

# CLASS "C"

## WATER and/or WASTEWATER UTILITIES

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

# ANNUAL REPORT

**WU730-25-AR**

**BE Utility Systems, LLC d/b/a Buccaneer Water Service**

EXACT LEGAL NAME OF RESPONDENT

**366 - W**

Certificate Number(s)

Submitted To The

## STATE OF FLORIDA



Received by  
The Florida Public Service Commission

MAY 18 2026

Division of  
Accounting and Finance

## PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2025

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 Economic Regulation  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

11. Pursuant to Rule 25-30.110 (7) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Economic Regulation, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

**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** - this account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction 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 utilities property, facilities, or equipment used to provide services to the public. (Section 367.021 (3), Florida Statutes)

**CONSTRUCTION WORK IN PROGRESS (CWIP)** - This account shall include the cost of water and wastewater plant in process of construction, but not yet ready for services. (USOA)

**DEPRECIATION** - The loss of 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 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

BE Utility Systems, LLC d/b/a Buccaneer Water Service

(Exact name of utility)

2210 North Tamiami Trail		Lee	
North Ft. Myers FL 33903			
Mailing Address		Street Address	County
Telephone Number	239-731-5155	Date Utility First Organized	10/01/81
Fax Number	239-995-1969	E-mail Address: <u>Mike_Smith@equitylifestyle.com</u>	
Sunshine State One-Call of Florida, Inc. Member No.		45420	

Check the business entity of the utility as filed with the Internal Revenue Service:

Individual   
  Sub Chapter S Corporation   
  1120 Corporation   
  Partnership

Location where books and records are located: Two North Riverside Plaza  
Chicago, IL 60606

Names of subdivisions where service is provided: Buccaneer Mobile Home Park

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Mike Smith	Accounting Manager	2 North Riverside Plaza Chicago, IL 60606	
Person who prepared this report: Jones & Company LLC	CPAs	161 W. Main Street Lancaster, OH 43130	
Officers and Managers: Everett Butler	Regional Vice President	4300 W. Cypress Street - Suite 400 Tampa, FL 33607	None

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
BE Utility Systems, LLC	100%	2210 N. Tamiami Tr. N.Ft.Myers, FL.	None

**UTILITY NAME:** BE Utility Systems, LLC d/b/a Buccaneer Water Service

**INCOME STATEMENT**

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential_-----		\$ 168,511			\$ 168,511
Commercial_-----		872			872
Industrial_-----					-
Multiple Family_-----					-
Guarenteed Revenues_-----					-
Other (Specify) -----					-
Total Gross Revenue_-----		169,383	N/A	N/A	169,383
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	166,680			166,680
Depreciation Expense_-----	F-5	22,888			22,888
CIAC Amortization Expense_-----	F-8				-
Taxes Other Than Income_-----	F-7	12,362	-	-	12,362
Income Taxes_-----	F-7	-	-		-
Total Operating Expenses_-----		201,930			201,930
Net Operating Income (Loss)		(32,547)		-	(32,547)
Other Income:					
Nonutility Income_-----					-
Interest Income		-	-		-
					-
Other Deductions:					
Miscellaneous Nonutility Expenses_-----					-
Interest Expense_-----		-			-
AFUDC		-	-		-
					-
					-
Net Income (Loss)		\$ (32,547)		N/A	\$ (32,547)

UTILITY NAME: BE Utility Systems, LLC d/b/a Buccaneer Water Service

<b>YEAR OF REPORT</b> December 31, 2025
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**COMPARATIVE BALANCE SHEET**

Account Name	Reference Page	Current Year	Previous Year
<b>ASSETS:</b>			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 759,898	\$ 759,898
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(529,487)	(506,598)
Net Utility Plant _____		230,411	253,300
Cash _____		1,669	2,495
Customer Accounts Receivable (141) _____			
Other Assets (Specify):			
Misc. Current & Accrued Asset _____		79,747	88,615
Total Assets _____		\$ 311,827	\$ 344,410
<b>LIABILITIES AND CAPITAL:</b>			
Common Stock Issued (201) _____	F-6		
Preferred Stock Issued (204) _____	F-6	-	-
Other Paid In Capital (211) _____		150,000	150,000
Retained Earnings (215) _____	F-6	-	
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	(207,731)	(175,184)
Total Capital _____		(57,731)	(25,184)
Long Term Debt (224) _____	F-6		
Accounts Payable (231) _ (Associated Company) _____		365,112	365,211
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____		7,622	7,579
Other Liabilities (Specify):			
Miscellaneous Current Accrued Liabilities _____		(3,176)	(3,196)
Rounding _____		-	-
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8		
Total Liabilities and Capital _____		\$ 311,827	\$ 344,410

UTILITY NAME BE Utility Systems, LLC d/b/a Buccaneer Water Service

**GROSS UTILITY PLANT**

<b>Plant Accounts: (101 - 107) Inclusive</b>	<b>Water</b>	<b>Sewer</b>	<b>Plant Other Than Reporting Systems</b>	<b>Total</b>
Utility Plant In Service (101) _____	\$ 759,898	N/A	N/A	\$ 759,898
Construction Work In Progress (105) _____				-
Other (Specify) _____				-
_____	-	-		-
_____				-
<b>Total Utility Plant</b> _____	<b>\$ 759,898</b>	<b>N/A</b>	<b>N/A</b>	<b>\$ 759,898</b>

**ACCUMULATED DEPRECIATION (A/D) AND AMORTIZATION OF UTILITY PLAN**

<b>Account 108</b>	<b>Water</b>	<b>Wastewater</b>	<b>Other Than Reporting Systems</b>	<b>Total</b>
Balance First Of Year _____	\$ 506,598	N/A	N/A	\$ 506,598
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	22,888			22,888
Salvage _____	-	-		-
Other credits (specify) _____	-	-		-
Rounding _____	1	-		1
<b>Total credits</b> _____	<b>22,889</b>			<b>22,889</b>
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _____	-	-		-
Cost of removal _____	-			-
Other debits (specify) _____		-		-
_____				
<b>Total debits</b> _____	<b>-</b>	<b>-</b>		<b>-</b>
<b>Balance End of Year</b> _____	<b>\$ 529,487</b>			<b>\$ 529,487</b>

UTILITY NAME: BE Utility Systems, LLC d/b/a Buccaneer Water Service

**YEAR OF REPORT**  
December 31, 2025

**CAPITAL STOCK (201 - 204)**

	Common Stock	Preferred Stock
Par or stated value per share _____	N/A	N/A
Shares authorized _____		
Shares issued and outstanding _____		
Total par value of stock issued _____		
Dividends declared per share for year _____		

**RETAINED EARNINGS (215)**

	Appropriated	Un-Appropriated
Balance first of year _____	N/A	\$ -
Charges during the year (specify):		
Current Year Income _____	-	-
_____		
_____		
Balance end of year _____	\$	

**PROPRIETARY CAPITAL (218)**

	Proprietor or Partner	Partner
Balance first of year _____	\$ (175,184)	N/A
Charges during the year (specify):		
Current year loss _____	(32,547)	-
_____		
_____		
Balance end of year _____	\$ (207,731)	

**LONG TERM DEBT (224)**

Description of Obligation (Including Nomina Date of Issue and Date of Maturity)	Interest		Principal Per Balance Sheet Date
	Rate	# of Payments	
_____	_____ %	_____	\$ -
_____	_____ %	_____	-
_____	_____ %	_____	-
_____	_____ %	_____	-
Total _____			N/A



**UTILITY NAME:** BE Utility Systems, LLC d/b/a Buccaneer Water Service

**CONTRIBUTIONS IN AID OF CONSTRUCTION (271)**

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year _____	\$ 179,089	N/A	\$ 179,089
2. Add credits during year:	-	-	
3. Total _____	179,089		179,089
4. Deduct charges during year _____			-
5. Balance end of year _____	179,089		179,089
6. Less Accumulated Amortization _____	(179,089)		(179,089)
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 _____			NONE	NONE
<b>Report below all capacity charges, main extension charge: and customer connections charges received during the year.</b>				
Description of Charge	Number of Connections	Charge per Connection		
None				
_____				
_____				
_____				
Total Credits During Year (Must agree with line # 2 above) _____			\$ -	\$ -

**ACCUMULATED AMORTIZATION OF CIAC**

	Water	Wastewater	Total
Balance First of Year _____	\$ 179,089	N/A	\$ 179,089
Add Debits During Year: _____	-	-	
Deduct Credits During Year: _____	-	-	
Balance End of Year (Must agree with line #6 above _____)	\$ 179,089	\$ -	\$ 179,089

# **WATER OPERATION SECTION**

**UTILITY NAME:** BE Utility Systems, LLC d/b/a Buccaneer Water Service

**WATER UTILITY PLANT ACCOUNTS**

<b>Acct. No. (a)</b>	<b>Account Name (b)</b>	<b>PREVIOUS YEAR (c)</b>	<b>ADDITIONS (d)</b>	<b>RETIREMENTS (e)</b>	<b>CURRENT YEAR (f)</b>
301	Organization_____	\$ -	\$ -	\$ -	\$ -
302	Franchises_____	-	-	-	-
303	Land and Land Rights_____	-	-	-	-
304	Structure and Improvements_____	-	-	-	-
305	Collecting and Impounding Reservoirs_____	-	-	-	-
306	Lake, River and Other Intakes_____	-	-	-	-
307	Wells and Springs_____	-	-	-	-
308	Infiltration Galleries and Tunnels_____	-	-	-	-
309	Supply Mains_____	-	-	-	-
310	Power Generation Equipment_____	-	-	-	-
311	Pumping Equipment_____	-	-	-	-
320	Water Treatment Equipment_____	-	-	-	-
330	Distribution Reservoirs and Standpipes_____	-	-	-	-
331	Transmission and Distribution Mains_____	358,952	-	-	358,952
333	Services_____	-	-	-	-
334	Meters and Meter Installations_____	389,244	-	-	389,244
335	Hydrants_____	-	-	-	-
339	Other Plant and Miscellaneous Equipment_____	8,459	-	-	8,459
340	Office Furniture and Equipment_____	-	-	-	-
341	Transportation Equipment_____	3,243	-	-	3,243
342	Stores Equipment_____	-	-	-	-
343	Tools, Shop and Garage Equip_____	-	-	-	-
344	Laboratory Equipment_____	-	-	-	-
345	Power Operated Equipment_____	-	-	-	-
346	Communication Equipment_____	-	-	-	-
347	Miscellaneous Equipment_____	-	-	-	-
348	Other Tangible Plant_____	-	-	-	-
	<b>Total Water Plant_____</b>	<b>\$ 759,898</b>	<b>\$ -</b>	<b>\$ -</b>	<b>759,898</b>

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

**ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER**

ACCT. NO. (a)	ACCOUNT NAME (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)(1)	Accum. Depr. Balance End of year (f-g+h=i) (i)
301	Organization	-	-	%	-	\$ -	\$ -	\$ -
302	Franchises	-	-	%	-	-	-	-
304	Structure and Improvements	-	-	%	-	-	-	-
305	Collecting and Impounding Reservoirs	-	-	%	-	-	-	-
306	Lake, River and Other Intakes	-	-	%	-	-	-	-
307	Wells and Springs	-	-	%	-	-	-	-
308	Infiltration Galleries and Tunnels	-	-	%	-	-	-	-
309	Supply Mains	-	-	%	-	-	-	-
310	Power Generation Equipment	-	-	%	-	-	-	-
311	Pumping Equipment	-	-	%	-	-	-	-
320	Water Treatment Equipment	-	-	%	-	-	-	-
330	Distribution Reservoirs and Standpipes	-	-	%	-	-	-	-
331	Transmission and Distribution Mains	38	-	%	2.63	358,952	-	358,952
333	Services	-	-	%	-	-	-	-
334	Meters and Meter Installations	17	-	%	5.88	135,944	-	158,833
335	Hydrants	-	-	%	-	-	-	-
339	Other Plant and Miscellaneous Equipment	20	-	%	5.00	8,459	-	8,459
340	Office Furniture and Equipment	-	-	%	-	-	-	-
341	Transportation Equipment	6	-	%	16.67	3,243	-	3,243
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	-	-	%	-	-	(1)	-
	Totals					\$ 506,598	\$ -	\$ 22,888
								\$ 529,487

\* This amount should tie to Sheet F-5

Note: (1) Rounding

UTILITY NAME: BE Utility Systems, LLC d/b/a Buccaneer Water Service

**YEAR OF REPORT**  
December 31, 2025

**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 _____	130,161
615	Purchased Power _____	
616	Fuel for Power Production _____	
618	Chemicals _____	
620	Materials and Supplies _____	
630	Contractual Services:	
	Billing _____	30,000
	Operator and Management _____	
	Testing _____	
	Other _____	
640	Rents _____	
650	Transportation Expense _____	
655	Insurance Expense _____	660
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
670	Bad Debt Expense _____	
675	Miscellaneous Expenses _____	5,859
	Total Water Operation and Maintenance Expense _____	\$ 166,680 *

\* 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)	
<b>Residential Service</b>					
5/8"	D	1.0	-	-	-
3/4"	D	1.5	970	971	1,457
1"	D	2.5	-	-	-
1 1/2"	D,T	5.0			
<b>General Service</b>					
5/8"	D	1.0	-	-	-
3/4"	D	1.5	1	-	-
1"	D	2.5	2	2	5
1 1/2"	D,T	5.0	2	2	10
2"	D,C,T	8.0	1	1	8
3"	D	15.0	-	-	-
3"	C	16.0			
3"	T	17.5			
Unmetered Customers		1.0			
Other (Specify):					
<b>** D = Displacement C = Compound T = Turbine</b>					
<b>Total</b>			<b>976</b>	<b>976</b>	<b>1,480</b>

**PUMPING AND PURCHASED WATER STATISTICS**

MONTH (a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January	3,086	-	-	3,086	1,555
February	2,858	-	-	2,858	1,972
March	2,512	-	-	2,512	2,040
April	2,696	-	-	2,696	1,712
May	2,462	-	-	2,462	1,987
June	2,102	-	-	2,102	2,008
July	1,977	-	-	1,977	1,759
August	2,329	-	-	2,329	1,611
September	1,984	-	-	1,984	1,791
October	1,933	-	-	1,933	1,884
November	2,099	-	-	2,099	1,569
December	2,235	-	-	2,235	1,795
Total for year	28,273	N/A		28,273	21,683

If water is purchased for resale, indicate the following

Vendor Lee County Utilities  
 Point of Delivery 2 Master Meters (21236427 & 21236304)

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**MAINS (Feet)**

Kind of Pipe (Cast Iron, coated steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
N/A			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-

**WELLS AND WELL PUMPS**  
 (If Available)

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	N/A	_____	_____	_____
Types of Well Construction and Casing _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	_____	_____	_____	_____
Diameters of Wells _____	_____	_____	_____	_____
Pump - GPM _____	_____	_____	_____	_____
Motor - HP _____	_____	_____	_____	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxillary Power _____	_____	_____	_____	_____
* Submersable, centrifugal, etc.				

**RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	N/A	_____	_____	_____
Capacity of Tank _____	_____	_____	_____	_____
Ground of Elevated _____	_____	_____	_____	_____

**HIGH SERVICE PUMPING**

(a)	(b)	(c)	(d)	(e)
<b><u>MOTORS</u></b>				
Manufacturer _____	None	_____	_____	_____
Type _____	_____	_____	_____	_____
Rated Horsepower _____	_____	_____	_____	_____
(a)	(b)	(c)	(d)	(e)
<b><u>PUMPS</u></b>				
Manufacturer _____	None	_____	_____	_____
Type _____	_____	_____	_____	_____
Capacity in GPM _____	_____	_____	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____

UTILITY NAME: BE Utility Systems, LLC d/b/a Buccaneer Water Service

**SOURCE OF SUPPLY**

List for each source of supply (Ground, Surface, Purchased Water, etc)			
Gallons per day of source _____	77,460	-	
Type of source _____	Purchased		

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility			
Type _____	N/A		
Make _____			
Permitted Capacity (GPD)			
High service pumping			
Gallons per minute _____ See Page W-5 _____			
Reverse Osmosis _____			
Lime treatment			
Unit Rating _____			
Filtration			
Pressure Sq. Ft. _____			
Gravity GPD/Sq. Ft. _____			
Disinfection			
Chlorinator _____			
Ozone _____			
Other _____			
Auxiliary Power _____			

**OTHER WATER SYSTEM INFORMATION**

Furnish information below for each system not physically connected with another facility. A separate page should be supplied where necessary

1.	Present ERC's * the system can efficiently serve	1480
2.	Maximum number of ERC's * which can be served	1480
3.	Present system connection capacity (in ERC's *) using existing lines	1480
4.	Future connection capacity (in ERC's *) upon service area buildout	1480
5.	Estimated annual increase in ERC's*	None - System is built-out
6.	Is the utility required to have fire flow capacity? If so, how much capacity is required?	No
7.	Attach a description of the fire fighting facilities.	1 Hydrant
8.	Describe any plans and estimated completion dates for any enlargements or improvements of this system. None	
9.	When did the company last file a capacity analysis report with the DEP?	None
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 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? _____	
11.	Department of Environmental Protection ID #	N/A
12.	Water Management District Consumptive Use Permit #	SFWMD 36-02082-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 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 available are available for use:  
 ERC = (Total SFR gallons sold (omit 000)/365 days/350 gallons per day

# **WASTEWATER OPERATION SECTION**

Buccaneer Water Service provides water only; therefore this section is not applicable and has been omitted from this Report.

**UTILITY NAME:** BE Utility Systems, LLC d/b/a Buccaneer Water Service

# CERTIFICATION OF ANNUAL REPORT

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

- |              |           |   |
|--------------|-----------|---|
| YES<br>( X ) | NO<br>( ) | 1. The utility is in substantial compliance with the Uniform System C Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code   |
| YES<br>( X ) | NO<br>( ) | 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission   |
| YES<br>( X ) | NO<br>( ) | 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 statements of the utility.  |
| YES<br>( X ) | NO<br>( ) | 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.
( X )	( X )	( X )	( X )

*Ernest Butler*

\_\_\_\_\_  
(signature of chief executive officer of the utility) \*

1.	2.	3.	4.
( )	( )	( )	( )

\_\_\_\_\_  
(signature of chief financial officer of the utility) \*

\* Each of the four items must be certified YES or NO. Each item need not be certified by both officers. The items being certified by the officer should be indicated in the appropriate area to the left of the signature

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree

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

**Company:**

BE Utility Systems, LLC d/b/a Buccaneer Water Service

**For the Year Ended December 31, 2025**

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues per Sch. F-3	Gross Water Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 168,511	\$ 168,511	\$ -
Commercial	872	872	-
Industrial	-	-	-
Multiple Family	-	-	-
Guaranteed Revenues	-	-	-
Other			
<b>Total Water Operating Revenue</b>	<b>\$ 169,383</b>	<b>\$ 169,383</b>	<b>\$ -</b>
LESS: Expense for Purchased Water from FPSC-Regulated Utility	\$ -	\$ -	-
<b>Net Water Operating Reveunes</b>	<b>\$ 169,383</b>	<b>\$ 169,383</b>	<b>\$ -</b>

Explanations:

Instructions:

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