

CLASS "C"

WATER and/or WASTEWATER UTILITIES

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

ANNUAL REPORT

WU963-25-AR

NHC Utilities, Inc.

EXACT LEGAL NAME OF RESPONDENT

663-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 (NARU) 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 will 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 schedules 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. Any additional pages should state the name of the utility, the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110(3), Florida Administrative Code, the utility must submit the report by March 31 for the preceding year ending December 31.

Florida Public Service Commission
Division of 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 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)

TABLE OF CONTENTS

FINANCIAL SECTION	PAGE
Identification	F-2
Income Statement	F-3
Balance Sheet	F-4
Net Utility Plant	F-5
Accumulated Depreciation and Amortization of Utility Plant	F-5
Capital Stock	F-6
Retained Earnings	F-6
Proprietary Capital	F-6
Long Term Debt	F-6
Taxes Accrued	F-7
Payment for Services Rendered by Other Than Employees	F-7
Contributions in Aid of Construction	F-8
Cost of Capital Used for AFUDC Calculation	F-9
AFUDC Capital Structure Adjustments	F-10
WATER OPERATING SECTION	PAGE
Water Utility Plant Accounts	W-1
Analysis of Accumulated Depreciation by Primary Account - Water	W-2
Water Operation and Maintenance Expense	W-3
Water Customers	W-3
Pumping and Purchased Water Statistics and Mains	W-4
Wells and Well Pumps, Reservoirs, and High Service Pumping	W-5
Sources of Supply and Water Treatment Facilities	W-6
General Water System Information	W-7
WASTEWATER OPERATING SECTION	PAGE
Wastewater Utility Plant Accounts	S-1
Analysis of Accumulated Depreciation by Primary Account - Wastewater	S-2
Wastewater Operation and Maintenance Expense	S-3
Wastewater Customers	S-3
Pumping Equipment, Collecting and Force Mains and Manholes	S-4
Treatment Plant, Pumps and Pumping Wastewater Statistics	S-5
General Wastewater System Information	S-6
VERIFICATION SECTION	PAGE
Verification	V-1

FINANCIAL SECTION

REPORT OF

NHC Utilities, Inc.
(Exact name of utility)

Two North Riverside Plaza		3737 El Jobean Road	
Chicago, IL 60606		Port Charlotte, FL 33953	Charlotte
Mailing Address		Street Address	County
Telephone Number	305-242-7127	Date Utility First Organized	12/96
Fax Number	(941) 624-5238	E-mail Address: Mike_Smith@equitylifestyle.com	
Sunshine State One-Call of Florida, Inc. Member No.		243938	

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: Harbor Lakes Encore Super Park

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Mike Smith	Accounting Manager	Two North Riverside Plaza Chicago, IL 60606	
Person who prepared this report: Jones & Company LLC	CPAs	161 West Main Street Lancaster, OH 43130	
Officers and Managers: Erin Wetherington	General manager	2210 N. Tamiami Trail, N Ft Myers Fl	None
Everrett 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
LEMB LP	100%	Two North Riverside Plaza Chicago, IL 60606	None

UTILITY NAME: NHC Utilities, Inc.

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential _____		\$ 143,033	N/A	N/A	\$ 143,033
Commercial _____					-
Industrial _____					-
Multiple Family _____					-
Guarenteed Revenues _____					-
Other (Specify) _____					-
Total Gross Revenue _____		143,033	-	-	143,033
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	174,902	-		174,902
Depreciation Expense _____	F-5	8,859	-		8,859
CIAC Amortization Expense _____	F-8	(1,595)	-		(1,595)
Taxes Other Than Income _____	F-7	8,193	-	-	8,193
Income Taxes _____	F-7	-	-		-
Total Operating Expenses _____		190,359	-		190,359
Net Operating Income (Loss)		(47,326)	-	-	(47,326)
Other Income:					
Nonutility Income _____		-			-
Interest Income _____		-	-		-
_____					-
Other Deductions:					
Miscellaneous Nonutility Expenses _____		-	-		-
Interest Expense _____		-	-		-
AFUDC _____		-	-		-
_____			-		-
_____			-		-
Net Income (Loss)		\$ (47,326)	N/A	N/A	\$ (47,326)

UTILITY NAME: NHC Utilities, Inc.

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
ASSETS:			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 572,492	\$ 572,492
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(570,233)	(561,376)
Net Utility Plant _____		2,259	11,116
Cash _____		135,159	100,148
Customer Accounts Receivable (141) _____		1,718	1,873
Other Assets (Specify):			
Due from LEMB		1,916	-
Misc Accrued assets		(181,596)	(103,471)
Total Assets _____		\$ (40,544)	\$ 9,666
LIABILITIES AND CAPITAL:			
Common Stock Issued (201) _____	F-6	\$ 1,000	\$ 1,000
Preferred Stock Issued (204) _____	F-6	-	-
Other Paid In Capital (211) _____		295,337	295,337
Retained Earnings (Deficit)(215) _____	F-6	(360,095)	(312,769)
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	-	-
Total Capital _____		(63,758)	(16,432)
Long Term Debt (224) _____	F-6		
Accounts Payable (231) _____		(713)	321
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____		6,436	6,536
Other Liabilities (Specify):			
Misc. Accrued Liab.		5,204	5,360
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8	12,287	13,881
Total Liabilities and Capital _____		\$ (40,544)	\$ 9,666

UTILITY NAME NHC Utilities, Inc.

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) Inclusive	Water	Sewer	Plant Other Than Reporting Systems	Total
Utility Plant In Service (101) _____	\$ 572,492	N/A	N/A	\$ 572,492
Construction Work In Progress (105) _____				-
Other (Specify) _____		-		-
_____	-			-
Total Utility Plant _____	\$ 572,492	N/A	N/A	\$ 572,492

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First Of Year _____	\$ 561,376	\$ -	N/A	\$ 561,376
Add Credits During Year:				
Accruals charged to depreciation account _____	8,859	-		8,859
Salvage _____	-	-		-
Other credits (specify) _____	-	-		-
Rounding _____	(2)			(2)
Total credits _____	8,857			8,857
Deduct Debits During Year:				
Book cost of plant retired _____	-	-		-
Cost of removal _____	-			-
Other debits (specify) _____	-			-
Total debits _____	-	-		-
Balance End of Year _____	\$ 570,233	N/A	N/A	\$ 570,233

UTILITY NAME: NHC Utilities, Inc.

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	\$ 10.00	N/A
Shares authorized _____	100	
Shares issued and outstanding _____	100	
Total par value of stock issued _____	1,000	
Dividends declared per share for year _____	-	

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	N/A	\$ (312,769)
Charges during the year (specify):		
Current Year Loss _____	-	(47,326)
Rounding _____		-
Balance end of year _____	\$	\$ (360,095)

PROPRIETARY CAPITAL (218)

	Proprietor or Partner	Partner
Balance first of year _____	N/A	N/A
Charges during the year (specify):		
Current year income _____		-
Balance end of year _____		

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: NHC Utilities, Inc.

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year _____	\$ 102,221	N/A	\$ 102,221
2. Add credits during year:			
_____	-	-	
3. Total _____			-
4. Deduct charges during year _____			-
5. Balance end of year _____	102,221		102,221
6. Less Accumulated Amortization _____	(89,934)		(89,934)
7. Net CIAC _____	\$ 12,287		\$ 12,287

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
Report below all capacity charges, main extension charges and customer connections charges received during the year.			
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 _____	\$ 88,340	N/A	\$ 88,340
Add Debits During Year: _____	1,595	-	
Rounding _____	1	-	1
Deduct Credits During Year: _____	-	-	
Balance End of Year (Must agree with line #6 above) _____	\$ 89,934	\$ -	\$ 89,934

WATER OPERATION SECTION

UTILITY NAME: NHC Utilities, Inc.

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization_____	\$ -	\$ -	\$ -	\$ -
302	Franchises_____	-	-	-	-
303	Land and Land Rights_____	-	-	-	-
304	Structure and Improvements_____	8,065	-	-	8,065
305	Collecting and Impounding Reservoirs_____	-	-	-	-
306	Lake, River and Other Intakes_____	-	-	-	-
307	Wells and Springs_____	-	-	-	-
308	Infiltration Galleries and Tunnels_____	-	-	-	-
309	Supply Mains_____	224,184	-	-	224,184
310	Power Generation Equipment_____	-	-	-	-
311	Pumping Equipment_____	-	-	-	-
320	Water Treatment Equipment_____	155,412	-	-	155,412
330	Distribution Reservoirs and Standpipes_____	129,830	-	-	129,830
331	Transmission and Distribution Mains_____	-	-	-	-
333	Services_____	33,275	-	-	33,275
334	Meters and Meter Installations_____	6,689	-	-	6,689
335	Hydrants_____	9,935	-	-	9,935
339	Other Plant and Miscellaneous Equipment_____	-	-	-	-
340	Office Furniture and Equipment_____	5,102	-	-	5,102
341	Transportation Equipment_____	-	-	-	-
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_____	-	-	-	-
	Total Water Plant_____	\$ 572,492	\$ -	\$ -	\$ 572,492

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

UTILITY NAME: NHC Utilities, Inc.

YEAR OF REPORT
December 31, 2025

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)(1)	Credits (h)	Accum. Depr. Balance End of year (f-g+h=i) (i)
301	Organization	-	-	%	-	\$ -	\$ -	\$ -
302	Franchises	-	-	%	-	-	-	-
304	Structure and Improvements	27	-	%	8,065	-	-	8,065
305	Collecting and Impounding Reservoirs	-	-	%	-	-	-	-
306	Lake, River and Other Intakes	-	-	%	-	-	-	-
307	Wells and Springs	-	-	%	-	-	-	-
308	Infiltration Galleries and Tunnels	-	-	%	-	-	-	-
309	Supply Mains	32	-	%	218,838	-	5,346	224,184
310	Power Generation Equipment	-	-	%	-	-	-	-
311	Pumping Equipment	-	-	%	-	-	-	-
320	Water Treatment Equipment	17	-	%	155,412	-	-	155,412
330	Distribution Reservoirs and Standpipes	33	-	%	127,911	-	1,919	129,830
331	Transmission and Distribution Mains	-	-	%	-	-	-	-
333	Services	35	-	%	32,275	-	950	33,225
334	Meters and Meter Installations	17	-	%	4,462	-	394	4,856
335	Hydrants	40	-	%	9,311	-	248	9,559
339	Other Plant and Miscellaneous Equipment	-	-	%	-	-	-	-
340	Office Furniture and Equipment	15	-	%	5,102	-	-	5,102
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	-	-	%	-	-	2	-
	Totals				\$ 561,376		\$ 8,859	\$ 570,233

* This amount should tie to Sheet F-5

Note : (1) Rounding

UTILITY NAME: NHC Utilities, Inc.

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 _____	142,227
615	Purchased Power _____	
616	Fuel for Power Production _____	
618	Chemicals _____	
620	Materials and Supplies _____	
630	Contractual Services:	
	Billing _____	
	Operator and Management _____	
	Testing _____	3,662
	Other _____	28,770
640	Rents _____	
650	Transportation Expense _____	
655	Insurance Expense _____	
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
670	Bad Debt Expense _____	(502)
675	Miscellaneous Expenses _____	745
	Total Water Operation and Maintenance Expense _____	\$ 174,902 *

* 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	589	589	589
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	1	1	1
3/4"	D	1.5	2	2	3
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0	2	2	16
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers		1.0			
Other (Specify):					
** D = Displacement C = Compound T = Turbine			Total		
			594	594	609

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	2,132	-	-	2,132	2,132
February	1,822	-	-	1,822	1,822
March	1,563	-	-	1,563	1,563
April	1,720	-	-	1,720	1,720
May	1,407	-	-	1,407	1,407
June	1,221	-	-	1,221	1,221
July	1,060	-	-	1,060	1,060
August	1,306	-	-	1,306	1,306
September	1,123	-	-	1,123	1,123
October	1,159	-	-	1,159	1,159
November	1,533	-	-	1,533	1,533
December	1,523	-	-	1,523	1,523
Total for year	17,569	N/A		17,569	17,569

If water is purchased for resale, indicate the following:

Vendor Charlotte County Utilities
Point of Delivery 2-Master Meters

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

MAINS (Feet)

Kind of Pipe (Cast Iron, coated steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	8"	10,420		-	10,420
PVC	6"	5,470		-	5,470
DR255CH900	12"	2,874		-	2,874
Dr255DH900	8"	76		-	76
CL51DIP	6"	6		-	6
				-	
				-	
				-	

CLIENT NAME: NHC Utilities, Inc.

SYSTEM NAME: NHC Utilities

YEAR OF REPORT
December 31, 2025

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

UTILITY NAME: NHC Utilities, Inc.

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water, etc):

Gallons per day of source _____	48,134		
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	<u>609</u>
2.	Maximum number of ERC's * which can be served	<u>609</u>
3.	Present system connection capacity (in ERC's *) using existing lines	<u>609</u>
4.	Future connection capacity (in ERC's *) upon service area buildout	<u>609</u>
5.	Estimated annual increase in ERC's*	<u>None - System is built-out</u>
6.	Is the utility required to have fire flow capacity? If so, how much capacity is required?	<u>No</u>
7.	Attach a description of the fire fighting facilities	<u>1 Fire Hydrant</u>
8.	Describe any plans and estimated completion dates for any enlargements or improvements of this system.	<u>None</u>
9.	When did the company last file a capacity analysis report with the DEP?	<u>None</u>
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?	<u></u>
	c. When will construction begin?	<u></u>
	d. Attach plans for funding the required upgrading.	
	e. Is this system under any Consent Order with DEP?	<u></u>
11.	Department of Environmental Protection ID #	<u>None</u>
12.	Water Management District Consumptive Use Permit #	<u>SFWMD 36-02082-W</u>
	a. Is the system in compliance with the requirements of the CUP?	<u>Yes</u>
	b. If not, what are the utility's plans to gain compliance?	<u>N/A</u>

* 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

NHC Utilities provides water service only; therefore, Pages S-1 through S-6 have been omitted from this report.

UTILITY NAME: NHC Utilities, Inc.

CERTIFICATION OF ANNUAL REPORT

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

- | | | |
|--------------|-----------|--|
| YES
(X) | NO
() | 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
(X) | NO
() | 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
(X) | NO
() | 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
(X) | NO
() | 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

<u>1.</u>	<u>2.</u>	<u>3.</u>	<u>4.</u>
()	()	()	()

Errett Butler *

(signature of chief executive officer of the utility)

<u>1.</u>	<u>2.</u>	<u>3.</u>	<u>4.</u>
(X)	(X)	(X)	(X)

_____ *

(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: NHC Utilities, Inc.

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	\$ 143,033	143,033	\$ -
Commercial	-	-	-
Industrial	-	-	-
Multiple Family	-	-	-
Guaranteed Revenues	-	-	-
Other (Irrigation)	-	-	-
Total Water Operating Revenue	\$ 143,033	\$ 143,033	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	-	-	-
Net Water Operating Revenues	\$ 143,033	\$ 143,033	\$ -

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).

PUMPING EQUIPMENT

Lift station number _____	_____	_____	_____	_____	_____	_____	_____
Make or type and nameplate data of pump _____	_____	_____	_____	_____	_____	_____	_____
Year installed _____	_____	_____	_____	_____	_____	_____	_____
Rated capacity (GPM) _____	_____	_____	_____	_____	_____	_____	_____
Size (HP) _____	_____	_____	_____	_____	_____	_____	_____
Power:	_____	_____	_____	_____	_____	_____	_____
Electric _____	_____	_____	_____	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

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

COLLECTING AND FORCE MAINS AND MANHOLES

	Collecting Mains				Force Mains			
Size (inches) _____	_____	_____	_____	_____	_____	_____	_____	_____
Type of main _____	_____	_____	_____	_____	_____	_____	_____	_____
Length of main (nearest foot):	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	_____	_____	_____	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	_____	_____	_____	_____	_____	_____	_____	_____

MANHOLES:

Size _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Number:	_____	_____	_____	_____
Beginning of year _____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of year _____	_____	_____	_____	_____

UTILITY NAME: OB UTILITY SYSTEMS, L.L.C.

TREATMENT PLANT

Manufacturer_____	Custom	_____	_____
Type_____	Extended Aeration	_____	_____
"Steel" or "Concrete"_____	Concrete	_____	_____
Total Capacity_____	.06 MGD	_____	_____
Average Daily Flow_____	8389	_____	_____
Effluent Disposal_____	Percolation Ponds	_____	_____
Total Gallons of Wastewater Treated_____	3,062,000	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer_____	N/A	_____	_____	_____	_____	_____
Capacity_____ (iPM)	_____	_____	_____	_____	_____	_____
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_____	1370000	None	1370000
February_____	855000	_____	855000
March_____	837000	_____	837000
April_____	0	_____	0
May_____	0	_____	0
June_____	0	_____	0
July_____	0	_____	0
August_____	0	_____	0
September_____	0	_____	0
October_____	0	_____	0
November_____	0	_____	0
December_____	0	_____	0
Total for year_____	3,062,000	_____	3,062,000

If Wastewater Treatment is purchased, indicate the vendor:

Sewer plant shut down in March and started purchasing sewage treatment from the County.

UTILITY NAME: OB UTILITY SYSTEMS, L.L.C.

OTHER WASTEWATER SYSTEM INFORMATION

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

1. Present ERC's * that system can efficiently serve.	<u>294</u>
2. Maximum number of ERC's * which can be served.	<u>294</u>
3. Present system connection capacity (in ERC's *) using existing lines.	<u>294</u>
4. Future system connection capacity (in ERC's *) upon service area buildout.	<u>294</u>
5. Estimated annual increase in ERC's * .	<u>0</u>
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system. <u>WWTP was taken offline on 3/2025 and decommissioned on 5/2025.</u>	
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.	
8. If the utility does not engage in reuse, has a reuse feasibility study been completed?	<u>No</u>
<u>N/A</u>	
9. Has the utility been required by the DEP or water management district to implement reuse?	<u>N/A</u>
If so, what are the utility's plans to comply with the DEP? <u>N/A</u>	
10. When did the company last file a capacity analysis report with the DEP?	<u>12/1/2024</u>
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?	<u>N/A</u>
c. When will cor	<u>N/A</u>
d. Attach plans for funding the required upgrading.	<u>N/A</u>
e. Is this system under any Consent Order of the DEP?	<u>N/A</u>
11. Department of Environmental Protection ID #	<u>FLA 010693-003</u>

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:
 $ERC = (\text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 280 \text{ gallons per day})$

UTILITY NAME: OB UTILITY SYSTEMS, L.L.C.

CERTIFICATION OF ANNUAL REPORT

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

- | | | |
|--------------|-----------|--|
| YES
(X) | NO
() | 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
(X) | NO
() | 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
(X) | NO
() | 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
(X) | NO
() | 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. (X)	2. (X)	3. (X)	4. (X)
-------------	-------------	-------------	-------------

Errett 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:

OB Utility Systems, L.L.C.

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	\$ 64,824	\$ 64,824	\$ -
Commercial	-	-	-
Industrial	-	-	-
Multiple Family	-	-	-
Guaranteed Revenues	-	-	-
Other			
Total Water Operating Revenue	\$ 64,824	\$ 64,824	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	\$ -	\$ -	-
Net Water Operating Reveunes	\$ 64,824	\$ 64,824	\$ -

Explanations:

Instructions:

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

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

Company:

OB Utility Systems, L.L.C.

For the Year Ended December 31, 2025

(a)	(b)	(c)	(d)
Accounts	Gross Sewer Revenues per Sch. F-3	Gross Sewer Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 86,172	\$ 86,172	\$ -
Commercial	-	-	-
Industrial	-	-	-
Multiple Family	-	-	-
Guaranteed Revenues	-	-	-
Other			
Total Sewer Operating Revenue	\$ 86,172	\$ 86,172	\$ -
LESS: Expense for Purchased Sewer from FPSC-Regulated Utility	\$ -	\$ -	-
Net Sewer Operating Reveunes	\$ 86,172	\$ 86,172	\$ -

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).