CLASS "A" OR "B"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

CPI Citrus Park Utility TRS, L.L.C.

Exact Legal Name of Respondent

675 W / 576 S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



December 31, 2021

Form PSC/WAW 3 (Rev. 12/99)

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GENERAL INSTRUCTIONS

- 1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners Uniform System of Accounts for Water and/or Wastewater Utilities (USOA).
- 2. Interpret all accounting words and phrases in accordance with the USOA.
- 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 unless otherwise specifically indicated.
- 7. Complete this report by means which result in a permanent record, such as by computer or typewriter.
- 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 with not enough room. Such a schedule 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 statement should be made at the bottom of the page or an additional page inserted. Any additional pages should state the name of the utility, the year of the report, and reference the appropriate schedule.
- 10. For water and wastewater utilities with more than one rate group and/or system, water and wastewater pages should be completed for each rate group and/or system group. These pages should be grouped together and tabbed by rate group and/or system.
- 11. All other water and wastewater operations not regulated by the Commission and other regulated industries should be reported as "Other than Reporting Systems".
- 12. Financial information for multiple systems charging rates which are covered under the same tariff should be reported as one system. However, the engineering data must be reported by individual system.
- 13. For water and wastewater utilities with more than one system, one (1) copy of workpapers showing the consolidation of systems for the operating sections, should be filed with the annual report.
- 14. The report should be filled out in quadruplicate and the original and two copies returned by March 31, of the year following the date of the report. The report should be returned to:

Florida Public Service Commission Division of Water and Wastewater 2540 Shumard Oak Boulevard Tallahassee, FL 32399-0873

The fourth copy should be retained by the utility.

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EXECUTIVE SUMMARY

YEAR OF REPORT December 31, 2021

CERTIFICATION OF ANNUAL REPORT

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

left of the signature.

YES X	NO	 The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission.
YES X	NO	 The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.
YES X	NO	 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 the financial statement of the utility.
YES	NO	 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 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.
		(Signature of Senior Financial Analyst of the wility) * 1. 2. 3. 4. X X X X X (Signature of Vice President of the utility, Officer of the utility) * * Each of the four items must be certified y ES 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

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.

YEAR OF REPORT December 31, 2021

ANNUAL REPORT OF

CPI Citrus Park Utility TRS, L.L.C.	County: Lee
(Exact Name of Utility)	
List below the exact mailing address of the utility for which 25581 Trost Blvd.,	normal correspondence should be sent:
Bonita Springs, FL 34135	
T. 1. (200) 200	
Telephone: (239) 992-3030	_
E Mail Address: <u>mangelino@murexproperties.com</u>	<u> </u>
WEB Site: N/A	_
Sunshine State One-Call of Florida, Inc. Member Number	11411
Name and address of person to whom correspondence conce Deborah Swain	erning this report should be addressed:
2025 SW 32 Avenue	
Miami, Fl 33145	
Telephone: (305) 441-0123	
Telephone: (305) 441-0123	_ ;
List below the address of where the utility's books and recor	ds are located:
25581 Trost Blvd,	
Bonita Springs, FL 34135	
Telephone: (239 992-3030)	
	-
List below any groups auditing or reviewing the records and	operations:
Date of original organization of the utility: 5/31/2019	
Check the appropriate business entity of the utility as filed v	vith the Internal Revenue Service
Individual Partnership Sub S Corporation	LLC X
List below every corporation or person owning or holding d of the utility:	irectly or indirectly 5% or more of the voting securities
•	Percent
Name	Ownership
1. Carlyle Property Investors	
2. (Master REIT), LLC	100%
3.	
4.	
5.	
6.	
7. 8.	
0.	

DIRECTORY OF PERSONNEL WHO CONTACT THE FLORIDA PUBLIC SERVICE COMMISSION

	THE TECHNOLITY OF THE SERVICE		
NAME OF COMPANY REPRESENTATIVE (1) Keith Madden	TITLE OR POSITION (2) General Manager	ORGANIZATIONAL UNIT TITLE (3) CPI Citrus Park Owner	USUAL PURPOSE FOR CONTACT WITH FPSC All utility matters
(239) 992-3030 ext 150	General Wanager	d.b.a. Bonita Terra CPI Citrus Park Utility	An utility matters
Deborah Swain (305) 441-0123	Consultant	Milian, Swain & Assoc.	Annual Report

- (1) Also list appropriate legal counsel, accountants and others who may not be on general payroll.
- (2) Provide individual telephone numbers if the person is not normally reached at the company.
- (3) Name of company employed by if not on general payroll.

CPI Citrus Park Utility TRS, L.L.C.

YEAR OF REPORT December 31, 2021

COMPANY PROFILE

Provide a brief narrative company profile which covers the following areas:

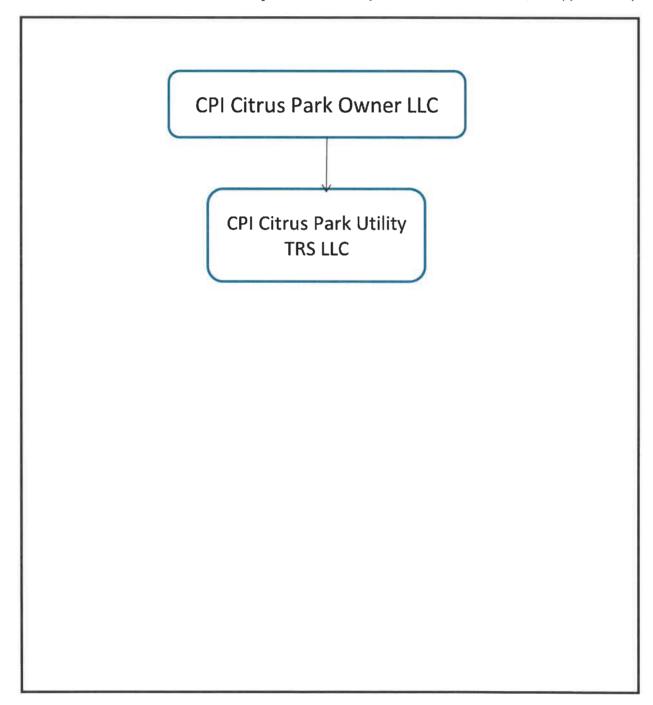
- A. Brief company history.
- B. Public services rendered.
- C. Major goals and objectives.
- D. Major operating divisions and functions.
- E. Current and projected growth patterns.
- F. Major transactions having a material effect on operations.

Utility Established 2020
Wastewater and Water Treatment and Distribution
Provide services to Mobile Home park and neighboring subdivision.
None.
The system is virtually built out.
None.

PARENT / AFFILIATE ORGANIZATION CHART

Current as of December 31, 2021

Complete below an organizational chart that show all parents, subsidiaries and affiliates of the utility. The chart must also show the relationship between the utility and affiliates listed on E-7, E-10(a) and E-10(b)



COMPENSATION OF OFFICERS

For each officer, list the time spent on respondent as an officer compared to time spent on total business activities and the compensation received as an officer from the respondent.						
NAME	TITLE	% OF TIME SPENT AS OFFICER OF THE UTILITY	OFFICERS' COMPENSATION			
(a)	(b)	(c)	(d)			
David Daniel	Vice President	NA	<u>\$</u> -			
			ju .			
		 ,	\			

COMPENSATION OF DIRECTORS

For each director, list the numb received as a director from the resp	er of director meetings attended by each director condent.	_	
NAME (a)	TITLE (b)	NUMBER OF DIRECTORS' MEETINGS ATTENDED (c)	DIRECTORS' COMPENSATION (d)
			-

BUSINESS CONTRACTS WITH OFFICERS, DIRECTORS AND AFFILIATES

List all contracts, agreements, or other business arrangements* entered into during the calendar year (other than compensation related to position with Respondents) between the Respondent and officer and director listed on page E-6. In addition, provide the same information with respect to professional services for each firm, partnership, or organization with which the officer or director is affiliated.

NAME OF OFFICER, DIRECTOR OR AFFILIATE (a)	IDENTIFICATION OF SERVICE OR PRODUCT (b)	AMOUNT (c)	NAME AND ADDRESS OF AFFILIATED ENTITY (d)
NA			
		-	

^{*} Business Agreement, for this schedule, shall mean any oral or written business deal which binds the concerned parties for products or services during the reporting year or future years. Although the Respondent and/or other companies will benefit from the arrangement, the officer or director is, however, acting on his behalf or for the benefit of other companies or persons.

AFFILIATION OF OFFICERS AND DIRECTORS

For each of the officials listed on page E-6, list the principle occupation or business affiliations or connections with any other business or financial organizations, firms, or partnerships. For purposes of this part, an official will be considered to have an affiliation with any business or financial organization, firm or partnership in which he is an officer, director, trustee, partner, or a person exercising similar functions.

NAME (a)	PRINCIPLE OCCUPATION OR BUSINESS AFFILIATION	AFFILIATION OR CONNECTION	NAME AND ADDRESS OF AFFILIATION OR CONNECTION
(a)	(b)	(c)	(d)
NA .			
		i i	
		1	

YEAR OF REPORT December 31, 2021

UTILITY NAME: CPI Citrus Park Utility TRS, L.L.C.

BUSINESSES WHICH ARE A BY-PRODUCT, COPRODUCT OR JOINT-PRODUCT RESULT OF PROVIDING WATER OR WASTEWATER SERVICE

fertilizer manufacturing, etc. This would not include any business for which the assets are properly included in Account 121 - Nonutility Property along with the associated This would include any business which requires the use of utility land and facilities. Examples of these types of businesses would be orange groves, nurseries, tree farms, Complete the following for any business which is conducted as a byproduct, coproduct, or joint product as a result of providing water and / or wastewater service. revenue and expenses segregated out as nonutility also.

_				т	 		_	\neg
NSES	ACCOUNT NUMBER (g)							
EXPENSES	EXPENSES INCURRED (f)	\$						
NUES	ACCOUNT NUMBER (e)							
REVENUES	REVENUES GENERATED (d)	\$						
STS	ACCOUNT NUMBER (c)							
ASSETS	BOOK COST OF ASSETS (b)	\$						
	BUSINESS OR SERVICE CONDUCTED (a)	NA						

BUSINESS TRANSACTIONS WITH RELATED PARTIES

List each contract, agreement, or other business transaction exceeding a cumulative amount of \$500 in any on year, entered into between the Respondent and a business or financial organization, firm, or partnership named on pages E-2 and E-6, identifying the parties, amounts, dates and product, and asset, or service involved.

Part I. Specific Instructions: Services and Products Received or Provided

1. Enter in this part all transactions involving services and products received or provided.

2. Below are some types of transactions to include:

-computer services

-engineering & construction services
-repairing and servicing of equipment

-management, legal and accounting services

-material and supplies furnished

-leasing of structures, land, and equipment

-rental transactions
-sale, purchase or tra

-repairing and servicing of e	equipment	-sale, purchase or transfer of various products		
NAME OF COMPANY OR RELATED PARTY (a)	DESCRIPTION SERVICE AND/OR NAME OF PRODUCT (b)	CONTRACT OR AGREEMENT EFFECTIVE DATES (c)	ANNUAL CHARGES (P)urchased (S)old (d)	AMOUNT (e)
	Land Lease for Use of Utility Plant	9/1/2020	P	60,654.96
CITCIGUST GIR OWNER EEC	Land Lease for Osc of Othicy Flain	3/1/2020	1	00,034.90
	L			

YEAR OF REPORT December 31, 2021

CPI Citrus Park Utility TRS, L.L.C.

UTILITY NAME:

BUSINESS TRANSACTIONS WITH RELATED PARTIES (Cont'd)

		Part II. Specific In	nstructions: Sale, Purc	Specific Instructions: Sale, Purchase and Transfer of Assets	ssets	
Ξ.	1. Enter in this part all transactions relating	ns relating 3.	The columnar instructions follow:	ions follow:		
	to the purchase, sale, or transfer of assets.	er of assets.				
2	Below are examples of some types of transactions	ypes of transactions to include:	a	Enter name of related party or company. Describe briefly the type of assets purchased, sold or transferred	d, sold or transferred.	
	-purchase, sale or transfer of equipment	fequipment	(c) Enter the total rece	sived or paid. Indicate pu	Enter the total received or paid. Indicate purchase with "P" and sale with "S".	with "S".
	-purchase, sale or transfer of land and structures	f land and structures	(d) Enter the net book	Enter the net book value for each item reported.	rted.	
	-purchase, sale or transfer of securities	f securities	(e) Enter the net profi	t or loss for each item rep	(e) Enter the net profit or loss for each item reported. (column (c) - column (d))	uu (d))
	-noncash transfers of assets -noncash dividends other than stock dividends -write-off of bad debts or loans	an stock dividends ans	(f) Enter the fair mark schedule, describe	Enter the fair market value for each item reported. In space belc schedule, describe the basis used to calculate fair market value.	Enter the fair market value for each item reported. In space below or in a supplemental schedule, describe the basis used to calculate fair market value.	in a supplemental
			\$ ()			
, 1		DESCRIPTION OF ITEMS	SALE OR PURCHASE	NET BOOK	GAIN OR LOSS	FAIR MARKET
	OK KELATED PAKLY (a)	(p)	rkice (c)	VALUE (d)	(e)	VALUE (f)
	NA		S	69	69	S
				2		
				7		, , , , , , , , , , , , , , , , , , ,

FINANCIAL SECTION

COMPARATIVE BALANCE SHEET ASSETS AND OTHER DEBITS

ACCT.	ASSETS AND OTH	REF.		PREVIOUS	CUDDENT
NO.	ACCOUNT NAME	PAGE			CURRENT
(a)	l			YEAR	YEAR
(a)	(b) UTILITY PLANT	(c)	⊢	(d)	(e)
101-106	I	F.7	_	2.056.520	205(100
101-106	Utility Plant	F-7 F-8	\$_	2,856,529	\$ 2,856,180
108-110	Less: Accumulated Depreciation and Amortization	F-8	-	1,820,484	1,893,123
	Net Plant		\$_	1,036,045	\$ 963,058
114-115	Utility Plant Acquisition adjustment (Net)	F-7			
116*	Other Utility Plant Adjustments		_		
	Total Net Utility Plant		\$_	1,036,045	\$ 963,058
	OTHER PROPERTY AND INVESTMENTS				
121	Nonutility Property	F-9	 \$	- "	\$ -
122	Less: Accumulated Depreciation and Amortization		100	- 1	-
	Net Nonutility Property		\$		\$ -
123	Investment In Associated Companies	F-10			
124	Utility Investments	F-10		-	
125	Other Investments	F-10		-	-
126-127	Special Funds	F-10		-	-
	Total Other Property & Investments		\$	-	\$
131	CURRENT AND ACCRUED ASSETS Cash		\$	6,904	\$ 229,424
132	Special Deposits	F-9			8,314
133	Other Special Deposits	F-9			
134	Working Funds		-		
135	Temporary Cash Investments				
141-144	Accounts and Notes Receivable, Less Accumulated Provision for Uncollectible Accounts	F-11		68,261	4,460
145	Accounts Receivable from Associated Companies	F-12			
146	Notes Receivable from Associated Companies	F-12		(1,051,283)	(1,146,931)
151-153	Material and Supplies				
161	Stores Expense				
162	Prepayments				
171	Accrued Interest and Dividends Receivable				
172 *	Rents Receivable				
173 *	Accrued Utility Revenues				
174	Misc. Current and Accrued Assets	F-12			
v	Total Current and Accrued Assets		\$	(976,119)	\$ (904,733)

^{*} Not Applicable for Class B Utilities

COMPARATIVE BALANCE SHEET ASSETS AND OTHER DEBITS

ACCT.		REF.	PREVIOUS	CURRENT
NO.	ACCOUNT NAME	PAGE	YEAR	YEAR
(a)	(b)	(c)	(d)	(e)
	DEFERRED DEBITS			
181	Unamortized Debt Discount & Expense	F-13	\$ -	\$ -
182	Extraordinary Property Losses	F-13	-	-
183	Preliminary Survey & Investigation Charges			
184	Clearing Accounts			
185 *	Temporary Facilities		-	-
186	Misc. Deferred Debits	F-14		
187 *	Research & Development Expenditures		-	-
190	Accumulated Deferred Income Taxes		<u> </u>	
			·	
Total Deferred Debits			\$	\$
TOTAL ASSETS AND OTHER DEBITS			\$59,927	\$ 58,324

^{*} Not Applicable for Class B Utilities

NOTES TO THE BALANCE SHEET

The space below is provided for important notes regarding the balance sheet.

COMPARATIVE BALANCE SHEET EQUITY CAPITAL AND LIABILITIES

ACCT.	·	REF.	PREVIOUS	CURRENT
NO.	ACCOUNT NAME	PAGE	YEAR	YEAR
(a)	(b)	(c)	(d)	(e)
	EQUITY CAPITAL			
201	Common Stock Issued	F-15	\$ \$	<u>-</u> ,
204	Preferred Stock Issued	F-15	-	_
202, 205 *	Capital Stock Subscribed			
203, 206 *	Capital Stock Liability for Conversion		(
207 *	Premium on Capital Stock			
209 *	Reduction in Par or Stated Value of Capital Stock			
210 *	Gain on Resale or Cancellation of Reacquired			
	Capital Stock			
211	Other Paid - In Capital		100	100
212	Discount On Capital Stock			
213	Capital Stock Expense		<u> </u>	-
214-215	Retained Earnings	F-16	(23,844)	(102,500)
216	Reacquired Capital Stock		-	
218	Proprietary Capital		·	·
	(Proprietorship and Partnership Only)		_	-
	Total Equity Capital LONG TERM DEBT	1	\$(23,744) \$	(102,400)
221	Bonds	F-15		
222 *	Reacquired Bonds			-
223	Advances from Associated Companies	F-17		
224	Other Long Term Debt	F-17		-
	Total Long Term Debt		\$\$	-
	CURRENT AND ACCRUED LIABILITIES			
231	Accounts Payable		3,349	784
232	Notes Payable	F-18	-	-
233	Accounts Payable to Associated Companies	F-18		
234	Notes Payable to Associated Companies	F-18	<u>-</u>	
235	Customer Deposits			
236	Accrued Taxes		5,922	17,884
237	Accrued Interest	F-19		_
238	Accrued Dividends		-	
239	Matured Long Term Debt			
240	Matured Interest		-	
241	Miscellaneous Current & Accrued Liabilities	F-20	7,615	82,780
	Total Current & Accrued Liabilities		\$16,886\$	101,448

^{*} Not Applicable for Class B Utilities

COMPARATIVE BALANCE SHEET EQUITY CAPITAL AND LIABILITIES

	EQUITY CAPITAL AN				-	
ACCT.		REF.		PREVIOUS		U RRENT
NO.	ACCOUNT NAME	PAGE		YEAR		YEAR
(a)	(b)	(c)		(d)		(e)
	DEFERRED CREDITS					
251	Unamortized Premium On Debt	F-13	\$	-	\$	-
252	Advances For Construction	F-20		-		-
253	Other Deferred Credits	F-21		-		
255	Accumulated Deferred Investment Tax Credits			-		
	Total Deferred Credits		\$	-	\$	-
	OPERATING RESERVES		Ī			
261	Property Insurance Reserve		\$		\$	_
262	Injuries & Damages Reserve		-		***	-
263	Pensions and Benefits Reserve		-	_	,	_
265	Miscellaneous Operating Reserves					-
	Total Operating Reserves		\$		\$	-
	CONTRIBUTIONS IN AID OF CONSTRUCTION					
271	Contributions in Aid of Construction	F-22	\$	483,710	\$	483,710
272	Accumulated Amortization of Contributions					
	in Aid of Construction	F-22		416,925		424,433
	Total Net C.I.A.C.		\$	66,785	\$	59,276
	ACCUMULATED DEFERRED INCOME TAXES				1	
281	Accumulated Deferred Income Taxes -					
	Accelerated Depreciation		\$		\$	
282	Accumulated Deferred Income Taxes -		1 -			
	Liberalized Depreciation					_
283	Accumulated Deferred Income Taxes - Other				-	
	Total Accumulated Deferred Income Tax		\$		\$	-
TOTAL	EQUITY CAPITAL AND LIABILITIES		\$	59,927	\$	58,324

COMPARATIVE OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)]	PREVIOUS YEAR (d)		CURRENT YEAR * (e)
400 469, 530	UTILITY OPERATING INCOME Operating Revenues Less: Guaranteed Revenue and AFPI	F-3(b)	\$_	131,602	 \$ 	397,424
	Net Operating Revenues		\$_	131,602	T \$ -	397,424
401	Operating Expenses	F-3(b)	\$	97,527	\$	393,815
403	Depreciation Expense: Less: Amortization of CIAC	F-3(b) F-22	\$_	59,506 7,509] -	72,639 7,509
	Net Depreciation Expense		\$_	51,997	 	65,130
406	Amortization of Utility Plant Acquisition Adjustment	F-3(b)			\top	
407	Amortization Expense (Other than CIAC)	F-3(b)	-		1 -	
408	Taxes Other Than Income	W/S-3		5,922	-	17,884
409	Current Income Taxes	W/S-3				
410.10	Deferred Federal Income Taxes	W/S-3			1	
410.11	Deferred State Income Taxes	W/S-3			"	
411.10	Provision for Deferred Income Taxes - Credit	W/S-3				
412.10	Investment Tax Credits Deferred to Future Periods	W/S-3				
412.11	Investment Tax Credits Restored to Operating Income	W/S-3				
Utility Operating Expenses			\$	155,446	 	476,829
Net Utility Operating Income			\$	(23,844)	 	(79,405)
469, 530	Add Back: Guaranteed Revenue and AFPI	F-3(b)		-		
413	Income From Utility Plant Leased to Others					-
414	Gains (losses) From Disposition of Utility Property					-
420	Allowance for Funds Used During Construction					
Total Utili	ty Operating Income [Enter here and on Page F-3(c)]		\$_	(23,844)	\$ 	(79,405)

^{*} For each account, Column e should agree with Cloumns f, g and h on F-3(b)

COMPARATIVE OPERATING STATEMENT (Cont'd)

WATER SCHEDULE W-3 * (f)	WASTEWATER SCHEDULE S-3 * (g)	OTHER THAN REPORTING SYSTEMS (h)
\$213,464	\$183,960	\$
\$213,464	\$183,960	\$
\$ 182,569	\$ 211,245	\$ -
40,514	32,124 3,914	
\$36,919	\$ 28,211	\$
- 9,606 - - - - - - -	- - - - - - - - - - - - - -	
\$	\$ 247,734	 \$
\$(15,631)	\$(63,775)	 \$
-	- - -	
\$(15,631)	\$ (63,775)	\$

^{*} Total of Schedules W-3 / S-3 for all rate groups.

COMPARATIVE OPERATING STATEMENT (Cont'd)

ACCT. NO.	ACCOUNT NAME	REF. PAGE	PREVIOUS YEAR	CURRENT YEAR
(a)	(b)	(c)	(d)	(e)
Total Utili	ity Operating Income [from page F-3(a)]	Ar	\$	\$ (79,405)
	OTHER INCOME AND DEDUCTIONS			
415	Revenues-Merchandising, Jobbing, and			
	Contract Deductions		\$ -	\$ -
416	Costs & Expenses of Merchandising			
	Jobbing, and Contract Work			
419	Interest and Dividend Income		-	748
421	Nonutility Income			
426	Miscellaneous Nonutility Expenses		-	
	Total Other Income and Deductions		\$	\$ 748
	TAXES APPLICABLE TO OTHER INCOME			
408.2	Taxes Other Than Income		\$	\$ -
409.2	Income Taxes	1		
410.2	Provision for Deferred Income Taxes			
411.2	Provision for Deferred Income Taxes - Credit			
412.2	Investment Tax Credits - Net		-	-
412.3	Investment Tax Credits Restored to Operating Income		-	-
Total Taxes Applicable To Other Income		e	\$	\$
	INTEREST EXPENSE			
427	Interest Expense	F-19	\$	\$
428	Interest Expense	F-13	-	-
429	Amortization of Premium on Debt	F-13	-	-
Total Interest Expense			\$	\$
	EXTRAORDINARY ITEMS			
433	Extraordinary Income		\$ -	\$
434	Extraordinary Deductions		-	1
409.3	Income Taxes, Extraordinary Items		-	-
	Total Extraordinary Items		\$	\$
	NET INCOME		\$	\$ (78,656)

Explain Extraordinary Income:	
NONE	
<u> </u>	

SCHEDULE OF YEAR END RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATI UTILI (d)		WASTEWATER UTILITY (e)
101	Utility Plant In Service	F-7	\$ 1,3	389,952	\$ 1,466,228
108	Less: Nonused and Useful Plant (1) Accumulated Depreciation	F-8		222 740	1,000,254
110	Accumulated Depreciation Accumulated Amortization	F-8 F-8	-	823,768	1,069,354
271	Contributions In Aid of Construction	F-22	=	154,600	329,110
252	Advances for Construction	F-20	-	-	329,110
	Subtotal		\$4	411,584	\$67,764
272	Add: Accumulated Amortization of Contributions in Aid of Construction	F-22		141,657	282,777
	Subtotal		\$	553,241	\$350,541
	Plus or Minus:				
114	Acquisition Adjustments (2)	F-7	-		-
115	Accumulated Amortization of				
	Acquisition Adjustments (2)	F-7		- 00.001	
-	Working Capital Allowance (3) Other (Specify):		·	22,821	26,406
	Office (Specify).		11 <u></u>		
	RATE BASE		\$	576,062	\$376,946
NET UTILITY OPERATING INCOME			\$	(15,631)	\$ (63,775)
ACH	IEVED RATE OF RETURN (Operating Income / Rate	e Base)		-2.71%	-16.92%

NOTES:

- (1) Estimate based on the methodology used in the last rate proceeding.
- (2) Include only those Acquisition Adjustments that have been approved by the Commission.
- (3) Calculation consistent with last rate proceeding.

 In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

SCHEDULE OF CURRENT COST OF CAPITAL CONSISTENT WITH THE METHODOLOGY USED IN THE LAST RATE PROCEEDING (1)

CLASS OF CAPITAL (a)	DOLLAR AMOUNT (2) (b)	PERCENTAGE OF CAPITAL (c)	ACTUAL COST RATES (3) (d)	WEIGHTED COST (c x d) (e)
Common Equity Preferred Stock Long Term Debt Short Term Debt Customer Deposits Tax Credits - Zero Cost Tax Credits - Weighted Cost Deferred Income Taxes Other (Explain) Short Term Debt	\$(102,400)	100.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	7.85% 0.00% 5.69% 0.00% 6.00% 0.00% 0.00% 0.00%	7.85% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%
Total	\$(102,400)	100.00%		7.85%

1	If the utility's capital structure is not used, explain which capital structure is used.
2	

- 2 Should equal amounts on Schedule F-6, Column (g).
- 3 Mid-point of the last authorized Return On Equity or current leverage formula if none has been established.

Must be calculated using the same methodology used in the last rate proceeding using current annual report year end amounts and cost rates.

APPROVED RETURN ON EQUITY

Current Commission Return on Equity:	7.85%
Commission order approving Return on Equity:	Order No. PSC-2020-0263-PAA-WS

APPROVED AFUDC RATE COMPLETION ONLY REQUIRED IF AFUDC WAS CHARGED DURING YEAR

Current Commission Approved AFUDC rate:	None	
Commission order approving AFUDC rate:	N/A	

If any utility capitalized any charge in lieu of AFUDC (such as interest only), state the basis of the charge, an explanation as to why AFUDC was not charged and the percentage capitalized.

YEAR OF REPORT December 31, 2021

CPI Citrus Park Utility TRS, L.L.C.

UTILITY NAME:

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS
CONSISTENT WITH THE METHODOLOGY USED IN THE LAST RATE PROCEEDING

	CAPITAL STRUCTURE (g)	\$ (102,400)	\$ (102,400)	
IING.	OTHER (1) ADJUSTMENTS PRO RATA (f)	6 4	-	
CONSISTENT WITH THE METHODOLOGY USED IN THE LAST RATE PROCEEDING	OTHER (1) ADJUSTMENTS SPECIFIC (6)		0	
LOGY USED IN THE	NON- JURISDICTIONAL ADJUSTMENTS (d)		0	
WITH THE METHODO	NON-UTILITY ADJUSTMENTS (c)	₩	0 8	
CONSISTENT	PER BOOK BALANCE (b)	\$ (102,400)	\$ (102,400)	in Columns (e) and (f):
	CLASS OF CAPITAL (a)	Common Equity Preferred Stock Long Term Debt Short Term Debt Customer Deposits Tax Credits - Zero Cost Tax Credits - Weighted Cost Deferred Inc. Taxes Other (Explain) Short Term Debt	Total	Explain below all adjustments made in Columns (e) and (f):

UTILITY PLANT ACCOUNTS 101 - 106

ACCT.	DESCRIPTION (b)	WATER (c)	WASTEWATER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
101 102	Plant Accounts: Utility Plant In Service Utility Plant Leased to Other	\$1,389,952	\$1,466,228	\$	\$2,856,180
103	Property Held for Future Use		-	·	-
104	Utility Plant Purchased or Sold	***			-
105	Construction Work in Progress				
106	Completed Construction Not Classified		<u>-</u>		
	Total Utility Plant	\$ 1,389,952	\$ 1,466,228	\$ 	\$ 2,856,180

UTILITY PLANT ACQUISITION ADJUSTMENTS ACCOUNTS 114 AND 115

Report each acquisition adjustment and related accumulated amortization separately. For any acquisition adjustments approved by the Commission, include the Order Number

	For any acquisition adjustments approved by the Commission, include the Order Number.				
				OTHER THAN	
				REPORTING	
ACCT.	DESCRIPTION	WATER	WASTEWATER	SYSTEMS	TOTAL
(a)	(b)	(c)	(d)	(e)	(f)
114	Acquisition Adjustment	\$			
Total Pla	ant Acquisition Adjustments	\$	\$	\$	\$
115	Beginning Bal	s	\$	\$	\$:
	Accumulated Amortization Accruals charged during year				
Total Ac	cumulated Amortization	\$	\$	\$	\$
Net Acquisition Adjustments		\$	\$ 	\$	\$

ACCUMULATED DEPRECIATION (ACCT. 108) AND AMORTIZATION (ACCT. 110)

ACCUMULATED DE	EPRECI	ATION (ACC	T. 10	8) AND AMOR		110)
DESCRIPTION (a)		WATER (b)	W	ASTEWATER (c)	OTHER THAN REPORTING SYSTEMS (d)	TOTAL (e)
ACCUMULATED DEPRECIATION			Т			
Account 108			1			
Balance first of year	\$	783,254	\$	1,037,230		1,820,484
Credit during year:						
Accruals charged to:	1					
Account 108.1 (1)	\$	40,514	\$	32,124	\$	\$ 72,639
Account 108.2 (2)						
Account 108.3 (2)						
Other Accounts (specify):	7 -		-			
1.2		-	1	_		_
-			-			-
Salvage			-			-
Other Credits (Specify):			==			
Total Credits	\$	40,514	\$	32,124	\$ -	\$ 72,639
Debits during year:						
Book cost of plant retired			1 ,			
Cost of Removal			1 4-			
Other Debits (specify):						
-						-
	+		┢			
Total Debits	\$	-	\$	-	\$ -	\$ -
Balance end of year	s	823,768	 	1,069,354	\$ 	\$ 1,893,123
ACCUMULATED AMORTIZATION	1		1			
Account 110	1		1			
Balance first of year	s		1			
Credit during year:	+-		1			
Accruals charged to:			1			
	s	_	\$	_	S	\$ -
Account 110.2 (2)	┪~─		ĭ –		ĭ ———	ĭ —
Other Accounts (specify):	_		1 -			
Candi Hoodana (Specify).		_	1	_		_
			1			
Total credits	\$		\$		\$ -	\$ -
Debits during year:						
Book cost of plant retired			//===		<u> </u>	
Other debits (specify):						
	+		\vdash			
Total Debits	\$		\$	-	\$ -	\$ -
Balance end of year	 \$					<u> </u>
Datance end of year	•		1 -		ĵ — <u> </u>	J -
			1			l

- -1 Account 108 for Class B utilities.
- -2 Not applicable for Class B utilities.
- -3 Account 110 for Class B utilities.

UTILITY NAME:

CPI Citrus Park Utility TRS, L.L.C.

REGULATORY COMMISSION EXPENSE AMORTIZATION OF RATE CASE EXPENSE (ACCOUNTS 666 AND 766)

	EXPENSE	CHARG DURIN	ED OFF G YEAR
DESCRIPTION OF CASE (DOCKET NO.) (a)	INCURRED DURING YEAR (b)	ACCT. (d)	AMOUNT (e)
	\$		\$0
Total	\$		\$0

NONUTILITY PROPERTY (ACCOUNT 121)

Report separately each item of property with a book cost of \$25,000 or more included in Account 121.

Other Items may be grouped by classes of property.

DESCRIPTION (a)	BEGINNING YEAR (b)	ADDITIONS (c)	REDUCTIONS (d)	ENDING YEAR BALANCE (e)
	\$	\$ 	\$	\$
Total Nonutility Property	\$	\$ <u>-</u>	\$	\$

SPECIAL DEPOSITS (ACCOUNTS 132 AND 133)

Report hereunder all special deposits carried in Accounts 132 and 133.

DESCRIPTION OF SPECIAL DEPOSITS (a)	YEAR END BOOK COST (b)
SPECIAL DEPOSITS (Account 132): Security Deposit Utilities	\$8,314
Total Special Deposits	\$8,314
OTHER SPECIAL DEPOSITS (Account 133):	\$
Total Other Special Deposits	\$

INVESTMENTS AND SPECIAL FUNDS ACCOUNTS 123 - 127

Report hereunder all investments and special funds carried in Accounts 123 through 127.

DESCRIPTION OF SECURITY OR SPECIAL FUND (a)	FACE OR PAR VALUE (b)	YEAR END BOOK COST (c)
INVESTMENT IN ASSOCIATED COMPANIES (Account 123): NONE	\$	\$
Total Investment in Associated Companies	•	\$
UTILITY INVESTMENTS (Account 124): NONE	\$	\$
Total Utility Investment		\$
OTHER INVESTMENTS (Account 125): NONE	\$	\$
Total Other Investment		\$
SPECIAL FUNDS (Class A Utilities: Accounts 126 and 127; Class B Utilities: Acc	ilities: Account 127):	\$
Total Special Funds		\$

ACCOUNTS AND NOTES RECEIVABLE - NET ACCOUNTS 141 - 144

Report hereunder all accounts and notes receivable included in Accounts 141, 142, and 144. Amounts included in Accounts 142 and 144 should be listed individually.

DESCRIPTION (a)	i i one dia co nota marva.	TOTAL (b)
CUSTOMER ACCOUNTS RECEIVABLE (Account 141): Water & Wastewater - Combined	\$\$4,460	
Total Customer Accounts Receivable	**	\$ 4,460
OTHER ACCOUNTS RECEIVABLE (Account 142):	\$\$	
Total Other Accounts Receivable		\$ -
NOTES RECEIVABLE (Account 144):	\$\$	
Total Notes Receivable		s -
Total Accounts and Notes Receivable		\$4,460
ACCUMULATED PROVISION FOR UNCOLLECTIBLE ACCOUNTS (Account 143) Balance first of year	\$ -	
Add:	\$	- - - -
Total Additions Deduct accounts written off during year:	\$ -	
Total accounts written off	\$ -	
Balance end of year		\$
TOTAL ACCOUNTS AND NOTES RECEIVABLE - NET	Г	\$4,460

ACCOUNTS RECEIVABLE FROM ASSOCIATED COMPANIES ACCOUNT 145

Report each account receivable from associated companies separately.

DESCRIPTION (a)	TOTAL (b)
IC Loan - Bonita Terra IC Loan - Bell Villa IC Loan - TRS Bonita	\$\frac{(1,121,156)}{20,181} \frac{(45,957)}{}
Total	\$(1,146,931)

NOTES RECEIVABLE FROM ASSOCIATED COMPANIES ACCOUNT 146

Report each note receivable from associated companies separately.

DESCRIPTION (a)	INTEREST RATE (b)	TOTAL (c)
NONE	% % % % %	\$
Total		\$

MISCELLANEOUS CURRENT AND ACCRUED ASSETS ACCOUNT 174

DESCRIPTION - Provide itemized listing (a)	BALANCE END OF YEAR (b)
NONE	\$
Total Miscellaneous Current and Accrued Assets	\$

UNAMORTIZED DEBT DISCOUNT AND EXPENSE AND PREMIUM ON DEBT ACCOUNTS 181 AND 251

Report the net discount and expense or premium separately for each security issue.

DESCRIPTION (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
UNAMORTIZED DEBT DISCOUNT AND EXPENSE (Account 181): NONE	\$	\$
Total Unamortized Debt Discount and Expense	\$	\$
UNAMORTIZED PREMIUM ON DEBT (Account 251):	\$	\$
Total Unamortized Premium on Debt	\$	\$

EXTRAORDINARY PROPERTY LOSSES ACCOUNT 182

Report each item separately.

DESCRIPTION (a)	TOTAL (b)
NONE	\$
Total Extraordinary Property Losses	\$

MISCELLANEOUS DEFERRED DEBITS ACCOUNT 186

DESCRIPTION - Provide itemized listing (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
DEFERRED RATE CASE EXPENSE (Class A Utilities: Account 186.1)		
Total Deferred Rate Case Expense	\$	\$
OTHER DEFERRED DEBITS (Class A Utilities: Account 186.2): NONE		
Total Other Deferred Debits	\$	\$
REGULATORY ASSETS (Class A Utilities: Account. 186.3): NONE	\$	\$
Total Regulatory Assets	s	\$
TOTAL MISCELLANEOUS DEFERRED DEBITS	s	\$

UTILITY NAME:

CPI Citrus Park Utility TRS, L.L.C.

YEAR OF REPORT December 31, 2021

CAPITAL STOCK ACCOUNTS 201 AND 204*

DESCRIPTION (a)	RATE (b)	TOTAL (c)
COMMON 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	None	None
REFERRED STOCK		
Par or stated value per share		2
Shares authorized		
Shares issued and outstanding		
Total par value of stock issued		
Dividends declared per share for year	None	None

^{*} Account 204 not applicable for Class B utilities.

BONDS ACCOUNT 221

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	ANNUAL RATE (b)	FIXED OR VARIABLE * (c)	PRINCIPAL AMOUNT PER BALANCE SHEET (d)
NONE	% 		\$
Total			\$

^{*} For variable rate obligations, provide the basis for the rate. (i.e., prime + 2%, etc.)

UTILITY NAME: CPI Citrus Park Utility TRS, L.L.C.

STATEMENT OF RETAINED EARNINGS

1 Dividends should be shown for each class and series of capital stock. Show amounts as dividends per share.

2 Show separately the state and federal income tax effect of items shown in Account No. 439.

ACCT. NO. (a)	DESCRIPTION (b)	A	MOUNTS (c)
215	Unappropriated Retained Earnings:		
	Balance Beginning of Year	\$	(23,844)
	Changes to Account:		
439			
	Credits:	\$	
	Prior Year Adjustments		
	Total Credits:	\$	
	Debits:	\$	
	Debits:	——— ₂ ——	
	:		
	Total Debits:	\$	_
435	Delanas Tunnsferred from Income (Conserve (dona))		(50.757
436	Balance Transferred from Income {income/(loss)} Appropriations of Retained Earnings:	\$	(78,656
430	Appropriations of Retained Earnings:		
	:		
	-		
	Total Appropriations of Retained Earnings	\$	
	Dividends Declared:		
437	Preferred Stock Dividends Declared		
	·		
438	Common Stock Dividends Declared		
	S		
	Total Dividends Declared	\$	-
215	Year end Balance	\$	(102,500
213	Teal old Balance	J*	(102,300
214	Appropriated Retained Earnings (state balance and	Ì	
	purpose of each appropriated amount at year end):		
	1		
214	Total Appropriated Retained Earnings	\$	
Total R	etained Earnings	\$	(102,500
Notes to	Statement of Retained Earnings:		

UTILITY NAME: CPI Citrus Park Utility TRS, L.L.C.

ADVANCES FROM ASSOCIATED COMPANIES ACCOUNT 223

Report each advance separately.

DESCRIPTION (a)	TOTAL (b)
	\$
Total	\$

OTHER LONG-TERM DEBT ACCOUNT 224

	INTE	EREST	PRINCIPAL
DESCRIPTION OF OBLIGATION	ANNUAL	FIXED OR	AMOUNT PER
INCLUDING DATE OF ISSUE AND DATE OF MATURITY	RATE	VARIABLE *	BALANCE SHEET
(a)	(b)	(c)	(d)
	%		\$
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
l — — — — — — — — — — — — — — — — — — —			
			:
- 	%		:
	%		
			1
		k	
Total			\$

^{*} For variable rate obligations, provide the basis for the rate. (i.e., prime + 2%, etc.)

UTILITY NAME: CPI Citrus Park Utility TRS, L.L.C.

NOTES PAYABLE ACCOUNTS 232 AND 234

ACCOUNTS 252		REST	PRINCIPAL
DESCRIPTION OF OBLIGATION	ANNUAL	FIXED OR	AMOUNT PER
(INCLUDING DATE OF ISSUE AND DATE OF MATURITY)	RATE	VARIABLE *	BALANCE SHEET
(a)	(b)	(c)	(d)
NOTES PAYABLE (Account 232):	% 		\$
Total Account 232			\$
NOTES PAYABLE TO ASSOC. COMPANIES (Account 234): NONE	% % % %		\$
Total Account 234			\$

^{*} For variable rate obligations, provide the basis for the rate. (i.e., prime + 2%, etc.)

ACCOUNTS PAYABLE TO ASSOCIATED COMPANIES ACCOUNT 233

Report each account payable separately.

DESCRIPTION (a)	TOTAL (b)
NONE	\$
Total	\$

UTILITY NAME: CPI Citrus Park Utility TRS, L.L.C.

ACCRUED INTEREST AND EXPENSE ACCOUNTS 237 AND 427

	ACCOUNTS 23/ AIND 42/	AIND 42/			
	BALANCE	INTERES	INTEREST ACCRUED DURING YEAR	INTEREST	
DESCRIPTION	BEGINNING	ACCT.		PAID DURING	BALANCE END
OF DEBIT	OF YEAR	DEBIT	AMOUNT	YEAR	OF YEAR
ACCOUNT NO. 237.1 - Accrued Interest on Long Term Debt	(a)	2	(n)	(2)	(i)
	€	427.0	€\$	59	-
Total Account 237.1	-		- \$		-
ACCOUNT NO. 237.2 - Accrued Interest on Other Liabilities	69		↔		
Total Account 237.2	S			-	1 S9
Total Account 237 (1)	1		-	.	·
INTEREST EXPENSED: Total accrual Account 237			-	(1) Must agree to F	(1) Must agree to F-2 (a), Beginning and
CI	5		#	Ending Balance	Ending Balance of Accrued Interest.
Short 1 erm interest Expense				(2) Must agree to F-3 (c), Current	-3 (c), Current
				ובמו ווונבובפר דע	pellse
Net Interest Expensed to Account No. 427 (2)			-		

UTILITY NAME: CPI Citrus Park Utility TRS, L.L.C.

MISCELLANEOUS CURRENT AND ACCRUED LIABILITIES ACCOUNT 241

	BALANCE END
DESCRIPTION - Provide itemized listing	OF YEAR
(a)	(p)
Legal invoices pertaining to sale	\$ 82,780
Total Miscellaneous Current and Accrued Liabilities	\$ 82,780

ADVANCES FOR CONSTRUCTION ACCOUNT 252

	_									
	CREDITS OF YEAR (e) (f)			- -			3			
				↔					\$	
	DEBITS		AMOUNT	(p)	\$					\$
T 252	DE	ACCT.	DEBIT	(c)						
ACCOUNT 252	BALANCE	BEGINNING	OF YEAR	(p)	\$					\$
			NAME OF PAYOR *	(a)	NONE					Total

^{*} Report advances separately by reporting group, designating water or wastewater in column (a).

UTILITY NAME: CPI Citrus Park Utility TRS, L.L.C.

OTHER DEFERRED CREDITS ACCOUNT 253

DESCRIPTION - Provide itemized listing (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
REGULATORY LIABILITIES (Class A Utilities: Account 253.1): NONE	\$	\$
Total Regulatory Liabilities	\$	\$
OTHER DEFERRED LIABILITIES (Class A Utilities: Account 253.2 NONE	\$	\$
Total Other Deferred Liabilities	\$	\$
TOTAL OTHER DEFERRED CREDITS	\$	\$

UTILITY NAME: <u>CPI Citrus Park Utility TRS, L.L.C.</u>

CONTRIBUTIONS IN AID OF CONSTRUCTION ACCOUNT 271

DESCRIPTION (a)	WATER (W-7) (b)	WASTEWATER (S-7) (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$154,600_	\$329,110_	\$	\$483,710_
Add credits during year:	\$	\$	\$	\$
Less debit charged during the year	\$	\$	\$ 	\$
Total Contribution In Aid of Construction	\$154,600	\$ 329,110	\$	\$ 483,710

ACCUMULATED AMORTIZATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION ACCOUNT 272

DESCRIPTION (a)	WATER (W-8(a)) (b)	WASTEWATER (S-8(a)) (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$138,062_	\$ 278,863	\$	\$416,924_
Debits during the year:	\$3,595_	3,914	\$	\$ 7,509
Credits during the year	\$	\$	\$	\$
Total Accumulated Amortization of Contributions In Aid of Construction	\$141,657	\$282,777	\$	\$424,433

UTILITY NAME: C

CPI Citrus Park Utility TRS, L.L.C.

RECONCILIATION OF REPORTED NET INCOME WITH TAXABLE INCOME FOR FEDERAL INCOME TAXES (UTILITY OPERATIONS)

1	The reconciliation should include the same detail as furnished on Schedule M- The reconciliation shall be submitted even though there is no taxable income for Descriptions should clearly indicate the nature of each reconciling amount and	or the year.	•						
2	If the utility is a member of a group which files a consolidated federal tax return taxable net income as if a separate return were to be filed, indicating intercomp consolidated return. State names of group members, tax assigned to each group assignments or sharing of the consolidated tax among the group members.	any amounts to be	eliminated in such						
	DESCRIPTION (a)	REF. NO. (b)	AMOUNT (c)						
	Net income for the year	F-3(c)	\$(78,656)						
	Reconciling items for the year: Taxable income not reported on books:								
	Deductions recorded on books not deducted for return:								
	Income recorded on books not included in return:								
	income recorded on books not included in return:								
	Deduction on return not charged against book income:		-						
	Federal tax net income \$ N/A								
	Computation of tax:								
	The Utility is a partnership, therefore this schedule is not applicable.								

WATER OPERATION SECTION

CPI Citrus Park Utility TRS, L.L.C.

WATER LISTING OF SYSTEM GROUPS

List below the name of each reporting system and its certificate number. Those systems which have been consolidated under the same tariff should be assigned a group number. Each individual system which has not been consolidated should be assigned its own group number.

The water financial schedules (W-2 through W-10) should be filed for the group in total.

The water engineering schedules (W-11 through W-15) must be filed for each system in the group.

All of the following water pages (W-2 through W-15) should be completed for each group and arranged by group number.

SYSTEM NAME / COUNTY	CERTIFICATE NUMBER	GROUP NUMBER
CPI Citrus Park Utility TRS, L.L.C.	575 W	
		·
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YEAR	OF	REP	ORT
Dece	mb	er 31.	2021

UTILITY NAME:	CPI Citrus Park Utility TRS, L.L.C.
SYSTEM NAME / COUNTY:	

SCHEDULE OF YEAR END WATER RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	WATER UTILITY (d)
101	Utility Plant In Service	W-4(b)	\$ 1,389,952
	Less: Nonused and Useful Plant (1)		
108	Accumulated Depreciation	W-6(b)	823,768
110	Accumulated Amortization	F-8	-
271	Contributions In Aid of Construction	W-7	154,600
252	Advances for Construction	F-20	-
	Subtotal		\$411,584_
272	Add: Accumulated Amortization of Contributions in Aid of Construction	W-8(a)	\$ 141,657
	Subtotal		\$553,241
114 115	Plus or Minus: Acquisition Adjustments (2) Accumulated Amortization of Acquisition Adjustments (2) Working Capital Allowance (3) Other (Specify):	F-7 F-7	22,821
	WATER RATE BASE		\$576,062
	WATER OPERATING INCOME	W-3	\$(15,631)
ACHIEVE	D RATE OF RETURN (Water Operating Income / Water Rate Base)		-2.71%

NOTES (1) Estimate based on the methodology used in the last rate proceeding.

- (2) Include only those Acquisition Adjustments that have been approved by the Commission.
- (3) Calculation consistent with last rate proceeding.

 In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

YEAR	OF	REP	ORT
Dece	mbe	er 31,	2021

UTILITY NAME:	CPI Citrus Park Utility TRS, L.L.	<u>C</u>

SYSTEM NAME / COUNTY:

WATER OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	CURRENT YEAR (d)
	UTILITY OPERATING INCOME		
400	Operating Revenues	W-9	\$ 213,464
469	Less: Guaranteed Revenue and AFPI	W-9	-
	Net Operating Revenues		\$
401	Operating Expenses	W-10(a)	\$ 182,569
403	Depreciation Expense Less: Amortization of CIAC	W-6(a) W-8(a)	40,514 (3,595)
	No. 17		0 26.010
106	Net Depreciation Expense	T F.7	\$ 36,919
406	Amortization of Utility Plant Acquisition Adjustment	F-7	· · · · · · · · · · · · · · · · · · ·
407	Amortization Expense (Other than CIAC)	F-8	
408.1 408.11	Taxes Other Than Income Utility Regulatory Assessment Fee Property Taxes		9,606
408.12	Payroll Taxes		×
408.13	Other Taxes and Licenses		2
408	Total Taxes Other Than Income		\$ 9,606
409.1	Income Taxes		
410.1	Deferred Federal Income Taxes		
410.11	Deferred State Income Taxes		
411.1	Deferred Income Taxes - Credit		- ·
412.1	Investment Tax Credits Deferred to Future Periods		
412.11	Investment Tax Credits Amortized		
	Utility Operating Expenses		\$229,095
	Utility Operating Income		\$(15,631)
	Add Back:		
469	Guaranteed Revenue (and AFPI)	W-9	\$
413	Income From Utility Plant Leased to Others		
414	Gains (losses) From Disposition of Utility Property		
420	Allowance for Funds Used During Construction		
	Total Utility Operating Income		\$ (15,631)

CPI Citrus Park Utility TRS, L.L.C.

SYSTEM NAME / COUNTY:

UTILITY NAME:

WATER UTILITY PLANT ACCOUNTS

Cribbeat	YEAR	(£)	\$ 106,923		•	92,273			34,524			35,553	123,478	398,061	329,663	200,850	•	63,210	•	•							5		•	5,417	\$ 1,389,952
	RETIREMENTS	(e)																													
INI ACCOUNTS	ADDITIONS	(d)	\$ 36,216						6,875				18,300																		\$ 61,391
WAIER UILLIT FLANI ACCOUNTS	YEAR	(c)	\$ 70,707	3		92,273			27,649			35,553	105,178	398,061	329,663	200,850		63,210												5,417	\$ 1,328,561
	ACCOUNT NAME	(p)	Organization	Franchises	Land and Land Rights	Structures and Improvements	Collecting and Impounding Reservoirs	Lake, River and Other Intakes	Wells and Springs	Infiltration Galleries and Tunnels	Supply Mains	Power Generation Equipment	Pumping Equipment	Water Treatment Equipment	Distribution Reservoirs and Standpipes	Transmission and Distribution Mains	Services	Meters and Meter Installations	Hydrants	Backflow Prevention Devices	Other Plant Miscellaneous Equipment	Office Furniture and Equipment	Transportation Equipment	Stores Equipment	Tools, Shop and Garage Equipment	Laboratory Equipment	Power Operated Equipment	Communication Equipment	Miscellaneous Equipment	Other Tangible Plant	TOTAL WATER PLANT
HOO 1	ACCI.	(a)	301	302	303	304	305	306	307	308	309	310	311	320	330	331	333	334	335	336	339	340	341	342	343	344	345	346	347	348	

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

Additions are netted against all Commission Ordered Adjustments.

CPI Citrus Park Utility TRS, L.L.C.

SYSTEM NAME / COUNTY:

UTILITY NAME:

				_	_		_	_	_	_	_			_		_	_		_	_	_	_	_		_	_	_	_	_				_
	ni	GENERAL PLANT	(h)	\$											0.0			1					•								5,417	\$ 5,417	
	.4 TRANSMISSION	AND DISTRIBUTION	PLANT (g)	\$												329,663	200,850		63,210		•										0.	\$ 593,723	
	ki	WATER TREATMENT	PLANT (f)	S											398,061																	\$ 398,061	
NT MATRIX	.2 SOURCE	OF SUPPLY AND PUMPING	PLANT (e)	\$			92,273			34,524			35,553	123,478																		\$ 285,828	
WATER UTILITY PLANT MATRIX	.1	INTANGIBLE PLANT	(þ)	\$ 106,923	,					4																					5	\$ 106,923	
W		CURRENT YEAR	(3)	\$ 106,923			92,273			34,524			35,553	123,478	398,061	329,663	200,850		63,210	•			•			•					5,417	\$ 1,389,952	
		ACCOUNT NAME	(b)	Organization	Franchises	Land and Land Rights	Structures and Improvements	Collecting and Impounding Reservoirs	Lake, River and Other Intakes	Wells and Springs	Infiltration Galleries and Tunnels	Supply Mains	Power Generation Equipment	Pumping Equipment	Water Treatment Equipment	Distribution Reservoirs and Standpipes	Transmission and Distribution Mains	Services	Meters and Meter Installations	Hydrants	Backflow Prevention Devices	Other Plant Miscellaneous Equipment	Office Furniture and Equipment	Transportation Equipment	Stores Equipment	Tools, Shop and Garage Equipment	Laboratory Equipment	Power Operated Equipment	Communication Equipment	Miscellaneous Equipment	Other Tangible Plant	TOTAL WATER PLANT	
		ACCT.	(8)	301	302	303	304	305	306	307	308	309	310	311	320	330	331	333	334	335	336	339	340	341	342	343	344	345	346	347	348		

UTILITY NAME:	CPI Citrus Park Utility TRS, L.L.C.
SYSTEM NAME / COUNTY:	

BASIS FOR WATER DEPRECIATION CHARGES

		AVERAGE	AVERAGE	DEPRECIATION
		SERVICE	NET	RATE APPLIED
ACCT.		LIFE IN	SALVAGE IN	IN PERCENT
NO.	ACCOUNT NAME	YEARS	PERCENT	(100% - d) / c
(a)	(b)	(c)	(d)	(e)
301	Organization	40		2.50%
302	Franchises			
304	Structures and Improvements	33		3.03%
305	Collecting and Impounding Reservoirs			
306	Lake, River and Other Intakes			
307	Wells and Springs	30		3.33%
308	Infiltration Galleries and Tunnels			
309	Supply Mains	32		3.13%
310	Power Generation Equipment	17		5.88%
311	Pumping Equipment	20		5.00%
320	Water Treatment Equipment	22		4.55%
330	Distribution Reservoirs and Standpipes	37		2.70%
331	Transmission and Distribution Mains	43		2.33%
333	Services	40		2.50%
334	Meters and Meter Installations	20		5.00%
335	Hydrants	45		2.22%
336	Backflow Prevention Devices	15		6.67%
339	Other Plant Miscellaneous Equipment	25		4.00%
340	Office Furniture and Equipment	15		6.67%
341	Transportation Equipment	6		16.67%
342	Stores Equipment			
343	Tools, Shop and Garage Equipment	15		6.67%
344	Laboratory Equipment			
345	Power Operated Equipment	12	· · · · · · · · · · · · · · · · · · ·	8.33%
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant			
Wa	ater Plant Composite Depreciation Rate *	1		

^{*} If depreciation rates prescribed by this Commission are on a total composite basis, entries should be made on this line only.

CPI Citrus Park Utility TRS, L.L.C.

SYSTEM NAME / COUNTY:

UTILITY NAME:

	TOTAL	CREDITS	(d + e)	(£)	\$ 2,673		2,884	•	,	1,151	O	,	1,778	6,942	9,236	8,910	3,781	•	3,161			1	•		,			1				\$ 40.514	
CIATION	OTHER	CREDITS *		(e)																												\$	
CUMULATED DEPRE		ACCRUALS		(p)	2,673		2,884			1,151			1,778	6,942	9,236	8,910	3,781		3,161				ű.									\$ 40.514	ı
ANALYSIS OF ENTRIES IN WATER ACCUMULATED DEPRECIATION	BALANCE	AT BEGINNING	OF YEAR	(2)	\$ 884		22,391			461			11,555	22,480	396,189	150,404	136,802		36,672												5,417	\$ 783 254	
ANALYSIS OF ET			ACCOUNT NAME	(b)	Organization	Franchises	Structures and Improvements	Collecting and Impounding Reservoirs	Lake, River and Other Intakes	Wells and Springs	Infiltration Galleries and Tunnels	Supply Mains	Power Generation Equipment	Pumping Equipment	Water Treatment Equipment	Distribution Reservoirs and Standpipes	Transmission and Distribution Mains	Services	Meters and Meter Installations	Hydrants	Backflow Prevention Devices	Other Plant Miscellaneous Equipment	Office Furniture and Equipment	Transportation Equipment	Stores Equipment	Tools, Shop and Garage Equipment	Laboratory Equipment	Power Operated Equipment	Communication Equipment	Miscellaneous Equipment	Other Tangible Plant	TOTAL WATER ACCIMINATED DEPRECIATION	
		ACCT.	NO.	(a)	301	302	304	305	306	307	308	309	310	311	320	330	331	333	334	335	336	339	340	341	342	343	344	345	346	347	348	TOTALWA	

^{*} To correct prior year accum depreciation Use () to denote reversal entries.

CPI Citrus Park Utility TRS, L.L.C.

SYSTEM NAME / COUNTY:

UTILITY NAME:

	BALANCE AT END OF YEAR	(c+f-j) (f) (k)	\$ 3,557		25,275	•	•	1,612	• 1	•	13,333	29,422	405,425	159,314	140,583	(0)	39,833	S 18		•	•	•	-			,			5,417	\$ 823,768	
D)	TOTAL CHARGES	(g-h+i) (j)	-	•	•		•		•		•	1		1		,		1	W 5	•	ı	•	•	•		•			1		2
ENTRIES IN WATER ACCUMULATED DEPRECIATION (CONT'D)	COST OF REMOVAL AND OTHER	CHARGES (i)	€ \$																												
ACCUMULATED DE	SALVAGE AND INSURANCE	(h)	-		•		•				•									•			•	•	•	•		1	•		
	PLANT RETIRED	(g)	-		,				•		1	•		•	•	•		,		•	. 20	•	1	•	•	•	•	1			
ANALYSIS OF	ACCOUNT NAME	(b)	Organization	Franchises	Structures and Improvements	Collecting and Impounding Reservoirs	Lake, River and Other Intakes	Wells and Springs	Infiltration Galleries and Tunnels	Supply Mains	Power Generation Equipment	Pumping Equipment	Water Treatment Equipment	Distribution Reservoirs and Standpipes	Transmission and Distribution Mains	Services	Meters and Meter Installations	Hydrants	Backflow Prevention Devices	Other Plant Miscellaneous Equipment	Office Furniture and Equipment	Transportation Equipment	Stores Equipment	Tools, Shop and Garage Equipment	Laboratory Equipment	Power Operated Equipment	Communication Equipment	Miscellaneous Equipment	Other Tangible Plant	TOTAL WATER ACCUMULATED DEPRECIATION	
	ACCT. NO.	(a)	301	302	304	305	306	307	308	309	310	311	320	330	331	333	334	335	336	339	340	341	342	343	344	345	346	347	348	TOTAL V	

YEAR	OF	REP	ORT
Dece	mbe	er 31.	2021

UTILITY NAME:	CPI Citrus Park Utility TRS, L.L.C.
SYSTEM NAME / COUNTY:	

CONTRIBUTIONS IN AID OF CONSTRUCTION ACCOUNT 271

DESCRIPTION (a)	REFERENCE (b)	WATER (c)
Balance first of year		\$154,600
Add credits during year: Contributions received from Capacity, Main Extension and Customer Connection Charges Contributions received from Developer or Contractor Agreements in cash or property	W-8(a) W-8(b)	\$
Total Credits	112	\$
Less debits charged during the year (All debits charged during the year must be explained below)		\$
Total Contributions In Aid of Construction		\$154,600

	If any prepaid CIAC has been collected, provide a supporting schedule showing how the amount is determined.
	Explain all debits charged to Account 271 during the year below:
-	
_	
9	
-	
-	

YEAR	OF	REP	ORT
Dece	mbe	r 31.	2021

CPI Citrus Park Utility TRS, L.L.C.

SYSTEM NAME / COUNTY:	

WATER CIAC SCHEDULE "A"

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION RECEIVED FROM CAPACITY, MAIN EXTENSION AND CUSTOMER CONNECTION CHARGES RECEIVED DURING THE YEAR

DESCRIPTION OF CHARGE (a)	NUMBER OF CONNECTIONS (b)	CHARGE PER CONNECTION (c)	AMOUNT (d)
Main Line Extension Capacity Charge Meter Installation			
Total Credits			\$

ACCUMULATED AMORTIZATION OF WATER CONTRIBUTIONS IN AID OF CONSTRUCTION

DESCRIPTION (a)	WATER (b)
Balance first of year	\$ 138,062
Debits during the year: Accruals charged to Account 272 Other debits (specify):	\$ 3,595
Total debits	\$ 3,595
Credits during the year (specify):	\$ -
Total credits	\$ -
Balance end of year	\$ 141,657

UTILITY NAME:	CPI Citrus	<u>Park</u>	Utility	TRS, I	<u>L.C.</u>
SYSTEM NAME / COUNTY:					

WATER CIAC SCHEDULE "B"

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION RECEIVED FROM ALL DEVELOPERS OR CONTRACTORS AGREEMENTS WHICH CASH OR PROPERTY WAS RECEIVED DURING THE YEAR

DESCRIPTION (a)	INDICATE CASH OR PROPERTY (b)	AMOUNT (c)
		\$
-		
Total Credits		\$ <u>N/A</u>

TILITY NAME:	CPI Citrus Park Utility TRS, L.L.C.
YSTEM NAME / COUNTY:	

WATER OPERATING REVENUE

ACCT.	DESCRIPTION	BEGINNING YEAR NO. CUSTOMERS *	YEAR END NUMBER OF CUSTOMERS	AMOUNT
(a)	(b)	(c)	(d)	(e)
	Water Sales:			· · · · ·
460	Unmetered Water Revenue			\$
	Metered Water Revenue:			
461.1	Sales to Residential Customers			
461.2	Sales to Commercial Customers	2		213,314
461.3	Sales to Industrial Customers			
461.4	Sales to Public Authorities			9
461.5	Sales Multiple Family Dwellings	-	<u> </u>	(8
461.6	Other Revenues			/s
	Total Metered Sales	2	5	\$\$
	Fire Protection Revenue:			
462.1	Public Fire Protection			
462.2	Private Fire Protection		,	
	Total Fire Protection Revenue		N	\$
464	Other Sales To Public Authorities		,	
465	Sales To Irrigation Customers			
466	Sales For Resale			
467	Interdepartmental Sales			
	Total Water Sales	2	-	\$\$
	Other Water Revenues:			
469	Guaranteed Revenues (Including Allowanc	e for Funds Prudently In	nvested or AFPI)	\$
470	Forfeited Discounts			
471	Miscellaneous Service Revenues			150
472	Rents From Water Property			
473	Interdepartmental Rents			
474	Other Water Revenues			
	Total Other Water Revenues			\$150
	Total Water Operating Revenues			\$\$

^{*} Customer is defined by Rule 25-30.210(1), Florida Administrative Code. Accruals are recorded in account 461.1.

YEA	R (ΟF	RI	EΡC	ORT
D	ecei	mb	er	31.	2021

UTILITY NAME:	CPI Citrus Park Utility TRS, L.L.C

SYSTEM NAME / COUNTY:

WATER UTILITY EXPENSE ACCOUNTS

ACCT. NO.	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 SOURCE OF SUPPLY AND EXPENSES - OPERATIONS (d)	.2 SOURCE OF SUPPLY AND EXPENSES - MAINTENANCE
(a)	(b)	(6)	(u)	(e)
601	Salaries and Wages - Employees	\$	\$ -	
603	Salaries and Wages - Officers,			
	Directors and Majority Stockholders	1		
604	Employee Pensions and Benefits			
610	Purchased Water		-	
615	Purchased Power	5,599	_	
616	Fuel for Power Purchased		-	-
618	Chemicals	24,152		
620	Materials and Supplies	21,160		
631	Contractual Services-Engineering	14,882		
632	Contractual Services - Accounting			_
633	Contractual Services - Legal	41,390		
634	Contractual Services - Mgt. Fees			-
636	Other - Plant Operations	53,658		
636	Other - Annual Report	14,428		
641	Rental of Building/Real Property	4,662	-	_
642	Rental of Equipment		-	-
650	Transportation Expenses		-	-
656	Insurance - Vehicle		- ,	_
657	Insurance - General Liability			-
658	Insurance - Workman's Comp.		-	
659	Insurance - Other			
660	Advertising Expense			
666	Regulatory Commission Expenses - Amortization of Rate Case Expense			
667	Regulatory Commission ExpOther		-	_
668	Water Resource Conservation Exp.		-	
670	Bad Debt Expense			
675	Miscellaneous Expenses	2,637	,-	
	Total Water Utility Expenses	\$182,569	\$	\$

UTILITY	NAME:
---------	-------

CPI Citrus Park Utility TRS, L.L.C.

SYSTEM NAME / COUNTY:

		WATER EXPENSE	ACCOUNT MATRIX		
.3 WATER TREATMENT EXPENSES - OPERATIONS (f)	.4 WATER TREATMENT EXPENSES - MAINTENANCE (g)	.5 TRANSMISSION & DISTRIBUTION EXPENSES - OPERATIONS (h)	.6 TRANSMISSION & DISTRIBUTION EXPENSES - MAINTENANCE (i)	.7 CUSTOMER ACCOUNTS EXPENSE (j)	.8 ADMIN. & GENERAL EXPENSES (k)
\$	21,160 				\$
\$ 83,409	\$ 21,160	\$ 	\$ 	\$	\$ 77,999

UTILITY NAME: <u>CPI Citrus Park Utility TRS, L.L.C.</u>

SYSTEM NAME / COUNTY:

PUMPING AND PURCHASED WATER STATISTICS

		FINISHED	WATER USED	TOTAL WATER	
	WATER	WATER	FOR LINE	PUMPED AND	WATER SOLD
	PURCHASED	PUMPED	FLUSHING,	PURCHASED	ТО
	FOR RESALE	FROM WELLS	FIGHTING	(Omit 000's)	CUSTOMERS
MONTH	(Omit 000's)	(Omit 000's)	FIRES, ETC.	[(b)+(c)-(d)]	(Omit 000's)
(a)	(b)	(c)	(d)	(e)	(f)
January		6,226	589	5,637	5,637
February		6,332	189	6,143	6,143
March		7,877	371	7,506	7,506
April		7,203	284	6,919	6,919
May		6,620	928	5,692	5,692
June		3,529	295	3,234	3,234
July		2,821	236	2,585	2,585
August		2,904	436	2,468	2,468
September		3,186	266	2,920	2,920
October		3,877	324	3,553	3,553
November		5,654	472	5,182	5,182
December		7,659	640	7,019	7,019
Total for Year		63,888	5,030	58,858	58,858
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: N/A					

Based on 16hrs/day

CAPACITY OF WELL	GALLONS PER DAY FROM SOURCE	TYPE OF SOURCE
200 gpm	192,000	Lower Tamiami
197 gpm 50 gpm	189,120 48,000	Lower Tamiami Surficial
	OF WELL 200 gpm 197 gpm	CAPACITY PER DAY FROM SOURCE 200 gpm 192,000 197 gpm 189,120

^{*} These wells do not operate simultaneously, but are operated in alternate weeks. Of total capacity of primary wells, 93 GPM is used to feed to the reverse osmosis system and 107 GPM is bypassed to the de-gasifier system

UTILITY NAME:

CPI Citrus Park Utility TRS, L.L.C.

SYSTEM NAME / COUNTY:

WATER TREATMENT PLANT INFORMATION

Provide a separate sheet for each water treatment facility

Permitted Capacity of Plant (GPD):	495,000					
Location of measurement of capacity (i.e. Wellhead, Storage Tank):	Distribution Point					
Type of treatment (reverse osmosis, (sedimentation, chemical, aerated, etc.):	Reverse Osmosis Nano-filtration					
1	LIME TREATMENT					
Unit rating (i.e., GPM, pounds per gallon): N/A	Manufacturer:					
Type and size of area: N/A	FILTRATION					
Pressure (in square feet):	Manufacturer:					
Gravity (in GPM/square feet):	Manufacturer:					

SYSTEM NAME / COUNTY:

CALCULATION OF THE WATER SYSTEM METER EQUIVALENTS

METER SIZE (a)	TYPE OF METER (b)	EQUIVALENT FACTOR (c)	NUMBER OF METERS (d)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
All Residential		1.0		0
5/8"	Displacement	1.0		0
3/4"	Displacement	1.5		0
1"	Displacement	2.5		0
1 1/2"	Displacement or Turbine	5.0		0
2"	Displacement, Compound or Turbine	8.0		
3"	Displacement	15.0		0
3"	Compound	16.0		0
3"	Turbine	17.5	2	35
4"	Displacement or Compound	25.0		0
4"	Turbine	30.0		0
6"	Displacement or Compound	50.0	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	0
6"	Turbine	62.5		0
8"	Compound	80.0		0
8"	Turbine	90.0		0
10"	Compound	115.0		0
10"	Turbine	145.0		0
12"	Turbine	215.0		0
	,		m Meter Equivalents	35

CALCULATION OF THE WATER SYSTEM EQUIVALENT RESIDENTIAL CONNECTIONS

Provide a calculation used to determine the value of one water equivalent residential connection (ERC). Use 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 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)

ERC Calculation: N/A. The Utility does not have any residential customers.	

CPI Citrus Park Utility TRS, L.L.C.

SYSTEM NAME / COUNTY:

OTHER 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. 1662
2. Maximum number of ERCs * which can be served. 3576
3. Present system connection capacity (in ERCs *) using existing lines. 1676
4. Future connection capacity (in ERCs *) upon service area buildout. 1700
5. Estimated annual increase in ERCs *. 7 +/-
6. Is the utility required to have fire flow capacity? Yes If so, how much capacity is required? 1000 gpm for 2 hrs
7. Attach a description of the fire fighting facilities. System includes a dedicated fire booster pump and fire hydrants
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? DOH 6/5/13
10. If the present system does not meet the requirements of DEP rules:
a. Attach a description of the plant upgrade necessary to meet the DEP rules. N/A
b. Have these plans been approved by DEP?N/A
c. When will construction begin? N/A
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 # 5360048
12. Water Management District Consumptive Use Permit # 36-00208-W
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? N/A

^{*} An ERC is determined based on the calculation on the bottom of Page W-13.

Reconciliation of Revenue to Regulatory Assessment Fee Revenue Water Operations

YEAR OF REPORT December 31, 2021

UTILITY NAME:

CPI Citrus Park Utility TRS, L.L.C.

(A)	(B)	(C)	(D)
Accounts	Gross Water Revenues per Sch W-9	Gross Water Revenues per RAF Return	Difference (B)-(C)
Gross Revenues: Unmetered Water Revenues	-		
Total Metered Sales	213,314	213,314	0
Total Fire Protection Revenue	-		-
Other Sales to Public Authorities	-		-
Sales to Irrigation Customers			-
Sales for Resale	-		-
Interdepartmental Sales	-		-
Total Other Water Revenue	150	150	-
Total Water Operating Revenue	213,464	213,464	0
Less: Expense for Purchased Water from FPSC Regulated Utility			-
Net Water Operating Revenues	213,464	213,464	0

WASTEWATER OPERATION SECTION

UTILITY NAME:

CPI Citrus Park Utility TRS, L.L.C.

WASTEWATER LISTING OF SYSTEM GROUPS

List below the name of each reporting system and its certificate number. Those systems which have been consolidated under the same tariff should be assigned a group number. Each individual system which has not been consolidated should be assigned its own group number.

The wastewater financial schedules (S-2 through S-10) should be filed for the group in total.

The wastewater engineering schedules (S-11 and S-12) must be filed for each system in the group.

All of the following wastewater pages (S-2 through S-12) should be completed for each group and arranged by group number.

SYSTEM NAME / COUNTY	CERTIFICATE NUMBER	GROUP NUMBER
CPI Citrus Park Utility TRS, L.L.C.	576 S	
3 		
	7	-
·		-
E	-	
	 0	
	·	
·		-
, :	-	
	0 <u></u> 0	
	·	
	·	-
		S

UTILITY NAME:	CPI Citrus Park Utility TRS, L.L.C

SYSTEM NAME /	COUNTY:	

SCHEDULE OF YEAR END WASTEWATER RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	WASTEWATER UTILITY (d)
101	Utility Plant In Service	S-4A	\$ 1,466,228
	Less: Nonused and Useful Plant (1)		
108	Accumulated Depreciation	S-6B	1,069,354
110	Accumulated Amortization	F-8	-
271	Contributions In Aid of Construction	S-7	176,118
252	Advances for Construction	F-20	
	Subtotal		\$
272	Add: Accumulated Amortization of Contributions in Aid of Construction	S-8A	\$ 129,785
	Subtotal		\$350,541
114 115	Plus or Minus: Acquisition Adjustments (2) Accumulated Amortization of Acquisition Adjustments (2) Working Capital Allowance (3) Other (Specify):	F-7 F-7	26,406
	WASTEWATER RATE BASE		\$376,946_
WASTE	WATER OPERATING INCOME	S-3	\$(63,775)
ACHI	EVED RATE OF RETURN (Wastewater Operating Income / Wastewa	ter Rate Base)	-16.92%

NOTES (1) Estimate based on the methodology used in the last rate proceeding.

- (2) Include only those Acquisition Adjustments that have been approved by the Commission.
- (3) Calculation consistent with last rate proceeding.

 In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

UTILITY NAME:	CPI Citrus Park Utility TRS, L.L.C.
SYSTEM NAME / COUNTY:	

WASTEWATER OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	WASTEWATER UTILITY (d)
	UTILITY OPERATING INCOME		
400	Operating Revenues	S-9A	\$183,960
530	Less: Guaranteed Revenue (and AFPI)	S-9A	-
	Net Operating Revenues		\$183,960
401	Operating Expenses	S-10A	\$ 211,245
40.0			
403	Depreciation Expense Less: Amortization of CIAC	S-6A	32,124
	Less: Amortization of CIAC	S-8A	(3,914
	Net Depreciation Expense		\$ 28,211
406	Amortization of Utility Plant Acquisition Adjustment	F-7	20,211
407	Amortization Expense (Other than CIAC)	F-8	
408.1 408.11 408.12	Taxes Other Than Income Utility Regulatory Assessment Fee Property Taxes Payroll Taxes		8,278
408.13	Other Taxes and Licenses		
408 409.1 410.1 410.11 411.1 412.1	Total Taxes Other Than Income Income Taxes Deferred Federal Income Taxes Deferred State Income Taxes Provision for Deferred Income Taxes - Credit Investment Tax Credits Deferred to Future Periods		\$ 8,278
412.11	Investment Tax Credits Restored to Operating Income		
	Utility Operating Expenses		\$247,734
	Utility Operating Income		\$(63,775
	Add Back:		
530	Guaranteed Revenue (and AFPI)	S-9A	\$
413	Income From Utility Plant Leased to Others		-
414	Gains (losses) From Disposition of Utility Property		
420	Allowance for Funds Used During Construction	-	-
	Total Utility Operating Income		\$(63,775

CPI Citrus Park Utility TRS, L.L.C.

YEAR OF REPORT December 31, 2021

UTILITY NAME:

SYSTEM NAME / COUNTY:

WASTEWATER UTILITY PLANT ACCOUNTS

CURRENT YEAR (f)	106 923	-		249,783	9,583	152,992	176,118		1			·			1	157,793	,	,		598,834		. 10	. 1				527				•	13,675	\$ 1,466,228
RETIREMENTS (e)					•			-	•		1	•			'						•	•		-	-	3	•]	•	•		•	r	8
ADDITIONS (d)	36.216	03450								K 9																							\$ 36,216
PREVIOUS ADDITIONS (c) (d)	20707			249,783	9,583	152,992	176,118									157,793				598,834							527					13,675	\$ 1,430,012
ACCOUNT NAME (b)	Organization	Franchises	Land and Land Rights	Structures and Improvements	Power Generation Equipment	Collection Sewers - Force	Collection Sewers - Gravity	Manholes	Special Collecting Structures	Services to Customers	Flow Measuring Devices	Flow Measuring Installations	Reuse Services	Reuse Meters and Meter Installations	Receiving Wells	Pumping Equipment	Reuse Distribution Reservoirs	Reuse Transmission and	Distribution System	Treatment and Disposal Equipment	Plant Sewers	Outfall Sewer Lines	Other Plant Miscellaneous Equipment	Office Furniture and Equipment	Transportation Equipment	Stores Equipment	Tools, Shop and Garage Equipment	Laboratory Equipment	Power Operated Equipment	Communication Equipment	Miscellaneous Equipment	Other Tangible Plant	Total Wastewater Plant
ACCT. NO.	251	357	353	354	355	360	361	361	362	363	364	365	366	367	370	371	374	375		380	381	382	389	390	391	392	393	394	395	396	397	398	

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

Additions are netted against all Commission Ordered Adjustments.

CPI Citrus Park Utility TRS, L.L.C.

UTILITY NAME:

SYSTEM NAME / COUNTY:

	۲.	GENERAL	FLANI	(k)																											527	C 51	1		1	13,675	14 202	70761
	9.	WASTEWATER PIGEO DESTRUCTION	DISTRIBUTION	0)	5A																																	
	. S.	WASTEWATER	PLANT	(i)	\$																																	
VTRIX	4.	TREATMENT	AND	(j)	€9			249,783	9,583															598,834													006 858	003500
WASTEWATER UTILITY PLANT MATRIX	£.	SYSTEM	PUMPING	(i)	64												r 19			157,793																	157 793	
WASTEWATER U	.2	COLLECTION	FLANI	(þ)						152,992	176,118						6 51 6 00															67 10 60 13		U 20			320110	
	Τ.	INTANGIBLE	PLANI	(g)	\$ 106,923												i: 303															N 54		W 19			106 201	
		ACCOUNT NAME		(b)	Organization	Franchises	Land and Land Rights	Structures and Improvements	Power Generation Equipment	Collection Sewers - Force	Collection Sewers - Gravity	Manholes	Special Collecting Structures	Services to Customers	Flow Measuring Devices	Flow Measuring Installations	Reuse Services	Reuse Meters and Meter Installations	Receiving Wells	Pumping Equipment	Reuse Distribution Reservoirs	Reuse Transmission and	Distribution System	Treatment and Disposal Equipment	Plant Sewers	Outfall Sewer Lines	Other Plant Miscellaneous Equipment	Office Furniture and Equipment	Transportation Equipment	Stores Equipment	Tools, Shop and Garage Equipment	Laboratory Equipment	Power Operated Equipment	Communication Equipment	Miscellaneous Equipment	Other Tangible Plant	Total Wastemater Plant	
		ACCT.	Ö Ö	(a)	351	352	353	354	355	360	361	361	362	363	364	365	366	367	370	371	374	375		380	381	382	389	390	391	392	393	394	395	396	397	398		

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

UTILITY	NAME:

CPI Citrus Park Utility TRS, L.L.C.

SYSTEM NAME / COU	NTY:

BASIS FOR WASTEWATER DEPRECIATION CHARGES

ACCT.		AVERAGE SERVICE LIFE IN	AVERAGE NET SALVAGE IN	DEPRECIATION RATE APPLIED IN PERCENT
NO.	ACCOUNT NAME	YEARS	PERCENT	(100% - d) / c
(a)	(b)	(c)	(d)	(e)
351	Organization	40		2.50%
352	Franchises			7
354	Structures and Improvements	32	•	3.13%
355	Power Generation Equipment	20	-	5.00%
360	Collection Sewers - Force	30	-	3.33%
361	Collection Sewers - Gravity	45	*	2.22%
362	Special Collecting Structures	30	-	3.33%
363	Services to Customers	38		2.63%
364	Flow Measuring Devices	5		20.00%
365	Flow Measuring Installations			
366	Reuse Services			
367	Reuse Meters and Meter Installations			
370	Receiving Wells	25		4.00%
371	Pumping Equipment	18		5.56%
375	Reuse Transmission and			
	Distribution System			
380	Treatment and Disposal Equipment	18		5.56%
381	Plant Sewers			
382	Outfall Sewer Lines	18	÷	5.56%
389	Other Plant Miscellaneous Equipment	18		5.56%
390	Office Furniture and Equipment	15		6.67%
391	Transportation Equipment	6		16.67%
392	Stores Equipment			
393	Tools, Shop and Garage Equipment	15		6.67%
394	Laboratory Equipment	15		6.67%
395	Power Operated Equipment	12		8.33%
396	Communication Equipment			
397	Miscellaneous Equipment			
398	Other Tangible Plant	15		6.67%
Waste	water Plant Composite Depreciation Rate *	(-

^{*} If depreciation rates prescribed by this Commission are on a total composite basis, entries should be made on this line only.

CPI Citrus Park Utility TRS, L.L.C.

UTILITY NAME:

SYSTEM NAME / COUNTY:

	TOTAL	CREDITS (d+e)	(t)	\$ 2,673		9,903	479		3,914		•				•		8,648	7.		6,507							0		1			-		32,124
PRECIATION	OTHER	CREDITS *	(e)																															
CUMULATED DE		ACCRUALS	(p)	2,673		9,903	479	•	3,914								8,648			6,507							0					-		32,124
VASTEWATER AC	BALANCE	AT BEGINNING OF YEAR	(c)	\$ 884		15,024	240	152,992	123,914								80,345			649,630							527					13,675		0.62,150,1
ANALYSIS OF ENTRIES IN WASTEWATER ACCUMULATED DEPRECIATION	ACCT.	ACCOUNT NAME	(b)	Organization	Franchises	Structures and Improvements	Power Generation Equipment	Collection Sewers - Force	Collection Sewers - Gravity	Special Collecting Structures	Services to Customers	Flow Measuring Devices	Flow Measuring Installations	Reuse Services	Reuse Meters and Meter Installations	Receiving Wells	Pumping Equipment	Reuse Transmission and	Distribution System	Treatment and Disposal Equipment	Plant Sewers	Outfall Sewer Lines	Other Plant Miscellaneous Equipment	Office Furniture and Equipment	Transportation Equipment	Stores Equipment	Tools, Shop and Garage Equipment	Laboratory Equipment	Power Operated Equipment	Communication Equipment	Miscellaneous Equipment	Other Tangible Plant	7 m	Lotal Deptectable wastewater flam in Service
		NO.	(a)	301	302	354	355	360	361	362	363	364	365	366	367	370	371	375		380	381	382	389	390	391	392	393	394	395	396	397	398	E	1 012

Specify nature of fransaction. Use () to denote reversal entries.

CPI Citrus Park Utility TRS, L.L.C.

SYSTEM NAME / COUNTY:

UTILITY NAME:

0

BALANCE AT END OF YEAR 24,927 152,992 88,993 13,675 3,557 656,137 1,069,354 127,828 527 (c+f-j) 3 TOTAL CHARGES (g-h+i) Θ ANALYSIS OF ENTRIES IN WASTEWATER ACCUMULATED DEPRECIATION REMOVAL AND OTHER CHARGES Ξ SALVAGE AND INSURANCE ı Ξ PLANT RETIRED **3**6 Total Depreciable Wastewater Plant in Service Other Plant Miscellaneous Equipment Reuse Meters and Meter Installations Tools, Shop and Garage Equipment Treatment and Disposal Equipment Office Furniture and Equipment ACCOUNT NAME Structures and Improvements Flow Measuring Installations Power Generation Equipment Special Collecting Structures Collection Sewers - Gravity Power Operated Equipment Communication Equipment Transportation Equipment Miscellaneous Equipment Collection Sewers - Force Flow Measuring Devices Reuse Transmission and Laboratory Equipment Services to Customers 3 Other Tangible Plant Pumping Equipment Outfall Sewer Lines Distribution System Stores Equipment Receiving Wells Reuse Services Organization Plant Sewers Franchises ACCT. 375 NO. 365 302 354 355 362 364 366 367 370 88 382 389 390 392 393 394 395 396 397 398 361 371 381 391 **3** 301

^{*} Specify nature of transaction. Use () to denote reversal entries.

UTILITY NAME:	CPI Citrus Park Utility TRS, L.L.C.

SYSTEM NAME / COUNTY: 0

CONTRIBUTIONS IN AID OF CONSTRUCTION ACCOUNT 271

ACCOUNT 2/1		Ī
DESCRIPTION (a)	REFERENCE (b)	WASTEWATER (c)
Balance first of year		\$176,118
Add credits during year: Contributions received from Capacity, Main Extension and Customer Connection Charges Contributions received from Developer or Contractor Agreements in cash or property	S-8A S-8B	\$
Total Credits	•	\$
Less debits charged during the year (All debits charged during the year must be explained below)		\$
Total Contributions In Aid of Construction		\$176,118
Explain all debits charged to Account 271 during the year below:		

UTII	ITV	NA	MF.
1/11/11	41 1 1	\Box	LIVIE VA

CPI Citrus Park Utility TRS, L.L.C.

SYSTEM NAME / COUNTY:	

WASTEWATER CIAC SCHEDULE "A"

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION RECEIVED FROM CAPACITY, MAIN EXTENSION AND CUSTOMER CONNECTION CHARGES RECEIVED DURING THE YEAR

DESCRIPTION OF CHARGE (a)	NUMBER OF CONNECTIONS (b)	CHARGE PER CONNECTION (c)	AMOUNT (d)
			*
Total Credits			\$

ACCUMULATED AMORTIZATION OF WASTEWATER CONTRIBUTIONS IN AID OF CONSTRUCTION

DESCRIPTION	WASTEWATER
(a)	(b)
Balance first of year	\$125,871_
Debits during the year: Accruals charged to Account 272 Other debits (specify):	\$3,914
Total debits	\$3,914_
Credits during the year (specify):	\$
Total credits	\$
Balance end of year	\$129,785_

YEAR OF REPORT
December 31, 2021

JTY	TAT A T	M 17 .
 4 H W	IN AN	VI N. *

CPI Citrus Park Utility TRS, L.L.C.

SYSTEM NAME / COUNTY:	

WASTEWATER CIAC SCHEDULE "B"

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION RECEIVED FROM ALL DEVELOPERS OR CONTRACTORS AGREEMENTS WHICH CASH OR PROPERTY WAS RECEIVED DURING THE YEAR

DESCRIPTION (a)	INDICATE CASH OR PROPERTY (b)	AMOUNT (c)
NONE		\$
Total Credits		\$

Ī	YEAR OF REPORT
	December 31, 2021

UTILITY NAME:	CPI Citrus Park Utility TRS, L.L.C	١,
		_

SYSTEM NAME / COUNTY:	

WASTEWATER OPERATING REVENUE

ACCT.	DESCRIPTION	BEGINNING YEAR NO.	YEAR END NUMBER OF	AMOUNTS
NO.		CUSTOMERS *	CUSTOMERS *	
(a)	(b)	(c)	(d)	(e)
	WASTEWATER SALES			
	Flat Rate Revenues:	1		
521.1	Residential Revenues			
521.2	Commercial Revenues			
521.3	Industrial Revenues			
521.4	Revenues From Public Authorities			
521.5	Multiple Family Dwelling Revenues		-	
521.6	Other Revenues			
521	Total Flat Rate Revenues		-	\$
	Measured Revenues:			
522.1	Residential Revenues			
522.2	Commercial Revenues	1	1	183,810
522.3	Industrial Revenues			
522.4	Revenues From Public Authorities			
522.5	Multiple Family Dwelling Revenues			
522	Total Measured Revenues	1	1	\$183,810_
523	Revenues From Public Authorities			
524	Revenues From Other Systems			-
525	Interdepartmental Revenues			
	Total Wastewater Sales	1	1	\$183,810
	OTHER WASTEWATER REVENUES			
530	Guaranteed Revenues			\$
531	Sale of Sludge			
532	Forfeited Discounts			
534	Rents From Wastewater Property			
535	Interdepartmental Rents			
536	Other Wastewater Revenues			
	(Including Allowance for Funds Prudent	tly Invested or AFPI)	150
	Total Other Wastewater Revenues			\$

^{*} Customer is defined by Rule 25-30.210(1), Florida Administrative Code. 521.1 includes accruals

YEAR	OF	REP	ORT
Dece	mbe	er 31,	2021

UTILITY NAME

CPI Citrus Park Utility TRS, L.L.C.

SYSTEM NAME / COUNTY:	
-----------------------	--

WASTEWATER OPERATING REVENUE

ACCT. NO.	DESCRIPTION	BEGINNING YEAR NO. CUSTOMERS *	YEAR END NUMBER OF CUSTOMERS *	AMOUNTS
(a)	(b)	(c)	(d)	(e)
	RECLAIMED WATER SALES			
	Flat Rate Reuse Revenues:			
540.1	Residential Reuse Revenues			\$
540.2	Commercial Reuse Revenues		-	
540.3	Industrial Reuse Revenues			
540.4	Reuse Revenues From Public Authorities			
540.5	Other Revenues			
540	Total Flat Rate Reuse Revenues			\$
	Measured Reuse Revenues:			
541.1	Residential Reuse Revenues			
541.2	Commercial Reuse Revenues			
541.3	Industrial Reuse Revenues			
541.4	Reuse Revenues From Public Authorities			
541	Total Measured Reuse Revenues	3		\$
544	Reuse Revenues From Other Syste	ms		
	Total Reclaimed Water Sales			\$
	Total Wastewater Operating Revenue	es		\$183,960_

^{*} Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

CPI Citrus Park Utility TRS, L.L.C.

UTILITY NAME:

SYSTEM NAME / COUNTY:

WASTEWATER UTILITY EXPENSE ACCOUNT MATRIX

	6. A.	PUMPING & DISPOSAL & DISPOSAL EXPENSES - EXPENSES - EXPENSES - EXPENSES -	CE OPERATIONS M (h)					3,672	29,397		12,859	11,708					24,279		55,993													- \$ 137,908 \$ -
UNT MATRIX	L.	PUMPING PY	7.0											60 16														Î			00 T	
WASTEWATER UTILITY EXPENSE ACCOUNT MATRIX	.2	COLLECTION EXPENSES-	MAINTENANCE (e)																													-\$ -
EWATER UTILIT	1.	COLLECTION EXPENSES.	OPERATIONS (d)	•				# C (0																7 10		1 14						-
WAST		CURRENT	(c)	€9				3,672	29,397		12,859	11,708	14,882		41,390		24,279	14,428	55,993												2,637	\$ 211,245
		A COOLINE NAME	(p)	Salaries and Wages - Employees	Salaries and Wages - Officers,	Employee Pensions and Benefits	Purchased Sewage Treatment	Sludge Removal Expense	Purchased Power	Fuel for Power Purchased	Chemicals	Materials and Supplies	Contractual Services-Engineering	Contractual Services - Accounting	Contractual Services - Legal	Contractual Services - Mgt. Fees	Other - Plant Operations	Other- Annual Report	Rental of Building/Real Property	Rental of Equipment	Transportation Expenses	Insurance - Vehicle	Insurance - General Liability	Insurance - Workman's Comp.	Insurance - Other	Advertising Expense	Regulatory Commission Expenses	- Amortization of Rate Case Expense	Regulatory Commission ExpOther	Bad Debt Expense	Miscellaneous Expenses	Total Wastewater Utility Expenses
		ACCT.	(R)	701	703	704	710	711	715	716	718	720	731	732	733	734	735	736	741	742	750	756	757	758	759	092	992		167	770	775	Tot

CPI Citrus Park Utility TRS, L.L.C.

SYSTEM NAME / COUNTY:

UTILITY NAME:

		WASTEWATER .7	WASTEWATER UTILITY EXPENSE ACCOUNT MATRIX 7 8 8	SE ACCOUNT MAT	rrix .10	11.	.12
				RECLAIMED WATER	RECLAIMED WATER	RECLAIMED WATER	RECLAIMED WATER
ACCT.	ACCOUNT NAME	CUSTOMER ACCOUNTS	ADMIN. & GENERAL	TREATMENT EXPENSES-	TREATMENT EXPENSES-	DISTRIBUTION EXPENSES-	DISTRIBUTION EXPENSES-
(g)	(9)	EXPENSE (i)	EXPENSES (k)	OPERATIONS (1)	MAINTENANCE (m)	OPERATIONS (n)	MAINTENANCE (0)
701	Salaries and Wages - Employees	-					
703	Salaries and Wages - Officers,						
	Directors and Majority Stockholders						
704	Employee Pensions and Benefits						
710	Purchased Sewage Treatment						
711	Sludge Removal Expense						
715	Purchased Power						A1 178
716	Fuel for Power Purchased						
718	Chemicals						
720	Materials and Supplies						
731	Contractual Services-Engineering		14,882				
732	Contractual Services - Accounting						
733	Contractual Services - Legal		41,390				
734	Contractual Services - Mgt. Fees						
735	Contractual Services - Testing						
736	Contractual Services - Other		14,428				
741	Rental of Building/Real Property						
742	Rental of Equipment						
750	Transportation Expenses		1				ie de
756	Insurance - Vehicle			5 9			
757	Insurance - General Liability		1				
758	Insurance - Workman's Comp.						
759	Insurance - Other						
092	Advertising Expense			() () () () () () () () () ()		E	
992	Regulatory Commission Expenses						
	- Amortization of Rate Case Expense					3	
167	Regulatory Commission ExpOther						
770	Bad Debt Expense						
775	Miscellaneous Expenses	-	2,637			9 1	
F	Total Wastawater Hillity Rynenses	- ·	73 337				
4	Man Want Citing Lopezino						

UTILITY NAME:

SYSTEM NAME / COUNTY:

CALCULATION OF THE WASTEWATER SYSTEM METER EQUIVALENTS

WATER METER SIZE (a)	TYPE OF WATER METER (b)	EQUIVALENT FACTOR (c)	NUMBER OF WATER METERS (d)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
A11 D ==!.1==#:=1		1.0		
All Residential	D'autanani	1.0		
5/8"	Displacement	1.0	-	s
3/4"	Displacement	1.5		3
	Displacement	2.5		à
1 1/2"	Displacement or Turbine	5.0		
2"	Displacement, Compound or Turbine	8.0		
3"	Displacement	15.0		
3"	Compound	16.0		
3"	Turbine	17.5	1	17.
4"	Displacement or Compound	25.0		
4"	Turbine	30.0		
6"	Displacement or Compound	50.0		
6"	Turbine	62.5		-
-8"	Compound	80.0		
8"	Turbine	90.0		
10"	Compound	115.0		
10"	Turbine	145.0		:
12"	Turbine	215.0		
	Total Wastewater System Meter Equiv	ralents		17

CALCULATION OF THE WASTEWATER SYSTEM EQUIVALENT RESIDENTIAL CONNECTIONS

Provide a calculation used to determine the value of one wastewater equivalent residential connection (ERC). Use 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 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 treated (Omit 000) / 365 days / 280 gallons per day)

For wastewater only utilities:

Subtract all general use and other non residential customer gallons from the total gallons treated.

Divide the remainder (SFR customers) by 365 days to reveal single family residence customer gallons per day.

NOTE: Total gallons treated includes both treated and purchased treatment.

ERC Calculation:

N/A. The Utility does not have any residential customers.

UTILITY NAME:	CPI Citrus Park Utility TRS, L.L.C.	YEAR OF REPORT December 31, 2021
SYSTEM NAME / COUNTY:		
v	VASTEWATED TOEATMENT DIANT INEODMATION	

WASTEWATER TREATMENT PLANT INFORMATION

Provide a separate sheet for each wastewater treatment facility

Permitted Capacity	199,000 GPD	
Basis of Permit Capacity (1)	TMADF	
Manufacturer	NA	
Туре	Extended aeration	
Hydraulic Capacity		 <u> </u>
Average Daily Flow	76500.000	
Total Gallons of Wastewater Treated	26,565,000 mo	
Method of Effluent Disposal	Perk Pond	

⁽¹⁾ Basis of permitted capacity as stated on the Florida DEP WWTP Operating Permit (i.e. average annual daily flow, etc.)

CPI Citrus Park Utility TRS, L.L.

SYSTEM NAME / COUNTY :

OTHER 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 1537					
2. Maximum number of ERCs* which can be served 2042					
3. Present system connection capacity (in ERCs*) using existing lines 2042					
4. Future connection capacity (in ERCs*) upon service area buildout 2042					
5. Estimated annual increase in ERCs* 7					
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, attach 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? N/A					
If so, when? N/A					
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?Feb-21					
 11. If the present system does not meet the requirements of DEP rules: 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? N/A d. Attach plans for funding the required upgrading. N/A					
e. Is this system under any Consent Order with DEP? No					
12. Department of Environmental Protection ID# FLA01447					

^{*} An ERC is determined based on the calculation on S-11.

Reconciliation of Revenue to Regulatory Assessment Fee Revenue Wastewater Operations

YEAR OF REPORT December 31, 2021

UTILITY NAME:

CPI Citrus Park Utility TRS, L.L.C.

(A)	(B)	(C)	(D)
Accounts	Gross Wastewater Revenues per Sch S-9	Gross Wastewater Revenues per RAF Return	Difference (B)-(C)
Gross Revenues: Total Flat-Rate Revenues	0		0
Total Measured Revenues	183,810	183,810	0
Revenues from Public Authorities	0		
Revenues from Other Systems	0		
Interdepartmental Revenues	0		
Total Other Wastewater Revenues	150	150	О
Reclaimed Water Sales			
Total Wastewater Operating Revenue	183,960	183,960	o
Less: Expense for Purchased Wastewater from FPSC Regulated Utility			
Net Wastewater Operating Revenues	183,960	183,960	0