

**CLASS "C"**  
**WATER AND/OR WASTEWATER UTILITIES**

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

***ANNUAL REPORT***

OF

Southwest Ocala Utility, Inc.  
Exact Legal Name of Respondent

WU973  
Certificate Number(s)

Submitted To The  
***STATE OF FLORIDA***

***PUBLIC SERVICE COMMISSION***

FOR THE

**YEAR ENDED DECEMBER 31, 2022**



## 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 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.

## 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 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)

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

**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

Southwest Ocala Utility, Inc.

(EXACT NAME OF UTILITY)

P O Box 1476  
 Ocala FL 34478-1476  
 Mailing Address

7961 SE 58th Ave., Suite 102  
 Ocala FL 34480-7727  
 Street Address

Marion  
 County

Telephone Number (352) 245-3475

Date Utility First Organized 2013

Fax Number

Email service@brickcitymanagers.com

Sunshine State One-Call of Florida, Inc. Member No. CWU305

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

- Individual     Sub Chapter S Corporation     Partnership

Name, Address and phone where records are located: Dirk Leeward, 7961 SE 58th Ave., Ocala FL 34480-7727  
 (352) 245-3475 x7107

Name of subdivisions where services are provided: Bahia Oaks and West Wind

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: Dirk J. Leeward	General Manager		
Person who prepared this report: Dirk J. Leeward	General Manager		
Officers and Managers: Dirk J. Leeward	General Manager		\$ 0
			\$
			\$
			\$
			\$
			\$

Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility:

Name	Percent Ownership in Utility	Principal Business Address	Salary Charged Utility
Brick City Management, LLC	100%		\$ 0
	Beginning of Year		\$
Brick City Management, LLC	100%		\$ 0
	End of Year		\$
			\$
			\$
			\$

UTILITY NAME: Southwest Ocala Utility, Inc.

YEAR OF REPORT DECEMBER 31, 2022
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INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_ _ _ _ _		\$ 168,763	\$ _____	\$ _____	\$ 168,763
Commercial_ _ _ _ _		31,023	_____	_____	31,023
Fire Protection		1,478	_____	_____	1,478
Industrial_ _ _ _ _		_____	_____	_____	_____
Multiple Family		_____	_____	_____	_____
Guaranteed Revenues_ _		_____	_____	_____	_____
Other (Specify)_ _ _ _ _		13,696	_____	_____	13,696
<b>Total Gross Revenue_ _ _</b>		<b>\$ 214,960</b>	<b>\$ _____</b>	<b>\$ _____</b>	<b>\$ 214,960</b>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 248,225	\$ _____	\$ _____	\$ 248,225
Depreciation Expense_ _ _ _	F-5	9,673	_____	_____	9,673
CIAC Amortization Expense_	F-8	(2,822)	_____	_____	(2,822)
Taxes Other Than Income_ _	F-7	11,210	_____	_____	11,210
Income Taxes_ _ _ _ _	F-7	_____	_____	_____	_____
<b>Total Operating Expense</b>		<b>\$ 266,286</b>	<b>\$ _____</b>	<b>\$ _____</b>	<b>\$ 266,286</b>
<b>Net Operating Income (Loss)</b>		<b>\$ (51,326)</b>	<b>\$ _____</b>	<b>\$ _____</b>	<b>\$ (51,326)</b>
Other Income:					
AFPI on Main Extension		\$ 40,446	\$ _____	\$ _____	\$ 40,446
_____		_____	_____	_____	-
_____		_____	_____	_____	-
Other Deductions:					
Miscellaneous Nonutility Expenses_ _ _ _ _		\$ _____	\$ _____	\$ _____	\$ _____
Deposit Interest Paid		261	_____	_____	261
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
		\$ (10,619)	\$ _____	\$ _____	\$ (10,619)

UTILITY NAME: Southwest Ocala Utility, Inc.

YEAR OF REPORT DECEMBER 31, 2022
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COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ 260,500	260,500
Amortization (108)_____	F-5,W-2,S-2	<u>(186,414)</u>	<u>(176,741)</u>
Net Utility Plant_		\$ 74,086	83,759
Cash_____		17,875	134,539
Customer Accounts Receivable (141)_____		22,696	15,356
Other Assets (Specify):_____			
A/R - Related Parties		151,112	63,727
Deferred Certificate Expense		27,645	27,645
Deferred Billing System Expense		5,270	10,540
<u>Total Assets_____</u>		<u>\$ 298,683</u>	<u>335,567</u>
Liabilities and Capital:			
Common Stock Issued (201)_ _	F-6	_____	_____
Preferred Stock Issued (204)_____	F-6	_____	_____
Other Paid in Capital (211)		_____	_____
Retained Earnings (215)_____	F-6	_____	_____
Proprietary Capital (Proprietary and partnership only) (218)_____	F-6	_____	_____
<u>Total Capital_____</u>		<u>\$ _____</u>	<u>_____</u>
Long Term Debt (224)_____	F-6	\$ _____	_____
Accounts Payable (231)_____		82,673	400,446
Notes Payable (232)		_____	_____
Customer Deposits (235)		30,649	27,842
Accrued Taxes (236)		_____	_____
Other Liabilities (Specify)		_____	_____
Customer Refunds Due		455	246
Misc		-	3,384
Advances for Construction		_____	_____
Contributions in Aid of Construction - Net (271-272)_____	F-8	<u>23,233</u>	<u>26,055</u>
<u>Total Liabilities and Capital</u>		<u>\$ _____</u>	<u>_____</u>

\* Capital cannot be reported until rate base is set.

UTILITY NAME Southwest Ocala Utility, Inc.

YEAR OF REPORT DECEMBER 31, 2022
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## GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ 260,500	\$ _____	\$ _____	260,500
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ 260,500	\$ _____	\$ _____	260,500

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

Account 108	Water	Wastewater	Reporting Systems	Total
Balance First of Year _____	\$ (176,741)	\$ _____	\$ _____	(176,741)
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	\$ (9,673)	\$ _____	\$ _____	(9,673)
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	\$ (9,673)	\$ _____	\$ _____	(9,673)
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _____	\$ -	\$ _____	\$ _____	-
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ -	\$ _____	\$ _____	-
Balance End of Year _____	\$ (186,414)	\$ _____	\$ _____	(186,414)

UTILITY NAME: Southwest Ocala Utility, Inc.

YEAR OF REPORT DECEMBER 31, 2022
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CAPITAL STOCK ( 201 - 204 )

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

RETAINED EARNINGS ( 215 )

	Appropriated	Un-Appropriated
_____	\$ _____	_____
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	_____

PROPRIETARY CAPITAL ( 218 )

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	_____
Changes during the year (Specify): _____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	_____

LONG TERM DEBT ( 224 )

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest	# of Pymts	Principal per Balance Sheet Date
	Rate		
_____	_____	_____	_____
_____	_____	_____	_____
Total _____			_____

\* Capital cannot be reported until rate base is set.

UTILITY NAME:

Southwest Ocala Utility, Inc.

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**TAX EXPENSE**

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
Local property tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	9,632	_____	_____	9,632
Other (Specify) _____	_____	_____	_____	_____
_____ Tangible Tax	1,578	_____	_____	1,578
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ <u>11,210</u>	\$ _____	\$ _____	\$ <u>11,210</u>

**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	
<u>Brick City Management LLC</u>	\$ 108,001	\$ _____	<u>Management and Accounting</u>
<u>Dulin, Ward &amp; Dewald, Inc.</u>	\$ 1,288	\$ _____	<u>Tax Prep and Accounting</u>
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Southwest Ocala Utility, Inc.

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

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year	\$ (83,987)	\$	\$ (83,987)
2) Add credits during year	\$	\$	\$ -
3) Total	(83,987)		(83,987)
4) Deduct charges during the year			-
5) Balance end of year	(83,987)		(83,987)
6) Less Accumulated Amortization	60,754		60,754
7) Net CIAC	\$ (23,233)	\$	\$ (23,233)

**ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)**

Report below all developers or contractors agreements from which cash or property was received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
_____		_____	_____	_____
_____		_____	_____	_____
_____		_____	_____	_____
_____		_____	_____	_____
_____		_____	_____	_____
Sub-total_____			\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.				
Description of Charge	Number of Connections	Charge per Connection		
_____	_____	\$ _____	\$ _____	\$ _____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.)_____			\$ _____	\$ _____

**ACCUMULATED AMORTIZATION OF CIAC (272)**

	Water	Wastewater	Total
Balance First of Year_____	\$ 57,932	\$	\$ 57,932
Add Debits During Year:_____	2,822		2,822
Deduct Credits During Year:_____			
Balance End of Year (Must agree with line #6 above.)	\$ 60,754	\$	\$ 60,754

**WATER  
OPERATING  
SECTION**

UTILITY NAME: Southwest Ocala Utility, Inc.

YEAR OF REPORT DECEMBER 31, 2022
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**WATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
.	Organization_____	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises_____	_____	_____	_____	_____
303	Land and Land Rights_____	2,815	_____	_____	2,815
304	Structures and Improvements_____	_____	_____	_____	_____
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____
306	Lake, River and Other Intakes_____	_____	_____	_____	_____
307	Wells and Springs_____	_____	_____	_____	_____
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____
	Supply Mains_____	_____	_____	_____	_____
	Power Generation Equipment_____	_____	_____	_____	_____
	Pumping Equipment_____	_____	_____	_____	_____
320	Water Treatment Equipment_____	_____	_____	_____	_____
330	Distribution Reservoirs and Standpipes_____	_____	_____	_____	_____
331	Transmission and Distribution Lines_____	178,335	_____	_____	178,335
333	Services_____	_____	_____	_____	_____
334	Meters and Meter Installations_____	70,114	-	_____	70,114
335	Hydrants_____	2,550	_____	_____	2,550
336	Backflow Prevention Devices_____	4,400	_____	_____	4,400
339	Other Plant and Miscellaneous Equipment_____	2,287	_____	_____	2,287
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_____	_____	_____	_____	_____
	Miscellaneous Equipment_____	_____	_____	_____	_____
	Other Tangible Plant_____	_____	_____	_____	_____
	<b>Total Water Plant_____</b>	<b>\$ 260,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 260,500</b>

UTILITY NAME: Southwest Ocala Utility, Inc.

YEAR OF REPORT	
DECEMBER 31,	2022

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)
305	Structures and Improvements			%	\$	\$	\$	\$
	Collecting and Impounding Reservoirs			%				
306	Lake, River and Other Intakes			%				
307	Wells and Springs			%				
308	Infiltration Galleries & Tunnels			%				
309	Supply Mains			%				
310	Power Generating Equipment			%				
311	Pumping Equipment			%				
	Water Treatment Equipment			%				
	Distribution Reservoirs & Standpipes			%				
	Valves	20		5.00 %	(2,761)		(502)	(3,263)
331	Trans. & Dist. Mains	38		2.63 %	(96,456)		(4,429)	(100,885)
333	Services			%				
334	Meter & Meter Installations	17		5.88 %	(67,554)		(4,124)	(71,678)
335	Hydrants	40		2.50 %	(1,052)		(64)	(1,116)
336	Backflow Prevention Devices	10		10.00 %	(7,260)		(440)	(7,700)
339	Other Plant and Miscellaneous Equipment	20		5.00 %	(1,658)		(114)	(1,772)
340	Office Furniture and Equipment			%				
341	Transportation Equipment			%				
342	Stores Equipment			%				
343	Tools, Shop and Garage Equipment			%				
344	Laboratory Equipment			%				
345	Power Operated Equipment			%				
346	Communication Equipment			%				
347	Miscellaneous Equipment			%				
348	Other Tangible Plant			%				
	Totals				\$ (176,741)	\$ -	\$ (9,673)	\$ (186,414) *

UTILITY NAME: Southwest Ocala Utility, Inc.

YEAR OF REPORT DECEMBER 31, 2022
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**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_____	30,901
615	Purchased Power_____	_____
616	Fuel for Power Production_____	_____
618	Chemicals_____	_____
620	Materials and Supplies_____	8,237
630	Contractual Services:	
	Billing_____	26,138
	Professional_____	83,264
	Testing_____	840
	Other_____	79,998
640	Rents_____	10,765
650	Transportation Expense_____	803
655	Insurance Expense_____	1,458
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	_____
670	Bad Debt Expense_____	551
675	Miscellaneous Expenses_____	5,270
	Total Water Operation And Maintenance Expense_____	\$ 248,225 *

\* 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	539	542	542
3/4"	D	1.5	_____	_____	-
1"	D	2.5	_____	_____	-
1 1/2"	D,T	5	_____	_____	-
<b>General Service</b>					
5/8"	D	1	_____	_____	-
3/4"	D	1.5	_____	_____	-
1"	D	2.5	3	3	8
1 1/2"	D,T	5	6	8	40
2"	D,C,T	8	_____	_____	-
3"	D	15	1	-	-
3"	C	16	_____	_____	-
3"	T	17.5	_____	_____	-
Unmetered Customers	_____	_____	_____	_____	-
Other (Specify)	_____	_____	_____	_____	-
Fire Service			2	2	-
** D = Displacement C = Compound T = Turbine			<b>Total</b>	<b>551</b>	<b>555</b>
					<b>590</b>

UTILITY NAME: Southwest Ocala Utility, Inc.

YEAR OF REPORT DECEMBER 31, 2022
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SYSTEM NAME: Bahia Oaks

**PUMPING AND PURCHASED WATER STATISTICS**

(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	3,128			3,128	2,622
February	3,221			3,221	2,685
March	3,172		5	3,167	2,700
April	2,427 *			2,427	3,269
May	2,698 *			2,698	3,760
June	4,222		15	4,207	3,971
July	3,759		80	3,679	3,237
August	4,853			4,853	4,142
September	4,193			4,193	3,543
October	4,670			4,670	3,932
November	3,627			3,627	3,078
December	3,338			3,338	2,839
Total for Year	43,307		100	43,207	39,778

If water is purchased for resale, indicate the following:

Vendor City of Ocala  
 Point of delivery SR 200

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

\* Broken master meter

**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	1"	100			100
PVC	2"	5,630			5,630
PVC	2 1/2"	5,300			5,300
PVC	4"	4,360			4,360
PVC	6"	750			750
PVC	8"	750			750
PVC	12"	600			600

UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT DECEMBER 31, 2022
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SYSTEM NAME: \_\_\_\_\_

**WELLS AND WELL PUMPS**

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	_____	_____	_____	_____
Types of Well Construction _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	_____	_____	_____	_____
Diameters of Wells _____	_____	_____	_____	_____
Pump - GPM _____	_____	_____	_____	_____
Motor - HP _____	_____	_____	_____	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____

**RESERVOIRS**

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

**HIGH SERVICE PUMPING**

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Rated Horsepower _____	_____	_____	_____	_____
<u>Pumps</u>				
Manufacturer _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____

UTILITY NAME:

Southwest Ocala Utility, Inc.

YEAR OF REPORT  
DECEMBER 31, 2022

**SOURCE OF SUPPLY**

List for each source of supply ( Ground, Surface, Purchased Water etc. )			
Permitted Gals. per day	<u>110,000</u>	<u>(Reserved)</u>	
Type of Source_____	<u>City of Ocala</u>	<u>                    </u>	

**WATER TREATMENT FACILITIES**

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

UTILITY NAME: Southwest Ocala Utility, Inc.

YEAR OF REPORT  
DECEMBER 31 2022

SYSTEM NAME: Bahia Oaks

**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.       N/A Consecutive System
2. Maximum number of ERCs \* which can be served.       N/A Consecutive System
3. Present system connection capacity (in ERCs \*) using existing lines.   Approximately 600
4. Future connection capacity (in ERCs \*) upon service area buildout.   Approximately 1200
5. Estimated annual increase in ERCs \*.       120
6. Is the utility required to have fire flow capacity?       Under some circumstances        
If so, how much capacity is required?   Based on setback and ISO Standards
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 this system.  
  280 unit apartment complex estimated to be completed in 2024.    
\_\_\_\_\_  
\_\_\_\_\_
9. When did the company last file a capacity analysis report with the DEP?   N/A
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? \_\_\_\_\_
11. Department of Environmental Protection ID #       6420103
12. Water Management District Consumptive Use Permit #   N/A Consecutive System  
  - a. Is the system in compliance with the requirements of the CUP? \_\_\_\_\_
  - 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 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).

UTILITY NAME: Southwest Ocala Utility, Inc.

YEAR OF REPORT  
DECEMBER 31, 2022

# CERTIFICATION OF ANNUAL REPORT

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

- |  |                                |    |  |
|--|--------------------------------|----|--|
| YES<br><input checked="" type="checkbox"/> | NO<br><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<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.  |
| YES<br><input checked="" type="checkbox"/> | NO<br><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<br><input checked="" type="checkbox"/> | NO<br><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.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

BY:  PRES \*  
\_\_\_\_\_

Date:

3/16/23  
\_\_\_\_\_

1.	2.	3.	4.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date:

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

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

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

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

**Company:** Southwest Ocala Utility, Inc.  
**For the Year Ended December 31, 2022**

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 168,763	\$ 168,763	\$ (0)
Commercial	\$ 31,023	\$ 31,023	\$ 0
Fire Protection	\$ 1,478	\$ 1,478	\$ 0
Multiple Family	\$ -		\$ -
Guaranteed Revenues			\$ -
Other	\$ 13,696	\$ 13,696	\$ (0)
	\$ 214,960	\$ 214,960	\$ 0
<b>LESS: Expense for Purchased Water from FPSC-Regulated Utility</b>	\$ -		\$ -
<b>Net Water Operating Revenues</b>	\$ 214,960	\$ 214,960	\$ 0

Explanations:

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).