAME OF UTILITY)

8800 N. Bronx Avenue, 2nd Floor, Skokie, IL 60077	Same as Mailing	Orange
Mailing Address	Street Address	County

Telephone Number 847-626-0400 Date Utility First Organized 2019

Fax Number 866-675-1407 E-mail Address permits@lakeshoremhc.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: 8800 N. Bronx Avenue, 2nd Floor, Skokie, IL 60077

Name of subdivisions where services are provided: Rock Springs and Palm Isle MHC

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Tom Bueltmann</u>	<u>Compliance Director</u>	<u>8800 N. Bronx Avenue 2nd Flr, Skokie, IL 60077</u>	\$ <u>None</u>
Person who prepared this report: <u>Richard Wilson</u>	<u>Consultant</u>	<u>17337 Kennedy Drive N. Redington Beach, FL 33708</u>	\$ <u>No Salary</u>
Officers and Managers: <u>Joseph I. Wolf</u>	<u>RSPI MHC, LLC , its Manager</u>	<u>8800 N. Bronx Avenue 2nd Flr, Skokie, IL 60077</u>	\$ <u>None</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	Principal Business Address	Salary Charged Utility
<u>RSPI MHC, LLC</u>	<u>100%</u>	<u>8800 N. Bronx Avenue 2nd Flr, Skokie, IL. 60077</u>	\$ <u>None</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 118,516	\$ 132,121	\$ 0	\$ 250,637
Commercial_____		572	628		1,200
Industrial_____					
Multiple Family_____					
Guaranteed Revenues_____					
Other (Specify)_____					
Total Gross Revenue_____		\$ 119,088	\$ 132,749	\$ 0	\$ 251,837
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 68,363	\$ 177,869	\$ 0	\$ 246,232
Depreciation Expense_____	F-5	25,473	35,765	0	61,238
CIAC Amortization Expense_____	F-8				
Taxes Other Than Income_____	F-7	5,310	5,522	0	10,832
Income Taxes_____	F-7	0	0	0	0
Total Operating Expense		\$ 99,146	219,156	0	\$ 318,302
Net Operating Income (Loss)		\$ 19,942	\$ (86,407)	\$ 0	\$ (66,465)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ 19,942	\$ (86,407)	\$ 0	\$ (66,465)

UTILITY NAME: RSPI MHC, 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>2,496,292</u>	\$ <u>2,496,292</u>
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	<u>2,423,273</u>	<u>2,362,035</u>
Net Utility Plant _____		\$ <u>73,019</u>	\$ <u>134,257</u>
Cash _____		_____	_____
Customer Accounts Receivable (141)_____		_____	_____
Other Assets (Specify):_____		_____	_____
_____		_____	_____
_____		_____	_____
_____		_____	_____
Total Assets _____		\$ <u>73,019</u>	\$ <u>134,257</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	<u>(66,465)</u>	<u>(22,287)</u>
Proprietary Capital (Proprietary and partnership only) (218)_____	F-6	<u>139,484</u>	<u>156,544</u>
Total Capital _____		\$ <u>73,019</u>	\$ <u>134,257</u>
Long Term Debt (224)_____	F-6	\$ _____	\$ _____
Accounts Payable (231)_____		_____	_____
Notes Payable (232)_____		_____	_____
Customer Deposits (235)_____		_____	_____
Accrued Taxes (236)_____		_____	_____
Other Liabilities (Specify)_____		_____	_____
_____		_____	_____
_____		_____	_____
Advances for Construction _____		_____	_____
Contributions in Aid of Construction - Net (271-272)_____	F-8	_____	_____
Total Liabilities and Capital _____		\$ <u>73,019</u>	\$ <u>134,257</u>

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ 936,184	\$ 1,560,108	\$ _____	\$ 2,496,292
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____ _____ _____	_____	_____	_____	_____
Total Utility Plant _____	\$ 936,184	\$ 1,560,108	\$ _____	\$ 2,496,292

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 879,315	\$ 1,482,720	\$ _____	\$ 2,362,035
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ 25,473	\$ 35,765	\$ _____	\$ 61,238
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____ _____	_____	_____	_____	_____
Total Credits _____	\$ 25,473	\$ 35,765	\$ _____	\$ 61,238
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ -	\$ -	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____ _____	_____	_____	_____	_____
Total Debits _____	\$ -	\$ -	\$ _____	\$ -
Balance End of Year _____	\$ 904,788	\$ 1,518,485	\$ -	\$ 2,423,273

UTILITY NAME: RSPI MHC, 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 _____	\$ _____	\$ _____
Changes during the year (Specify): Retained Earnings _____ Capital Contribution _____	(66,465) _____ _____	_____ _____ _____
Balance end of year _____	\$ _____	\$ _____

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: RSPI MHC, LLC

YEAR OF REPORT DECEMBER 31, 2024

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 _____	5,310	5,522	_____	10,832
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ _____	\$ _____	\$ _____	\$ _____

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar 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
<u>General Utilities</u>	\$ 18,849	\$ 75,398	<u>Monthly Plant Operations</u>
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: RSPI MHC, 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	
_____	_____	\$ _____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year _____	\$ _____	\$ _____	\$ _____
Add 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 ****

UTILITY NAME RSPI MHC, 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>_____</u>	<u>100.00</u> %		<u>_____</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**

UTILITY NAME: RSPI MHC, LLC

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 _____	\$ 10,000	\$ _____	\$ _____	\$ 10,000
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 _____	91,750	_____	_____	91,750
308	Infiltration Galleries and Tunnels _____	_____	_____	_____	_____
309	Supply Mains _____	10,000	_____	_____	10,000
310	Power Generation Equipment _____	38,400	_____	_____	38,400
311	Pumping Equipment _____	30,000	_____	_____	30,000
320	Water Treatment Equipment _____	12,000	_____	_____	12,000
330	Distribution Reservoirs and Standpipes _____	45,000	_____	_____	45,000
331	Transmission and Distribution Lines _____	512,034	_____	_____	512,034
333	Services _____	75,000	_____	_____	75,000
334	Meters and Meter Installations _____	52,000	_____	_____	52,000
335	Hydrants _____	60,000	_____	_____	60,000
336	Backflow Prevention Devices _____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment _____	_____	_____	_____	_____
340	Office Furniture and 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 _____	_____	_____	_____	_____
348	Other Tangible Plant _____	_____	_____	_____	_____
	Total Water Plant _____	\$ 936,184	\$ 0	\$ 0	\$ 936,184

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)
301	Organization			2.50 %	\$ 4,300	\$ 0	\$ 250	\$ 4,550
304	Structures and Improvements							
305	Collecting and Impounding Reservoirs							
306	Lake, River and Other Intakes							
307	Wells and Springs			3.70 %	107,692	0	3,398	111,090
308	Infiltration Galleries & Tunnels							
309	Supply Mains			3.13 %	10,000	0	0	10,000
310	Power Generating Equipment			5.88 %	21,759	0	2,259	24,018
311	Pumping Equipment			5.88 %	30,000	0	0	30,000
320	Water Treatment Equipment			5.88 %	7,024	0	706	7,730
330	Distribution Reservoirs & Standpipes			3.33 %	30,000	0	1,500	31,500
331	Trans. & Dist. Mains (Plastic)			2.50 %	512,104	0	12,801	524,905
333	Services			2.86 %	75,000	0	0	75,000
334	Meter & Meter Installations			5.88 %	21,436	0	3,059	24,495
335	Hydrants			2.50 %	60,000	0	1,500	61,500
336	Backflow Prevention Devices							
339	Other Plant and Miscellaneous Equipment							
340	Office Furniture and 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							
348	Other Tangible Plant							
	Totals				\$ 879,315	\$ 0.0	\$ 25,473	\$ 904,788 *

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ _____
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	_____
604	Employee Pensions and Benefits	_____
610	Purchased Water	_____
615	Purchased Power	10,130
616	Fuel for Power Production	_____
618	Chemicals	8,517
620	Materials and Supplies	23,448
630	Contractual Services:	_____
	Billing	_____
	Professional	18,849
	Testing	7,419
	Other	_____
640	Rents	_____
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	\$ 68,363 *

* 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	_____	_____	_____
3/4"	D	1.5	698	714	1071
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
General Service					
5/8"	D	1.0	_____	_____	_____
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)	<u>unmetered</u>	1	1	1	1
Total			<u>699</u>	<u>715</u>	<u>1072</u>

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____ RSPI MHC, LLC

YEAR OF REPORT DECEMBER 31, 2024

SYSTEM NAME: _____

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_____	_____	4,627	_____	4,627	3,102
February_____	_____	4,874	_____	4,874	3,335
March_____	_____	4,937	_____	4,937	3,174
April_____	_____	5,388	_____	5,388	3,599
May_____	_____	4,369	_____	4,369	3,895
June_____	_____	4,058	_____	4,058	3,391
July_____	_____	4,708	_____	4,708	3,643
August_____	_____	4,253	_____	4,253	3,399
September_____	_____	4,316	_____	4,316	3,753
October_____	_____	4,369	_____	4,369	3,805
November_____	_____	3,909	_____	3,909	4,063
December_____	_____	3,986	_____	3,986	2,933
Total for Year_____	_____	<u>53,793</u>	_____	<u>53,793</u>	<u>42,090</u>

If water is purchased for resale, indicate the following:
 Vendor _____
 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	_____	_____	_____	11,300
PVC_____	6	_____	_____	_____	19,900
PVC_____	8	_____	_____	_____	720
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: _____ RSPI MHC, LLC

YEAR OF REPORT DECEMBER 31, 2024

SYSTEM NAME: _____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1973	2002	_____	_____
Types of Well Construction and Casing _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	370	365	_____	_____
Diameters of Wells _____	6"	10"	_____	_____
Pump - GPM _____	_____	_____	_____	_____
Motor - HP _____	_____	_____	_____	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	Steel-Pressure	Steel-Storage	_____	_____
Capacity of Tank _____	10000	35000	_____	_____
Ground or Elevated _____	Ground	Ground	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Rated Horsepower _____	20	20	_____	_____
<u>Pumps</u>				
Manufacturer _____	Berkley	Berkley	_____	_____
Type _____	Centrifugal	Centrifugal	_____	_____
Capacity in GPM _____	500	500	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____

UTILITY NAME: _____ RSPI MHC, LLC

YEAR OF REPORT DECEMBER 31, 2024

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day _____	186,000	_____	_____
Type of Source _____	Ground	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____	_____	Diesl Generator	_____
Make _____	_____	Kohler	_____
Permitted Capacity (GPD) _____	422,000 (MD)	_____	_____
High service pumping	500	_____	_____
Gallons per minute _____	_____	_____	_____
Reverse Osmosis _____	_____	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating _____	_____	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft. _____	_____	_____	_____
Gravity GPD/Sq.Ft. _____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator _____	Hypochlorite	_____	_____
Ozone _____	_____	_____	_____
Other _____	_____	_____	_____
Auxiliary Power _____	_____	70kW	_____

UTILITY NAME: _____ RSPI MHC, LLC

YEAR OF REPORT
DECEMBER 31, 2024

SYSTEM NAME: _____

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. _____ 714
- 2. Maximum number of ERCs * which can be served. _____ 790
- 3. Present system connection capacity (in ERCs *) using existing lines. _____ 790
- 4. Future connection capacity (in ERCs *) upon service area buildout. _____ 0
- 5. Estimated annual increase in ERCs *. _____ 16
- 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. _____ On-site hydrants
- 8. Describe any plans and estimated completion dates for any enlargements or improvements of this system. _____ None

- 9. When did the company last file a capacity analysis report with the DEP? __ 2021
- 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 # _____ FLA010871
- 12. Water Management District Consumptive Use Permit # _____ 3383
 - 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) 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:
 $ERC = (Total\ SFR\ gallons\ sold\ (omit\ 000/365\ days/350\ gallons\ per\ day)).$

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: RSPI MHC, 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 _____	\$ 10,000	\$ 0	\$ 0	\$ 10,000
352	Franchises _____				
353	Land and Land Rights _____				
354	Structures and Improvements _____	238,000	0	0	238,000
355	Power Generation Equipment _____	72,360	0	0	72360
360	Collection Sewers - Force _____	748,288	0	0	748288
361	Collection Sewers - Gravity _____	225,000	0	0	225000
362	Special Collecting Structures _____				
363	Services to Customers _____				
364	Flow Measuring Devices _____				
365	Flow Measuring Installations _____				
370	Receiving Wells _____	120,000	0	0	120000
371	Pumping Equipment _____	56,000	0	0	56000
375	Reuse Trans. & Dist. System _____	9,460	0	0	9460
380	Treatment and Disposal Equipment _____	81,000	0	0	81,000
381	Plant Sewers _____				
382	Outfall Sewer Lines _____				
389	Other Plant and Miscellaneous Equipment _____				
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 _____	\$ 1,560,108	\$ 0	\$ 0	\$ 1,560,108 *

* This amount should tie to sheet F-5.

UTILITY NAME: RSPI MHC, LLC

YEAR OF REPORT	
DECEMBER	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)
351	Organization	—	— %	2.50 %	\$ 4,300	\$ 0	\$ 250	\$ 4,550
354	Structures and Improvements	—	— %	3.13 %	\$ 180,452	0	7,438	187,890
355	Power Generation Equipment	—	— %	— %	—	—	—	—
360	Collection Sewers - Force	—	— %	3.70 %	72,360	0	0	72,360
361	Collection Sewers - Gravity	—	— %	2.50 %	764,928	0	18,707	783,635
362	Special Collecting Structures	—	— %	— %	—	—	—	—
363	Services to Customers	—	— %	2.86 %	225,000	0	0	225,000
364	Flow Measuring Devices	—	— %	— %	—	—	—	—
365	Flow Measuring Installations	—	— %	— %	—	—	—	—
370	Receiving Wells	—	— %	4.00 %	120,000	0	0	120,000
371	Pumping Equipment	—	— %	6.67 %	27,332	0	3,733	31,065
375	Reuse Trans. & Dist. System	—	— %	2.50 %	8,548	0	237	8,785
380	Treatment and Disposal Equipment	—	— %	6.67 %	79,800	0	5,400	85,200
381	Plant Sewers	—	— %	— %	—	—	—	—
382	Outfall Sewer Lines	—	— %	— %	—	—	—	—
389	Other Plant and Miscellaneous Equipment	—	— %	— %	—	—	—	—
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	—	— %	— %	—	—	—	—
	Totals				\$ 1,482,720	\$ 0	\$ 35,765	\$ 1,518,485 *

* This amount should tie to Sheet F-5.

UTILITY NAME: ___ RSPI MHC, LLC

YEAR OF REPORT DECEMBER 31, 2024

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ _____
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	_____
704	Employee Pensions and Benefits _____	_____
710	Purchased Wastewater Treatment _____	_____
711	Sludge Removal Expense _____	4,554
715	Purchased Power _____	30,392
716	Fuel for Power Production _____	_____
718	Chemicals _____	17,292
720	Materials and Supplies _____	35,171
730	Contractual Services:	_____
	Billing _____	_____
	Professional _____	75,398
	Testing _____	15,062
	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 _____	\$ <u>177,869</u> *

* 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 Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	698	714	714
General Service					
5/8"	D	1.0			
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	unmetered	1	1	1	1
Other (Specify)					
Total			<u>699</u>	<u>715</u>	<u>715</u>

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____ RSPI MHC, LLC

YEAR OF REPORT DECEMBER 31, 2024

PUMPING EQUIPMENT

Lift Station Number _____	1-Tanglewood	2-Borrow	3-Tahoe	4-Palm Isle	_____	_____
Make or Type and nameplate data on pump _____	Sub/Duplex	Sub/Duplex	Sub/Duplex	Sub/Duplex	_____	_____
_____	Goulds	Liberty	Goulds	Goulds Liberty	_____	_____
Year installed _____	2015	2015	2015	unk.	_____	_____
Rated capacity _____	_____	_____	_____	50	_____	_____
Size _____	_____	_____	_____	_____	_____	_____
Power:						
Electric _____	X	X	X	X	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	3 HP	2 HP	2 HP	2 HP	_____	_____
_____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	4	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	PVC	_____	_____	_____	_____	_____
Average length _____	50	_____	_____	_____	_____	_____
Number of active service connections _____	_____	_____	_____	_____	_____	_____
Beginning of year _____	_____	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____
End of year _____	750	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches) _____	8	_____	_____	_____	4 (Raw)	6 (Eff)	_____	_____
Type of main _____	PVC	_____	_____	_____	PVC	PVC	_____	_____
Length of main (nearest foot) _____	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	24262	_____	_____	_____	6030	788	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	24,262	_____	_____	_____	6,030	788	_____	_____

MANHOLES

Size (inches) _____	48	_____	_____	_____
Type of Manhole _____	Conc.	_____	_____	_____
Number of Manholes:				
Beginning of year _____	83	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	83	_____	_____	_____

UTILITY NAME: _____ RSPI MHC, LLC

YEAR OF REPORT DECEMBER 31, 2024

SYSTEM NAME: _____

TREATMENT PLANT

Manufacturer _____	Activated Sludge	Equalization/Anoxic	Aeration/Clarifer/Digester
Type _____		Steel	Concrete
"Steel" or "Concrete" _____	150,000		
Total Permitted Capacity _____	111,000		
Average Daily Flow _____	RIBs		
Method of Effluent Disposal _____	150,000		
Permitted Capacity of Disposal _____			
Total Gallons of Wastewater treated _____	111,000		

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 _____	3,069,000		3,069,000
February _____	2,688,000		2,688,000
March _____	2,976,000		2,976,000
April _____	2,700,000		2,700,000
May _____	2,790,000		2,790,000
June _____	3,030,000		3,030,000
July _____	3,968,000		3,968,000
August _____	4,247,000		4,247,000
September _____	4,980,000		4,980,000
October _____	3,627,000		3,627,000
November _____	2,970,000		2,970,000
December _____	2,573,000		2,573,000
Total for year _____	<u>39,618,000</u>		<u>39,618,000</u>

If Wastewater Treatment is purchased, indicate the vendor: _____

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. _____ 714
2. Maximum number of ERCs* which can be served. _____ 790
3. Present system connection capacity (in ERCs*) using existing lines. _____ 790
4. Future connection capacity (in ERCs*) upon service area buildout. _____ 790
5. Estimated annual increase in ERCs*. _____ 16
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system _____ None

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. _____ N/A
8. If the utility does not engage in reuse, has a reuse feasibility study been completed? _____ Unknown
 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? _____ 2021
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? _____ No
12. Department of Environmental Protection ID # _____ FLA010871

* 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).

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

(signature of chief executive officer of the utility) *

Date: March 28, 2025

- | | | | |
|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| 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.

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

Company: RSPI MHC, LLC (673-W)

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	\$ 118,516	\$ 118,516	\$ 0
Commercial	572	572	0
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Water Operating Revenue	\$ 119,088	\$ 119,088	\$ 0
LESS: Expense for Purchased Water from FPSC-Regulated Utility			
Net Water Operating Revenues	\$ 119,088	\$ 119,088	\$ 0

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).

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

Company: RSPI MHC, LLC (574-S)

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	\$ 132,121	\$ 132,121	\$ 0
Commercial	628	628	0
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Wastewater Operating Revenue	\$ 132,749	\$ 132,749	\$ 0
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility			
Net Wastewater Operating Revenues	\$ 132,749	\$ 132,749	\$ 0

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).