

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES
(Gross Revenue of Less Than \$200,000 Each)

ANNUAL REPORT

OF

Applegate Utility LLC
Exact Legal Name of Respondent

Pending
Certificate Number(s)

Submitted To The
STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2023

Inputs:
Applegate Utility LLC

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable." Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceeding year ending December 31.

Florida Public Service Commission
Division of Water and Wastewater
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 Water and Wastewater, 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

Applegate Utility LLC
(EXACT NAME OF UTILITY)

399 Circle Drive Deland, Florida 32724 Same as Mailing Address Volusia County
Mailing Address Street Address County

Telephone Number 202-838-6471 Date Utility First Organized 1968

Fax Number _____ E-mail Address homeoffice@parakeetcommunities.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: Applegate Mobile Home Park

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

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Zach Schwartz</u>	<u>Vice President</u>	<u>10221 River Road</u> <u>Potomac, MD 20859</u>	\$ <u>None</u>
Person who prepared this report: <u>Gary Morse</u>	<u>Utility Consultant</u>	<u>44 Black Willow St</u> <u>Homosassa, Florida 34446</u>	\$ <u>None</u>
Officers and Managers: <u>Austin Berk</u>	<u>President</u>	<u>10221 River Road</u> <u>Potomac, MD 20859</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	Principle Business Address	Salary Charged Utility
<u>Applegate MHC LLC</u>	<u>100</u>	<u>10221 River Road</u> <u>Potomac, MD 20859</u>	\$ <u>None</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

UTILITY NAME: Applegate Utility LLC

YEAR OF REPORT DECEMBER 31, 2023

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 71,503	14,595	\$ _____	\$ 86,098
Commercial_____		_____	_____	_____	0
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	0
Guaranteed Revenues___		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	0
Total Gross Revenue___		\$ 71,503	\$ 14,595	\$ _____	\$ 86,098
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 56,594	\$ 67,276	\$ _____	\$ 123,870
Depreciation Expense_____	F-5	6,147	2,269	_____	8,416
CIAC Amortization Expense_	F-8	0	0	_____	0
Taxes Other Than Income__	F-7	0	0	_____	0
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 62,741	69,545	_____	\$ 132,286
Net Operating Income (Loss)		\$ 8,763	\$ (54,950)	\$ _____	\$ (46,188)
Other Income:					
Nonutility Income_____		\$ 0	\$ 0	\$ _____	\$ 0
Interest_____		0	0	_____	0
Other Deductions:					
Miscellaneous Nonutility Expenses <u>Amortization</u>		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ 8,763	\$ (54,950)	\$ _____	\$ (46,188)



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UTILITY NAME: Applegate Utility LLC

YEAR OF REPORT DECEMBER 31, 2023

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ <u>131,631</u>	\$ <u>62,547</u>	\$ _____	\$ <u>194,178</u>
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____ _____ _____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u><u>131,631</u></u>	\$ <u><u>62,547</u></u>	\$ <u>_____</u>	\$ <u><u>194,178</u></u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>10,296</u>	\$ <u>4,143</u>	\$ _____	\$ <u>14,439</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>6,147</u>	\$ <u>2,269</u>	\$ _____	\$ <u>8,416</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____ _____	_____	_____	_____	_____
Total Credits _____	\$ <u><u>16,443</u></u>	\$ <u><u>6,412</u></u>	\$ <u>_____</u>	\$ <u><u>22,855</u></u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____ _____	_____	_____	_____	_____
Total Debits _____	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>	\$ <u>_____</u>	\$ <u><u>-</u></u>
Balance End of Year _____	\$ <u><u>16,443</u></u>	\$ <u><u>6,412</u></u>	\$ <u>_____</u>	\$ <u><u>22,855</u></u>

UTILITY NAME: Applegate Utility LLC

YEAR OF REPORT DECEMBER 31, 2023

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):		
Net Income _____	(46,188)	_____
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ <u>(46,188)</u>	\$ <u>_____</u>

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify):		
Retained Earnings _____	_____	_____
Capital Contributions(Distributions) _____	_____	_____
_____	_____	_____
Balance end of year _____	\$ <u>_____</u>	\$ <u>_____</u>

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 _____			\$ <u>-</u>

UTILITY NAME: Applegate Utility LLC

YEAR OF REPORT DECEMBER 31, 2023

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_____	_____	_____	_____	-
Other (Specify)_____	_____	_____	_____	_____
Payroll Tax	_____	_____	_____	_____
Workers Comp	_____	_____	_____	_____
Total Taxes	\$ _____	\$ _____	\$ _____	\$ _____

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.			
Name of Recipient	Water Amount	Wastewater Amount	Description of Service
_____	\$ _____	\$ _____	Professional services
_____	\$ _____	\$ _____	Professional services
_____	\$ _____	\$ _____	Professional services
_____	\$ _____	\$ _____	Purchased Water
_____	\$ _____	\$ _____	Fire hydrant testing
_____	\$ _____	\$ _____	Management services
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	Meter reading & repairs
_____	\$ _____	\$ _____	Maintenance & repairs
_____	\$ _____	\$ _____	Maintenance & repairs
_____	\$ _____	\$ _____	Maintenance & repairs

UTILITY NAME: Applegate Utility LLC

YEAR OF REPORT DECEMBER 31, 2023

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year (Per SARC)	\$ _____	\$ _____	\$ _____ -
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)

	<u>Water</u>	<u>Wastewater</u>	<u>Total</u>
Balance First of Year _____	\$ _____	\$ _____	\$ _____ -
Add Credits During Year: _____	_____	_____	_____
Deduct Debits 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: Applegate Utility LLC

YEAR OF REPORT DECEMBER 31, 2023

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>100.00</u> %		_____ %

(1) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

APPROVED AFUDC RATE

Current Commission approved AFUDC rate: _____ %
Commission Order Number approving AFUDC rate: _____

**WATER
OPERATING
SECTION**

UTILITY NAME: Applegate Utility LLC

YEAR OF REPORT DECEMBER 31, 2023

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$ 25,000	\$	\$	\$ 25,000
302	Franchises				
303	Land and Land Rights	3,750			3,750
304	Structures and Improvements	4,903			4,903
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs				-
308	Infiltration Galleries and Tunnels				
309	Supply Mains				
310	Power Generation Equipment				-
311	Pumping Equipment		-		-
320	Water Treatment Equipment		-	-	-
330	Distribution Reservoirs and Standpipes	16,500			16,500
331	Transmission and Distribution Lines		-		-
333	Services				-
334	Meters and Meter Installations	81,478	-		81,478
335	Hydrants				-
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	\$ 131,631	\$ -	\$ -	\$ 131,631

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 (Original Certificate)			2.50%			625	625
304	Structures and Improvements			3.70%	\$ 88	\$	181	\$ 269
305	Collecting and Impounding Reservoirs							
306	Lake, River and Other Intakes							
307	Wells and Springs			3.70%				-
308	Infiltration Galleries & Tunnels							
309	Supply Mains							
310	Power Generating Equipment			5.88%				-
311	Pumping Equipment			5.88%				-
320	Water Treatment Equipment			5.88%		-		-
330	Distribution Reservoirs & Standpipes			3.33%	3,022		549	3,571
331	Trans. & Dist. Mains			2.63%				-
333	Services			2.86%				-
334	Meter & Meter Installations			5.88%	7,186		4791	11,977
335	Hydrants			2.50%				-
336	Backflow Prevention Devices							
339	Other Plant and Miscellaneous Equipment							
340	Office Furniture and Equipment			6.67%				-
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				\$ 10,296	\$ -	\$ 6,147	\$ 16,443 *

* 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 _____	_____
616	Fuel for Power Production _____	_____
618	Chemicals _____	\$7,262
620	Materials and Supplies _____	_____
630	Contractual Services:	
	Billing _____	
	Professional (Contract Ops & Annual Report/Legal) _____	\$46,845
	Testing _____	
	Other (Repair and Maintenance/Annual Drinking Water) _____	\$2,474
640	Rents _____	_____
650	Transportation Expense _____	_____
655	Insurance Expense _____	_____
665	Regulatory Commission Expenses _____	_____
670	Bad Debt Expense _____	_____
675	Miscellaneous Expenses _____	\$14
	Total Water Operation And Maintenance Expense _____	\$ 56,594 *

* 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	144	144	144
3/4"	D	1.5	_____	_____	_____
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)	T	_____	_____	_____	_____
** D = Displacement C = Compound T = Turbine			Total	144	144

UTILITY NAME: Applegate Utility LLC

YEAR OF REPORT DECEMBER 31, 2023

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b) Water Purchased For Resale (Omit 000's)	(c) Finished Water From Wells (Omit 000's)	(d) Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	(e) Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	(f) Water Sold To Customers (Omit 000's)
January	_____	707	_____	707	533
February	_____	621	_____	621	578
March	_____	668	_____	668	592
April	_____	617	_____	617	612
May	_____	752	_____	752	585
June	_____	707	_____	707	767
July	_____	594	_____	594	578
August	_____	618	_____	618	531
September	_____	606	_____	606	560
October	_____	598	_____	598	523
November	_____	616	_____	616	595
December	_____	716	_____	716	524
Total for Year	-	7,820	-	7,820	6,978

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	8 inch	3,960	None	None	3,960
PVC	6 inch	5,520	None	None	5,520
PVC	4 inch	6,120	None	None	6,120
PVC	2 inch	7,250	None	None	7,250
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME:

Applegate Utility LLC

YEAR OF REPORT DECEMBER 31, 2023

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1963	1965	_____	_____
Types of Well Construction and Casing _____	Steel	Steel	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	600	400	_____	_____
Diameters of Wells _____	4inch	4-inch	_____	_____
Pump - GPM _____	60	60	_____	_____
Motor - HP _____	3	3	_____	_____
Motor Type * _____	Submersible	Submersible	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	No	No	_____	_____
_____	_____	_____	_____	_____
* Submersible, centrifugal, etc.	_____	_____	_____	_____

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	Six	_____	_____	_____
Capacity of Tank _____	Bladder	_____	_____	_____
Ground or Elevated _____	Tanks	_____	_____	_____
_____	_____	_____	_____	_____

HIGH SERVICE PUMPING

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

UTILITY NAME:

Applegate Utility LLC

YEAR OF REPORT
DECEMBER 31 2023

SOURCE OF SUPPLY

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

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	_____	_____	_____
Make_____	_____	_____	_____
Permitted Capacity (GPD)_____	_____	_____	_____
High service pumping	_____	_____	_____
Gallons per minute_____	_____	_____	_____
Reverse Osmosis_____	_____	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating_____	_____	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft._____	_____	_____	_____
Gravity GPD/Sq.Ft._____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator_____	3 PPM	3 PPM	_____
Ozone_____	_____	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	_____	_____	_____

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. 271
- 2. Maximum number of ERC's * which can be served. 817
- 3. Present system connection capacity (in ERCs *) using existing lines. 510
- 4. Future connection capacity (in ERCs *) upon service area buildout. -
- 5. Estimated annual increase in ERCs *. None
- 6. Is the utility required to have fire flow capacity? Yes
If so, how much capacity is required? 1000 GPM
- 7. Attach a description of the fire fighting facilities. Fire Hydrants
- 8. Describe any plans and estimated completion dates for any enlargements or improvements of t

- 9. When did the company last file a capacity analysis report with the DEP?
- 10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? No
- 11. Department of Environmental Protection PWS 660-50
- 12. Water Management District Consumptive Use Permit # 20012584
 - 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: Applegate Utility LLC

YEAR OF REPORT DECEMBER 31, 2023

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ 25,000	_____	\$ _____	\$ 25,000
352	Franchises_____	_____	_____	_____	_____
353	Land and Land Rights_____	11,250	_____	_____	11,250
354	Structures and Improvements_____	2,226	6,564	_____	8,790
355	Power Generation Equipment_____	_____	-	_____	-
360	Collection Sewers - Force_____	_____	_____	_____	-
361	Collection Sewers - Gravity_____	_____	-	_____	-
362	Special Collecting Structures_____	_____	_____	_____	_____
363	Services to Customers_____	_____	_____	_____	-
364	Flow Measuring Devices_____	3,764	_____	_____	3,764
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	_____	-	_____	-
371	Pumping Equipment_____	_____	3,468	_____	3,468
380	Treatment and Disposal Equipment_____	8,600	1,675	_____	10,275
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_____	\$ 50,840	\$ 11,707	\$ -	\$ 62,547 *

* This amount should tie to sheet F-5.

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%			625	625
354	Structures and Improvements		%	3.70%	\$ 28		\$ 447	\$ 475
355	Power Generation Equipment		%					-
360	Collection Sewers - Force		%					-
361	Collection Sewers - Gravity		%					-
362	Special Collecting Structures		%					-
363	Services to Customers		%					-
364	Flow Measuring Devices		%	20.00%	2,635		753	3,388
365	Flow Measuring Installations		%					-
370	Receiving Wells		%					-
371	Pumping Equipment		%	5.60%			97	97
380	Treatment and Disposal Equipment		%	3.13%	1,480		348	1,828
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				\$ 4,143	\$ -	\$ 2,269	\$ 6,412 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Appligate Utility LLC

YEAR OF REPORT DECEMBER 31, 2023

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_____	8,091
715	Purchased Power_____	_____
716	Fuel for Power Production_____	_____
718	Chemicals_____	_____
720	Materials and Supplies_____	_____
730	Contractual Services:	
	Billing_____	_____
	Professional (Contract Ops & Annual Report/Legal)_____	53,777
	Testing_____	_____
	Other (Repair and Maintenance)_____	5,394
740	Rents_____	_____
750	Transportation Expense_____	_____
755	Insurance Expense_____	_____
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	_____
770	Bad Debt Expense_____	_____
775	Miscellaneous Expenses_____	14
	Total Wastewater Operation And Maintenance Expense_____	\$ <u>67,276</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	88	88	88
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) 4-Inch	T	_____	_____	_____	_____
Total			<u>88</u>	<u>88</u>	<u>88</u>

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: Applegate Utility LLC

YEAR OF REPORT DECEMBER 31, 2023

PUMPING EQUIPMENT

Lift Station Number_____	<u>1</u>	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump_____	<u>3hp</u>	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
Year installed_____	<u>1969</u>	_____	_____	_____	_____	_____
Rated capacity_____	<u>200</u>	_____	_____	_____	_____	_____
Size_____	<u>3inch</u>	_____	_____	_____	_____	_____
Power:						
Electric_____	_____	_____	_____	_____	_____	_____
Mechanical_____	_____	_____	_____	_____	_____	_____
Nameplate data of motor_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches)_____	<u>4"</u>	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.)_____	<u>PVC</u>	_____	_____	_____	_____	_____
Average length_____	_____	_____	_____	_____	_____	_____
Number of active service connections_____	<u>88</u>	_____	_____	_____	_____	_____
Beginning of year_____	<u>88</u>	_____	_____	_____	_____	_____
Added during year_____	_____	_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____	_____	_____
End of year_____	<u>88</u>	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches)_____	<u>10"</u>	<u>8"</u>	<u>6"</u>	<u>4"</u>	<u>4"</u>	_____	_____	_____
Type of main_____	<u>PVC</u>	<u>PVC</u>	<u>PVC</u>	<u>PVC</u>	<u>PVC</u>	_____	_____	_____
Length of main (nearest foot)	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year	<u>140</u>	<u>7220</u>	<u>6020</u>	<u>4640</u>	<u>3400</u>	_____	_____	_____
Added during year	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year	_____	_____	_____	_____	_____	_____	_____	_____
End of year	<u>140</u>	<u>7220</u>	<u>6020</u>	<u>4640</u>	<u>3400</u>	_____	_____	_____

MANHOLES

Size (inches)_____	<u>48"</u>	_____	_____	_____
Type of Manhole_____	<u>concrete</u>	_____	_____	_____
Number of Manholes:				
Beginning of year_____	_____	_____	_____	_____
Added during year_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____
End of Year_____	_____	_____	_____	_____

UTILITY NAME: Applegate Utility LLC

YEAR OF REPORT DECEMBER 31, 2023

TREATMENT PLANT

Manufacturer_____	_____	_____	_____
Type_____	_____	_____	_____
"Steel" or "Concrete"_____	_____	_____	_____
Total Permitted Capacity_	15000 GPD	_____	_____
Average Daily Flow_____	_____	_____	_____
Method of Effluent Disposal	Two Perc Ponds	_____	_____
Permitted Capacity of Disposal	_____	_____	_____
Total Gallons of Wastewater treated_____	46,720,000	_____	_____

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_____	10,000 GPD	_____	Same as Treated
February_____	10,000 GPD	_____	Same as Treated
March_____	10,000 GPD	_____	Same as Treated
April_____	9,000 GPD	_____	Same as Treated
May_____	10,000 GPD	_____	Same as Treated
June_____	15,000 GPD	_____	Same as Treated
July_____	11,000 GPD	_____	Same as Treated
August_____	12,000 GPD	_____	Same as Treated
September_____	11,000 GPD	_____	Same as Treated
October_____	12,000 GPD	_____	Same as Treated
November_____	9,000 GPD	_____	Same as Treated
December_____	9,000 GPD	_____	Same as Treated
Total for year_____	128,000	_____	_____

If Wastewater Treatment is purchased, indicate the vendor: _____
 Amounts shown in thousands of gallons _____

UTILITY NAME: Applegate Utility LLC

YEAR OF REPORT
DECEMBER 31, 2023

CERTIFICATION OF ANNUAL REPORT

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

- | | | | |
|--|--------------------------------|----|--|
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 1. | The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 3. | There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 4. | The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents. |

Items Certified

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

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

* 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.

2023 Annual Report Applegate Utility

Final Audit Report

2024-04-22

Created:	2024-04-22
By:	Auzzi Dixon (auzzi@parakeetcommunities.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAPQN1IflyXr3WFzr4qRla9tvuhdzuil7n

"2023 Annual Report Applegate Utility" History

-  Document created by Auzzi Dixon (auzzi@parakeetcommunities.com)
2024-04-22 - 5:11:43 PM GMT
-  Document emailed to Austin Berk (austin@parakeetcommunities.com) for signature
2024-04-22 - 5:11:51 PM GMT
-  Email viewed by Austin Berk (austin@parakeetcommunities.com)
2024-04-22 - 5:40:05 PM GMT
-  Document e-signed by Austin Berk (austin@parakeetcommunities.com)
Signature Date: 2024-04-22 - 5:40:14 PM GMT - Time Source: server
-  Agreement completed.
2024-04-22 - 5:40:14 PM GMT