CLASS "C" WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

Oak Springs MHC LLC
Exact Legal Name of Respondent

623-W

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

FLOKIDA FUBLIC SERVICE
COMMISSION

2022 FEB - 7 PM 2: 29

ACCOUNTING & FIMANO

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2021

Form PSC/WAW 6 (Rev. 12/99)

GENERAL INSTRUCTIONS

- 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.
- Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
- 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.
- For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable." Do not omit any pages.
- 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.
- Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
- 8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
- 9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
- 10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceeding year ending December 31.

Florida Public Service Commission Division of Water and Wastewater 2540 Shumard Oak Boulevard Tallahassee, Florida 32399-0850

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

GENERAL DEFINITIONS

ADVANCES FOR CONSTRUCTION - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement, or construction costs of the utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

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

DEPRECIATION - The loss in service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER) - (Rule 25-30.515 (8), Florida Administrative Code.)

- (a) 350 gallons per day;
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER) - Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to the cost of the operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

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FINANCIAL SECTION

REPORT OF

| | Oak S | | C (Orange and | | | | |
|--|-----------------------------|------------------|---------------------|-----------------------------|----------------------|-----------------------------|----------|
| 12 Highland St. Sor | rento, Florida 32776 | | Same as Mailir | | Ora | nge/Lake Co | numb/ |
| Mailing Address | | Carrie as want | Street Addre | | County | | |
| Telephone Number | lephone Number 352-383-5973 | | Di | ate Utility First Or | ganized | 2004 | |
| Fax Number | <u>32</u> 1-837-0566 | | E- | mail Address | None | | |
| Sunshine State One- | Call of Florida, Inc. I | Member No. | <u>OS2075</u> | | | | |
| Check the business | entity of the utility as | filed with the l | nternal Revenue | Service: | | | |
| Individual | Sub Chapter | S Corporation | | 1120 Corpor | ration X | Partners | ship |
| Name, Address and 352-383-5973 | phone where record | s are located: | 12 Highland St | t. Sorrento, Flor | ida 32776 | | |
| Name of subdivisions | s where services are | provided: | Oak Springs M | IHP | | | |
| | | | | | | | |
| | | C | CONTACTS: | | | | |
| Nam | e | 7 | itle | Principle Busin | ess Address | Salary Charge Utility | ed |
| Person to send corre Jessica Valderrar | • | Park Mana | ger | 12 Highland | | \$ None | <u> </u> |
| Person who prepare Gary Morse | this report: | Utility Con: | cultant | Sorrento, Fl 44 Black Wi | | \$ \$ \$ | |
| Officers and Manage | ers. | Othery Con- | Junani | | , Florida 3444 | | |
| Branden Bailey | | <u>CFO</u> | | 1630 W. Gu Gilbert Az. 8 | adalupe Rd. 35233 | \$ None | 9 |
| - | | | | - | | \$ | |
| 2 | | | | | | \$ | |
| Report every corpora securities of the repo | | ng or holding d | lirectly or indired | tly 5 percent or n | nore of the vot | ing | |
| | | | rcent ership in | | | Salar | • |
| Nam | ie | | Itility | Principle Busi | ness Address | Utility | |
| PFC Park Holdin | js | 100% | 6 | 917 Tahoe Sutie 200 | Blvd. | S None | е |
| - | | | | Incline Villa | ge, Nevada | \$ | |
| 1 | | | | 89451 | | s | |
| Λ | | ***** | | i | | s | 7 |
| | | | | | | s | |

Oak Springs MHC LLC

| YEAR OF | REPORT | |
|----------|--------|------|
| December | 31, | 2021 |

INCOME STATEMENT

| | Ref. | | | | Total |
|--|------------|---|------------|-------|---|
| Account Name | Page | Water | Wastewater | Other | Company |
| Gross Revenue: Residential Commercial Industrial_ Multiple Family | | \$ <u>72,360</u> | <u> </u> | \$ | \$ <u>72,360</u> |
| Guaranteed Revenues Other - Late,New Acct. Total Gross Revenue | | 110 \$ 72,470 | \$ | \$ | 110 \$ 72,470 |
| Operation Expense (Must tie to pages W-3 and S-3) | W-3 S-3 | \$94,926 | \$ | \$ | \$94,926 |
| Depreciation Expense | F-5 | 9,998 | - | 7 | 9,998 |
| CIAC Amortization Expense_ Taxes Other Than Income | F-8 F-7 | 3,406 | | | 3,406 |
| Income Taxes | F-7 | 0 | | | 0 |
| Total Operating Expense Net Operating Income (Loss) | | \$ <u>108,330</u> \$ <u>(35,860)</u> | \$ | \$ | \$ <u>108,330</u> \$ <u>(35,860)</u> |
| Other Income: Nonutility Income | | \$ | \$ | \$ | \$ |
| Other Deductions: Miscellaneous Nonutility Expenses Interest Expense | | \$ | \$ | \$ | \$ |
| Net Income (Loss) | | \$(35,860) | \$0 | \$ | \$ (35,860) |

| YEAR OF REPORT | |
|----------------|------|
| December 31, | 2021 |

COMPARATIVE BALANCE SHEET

| ACCOUNT NAME Assets: Utility Plant in Service (101-105) Accumulated Depreciation and Amortization (108) | Page F-5,W-1,S-1 F-5,W-2,S-2 | \$505,046_ | Year \$ 494,846 |
|--|------------------------------------|---------------------|--|
| Accumulated Depreciation and | | \$505,046_ | \$ 494,846 |
| | F-5,W-2,S-2 | | N===================================== |
| | | 394,518 | 384,520 |
| Net Utility Plant | | \$110,527 | \$110,325_ |
| Cash Customer Accounts Receivable (141) Other Assets (Specify): | | | |
| Total Assets | | \$110,527 | \$ 110,325 |
| Liabilities and Capital: | | | |
| Common Stock Issued (201) Preferred Stock Issued (204) Other Paid in Capital (211) Retained Earnings (215) Propietary Capital (Proprietary and partnership only) (218) | F-6 F-6 F-6 | (35,860) 113,713 | 3,460 113,713 |
| Total Capital | | \$ 77,853 | \$117,173 |
| Long Term Debt (224) Accounts Payable (231) Notes Payable (232) Customer Deposits (235) Accrued Taxes (236) Other Liabilities (Specify) Due to Parent | F-6 | 32,674 | \$ |
| Advances for ConstructionContributions in Aid of Construction - Net (271-272) | F-8 | | |
| Total Liabilities and Capital | | \$110,527 | \$110,325 |

UTILITY NAME Oak Springs MHC LLC

YEAR OF REPORT
December 31, 2021

GROSS UTILITY PLANT

| No. | | | | | |
|---|------------|------------|---|------------|--|
| Plant Accounts: (101 - 107) inclusive | Water | Wastewater | Plant other Than Reporting Systems | Total | |
| Utility Plant in Service Construction Work in | \$505,046_ | \$ | \$ | \$505,046_ | |
| Other (Specify) | | | | | |
| Total Utility Plant | \$505,046 | \$ | \$ | \$505,046 | |

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

| Account 108 | Water | Wastewater | Other Than Reporting Systems | Total |
|---|------------|------------|------------------------------------|------------|
| Balance First of Year | \$ 384,520 | \$ | \$ | \$384,520_ |
| Add Credits During Year: Accruals charged to depreciation account Salvage Other Credits (specify) | \$9,998_ | \$ | \$ | \$9,998_ |
| Total Credits | \$ 394,518 | \$ | \$ | \$ 394,518 |
| Deduct Debits During Year: Book cost of plant retired Cost of removal Other debits (specify) | \$ | \$ | \$ | \$ |
| Total Debits | \$ | \$ | \$ | \$ |
| Balance End of Year | \$394,518 | \$ | \$ | \$394,518 |

| UTILITY NAME: | Oak Springs MHC LLC |
|---------------|---------------------|
| | |

| YEAR OF REPORT | |
|----------------|------|
| December 31, | 2021 |

CAPITAL STOCK (201 - 204)

| | Common Stock | Preferred Stock |
|---|-----------------|--------------------|
| Par or stated value per shareShares authorizedShares issued and outstanding Total par value of stock issued Dividends declared per share for year | | |

RETAINED EARNINGS (215)

| | Ap | propriated | Un- Appropriated |
|---|-----|------------|---------------------|
| Balance first of year | \$_ | 0 | \$ |
| Changes during the year (Specify): | | | |
| Net Income | | | |
| | | | |
| | | | |
| Balance end of year | \$ | 0 | \$ |
| , ===================================== | | | 3. |

PROPRIETARY CAPITAL (218)

| | Proprietor Or Partner | Partner |
|--|-----------------------------------|---------|
| Balance first of yearChanges during the year (Specify): Retained Earnings Capital Contributions(Distributions) | \$ 624,011 (35,860) 113,713 | \$ |
| Balance end of year | \$\$ \$ | \$ |

LONG TERM DEBT (224)

| Description of Obligation (Including Date of Issue and Date of Maturity): | # of Pymts | Principal per Balance Sheet Date |
|---|-------------------|--|
| Total | | \$ |

| YEAR OF REPORT | |
|----------------|------|
| December 31, | 2021 |

TAX EXPENSE

| (a) | (b) | Wastewater (c) | Other (d) | Total (e) |
|---|-------|-------------------|--------------|--------------|
| Income Taxes: Federal income tax State income Tax Taxes Other Than Income: State ad valorem tax Local property tax | \$ | \$ | \$ | \$ |
| Regulatory assessment fee Other (Specify) Payroll Tax Workers Comp Total Taxes | 3,406 | s - | s | 3,406 |

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.

| Name of Recipient | | Water Amount | Wastewater Amount | Description of Service |
|-------------------|-----|-----------------|----------------------|------------------------------------|
| Gary Morse | \$ | 6,000 | \$ | General Utility PSC Rate Matters |
| General Utilities | \$ | 48,990 | \$ | Monthly Plant Ops/Testing//Repair |
| Oates Energy | \$ | 17,714 | \$ | Monthly Meter Read/Billing/Collect |
| Sundstrom | \$ | 3,263 | \$ | PSC Legal Matters |
| | \$ | | \$ | |
| | \$ | | \$ | |
| | | | \$ | |
| | \$ | | \$ | |
| | \$ | | \$ | |
| | s _ | | \$ | |
| | s - | | \$ | |

| Oak Springs M. | HC LLC |
|----------------|--------|
|----------------|--------|

| YEAR OF REPORT | |
|----------------|------|
| December 31, | 2021 |

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

| | (a) | Water (b) | Wastewater (c) | Total (d) |
|----------------------|--|--------------|-------------------|--------------|
| 1) 2) | Balance first of yearAdd credits during year | \$ | \$ | \$ |
| 3) 4) 5) 6) | Total Deduct charges during the year Balance end of year Less Accumulated Amortization | | \$ | |
| 7) | Net CIAC | \$ | \$ | \$ |

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

| Report below all developers or or agreements from which cash or received during the year. | | Indicate "Cash" or "Property" | Water | Wastewater |
|---|--------------------------|-------------------------------------|-------|------------|
| | | | | |
| (| | | | |
| | | | | |
| | | | | |
| Sub-total | | | \$ | \$ |
| Report below all ca extension charges a charges received do | and customer conne | | | |
| Description of Charge | Number of Connections | Charge per Connection | | |
| | | \$ | \$ | \$ |
| | | | | |
| Total Credits During Year (Must agi | ree with line # 2 aho | ve) | | s |
| Total Country Total (Model age | oo miir iilo ii 2 doo | | | |

ACCUMULATED AMORTIZATION OF CIAC (272)

| Balance First of YearAdd Credits During Year: | \$ \$ | \$ |
|--|----------|----|
| Deduct Debits During Year: | | |
| Balance End of Year (Must agree with line #6 above.) | \$ \$ | \$ |

** COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR **

| UTILITY NAME: | Oak Springs MHC LLC | YEAR OF REPORT | |
|---------------|---------------------|----------------|------|
| | | December 31, | 2021 |

SCHEDULE "A" SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)

| Class of Capital (a) | Dollar Amount (b) | Percentage of Capital (c) | Actual Cost Rates (d) | Weighted Cost [c x d] (e) |
|-----------------------------|-------------------------|------------------------------------|--------------------------------|--------------------------------------|
| Common Equity | \$ | % | % | % |
| Preferred Stock | | % | % | % |
| Long Term Debt | | % | % | % |
| Customer Deposits | | % | % | % |
| Tax Credits - Zero Cost | | % | 0.00 % | % |
| Tax Credits - Weighted Cost | | % | % | % |
| Deferred Income Taxes | | % | % | % |
| Other (Explain) | | % | % | % |
| Total | \$ | <u>100.00</u> % | | % |

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

APPROVED AFUDC RATE

| 6 | Current Commission approved AFUDC rate: | _ % |
|---|---|---------|
| 6 | Commission Order Number approving AFUDC rate: | _ |

** COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR **

| UTILITY NAME: | Oak Springs MHC LLC | YEAR OF REPORT | |
|---------------|---------------------|----------------|------|
| | | December 31, | 2021 |

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

| Class of Capital (a) | Per Book Balance (b) | Non-utility Adjustments (c) | Non-juris. Adjustments (d) | Other (1) Adjustments (e) | Capital Structure Used for AFUDC Calculation (f) |
|---|-------------------------------|-----------------------------------|----------------------------------|---------------------------------|---|
| Common Equity Preferred Stock Long Term Debt Customer Deposits Tax Credits-Zero Cost Tax Credits-Weighted Cost of Capital Deferred Income Taxes Other (Explain) | \$ | \$ | \$ | \$ | \$ |
| Total | \$ | \$ | \$ | \$ | \$ |

(1) Explain below all adjustments made in Column (e):

WATER OPERATING SECTION

UTILITY NAME: Oak Springs MHC LLC

YEAR OF REPORT December 31, 2021

WATER UTILITY PLANT ACCOUNTS

| Acct. No. (a) | Account Name (b) | Previous Year (c) | Additions (d) | Adjustment Per Transfer Retirements Docket No. 20160075-WU | Current Year (f) |
|---------------------|-------------------------------|-------------------------|------------------|--|------------------------|
| 301 | Organization | \$ 48,011 | \$ | \$ | \$ 48,011 |
| 302 | Franchises | | | - | - 191911 |
| 303 | Land and Land Rights | 2,733 | | | 2,733 |
| 304 | Structures and Improvements | 1,198 | - | | 1,198 |
| 305 | Collecting and Impounding | - | | | |
| | Reservoirs | - | | | |
| 306 | Lake, River and Other | - | | | - |
| | Intakes | - | | | |
| 307 | Wells and Springs | 88,110 | | - | 88,110 |
| 308 | Infiltration Galleries and | - | S-1 | | |
| | Tunnels | | | | |
| 309 | Supply Mains | 3,754 | | , | 3,754 |
| 310 | Power Generation Equipment | 48,627 | S | | 48,627 |
| 311 | Pumping Equipment | 39,600 | | | 39,600 |
| 320 | Water Treatment Equipment | 19,325 | | | 19,325 |
| 330 | Distribution Reservoirs and | - | | | |
| | Standpipes | 61,889 | 6,900 | | 68,789 |
| 331 | Transmission and Distribution | - | | | |
| | Lines | 62,738 | | | 62,738 |
| 333 | Services | 32,810 | 3,300 | | 36,110 |
| 334 | Meters and Meter | - | | | - |
| 1 3 | Installations | 66,426 | | | 66,426 |
| 335 | Hydrants | 16,225 | | | 16,225 |
| 336 | Backflow Prevention Devices | 3,400 | | | 3,400 |
| 339 | Other Plant and | | | | |
| | Miscellaneous Equipment | | | | |
| 340 | Office Furniture and | 1 | | | |
| | Equipment | | | | |
| 341 | Transportation Equipment | | | | |
| 342 | Stores Equipment | | | | |
| 343 | Tools, Shop and Garage | | | | |
| | Equipment | | V | | |
| 344 | Laboratory Equipment | | | | |
| 345 | Power Operated Equipment | | 7 | | |
| 346 | Communication Equipment | | | | |
| 347 | Miscellaneous Equipment | | | | <u> </u> |
| 348 | Other Tangible Plant | | W | | |
| | T-4-1 M(-4 D)4 | 401010 | 40.000 | | |
| | Total Water Plant | \$ 494,846 | \$10,200 | \$ | \$505,046 |
| | | | | | |

YEAR OF REPORT December 31, 2021

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

| Acct. No. | Account (b) | Average Service Life in Years | Average Salvage in Percent | Depr. Rate Applied | Accumulated Depreciation Balance Previous Year | Debits | Credits | Accum. Depr. Balance End of Year (f-g+h≍i) |
|--------------|--|--|-------------------------------------|--------------------------|---|----------|-------------|--|
| | | (C) | (d) | (e) | (f) | (9) | (h) | (i) |
| 301 304 | Organiztion (Original Certificate) | | | 2.50% | 7.076 | . — — | 1,200 | 8,276 |
| 305 | Structures and Improvements Collecting and Impounding Reservoirs | | % % | 3.57% | \$1,198 | 2 | s | \$1,198 |
| 306 | Lake, River and Other Intakes | | | | | | | |
| 307 | Wells and Springs | | % | 3.70% | 88,110 | | · - | 88,110 |
| 308 | Infiltration Galleries & Tunnels | 0 | | -344-44 | | | | 30,110 |
| 309 | Supply Mains | | | 3.13% | 3,754 | | | 3.754 |
| 310 | Power Generating Equipment | | % | 5.88% | 34,969 | | 2,859 | 37.829 |
| 311 | Pumping Equipment | | % | 5.88% | 8,746 | | 2,328 | 11,075 |
| 320 | Water Treatment Equipment | | | 5.88% | 19,325 | | l | 19,325 |
| 330 | Distribution Reservoirs & Standpipes | | % | 3.33% | 44.663 | | 2,291 | 46,954 |
| 331 | Trans. & Dist. Mains | | % | 2.50% | 62,738 | | | 62,738 |
| 333 | Services | | % | 2.86% | 32,810 | l —— | 47 | 32,857 |
| 334 | Meter & Meter Installations | | % | 5.88% | 67,562 | | 1.136 | 68,698 |
| 335 | Hydrants | | % | 2.50% | 10.917 | | - 11.00 | 10,917 |
| 336 | Backflow Prevention Devices | | % | 4.00% | 2,652 | | 136 | 2,788 |
| 339 | Other Plant and Miscellaneous Equipment | | % | | | | | 2,700 |
| 340 | Office Furniture and Equipment | | % | | | | | |
| 341 | Transportation Equipment | II 1 | % | | | <u> </u> | | _ - |
| 342 | | | % | | | <u> </u> | | |
| 343 | Tools, Shop and Garage Equipment | | ⁷⁰ | | | - | | |
| 344 | Laboratory Equipment | l — | | | | | | |
| 345 | Power Operated Equipment | l — | | | | | I — | |
| 346 | Communication Equipment | l — | —— ¾ | | | | | |
| 347 | Miscellaneous Equipment | | —— % | | | | | |
| 348 | Other Tangible Plant | | % | | | | | |
| | Totals | | | | \$384.520_ | s | \$ 9,998 | \$ 394.518 |

^{*} This amount should tie to Sheet F-5.

YEAR OF REPORT December 31, 2021

WATER OPERATION AND MAINTENANCE EXPENSE

| Acct. | | |
|-------|---|-----------|
| No. | Account Name | Amount |
| 601 | Salaries and Wages - Employees | \$ |
| 603 | Salaries and Wages - Officers, Directors, and Majority Stockholders | |
| 604 | Employee Pensions and Benefits | |
| 610 | Purchased Water | |
| 615 | Purchased Power | 10,721 |
| 616 | Fuel for Power Production | |
| 618 | Chemicals | 9,874 |
| 620 | Materials and Supplies | - |
| 630 | Contractual Services: | |
| | Billing_Due Oates | 17,714 |
| | Professional (Contract Ops & Annual Report/Legal) | 48,990 |
| | Testing | |
| | Other (Repair and Maintenance) | 7,627 |
| 640 | Rents | |
| 650 | Transportation Expense | |
| 655 | Insurance Expense | - |
| 665 | Regulatory Commission Expenses (Amortized Rate Case Expense) | |
| 670 | Bad Debt Expense | - |
| 675 | Miscellaneous Expenses | |
| | Total Water Operation And Maintenance Expense | \$ 94,926 |
| | * This amount should tie to Sheet F-3. | |

WATER CUSTOMERS

| Description (a) | Type of Meter ** (b) | Equivalent Factor (c) | Number of Ac Start of Year (d) | tive Customers End of Year (e) | Total Number of Meter Equivalents (c x e) (f) |
|---|----------------------------|---|---|---|---|
| Residential Service 5/8" 3/4" 1" 1 1/2" General Service 5/8" 3/4" 1" 1 1/2" 2" 3" 3" 3" Unmetered Customers Other (Specify) | D D D T D D D D T D C T | 1.0 1.5 2.5 5.0 1.0 1.5 2.5 5.0 8.0 15.0 16.0 17.5 | 311 | 312 | 312 |
| ** D = Displacement C = Compound T = Turbine | | Total | 314 | 315 | 315 |

| YEAR OF REPORT | |
|----------------|------|
| December 31, | 2021 |

PUMPING AND PURCHASED WATER STATISTICS

| (a) | Water Purchased For Resale (Omit 000's) | Finished Water From Wells (Omit 000's) See Note (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) |
|---|--|--|---|--|---|
| January February March April May June July August September October November December | | 2,921 2,182 2,659 2,774 2,876 2,396 2,448 2,407 2,288 2,476 1,938 2,032 | 20 20 20 20 20 20 20 20 20 20 20 20 | 2,901 2,162 2,639 2,754 2,856 2,376 2,428 2,387 2,268 2,456 1,918 2,012 | 1,341 1,347 2,554 - 2,045 1,312 1,190 1,123 1,750 1,838 1,472 |
| Total for Year If water is purchased to Vendor Point of delivery | or resale, indicate th | 29,397 ne following: | 240 | 29,157 | 15,973 |

MAINS (FEET)

| Kind of Pipe | Diameter | | | Removed | End |
|---------------------|--------------|----------|-------|-----------|--------|
| (PVC, Cast Iron, | of | First of | Added | or | of |
| Coated Steel, etc.) | Pipe | Year | | Abandoned | Year |
| All PVC | 2, 4, 6 inch | 15,988_ | None | None | 15,988 |
| | | | | | |
| | | | | | |
| | | - | | | |
| | | | | - | |
| - | | | | - | |
| | | | | | |
| | 7 | - | - | | - |
| - | | | | | |

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

Oak Springs MHC LLC

| YEAR OF REPORT | |
|----------------|------|
| December 31, | 2021 |

WELLS AND WELL PUMPS

| (a) | , (b) | (c) | (d) | (e) |
|---|---|---|-----|-----|
| Year Constructed Types of Well Construction and Casing | 1973 | 1983 | | |
| Depth of Wells Diameters of Wells Pump - GPM Motor - HP Motor Type * Yields of Wells in GPD Auxiliary Power | 458 8-inch 375 28 Submersible | 410 8-inch 500 30 Submersible | | |
| * Submersible, centrifugal, etc. | | | | |

RESERVOIRS

| (a) | (b) | (c) | (d) | (e) |
|---|-----------------------|-------------------------|---------------|-----|
| Description (steel, concrete) Capacity of Tank Ground or Elevated | Steel Hydro 10,000 | Steel Grd Stg 28,000 | 8 | 3 |

HIGH SERVICE PUMPING

| (a) | (b) | (c) | (d) | (e) |
|--|------------------|------------------|-----|-----|
| Motors Manufacturer Type Rated Horsepower | Peerless 25 | Peerless 25 | | |
| Pumps Manufacturer Type Capacity in GPM_ Average Number of Hours Operated Per Day Auxiliary Power | 400 70 KW Gen | 400 70 KW Gen | | |

| JTILITY NAME: | Oak Springs MHC LLC |
|---------------|---------------------|
|---------------|---------------------|

| YEAR OF REP | ORT | |
|--------------|-----|--|
| December 31, | ### | |

| List for each source of supply (G | ound, Surface, Purchased | Water etc.) | |
|-----------------------------------|--------------------------|----------------|------------------|
| Permitted Gals. per day | 158,082 | T | |
| Type of Source | Ground | | |
| | WATER TREATM | ENT FACILITIES | |
| List for each Water Treatment Fac | ility: | | |
| Туре | | | |
| Make | | | |
| Permitted Capacity (GPD) | | | 1) =: |
| High service pumping | | | |
| Gallons per minute | | | |
| Reverse Osmosis | | | |
| Lime Treatment | | | \ |
| Unit Rating | 1 | | |
| Filtration | | | |
| Pressure Sq. Ft | 1 | | |
| Gravity GPD/Sq.Ft | | | |
| Disinfection | | | |
| Chlorinator | Sodium Hypo | | |
| Ozone | 333333377 | - | |
| Other | | 72 | |
| Auxiliary Power | | | |

| YEAR OF | REPORT | | ٦ |
|----------|--------|------|----|
| December | 31, | 2021 | ٠. |

GENERAL WATER SYSTEM INFORMATION

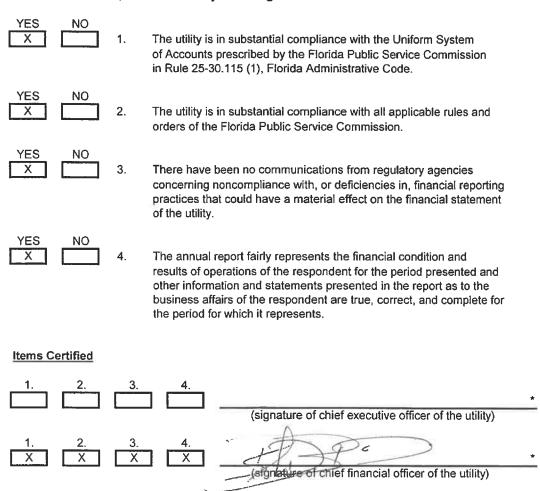
| | Furnish information below for each system. A separate page should be supplied where necessary. | | | | | | |
|-----|---|--|--|--|--|--|--|
| 1, | Present ERC's * the system can efficiently serve. 452 | | | | | | |
| 2. | Maximum number of ERC's * which can be served. 452 | | | | | | |
| 3. | Present system connection capacity (in ERCs *) using existing lines. 314 | | | | | | |
| 4. | Future connection capacity (in ERCs *) upon service area buildout. | | | | | | |
| 5. | Estimated annual increase in ERCs *. Unknown | | | | | | |
| 6. | Is the utility required to have fire flow capacity? If so, how much capacity is required? Yes 500 GPM | | | | | | |
| 7. | Attach a description of the fire fighting facilities. Local Fire Hydrants | | | | | | |
| 8. | Describe any plans and estimated completion dates for any enlargements or improvements of this system. | | | | | | |
| | | | | | | | |
| a | When did the company last file a capacity analysis report with the DEP? August 1999 | | | | | | |
| | | | | | | | |
| 10. | 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. | I. Department of Environmental Protection PWS335090 | | | | | | |
| 12. | 2. Water Management District Consumptive Use Permit # 2416 | | | | | | |
| | a. Is the system in compliance with the requirements of the CUP? Yes | | | | | | |
| | b. If not, what are the utility's plans to gain compliance? | | | | | | |
| | | | | | | | |
| | An ERC is determined based on one of the following methods: (a) If actual flow data are available from the proceding 12 months: Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days. (b) If no historical flow data are available use: ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day). | | | | | | |

WASTEWATER OPERATING SECTION Not Applicable

YEAR OF REPORT December 31, 2021

CERTIFICATION OF ANNUAL REPORT

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



* 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.

CLASS "C" WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

Oak Springs MHC LLC

Exact Legal Name of Respondent

623-W

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

ACCOUNTING & FINANCE

FLORIDA PUBLIC SERVIC

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2021

Form PSC/WAW 6 (Rev. 12/99)

GENERAL INSTRUCTIONS

- 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.
- Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
- 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.
- 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.
- 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 preceding year ending December 31.

Florida Public Service Commission Division of Water and Wastewater 2540 Shumard Oak Boulevard Tallahassee, Florida 32399-0850

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

GENERAL DEFINITIONS

ADVANCES FOR CONSTRUCTION - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement, or construction costs of the utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

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

DEPRECIATION - The loss in service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER) - (Rule 25-30.515 (8), Florida Administrative Code.)

- (a) 350 gallons per day;
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER) - Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to the cost of the operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

TABLE OF CONTENTS

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| Water Utility Plant Accounts Analysis of Accumulated Depreciation by Primary Account - Water Water Operation and Maintenance Expense Water Customers Pumping and Purchased Water Statistics and Mains Wells and Well Pumps, Reservoirs, and High Service Pumping Sources of Supply and Water Treatment Facilities General Water System Information | W-1 W-2 W-3 W-3 W-4 W-5 W-6 W-7 |
| WASTEWATER OPERATING SECTION | PAGE |
| Wastewater Utility Plant Accounts Analysis of Accumulated Depreciation by Primary Account - Wastewater Wastewater Operation and Maintenance Expense Wastewater Customers Pumping Equipment, Collecting and Force Mains and Manholes Treatment Plant, Pumps and Pumping Wastewater Statistics General Wastewater System Information | S-1 S-2 S-3 S-3 S-4 S-5 S-6 |
| VERIFICATION SECTION | PAGE |
| Verification | V-1 |

FINANCIAL SECTION

REPORT OF

| | Oak S | | LC (Orange CT NAME OF | and Lake County) | | |
|--------------------------------------|--|--------------------|--------------------------|--------------------------|---|--------------------|
| | | (EAAI) | 1 | • | | |
| 12 Highland St. Sor | | | Same as Ma | ailing Address | | nge/Lake County |
| Mailing Address | | Street Address | | County | | |
| Telephone Number <u>352-383-5973</u> | | =: | Date Utility First Organ | nized | 2004 | |
| Fax Number | 321-837-0566 | | | E-mail Address Non | <u>ie</u> | |
| Sunshine State One- | Call of Florida, Inc. I | Member No. | OS2075 | | | |
| Check the business of | entity of the utility as | filed with the I | nternal Reve | nue Service: | | |
| Individual | Sub Chapter | S Corporation | | 1120 Corporation | on X | Partnership |
| Name, Address and p 352-383-5973 | phone where record | s are located: | 12 Highland | St. Sorrento, Florida | 32776 | |
| Name of subdivisions | where services are | provided: | Oak Spring | s MHP | | |
| | | | | | | |
| | | (| CONTACTS: | | | |
| | | ` | ONTAGIG. | | | |
| | | | | | | Salary Charged |
| Nam Person to send corre | | | Title | Principle Business | Address | Utility |
| Jessica Valderran | | Park Manager | | 12 Highland St. | | \$ None |
| | | | | Sorrento, FI 32 | | \$ |
| Person who prepared Gary Morse | this report: | Utility Consultant | | 44 Black Willow | | |
| Galy Worse | | Othicy Con- | Sustain | | 44 Black Willow Street Homosassa, Florida 34446 | |
| Officers and Manage | rs: | | | | | \$ |
| Branden Bailey | | CFO | | 1630 W. Guada | | \$ None |
| - | | - | | Gilbert Az. 8523 | 33 | \$ |
| | | | | | | \$ |
| 8_211 | | | | | | \$ |
| | | | | | | |
| Report every corpora | tion or person owni | na or holdina a | lirectly or indi | rectly 5 percent or more | of the votin | nα |
| securities of the repo | | | • | ., . , | | .3 |
| | | | | | | |
| | | | ercent ership in | | | Salary |
| Nam | e | | Hility | Principle Busines | s Address | Charged Utility |
| PFC Park Holding | The state of the s | 100% | | 917 Tahoe Blvd | | \$ None |
| | | | | Sutie 200 | | s |
| | | | | Incline Village, I | Nevada | \$ |
| 4 -1 | ======================================= | | | 89451 | | s ——— |
|) • | | | | - | | s —— |

Oak Springs MHC LLC

YEAR OF REPORT December 31, 2021

INCOME STATEMENT

| | Ref. | | | | Total |
|---|------------|-------------|------------|-------------|----------------------|
| Account Name | Page | Water | Wastewater | Other | Company |
| Gross Revenue: Residential Commercial Industrial Multiple Family Guaranteed Revenues Other - Late,New Acct. | | \$ | | \$ | \$ <u>72,360</u> |
| Total Gross Revenue | | \$ 72,470 | \$ | \$ | \$ 72,470 |
| Operation Expense (Must tie to pages W-3 and S-3) | W-3 S-3 | \$94,926_ | \$ | \$ | \$94,926_ |
| Depreciation Expense | F-5 | 9,998 | | | 9,998 |
| CIAC Amortization Expense_ | F-8 | 0 | - | | 0 |
| Taxes Other Than Income | F-7 | 3,406_ | - | - | 3,406_ |
| Income Taxes | F-7 | 0 | | | 0 |
| Total Operating Expense | | \$108,330_ | | | \$ 108,330 |
| Net Operating Income (Loss) | | \$(35,860) | \$ | \$ | \$ (35,860) |
| Other Income: Nonutility Income | | \$ | \$ | \$ | \$ |
| Other Deductions: Miscellaneous Nonutility Expenses Interest Expense | | \$ | \$ | \$ | \$ |
| Net Income (Loss) | | \$ (35,860) | \$0 | \$ | \$ (35,860) |

COMPARATIVE BALANCE SHEET

| ACCOUNT NAME | Reference Page | Current Year | Previous Year |
|---|-------------------|-----------------|------------------|
| Assets: | | | |
| Utility Plant in Service (101-105) Accumulated Depreciation and | F-5,W-1,S-1 | \$505,046_ | \$ 494,846 |
| Amortization (108) | F-5,W-2,S-2 | 394,518 | 384,520 |
| Net Utility Plant | | \$110,527 | \$ 110,325 |
| CashCustomer Accounts Receivable (141) | | | |
| Other Assets (Specify): | | | |
| | | <u> </u> | |
| Total Assets | | \$110,527 | \$110,325 |
| Liabilities and Capital: | | | |
| Common Stock Issued (201)Preferred Stock Issued (204) | F-6 F-6 | | |
| Other Paid in Capital (211) | | | |
| Retained Earnings (215) | F-6 | (35,860) | 3,460 |
| Propietary Capital (Proprietary and | | 113,713 | 113,713 |
| partnership only) (218) | F-6 | | |
| Total Capital | | \$77,853 | \$117,173 |
| Long Term Debt (224) | F-6 | \$ | \$ |
| Accounts Payable (231) | | | - |
| Notes Payable (232) | | | |
| Customer Deposits (235) | | | |
| Accrued Taxes (236) | | - | |
| Other Liabilities (Specify) Due to Parent | | 32,674 | (6,848) |
| Due to Farent | | 32,074 | (0,646) |
| Advances for Construction | - | | * |
| Contributions in Aid of | | | - |
| Construction - Net (271-272) | F-8 | | |
| Total Liabilities and Capital | | \$ 110,527 | \$ 110,325 |

UTILITY NAME Oak Springs MHC LLC

YEAR OF REPORT December 31, 2021

GROSS UTILITY PLANT

| Plant Accounts: (101 - 107) inclusive | Water | Wastewater | Plant other Than Reporting Systems | Total |
|---|------------|------------|---|------------|
| Utility Plant in Service Construction Work in | \$505,046_ | \$ | \$ | \$505,046_ |
| Other (Specify) | | | | |
| Total Utility Plant | \$505,046 | \$ | \$ | \$505,046 |

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

| Account 108 | Water | Wastewater | Other Than Reporting Systems | Total |
|---|------------|------------|------------------------------------|------------|
| Balance First of Year | \$384,520 | \$ | \$ | \$384,520_ |
| Add Credits During Year: Accruals charged to depreciation account Salvage Other Credits (specify) | \$9,998_ | \$ | \$ | \$9,998_ |
| Total Credits | \$ 394,518 | \$ | \$ | \$ 394,518 |
| Deduct Debits During Year: Book cost of plant retired Cost of removal Other debits (specify) | \$ | \$ | \$ | \$ |
| Total Debits | \$ | \$ | \$ | \$ |
| Balance End of Year | \$394,518 | \$ | \$ | \$394,518_ |

| UTILITY NAME: Oak Springs MHC LLC |
|-----------------------------------|
|-----------------------------------|

| YEAR OF REPORT | |
|----------------|------|
| December 31, | 2021 |

CAPITAL STOCK (201 - 204)

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

RETAINED EARNINGS (215)

| | Ap | propriated | Un- Appropriated |
|--|----|------------|---------------------|
| Balance first of year Changes during the year (Specify): Net Income | \$ | 0 | \$ |
| | | | |
| Balance end of year | | 0 | \$ |

PROPRIETARY CAPITAL (218)

| | Proprietor Or Partner | Partner |
|---|-----------------------------------|---------|
| Balance first of year Changes during the year (Specify): Retained Earnings Capital Contributions(Distributions) | \$ 624,011 (35,860) 113,713 | \$ |
| Balance end of year | \$\$ | \$ |

LONG TERM DEBT (224)

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

| YEAR OF REPORT | |
|----------------|------|
| December 31, | 2021 |

TAX EXPENSE

| (a) | Water (b) | Wastewater (c) | Other (d) | Total (e) |
|---|--------------|----------------|--------------|--------------|
| Income Taxes: Federal income tax State income Tax Taxes Other Than Income: State ad valorem tax Local property tax Regulatory assessment fee Other (Specify) Payroll Tax Workers Comp Total Taxes | \$ | \$ | \$ | \$ |

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.

| Name of Recipient | Water Amount | Wastewater Amount | Description of Service |
|---------------------------------------|-----------------|----------------------|------------------------------------|
| Gary Morse | \$ 6,000 | \$ | General Utility PSC Rate Matters |
| General Utilities | \$ 48,990 | \$ | Monthly Plant Ops/Testing//Repair |
| Oates Energy | \$ 17,714 | \$ | Monthly Meter Read/Billing/Collect |
| Sundstrom | \$ 3,263 | \$ | PSC Legal Matters |
| | \$ | \$ | |
| | \$ | \$ | |
| | \$ | \$ | |
| | - s | \$ | |
| · · · · · · · · · · · · · · · · · · · | - s | \$ | |
| | \$ | \$ | |
| | s | \$ | |

Oak Springs MHC LLC

| YEAR OF REPORT | |
|----------------|------|
| December 31, | 2021 |

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

| | (a) | Water (b) | Wastewater (c) | Total (d) |
|----------------------|---|--------------|-------------------|--------------|
| 1) 2) | Balance first of yearAdd credits during year | \$ | \$ | \$ |
| 3) 4) 5) 6) | Total Deduct charges during the year Balance end of year Less Accumulated Amortization | | | |
| 7) | Net CIAC | \$ | \$ | \$ |

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

| Report below all developers or o | contractors | Indicate | | r |
|------------------------------------|--|--------------------------|-------|---|
| agreements from which cash or | | "Cash" or | Water | Wastewater |
| received during the year. | property trae | "Property" | 17000 | *************************************** |
| Sub-total | pacity charges, mail | | \$ | \$ |
| | extension charges and customer connection charges received during the year. | | | |
| Description of Charge | Number of Connections | Charge per Connection | | |
| | | \$ | \$ | \$ |
| Total Credits During Year (Must ag | ree with line # 2 abo | ove.) | \$ | \$ |

ACCUMULATED AMORTIZATION OF CIAC (272)

| | <u>Water</u> | Wastewater | <u>Total</u> |
|--|--------------|------------|--------------|
| Balance First of Year | \$ | \$ | \$ |
| Add Credits During Year: | · | - | - |
| Deduct Debits During Year: | - | - | |
| Balance End of Year (Must agree with line #6 above.) | \$ | \$ | \$ |

** COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR **

| UTILITY NAME: | Oak Springs MHC LLC | YEAR OF REPORT | |
|---------------|---------------------|----------------|------|
| | | December 31, | 2021 |

SCHEDULE "A" SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)

| Class of Capital (a) | Dollar Amount (b) | Percentage of Capital (c) | Actual Cost Rates (d) | Weighted Cost [c x d] (e) |
|-----------------------------|-------------------------|------------------------------------|--------------------------------|--------------------------------------|
| Common Equity | \$ | % | % | % |
| Preferred Stock | | % | % | % |
| Long Term Debt | | % | % | % |
| Customer Deposits | | % | % | % |
| Tax Credits - Zero Cost | | % | 0.00 % | % |
| Tax Credits - Weighted Cost | - | % | % | % |
| Deferred Income Taxes | | % | % | % |
| Other (Explain) | | % | % | % |
| Total | \$ | 100.00_ % | | % |

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

APPROVED AFUDC RATE

| Current Commission approved AFUDC rate: | 9 |
|---|---|
| Commission Order Number approving AFUDC rate: | |

** COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR **

| UTILITY NAME: | Oak Springs MHC LLC | YEAR OF REPORT | |
|---------------|---------------------|----------------|------|
| | | December 31, | 2021 |

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

| Class of Capital (a) | Per Book Balance (b) | Non-utility Adjustments (c) | Non-juris. Adjustments (d) | Other (1) Adjustments (e) | Capital Structure Used for AFUDC Calculation (f) |
|---|-------------------------------|-----------------------------------|----------------------------------|---------------------------------|---|
| Common Equity Preferred Stock Long Term Debt Customer Deposits Tax Credits-Zero Cost Tax Credits-Weighted Cost of Capital Deferred Income Taxes Other (Explain) | \$ | \$ \$ | \$ \$ | \$ = = \$ | \$ = = \$ |

(1) Explain below all adjustments made in Column (e):

| - | | | |
|--------------------|-----------|------------------|--|
| | | | |
| | | | |
| | 1384.0180 | | |
| | | | |
| | | 1 775 181 10 | |
| | | | |
| Parameter Comments | | | |
| - | | | |
| | | | |

WATER OPERATING SECTION

UTILITY NAME: Oak Springs MHC LLC

YEAR OF REPORT December 31, 2021

WATER UTILITY PLANT ACCOUNTS

| 302 Franc 303 Land 304 Struc 305 Colle R 306 Lake | nization chises and Land Rights tures and Improvements cting and Impounding eservoirs River and Other takes | \$ 48,011 - 2,733 1,198 - - - | \$ | \$ | \$ <u>48,011</u> 2,733 |
|--|---|---|---|-------------|---------------------------|
| 302 Franc 303 Land 304 Struc 305 Colle R 306 Lake | chises and Land Rights tures and Improvements cting and Impounding eservoirs , River and Other takes | 1,198 | | | |
| 303 Land 304 Struc 305 Colle R 306 Lake | and Land Rights tures and Improvements cting and Impounding eservoirs , River and Other takes | 1,198 | | | |
| 305 Colle R 306 Lake | cting and Impounding eservoirs River and Other takes | | | | |
| 306 Lake | eservoirs River and Other takes | - | | | 1,198 |
| 306 Lake | , River and Other takes | | | | |
| | takes | | | | |
| | takes | | | | |
| l In | | | | | · · |
| 307 Wells | and Springs | 88,110 | | | 88,110 |
| | ation Galleries and | | | | |
| 200 | unnels | | | | |
| 309 Supp 310 Powe | ly Mains | 3,754 | | | 3,754 |
| 311 Pumi | er Generation Equipment | 48,627 | | | 48,627 |
| 320 Wate | ping Equipment r Treatment Equipment | 39,600 | | | 39,600 |
| | bution Reservoirs and | 19,325 | | | 19,325 |
| | andpipes | 61,889 | 6,900 | | 60 700 |
| 331 Trans | smission and Distribution | 01,009 | 0,900 | | 68,789_ |
| | nes | 62,738 | | | 62,738 |
| 333 Servi | ces | 32,810 | 3,300 | | 36,110 |
| | rs and Meter | - 02,010 | | | 30,110 |
| | stallations | 66,426 | | | 66,426 |
| 335 Hydra | ants | 16,225 | | | 16,225 |
| 336 Back | flow Prevention Devices | 3,400 | | | 3,400 |
| 339 Othe | r Plant and | : | | | |
| | iscellaneous Equipment | | | | <u> </u> |
| | e Furniture and | | | | ** |
| | quipment | | | | |
| | sportation Equipment | | | | |
| | es Equipment | | | | |
| | s, Shop and Garage | | | | |
| E | quipment | | | | |
| 344 Labo | ratory Equipment | · · · · · · · · · · · · · · · · · · · | · | | |
| 345 Power 346 Com | er Operated Equipment munication Equipment | | : | | |
| 347 Misc | ellaneous Equipment | | | | |
| 348 Othe | r Tangible Plant | | - | | |
| | , rengine riant | | - | - | |
| Total | Water Plant | \$ 494,846 | \$10,200 | \$ - | \$ 505,046 |
| | | 13.110.10 | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | · | = 000,040 |

YEAR OF REPORT December 31, 2021

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

| Acct, No. | Account (b) | Average Service Life in Years | Average Salvage in Percent (d) | Depr. Rate Applied (e) | Accumulated Depreciation Balance Previous Year | Debits | Credits | Accum. Depr. Balance End of Year (f-g+h=i) |
|--------------|--------------------------------------|--|--|---------------------------------|--|--------|-------------|--|
| 301 | Organiztion (Original Certificate) | 1 30/ | 197 | 2.50% | 7.076 | 19/ | 1,200 | 8,276 |
| 304 | Structures and Improvements | | | 3.57% | \$ 1,198 | | s | \$ 1,198 |
| 305 | Collecting and Impounding Reservoirs | | ¹⁰ % | <u> </u> | | | | 0 1,150 |
| 306 | Lake, River and Other Intakes | | % | | I | l —— | | |
| 307 | Wells and Springs | | % | 3.70% | 88,110 | | | 88,110 |
| 308 | Infiltration Galleries & Tunnels | | | | | | | 00,110 |
| 309 | Supply Mains | 1 | _% | 3.13% | 3,754 | l —— | | 3,754 |
| 310 | Power Generating Equipment | | % | 5.88% | 34,969 | l —— | 2.859 | 37,829 |
| 311 | Pumping Equipment | | | 5.88% | 8,746 | | 2,328 | 11,075 |
| 320 | Water Treatment Equipment | 1 — | % | 5.88% | 19,325 | | 2,320 | 19,325 |
| 330 | Distribution Reservoirs & | | | 3.0070 | 10,025 | l —— | | 10,020 |
| **** | Standpipes | | % | 3.33% | 44,663 | 1 | 2,291 | 46,954 |
| 331 | Trans. & Dist. Mains | | % | 2.50% | 62,738 | | 2,231 | 62,738 |
| 333 | Services | | % | 2.86% | 32,810 | | 47 | 32,857 |
| 334 | Meter & Meter Installations | | | 5.88% | 67,562 | | 1,136 | 68,698 |
| 335 | Hydrants | | / _% | 2.50% | 10,917 | | 1,130 | 10,917 |
| 336 | Backflow Prevention Devices | | % | 4.00% | 2,652 | I — | 136 | 2,788 |
| 339 | Other Plant and Miscellaneous | | " | 4.0070 | | | 130 | 2.700 |
| 003 | Equipment | 1 | % | | | 1 | | |
| 340 | Office Furniture and | | —— ii | | | | | |
| 341 | Equipment | l | \% | | | l ——— | | |
| 342 | Transportation Equipment | | | | | l —— | | |
| 343 | Stores Equipment | | % | | | | | |
| 343 | Tools, Shop and Garage | | | | | 1 | | |
| 344 | Equipment | | % | | | l —— | | <u> </u> |
| 344 | Laboratory Equipment | | | | | 1 —— | | |
| 345 | Power Operated Equipment | l — | | | | | | |
| 347 | Communication Equipment | II | | | l ——— | | | |
| 347 | Miscellaneous Equipment | 1 | | | l ——— | | l —— | |
| 340 | Other Tangible Plant | | * | | | | | I — |
| | Totals | | | | \$ 384,520 | \$ | \$ 9,998 | \$ 394,518 |

^{*} This amount should tie to Sheet F-5.

YEAR OF REPORT December 31, 2021

WATER OPERATION AND MAINTENANCE EXPENSE

| Acct. | | |
|-------|---|----------------|
| No. | Account Name | Amount |
| 601 | Salaries and Wages - Employees | \$ |
| 603 | Salaries and Wages - Officers, Directors, and Majority Stockholders | |
| 604 | Employee Pensions and Benefits | |
| 610 | Purchased Water | |
| 615 | Purchased Power | 10,721 |
| 616 | Fuel for Power Production | |
| 618 | Chemicals | 9,874 |
| 620 | Materials and Supplies | - |
| 630 | Contractual Services: | |
| | Billing_Due Oates | 17,714 |
| | Professional (Contract Ops & Annual Report/Legal) | 48,990 |
| | Testing | _ |
| | Other (Repair and Maintenance) | 7,627 |
| 640 | Rents | |
| 650 | Transportation Expense | |
| 655 | Insurance Expense |) - |
| 665 | Regulatory Commission Expenses (Amortized Rate Case Expense) | _ |
| 670 | Bad Debt Expense | |
| 675 | Miscellaneous Expenses | |
| | Total Water Operation And Maintenance Expense | \$ 94,926 * |
| | * This amount should tie to Sheet F-3. | |

WATER CUSTOMERS

| Description (a) | Type of Meter ** (b) | Equivalent Factor (c) | Number of Ac Start of Year (d) | tive Customers End of Year (e) | Total Number of Meter Equivalents (c x e) (f) |
|---|----------------------------|---|---|---|---|
| Residential Service 5/8" 3/4" 1" 1 1/2" General Service 5/8" 3/4" 1" 1 1/2" 2" 3" 3" 3" Unmetered Customers Other (Specify) | D D D T D D D D T D C T | 1.0 1.5 2.5 5.0 1.0 1.5 2.5 5.0 8.0 15.0 16.0 17.5 | 311 | 312 | 312 |
| ** D = Displacement C = Compound T = Turbine | | Total | 314 | 315 | 315 |

| YEAR OF REPORT | 2021 |
|----------------|------|
| December 31, | 2021 |

PUMPING AND PURCHASED WATER STATISTICS

| (a) | Water Purchased For Resale (Omit 000's) | Finished Water From Wells (Omit 000's) See Note (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) |
|---|--|--|--|--|---|
| January February March April May June July August September October November December | | 2,921 2,182 2,659 2,774 2,876 2,396 2,448 2,407 2,288 2,476 1,938 2,032 | 20 20 20 20 20 20 20 20 20 20 20 20 20 | 2,901 2,162 2,639 2,754 2,856 2,376 2,428 2,387 2,268 2,456 1,918 2,012 | 1,341 1,347 2,554 - 2,045 1,312 1,190 1,123 1,750 1,838 1,472 |
| Vendor Point of delivery | of for resale, indicate the | | 240 | | 15,973 |

MAINS (FEET)

| Kind of Pipe | Diameter | | | Removed | End |
|---------------------|--------------|-------------|-------|-----------|--------|
| (PVC, Cast Iron, | of | First of | Added | or | of |
| Coated Steel, etc.) | Pipe | Year | | Abandoned | Year |
| All PVC | 2, 4, 6 inch | 15,988 | None | None | 15,988 |
| | | | | | |
| | | | · | | |
| | | | | | |
| - | | | | | |
| | | | | | |
| | | | | | - |
| | | | | | |
| | | | | | |

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

Oak Springs MHC LLC

| YEAR OF REPORT | |
|----------------|------|
| December 31, | 2021 |

WELLS AND WELL PUMPS

| (a) | , (b) | (c) | (d) | (e) | |
|---|---|---|-----|-----|--|
| Year Constructed Types of Well Construction and Casing | 1973 | 1983 | | | |
| Depth of Wells Diameters of Wells Pump - GPM Motor - HP Motor Type * Yields of Wells in GPD Auxiliary Power | 458 8-inch 375 28 Submersible | 410 8-inch 500 30 Submersible | | | |
| * Submersible, centrifugal, etc. | | | | | |

RESERVOIRS

| (a) | (b) | (c) | (d) | (e) |
|---|-----------------------|-------------------|-----|-----|
| Description (steel, concrete) Capacity of Tank Ground or Elevated | Steel Hydro 10,000 | Steel Grd Stg | | |

HIGH SERVICE PUMPING

| (a) | (b) | (c) | (d) | (e) |
|---|------------------|------------------|-----|-----|
| Motors Manufacturer Type Rated Horsepower | Peerless25 | Peerless 25 | | |
| Pumps Manufacturer Type Capacity in GPM Average Number of Hours Operated Per Day Auxiliary Power | 400 70 KW Gen | 400 70 KW Gen | | |

| ITILITY NAME: | Oak Springs MHC LLC | YEAR OF REPORT |
|---------------|---------------------|------------------|
| | | December 31, ### |

SOURCE OF SUPPLY

| List for each source of supply (Ground Permitted Gals. per day | 158,082 | |
|---|---------------------------|---|
| Type of Source | Ground | |
| | WATER TREATMENT FACILITIE | s |
| List for each Water Treatment Facility: | | |
| Гуре | | |
| Make | | |
| Permitted Capacity (GPD) | | |
| High service pumping | | |
| Gallons per minute | | |
| Reverse Osmosis | | |
| Lime Treatment | | |
| Unit Rating | | 1 |
| Filtration | | |
| Pressure Sq. Ft | | |
| Gravity GPD/Sq.Ft | | |
| Disinfection | | |
| Chlorinator | Sodium Hypo | |
| Ozone | | |
| Other | | |

Auxiliary Power____

YEAR OF REPORT December 31, 2021

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. 452 |
| 2. | Maximum number of ERC's * which can be served. 452 |
| 3. | Present system connection capacity (in ERCs *) using existing lines. 314 |
| 4. | Future connection capacity (in ERCs *) upon service area buildout. |
| 5. | Estirnated annual increase in ERCs *. Unknown |
| 6. | Is the utility required to have fire flow capacity? Yes If so, how much capacity is required? Yes 500 GPM |
| 7. | Attach a description of the fire fighting facilities. Local Fire Hydrants |
| 8. | Describe any plans and estimated completion dates for any enlargements or improvements of this system. |
| | |
| ۵ | When did the company last file a capacity analysis report with the DEP? August 1999 |
| | |
| 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 PWS335090 |
| 12. | Water Management District Consumptive Use Permit # 2416 |
| | 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 proceding 12 months: Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days. (b) If no historical flow data are available use: ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day). |

WASTEWATER OPERATING SECTION Not Applicable

CERTIFICATION OF ANNUAL REPORT

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

| YES 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 NO | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YE\$ 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 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 | | 147 |
| 1. 2. | 3. | 4. (signature of chief executive officer of the utility) |
| 1. 2. | 3. X | 4. 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.

CLASS "C" WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

Oak Springs MHC LLC
Exact Legal Name of Respondent

623-W
Certificate Number(s)

Submitted To The

STATE OF FLORIDA

2022 FEB -7 PM 2: 30
DIVISION OF ACCOUNTING & FINANCI

FLORIDA PUBLIC SERVICE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2021

Form PSC/WAW 6 (Rev. 12/99)

GENERAL INSTRUCTIONS

- 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.
- Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
- 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.
- 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.
- Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
- 8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
- 9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
- 10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceeding year ending December 31.

Florida Public Service Commission Division of Water and Wastewater 2540 Shumard Oak Boulevard Tallahassee, Florida 32399-0850

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

GENERAL DEFINITIONS

ADVANCES FOR CONSTRUCTION - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement, or construction costs of the utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

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

DEPRECIATION - The loss in service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER) - (Rule 25-30.515 (8), Florida Administrative Code.)

- (a) 350 gallons per day;
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER) - Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to the cost of the operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

TABLE OF CONTENTS

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

FINANCIAL SECTION

REPORT OF

| | Oak S | prings MHC L | | | | | |
|--|--------------------------|---|----------------------|---------------------------|---|------------|--------------------|
| | | (EXA | CT NAME OF | FUTI | LITY) | | |
| 12 Highland St. Sorrento, Florida 32776 | | | Same as M | lailing | | | ge/Lake County |
| | Mailing Addres | S | 1 | | Street Address | (| County |
| Telephone Number <u>352-383-5973</u> | | _ | Date | e Utility First Organized | _ | 2004 | |
| Fax Number <u>32</u> 1-837-0566 | | | E-m | ail Address <u>None</u> | | | |
| Sunshine State One- | Call of Florida, Inc. I | Member No. | OS2075 | | | | |
| Check the business | entity of the utility as | filed with the I | nternal Reve | enue S | Service: | | |
| Individual | Sub Chapter | S Corporation | | | 1120 Corporation | X | Partnership |
| Name, Address and 352-383-5973 | phone where record | s are located: | 12 Highlan | d St. | Sorrento, Florida 32776 | | |
| Name of subdivision | s where services are | provided: | Oak Spring | gs MH | Р | | |
| | | | | | | | |
| , | | (| CONTACTS: | · | | \neg | Salary Charged |
| Nam | e | Title | | | Principle Business Addre | ss | Utility |
| Person to send corre Jessica Valderrar | | Park Mana | ager | | 12 Highland St. | _ [| \$ None |
| 2 | | T dire indire | .30. | - | Sorrento, FI 32776 | - | \$ |
| Person who prepare Gary Morse | d this report: | Utility Consultant | | ı | 44 Black Willow Street Homosassa, Florida 3444 | | \$ |
| Gary worse | | | | - | | | \$ |
| Officers and Manage | ers: | | | - 1 | | | \$ |
| Branden Bailey | | CFO | | == | 1630 W. Guadalupe R Gilbert Az. 85233 | <u>d</u> . | \$ None \$ |
| Name to the second | | 200000000000000000000000000000000000000 | | _ | ORDER 7 E. GOZGO | - | \$ |
| Bi | | | | _ | | - | \$ |
| X | | | | - | | - | \$ |
| Report every corpora securities of the repo | | ng or holding d | lirectly or ind | directly | 5 percent or more of the | votin | g |
| | | | ercent | | | | Salary |
| Nan | ne | | ership in Itility | | Principle Business Addre | ess | Charged Utility |
| PFC Park Holdin | | 100% | | | 917 Tahoe Blvd. | | \$ None |
| | | | | - | Sutie 200 Incline Village, Nevada | - | \$ \$ |
| | | - | | - 1 | 89451 | <u> </u> | \$ |
| | | | | | | | \$ |
| - | | | | _ | | _ | s |

| H | FII | ITY | NA | M | F٠ |
|---|-----|-----|-----|-----|----|
| ~ | | | 110 | ч . | |

Oak Springs MHC LLC

| YEAR OF REPORT | |
|----------------|------|
| December 31, | 2021 |

INCOME STATEMENT

| | Ref. | | | | Total |
|--|------------|------------------|------------|-------|--------------------------------------|
| Account Name | Page | Water | Wastewater | Other | Company |
| Gross Revenue: Residential Commercial Industrial Multiple Family | | \$72,360 | | \$ | \$ <u>72,360</u> |
| Guaranteed Revenues Other - Late,New Acct. Total Gross Revenue | | 110 \$ 72,470 | \$ | \$ | 110 \$ 72,470 |
| Operation Expense (Must tie to pages W-3 and S-3) | W-3 S-3 | \$ 94,926 | \$ | \$ | \$ <u>72,470</u> \$ <u>94,926</u> |
| Depreciation Expense | F-5 | 9,998 | | | 9,998_ |
| CIAC Amortization Expense_ Taxes Other Than Income | F-8 F-7 | 3,406 | | | 3,406 |
| Income Taxes | F-7 | 0 | | | 0 |
| Total Operating Expense | | \$108,330_ | | | \$108,330_ |
| Net Operating Income (Loss) | | \$ (35,860) | \$ | \$ | \$ (35,860) |
| Other Income: Nonutility Income | | \$ | \$ | \$ | \$ |
| Other Deductions: Miscellaneous Nonutility Expenses Interest Expense | | \$ | \$ | \$ | \$ |
| Net Income (Loss) | | \$ (35,860) | \$0 | \$ | \$ (35,860) |

UTILITY NAME: Oak Springs MHC LLC

| YEAR OF REPORT | |
|----------------|------|
| December 31, | 2021 |

COMPARATIVE BALANCE SHEET

| ACCOUNT NAME | Reference Page | Current Year | Previous Year |
|---|-------------------|-----------------|------------------|
| Assets: | | | |
| Utility Plant in Service (101-105) Accumulated Depreciation and | F-5,W-1,S-1 | \$505,046 | \$494,846 |
| Amortization (108) | F-5,W-2,S-2 | 394,518 | 384,520 |
| Net Utility Plant | | \$110,527 | \$110,325 |
| CashCustomer Accounts Receivable (141) Other Assets (Specify): | | === | |
| Total Assets | | \$110,527 | \$110,325 |
| Liabilities and Capital: | | | |
| Common Stock Issued (201) Preferred Stock Issued (204) | F-6 F-6 | | |
| Other Paid in Capital (211) | | <u> </u> | |
| Retained Earnings (215) | F-6 | (35,860) | 3,460 |
| Propietary Capital (Proprietary and | F-6 | 113,713 | 113,713 |
| partnership only) (218) | r-o | | |
| Total Capital | | \$77,853 | \$117,173 |
| Long Term Debt (224) | F-6 | \$ | \$ |
| Accounts Payable (231) | | | <u>-</u> |
| Notes Payable (232) | | | |
| Customer Deposits (235)Accrued Taxes (236) | | 2 | |
| Other Liabilities (Specify) | | | × |
| Due to Parent | | 32,674 | (6,848) |
| Advances for Construction | | | |
| Contributions in Aid of Construction - Net (271-272) | F-8 | | _ |
| Total Liabilities and Capital | | \$ 110,527 | \$110,325 |

UTILITY NAME Oak Springs MHC LLC

YEAR OF REPORT
December 31, 2021

GROSS UTILITY PLANT

| Plant Accounts: (101 - 107) inclusive | Water | Wastewater | Plant other Than Reporting Systems | Total |
|---|------------|------------|---|------------|
| Utility Plant in Service Construction Work in | \$505,046_ | \$ | \$ | \$505,046_ |
| Other (Specify) | | | | |
| Total Utility Plant | \$505,046 | \$ | \$ | \$505,046 |

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

| Account 108 | Water | Wastewater | Other Than Reporting Systems | Total |
|---|------------|------------|------------------------------------|------------|
| Balance First of Year | \$384,520_ | \$ | \$ | \$ 384,520 |
| Add Credits During Year: Accruals charged to depreciation account Salvage | \$9,998_ | \$ | \$ | \$9,998_ |
| Other Credits (specify) | - | | | |
| Total Credits | \$ 394,518 | \$ | \$ | \$ 394,518 |
| Deduct Debits During Year: Book cost of plant retired Cost of removal Other debits (specify) | \$ | \$ | \$ | \$ |
| Total Debits | \$ | \$ | \$ | \$ |
| Balance End of Year | \$394,518 | \$ | \$ | \$394,518_ |

| UTILITY NAME: Oak Springs MHC LLC | YEAR OF REPORT | |
|---|--------------------|-----------------------|
| | December 31, | 2021 |
| CAPITAL STOCK (201 - 204) | | |
| | Common Stock | Preferred Stock |
| | Stock | SIOCK |
| Par or stated value per share | | |
| Shares authorized Shares issued and outstanding | - | |
| l otal par value of stock issued | | |
| Dividends declared per share for year | ·—— | (|
| RETAINED EARNINGS (215) | | |
| | Appropriated | Un- Appropriated |
| Pelance first of trans | | |
| Balance first of yearChanges during the year (Specify): | \$0 | \$ |
| Net Income | 8 2 | |
| | | |
| Balance end of year | \$0 | \$ |
| PROPRIETARY CAPITAL (218) |) | <u> </u> |
| | Proprietor | |
| | Or Partner | Partner |
| Balance first of yearChanges during the year (Specify): | \$ 624,011 | \$ |
| Retained Earnings | (35,860) | |
| Capital Contributions(Distributions) | 113,713 | |
| Relance and of year | \$ 701.965 | |
| Balance end of year | \$ | \$ |
| LONG TERM DEBT (224) | | |
| Description of Obligation (Including Date of Issue | Interest Rate # of | Principal per Balance |
| and Date of Maturity): | Pymts | Sheet Date |
| | | \$ |

| YEAR OF REPORT | |
|----------------|------|
| December 31, | 2021 |

TAX EXPENSE

| (a) | Water (b) | Wastewater (c) | Other (d) | Total (e) |
|---|-------------------|-------------------|-----------|-------------------|
| Income Taxes: Federal income tax State income Tax Taxes Other Than Income: State ad valorem tax | \$ | \$ | \$ | \$ |
| Local property tax Regulatory assessment fee Other (Specify) Payroll Tax Workers Comp Total Taxes | 3,406 \$ 3,406 | \$ | \$ \$ | 3,406 \$ 3,406 |

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.

| Name of Recipient | | Water Amount | Wastewater Amount | Description of Service |
|---------------------------------------|----|-----------------|----------------------|------------------------------------|
| Gary Morse | \$ | 6,000 | \$ | General Utility PSC Rate Matters |
| General Utilities | s | 48,990 | \$ | Monthly Plant Ops/Testing//Repairs |
| Oates Energy | \$ | 17,714 | \$ | Monthly Meter Read/Billing/Collect |
| Sundstrom | | 3,263 | \$ | PSC Legal Matters |
| · · · · · · · · · · · · · · · · · · · | \$ | - | \$ | |
| | \$ | | \$ | |
| | \$ | | \$ | |
| | | | \$ | |
| | \$ | | \$ | |
| | \$ | | \$ | |
| · | s_ | | \$ | |

Oak Springs MHC LLC

| YEAR OF REPORT | |
|----------------|------|
| December 31, | 2021 |

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

| | (a) | Water (b) | Wastewater (c) | Total (d) |
|----------------------|--|--------------|-------------------|--------------|
| 1) 2) | Balance first of yearAdd credits during year | \$ | \$ | \$ |
| 3) 4) 5) 6) | Total Deduct charges during the year Balance end of year Less Accumulated Amortization | | | |
| 7) | Net CIAC | \$ | \$ | \$ |

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

| Report below all developers or o | | Indicate | | |
|-------------------------------------|----------------------|------------|-------|---------------|
| agreements from which cash or | property was | "Cash" or | Water | Wastewater |
| received during the year. | | "Property" | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| * | | | | S |
| - | | | | |
| · | | | | |
| | | | | |
| 7-2- | | | | |
| | | | | |
| | | | | |
| Sub-total | | | \$ | \$ |
| | | | - | |
| Report below all car | acity charges, mai | n | 1 | |
| extension charges a | | | | P. |
| charges received du | | 70 | | |
| 3.10.900 7000.100 00 | Number of | Charge per | 1 | |
| Description of Charge | Connections | Connection | | |
| Description of Charge | Connections | Connection | | |
| | | \$ | s | \$ |
| | | · —— | - | T |
| | | | | |
| | | | ÷ | l —— |
| | | | | |
| | | | | |
| L | | | | |
| Total Credits During Year (Must agr | ee with line # 2 abo | ove.) | \$ | \$ |
| | | | | |
| | | | | |

ACCUMULATED AMORTIZATION OF CIAC (272)

| 7.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5 | <u>Water</u> | Wastewater | <u>Total</u> |
|--|--------------|------------|--------------|
| Balance First of Year | \$ | \$ | \$ |
| Add Credits During Year: | | | |
| Deduct Debits During Year: | | | |
| Balance End of Year (Must agree with line #6 above.) | \$ | \$ | \$ |

** COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR **

| UTILITY NAME: | Oak Springs MHC LLC | YEAR OF REPORT | |
|---------------|---------------------|----------------|------|
| | | December 31, | 2021 |

SCHEDULE "A" SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)

| Class of Capital (a) | Dollar Amount (b) | Percentage of Capital (c) | Actual Cost Rates (d) | Weighted Cost [c x d] (e) |
|-----------------------------|-------------------------|------------------------------------|--------------------------------|--------------------------------------|
| Common Equity | \$ | % | % | % |
| Preferred Stock | | % | % | % |
| Long Term Debt | | % | % | % |
| Customer Deposits | | % | % | % |
| Tax Credits - Zero Cost | | % | 0.00 % | % |
| Tax Credits - Weighted Cost | | ·% | % | % |
| Deferred Income Taxes | | % | % | % |
| Other (Explain) | | % | % | % |
| Total | \$ | 100.00_ % | | % |

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

APPROVED AFUDC RATE

| Current Commission approved AFUDC rate: | % |
|---|---|
| Commission Order Number approving AFUDC rate: | |

** COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR **

| UTILITY NAME: | Oak Springs MHC LLC | YEAR OF REPORT | |
|---------------|---------------------|----------------|------|
| | | December 31, | 2021 |

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

| Class of Capital (a) | Per Book Balance (b) | Non-utility Adjustments (c) | Non-juris. Adjustments (d) | Other (1) Adjustments (e) | Capital Structure Used for AFUDC Calculation (f) |
|---|-------------------------------|-----------------------------------|----------------------------------|---------------------------------|---|
| Common Equity Preferred Stock Long Term Debt Customer Deposits Tax Credits-Zero Cost Tax Credits-Weighted Cost of Capital Deferred Income Taxes Other (Explain) | \$ | \$ | \$ | \$ | \$ |

(1) Explain below all adjustments made in Column (e):

| - | | |
|----------------|------|----------|
| | | <u> </u> |
| | | |
| 722 | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

WATER OPERATING SECTION

UTILITY NAME: Oak Springs MHC LLC

YEAR OF REPORT December 31, 2021

WATER UTILITY PLANT ACCOUNTS

| Acct. No. (a) | Account Name (b) | Previous Year (c) | Additions (d) | Adjustment Per Transfer Retirements Docket No. 20160075-WU | Current Year (f) |
|---------------------|--|-------------------------|------------------|--|------------------------|
| 301 | Organization | \$48,011_ | \$ | \$ | \$48,011_ |
| 302 | Franchises | | | | |
| 303 | Land and Land Rights | 2,733 | | | 2,733 |
| 304 | Structures and Improvements | 1,198 | | | 1,198 |
| 305 | Collecting and Impounding | | | | |
| 000 | Reservoirs | | | | |
| 306 | Lake, River and Other | | | | |
| 207 | Intakes | | | | |
| 307 308 | Wells and Springs | 88,110 | | | 88,110 |
| 300 | Infiltration Galleries and | | | | |
| 309 | Tunnels | 3,754 | | | 2.754 |
| 310 | Supply Mains Power Generation Equipment | 48,627 | - | - | 3,754 48,627 |
| 311 | Pumping Equipment | 39,600 | | | 39,600 |
| 320 | Water Treatment Equipment | 19,325 | | | 19,325 |
| 330 | Distribution Reservoirs and | 13,323 | | - | 15,323 |
| "" | Standpipes | 61,889 | 6,900 | | 68,789 |
| 331 | Transmission and Distribution | - 01,000 | | | |
| | Lines | 62,738 | | | 62,738 |
| 333 | Services | 32,810 | 3,300 | - | 36,110 |
| 334 | Meters and Meter | - | | - | |
| | Installations | 66,426 | | 8 | 66,426 |
| 335 | Hydrants | 16,225 | | | 16,225 |
| 336 | Backflow Prevention Devices | 3,400 | , | | 3,400 |
| 339 | Other Plant and | | | | |
| | Miscellaneous Equipment | | - | | <u> </u> |
| 340 | Office Furniture and | | | 1 | |
| | Equipment | | | | |
| 341 | Transportation Equipment | | | | |
| 342 | Stores Equipment | | · | | |
| 343 | Tools, Shop and Garage | | | | |
| | Equipment | | 8 | | |
| 344 | Laboratory Equipment | | - | | |
| 345 | Power Operated Equipment | | | | : |
| 346 347 | Communication Equipment Miscellaneous Equipment | | | | |
| 347 | Other Tangible Plant | | | | |
| 340 | Other rangible Flamt | | | | |
| | Total Water Plant | \$494,846_ | \$10,200 | \$ | \$505,046_ |

YEAR OF REPORT December 31, 2021

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

| | | Average Service | Average Salvage | Depr. | Accumulated Depreciation | | | Accum. Depr. Balance |
|-------|--------------------------------------|--------------------|--------------------|---------|-----------------------------|--------|----------|-------------------------|
| Acct. | J. | Life in | in | Rate | Balance | | | End of Year |
| No. | Account | Years | Percent | Applied | Previous Year | Debits | Credits | (f-g+h=i) |
| (a) | (b) | (C) | (d) | (e) | (f) | (g) | (h) | (0) |
| 301 | Organiztion (Original Certificate) | | | 2.50% | 7,076 | 1 | 1,200 | 8,276 |
| 304 | Structures and Improvements | | % | 3.57% | \$ 1,198 | s | s | \$ 1,198 |
| 305 | Collecting and Impounding Reservoirs | | | | | | | |
| 306 | Lake, River and Other Intakes | | % | | | | | |
| 307 | Wells and Springs | | % | 3.70% | 88,110 | | l — — | 88,110 |
| 308 | Infiltration Galleries & | | | | - 30,710 | | | |
| | Tunnels | | % | | | | 1 | |
| 309 | Supply Mains | | | 3.13% | 3,754 | | - | 3,754 |
| 310 | Power Generating Equipment | | | 5.88% | 34,969 | | 2.859 | 37,829 |
| 311 | Pumping Equipment | | % | 5.88% | 8,746 | | 2,328 | 11,075 |
| 320 | Water Treatment Equipment | | % | 5.88% | 19,325 | | | 19,325 |
| 330 | Distribution Reservoirs & | | | | | | | |
| | Standpipes | l —— I | % | 3.33% | 44,663 | l | 2,291 | 46,954 |
| 331 | Trans. & Dist. Mains | | % | 2.50% | 62,738 | | | 62.738 |
| 333 | Services | | % | 2.86% | 32,810 | | 47 | 32.857 |
| 334 | Meter & Meter Installations | l — I | % | 5.88% | 67,562 | l —— | 1,136 | 68,698 |
| 335 | Hydrants | | % | 2.50% | 10,917 | l —— | | 10,917 |
| 336 | Backflow Prevention Devices | l — | % | 4.00% | 2.652 | | 136 | 2.788 |
| 339 | Other Plant and Miscellaneous | | | | | | | |
| 340 | Equipment Office Fumiture and | | % | | | | | |
| | Equipment | l | % | | | | l | |
| 341 | Transportation Equipment | | % | | | | | - |
| 342 | Stores Equipment | | % | | | l | | |
| 343 | Tools, Shop and Garage Equipment | | | | | | | |
| 344 | Laboratory Equipment | | ⁷⁰ | | | | | |
| 345 | Power Operated Equipment | | | | | | | |
| 346 | Communication Equipment | | % | | | | | |
| 347 | Miscellaneous Equipment | | % | | | | | |
| 348 | Other Tangible Plant | | % | | | | | |
| | Totals | | | | \$ 384,520 | s | \$ 9,998 | S 394,518 ° |

^{*} This amount should tie to Sheet F-5.

YEAR OF REPORT December 31, 2021

WATER OPERATION AND MAINTENANCE EXPENSE

| Acct. | | |
|-------------------|--|--------------------------------|
| No. | Account Name | Amount |
| 601 603 604 | Salaries and Wages - Employees | \$ |
| 610 615 616 | Purchased Water Purchased Power Fuel for Power Production | 10,721 |
| 618 620 630 | Chemicals | 9,874 |
| | Billing_Due Oates | 17,714 48,990 - 7,627 |
| 640 | Rents | |
| 650 | Transportation Expense | |
| 655 | Insurance Expense | 2-7 |
| 665 | Regulatory Commission Expenses (Amortized Rate Case Expense) | |
| 670 | Bad Debt Expense | |
| 675 | Miscellaneous Expenses | - |
| | Total Water Operation And Maintenance Expense* * This amount should tie to Sheet F-3. | \$94,926* |

WATER CUSTOMERS

| Description (a) | Type of Meter ** (b) | Equivalent Factor (c) | Number of Ac Start of Year (d) | tive Customers End of Year (e) | Total Number of Meter Equivalents (c x e) (f) |
|---|----------------------------|---|---|---|---|
| Residential Service 5/8" 3/4" 1" 1 1/2" General Service 5/8" 3/4" 1" 1 1/2" 2" 3" 3" 3" Unmetered Customers Other (Specify) | D D D,T D,C,T D C T | 1.0 1.5 2.5 5.0 1.0 1.5 2.5 5.0 8.0 15.0 16.0 17.5 | 311 | 312 3 3 0 | 312 3 3 0 |
| ** D = Displacement C = Compound T = Turbine | | Total | 314 | 315 | 315 |

| YEAR OF REPORT | |
|----------------|------|
| December 31, | 2021 |

PUMPING AND PURCHASED WATER STATISTICS

| (a) | Water Purchased For Resale (Omit 000's) (b) | Finished Water From Wells (Omit 000's) See Note (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) |
|--|---|--|--|--|---|
| January February March April May June July August September October November December Total for Year | | 2,921 2,182 2,659 2,774 2,876 2,396 2,448 2,407 2,288 2,476 1,938 2,032 | 20 20 20 20 20 20 20 20 20 20 20 20 20 | 2,901 2,162 2,639 2,754 2,856 2,376 2,428 2,387 2,268 2,456 1,918 2,012 | 1,341 1,347 2,554 - 2,045 1,312 1,190 1,123 1,750 1,838 1,472 |
| | | | | elow: | |

MAINS (FEET)

| Kind of Pipe | Diameter | | | Removed | End |
|---------------------|--------------|-------------|-------|-------------|---------|
| (PVC, Cast Iron, | of | First of | Added | or | of |
| Coated Steel, etc.) | Pipe | Year | | Abandoned | Year |
| All PVC | 2, 4, 6 inch | 15,988 | None | None | 15,988_ |
| | | | | - | |
| | 5. | | - | | - |
| | - | | - | | - |
| | | | | | |
| | | - | | | - |
| | | 3 | | - | |
| ÷ | | | - | | ÷ |

| UT | LIT | Y NA | AME: | | |
|----|-----|------|------|--|--|
|----|-----|------|------|--|--|

Oak Springs MHC LLC

| YEAR OF REPORT | |
|----------------|------|
| December 31, | 2021 |

WELLS AND WELL PUMPS

| (a) | (b) | (c) | (d) | (e) |
|--|---|---|-----|-----|
| Year Constructed Types of Well Construction and Casing | 1973 | 1983 | | |
| Depth of Wells Diameters of Wells Pump - GPM_ Motor - HP Motor Type * Yields of Wells in GPD Auxiliary Power | 458 8-inch 375 28 Submersible | 410 8-inch 500 30 Submersible | | |
| * Submersible, centrifugal, etc. | | | | |

RESERVOIRS

| (a) | (b) | (c) | (d) | (e) |
|---|-----------------------|-------------------------|-----|-----|
| Description (steel, concrete) Capacity of Tank Ground or Elevated | Steel Hydro 10,000 | Steel Grd Stg 28,000 | | |

HIGH SERVICE PUMPING

| (a) | (b) | (c) | (d) | (e) |
|---|------------------|------------------|-----|-----|
| Motors Manufacturer Type Rated Horsepower | Peerless 25 | Peerless 25 | - | |
| Pumps Manufacturer Type Capacity in GPM Average Number of Hours Operated Per Day Auxiliary Power | 400 70 KW Gen | 400 70 KW Gen | | |

| ITU ITV MARKE. | Cole Contone MILICILI C |
|----------------|-------------------------|
| JTILITY NAME: | Oak Springs MHC LLC |

| | _ |
|------------------|---|
| YEAR OF REPORT | |
| I TEAR OF REPORT | |
| 1 | |
| December 31. ### | |

SOURCE OF SUPPLY

| | SOURCE OF S | UPPLY | |
|--|---------------------------|---------------|--|
| List for each source of supply (Gro | und, Surface, Purchased V | Vater etc.) | |
| Permitted Gals. per day Type of Source | 158,082 Ground | | |
| | WATER TREATMEN | IT FACILITIES | |
| List for each Water Treatment Facili | ty: | | |
| Type Make Permitted Capacity (GPD) High service pumping Gallons per minute Reverse Osmosis Lime Treatment Unit Rating Filtration | | | |
| Pressure Sq. Ft Gravity GPD/Sq.Ft Disinfection Chlorinator | Sodium Hypo | | |
| Ozone Other Auxiliary Power | | | |

| YEAR OF REPORT | |
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| December 31, | 2021 |

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. | 452 | | | | | |
| 2. | Maximum number of ERC's * which can be served. | 452 | | | | | |
| 3. | Present system connection capacity (in ERCs *) using existing lines. | 314 | | | | | |
| 4. | Future connection capacity (in ERCs *) upon service area buildout. | | | | | | |
| 5. | Estimated annual increase in ERCs *. | Unknown | | | | | |
| 6. | Is the utility required to have fire flow capacity? If so, how much capacity is required? | Yes 500 GPM | | | | | |
| 7. | Attach a description of the fire fighting facilities. | Local Fire Hydrants | | | | | |
| 8. Describe any plans and estimated completion dates for any enlargements or improvements of this system. | | | | | | | |
| | | | | | | | |
| Q | When did the company last file a capacity analysis report with the DEP? | August 1999 | | | | | |
| | | - | | | | | |
| 10. | If the present system does not meet the requirements of DEP rules, sub | mit the following: | | | | | |
| | Prules. | | | | | | |
| | b. Have these plans been approved by DEP? | | | | | | |
| | | | | | | | |
| | d. Attach plans for funding the required upgrading. | | | | | | |
| | e. Is this system under any Consent Order with DEP? | No | | | | | |
| 11. | Department of Environmental Protection PWS335090 | | | | | | |
| 12. | Water Management District Consumptive Use Permit 241 | 6 | | | | | |
| | a. Is the system in compliance with the requirements of the CUP? | Yes | | | | | |
| | b. If not, what are the utility's plans to gain compliance? | | | | | | |
| | | | | | | | |
| | An ERC is determined based on one of the following methods: (a) If actual flow data are available from the proceding 12 months: | nily residence customers for the same | | | | | |

WASTEWATER OPERATING SECTION Not Applicable

YEAR OF REPORT December 31, 2021

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 | 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 C | ertified | | |
| 1. | 2. | 3. | 4. (signature of chief executive officer of the utility) |
| 1. X | 2. X | 3. X | 4. X (signature of chief financial officer of the utility) |
| Each of | the four ite | ems mu: | st be certified YES or NO. Each item need not be certified by both officers. |

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.

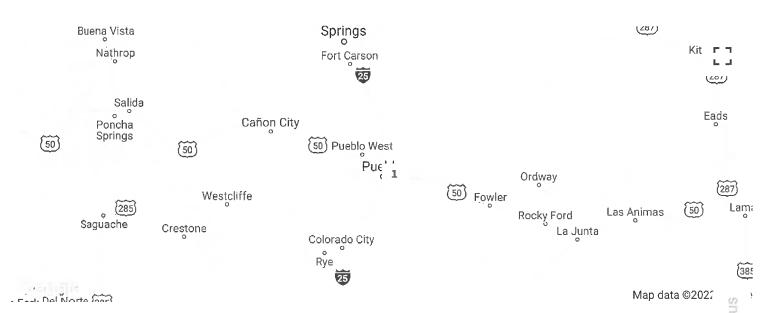


981001 ∨



Find A Retailer

Purchase this home within 100 miles of 81001 >



Clayton Homes of Pueblo

Distance: 4.1 miles

& (719) 545-4266

VIEW HOMES

All 775 locations

Alabama 52 stores Alaska 0 stores Arizona

13 stores

Small Water System Regulatory Assessment Fee Return

Florida Public Service Commission

(See Filling Instructions on Back of Form)

FOR PSC USE ONLY

| Actual Return | OakSpring | as MHC | | \$ | 0604001 | |
|--|------------------------------------|-------------------------|-------------------------|---|--|--|
| Estimated Return | OakSpring 12 Highla | 161 | + | e | 003001 | |
| | 12 Highla | nd otr | وفا | 9 | | |
| | PERIOD COVERED: Sorrento, FL.32776 | | | | P 0604001 004010 | |
| 1-1-2021 | 3017 27770 | 111 6.3 | 2116 | \$ | 1 | |
| +0 | | | | | | |
| 12-31-2021 | _ | 154 | 1 | Postmark Date_ | | |
| | | | | Initials of Prepar | er | |
| • | Please Complete Below If | Official Mailing Add | ress Has Changed | L | | |
| | | | | | | |
| (SYSTEM'S NAME) | | (ADDRESS) | | (CITY/STATE) | (ZIP) | |
| Florido Publio Comino Commission Conti | Fanta | | # 623W | # | ., | |
| Florida Public Service Commission Certif WATER OPERATING REVENUES | icaie .* | | # O E D 74 | B | # | |
| 1. Unmetered Water Revenues (460) | | | \$ | \$ | \$ | |
| MEASURED WATER REVENUES | 100 | | | | | |
| 2. Residential Revenues (461.1) | | | 72,360 | | | |
| 3. Commercial Revenues (461.2) | | | | | | |
| 4. Industrial Revenues (461.3) | | | | | | |
| 5. Revenues from Public Authorities | | | | | | |
| 6. Multiple Family Dwelling Revenue | ස (461 <i>.</i> 5) | | | | | |
| 7. TOTAL METERED SALES | • | | \$ 72.36D | S . | \$ | |
| FIRE PROTECTION REVENUES | | 26 | · | 44 1 4 | | |
| 8. Public Fire Protection (462.1) | | | | | | |
| 9. Private Fire Protection (462.2) | | | | | | |
| 10. TOTAL FIRE PROTECTION R | | | \$ | \$ | \$ | |
| 11. Other Sales to Public Authorities (4 | | | | | | |
| 12. Sales to Irrigation Customers (465) |) | | | | | |
| 13. SALES FOR RESALE (466) | | | | | | |
| 14. Interdepartmental Sales (467) | | | | | | |
| 15. TOTAL WATER SALES (Lines | 1+7+10+11+12+13+14) | | \$72,360 | \$ | 5 | |
| OTHER WATER REVENUES | warner Come A F.D.I. Charman | 460) | | | | |
| Guaranteed Revenues (Include Rev 17. Forfeited Discounts (470) | /enues from A.P.P.I. Charges) (4 | 109) | * | | | |
| | 471) | | 715 | | | |
| 18. Miscellaneous Service Revenues (471) 19. Rents From Water Property (472) | | | | | | |
| 20. Interdepartmental Rents (473) | | | | | | |
| 21. Other Water Revenues (474) Descri | eilh an | | | | | |
| 21. Oaki Walia Revailus (474) Desci | 144/Kin | | | (| | |
| 22. TOTAL OTHER WATER REVI | ENUES (Lines 16+17+18+19+7 | 20+21) | s 110 | \$ | s - | |
| 23. TOTAL WATER OPERATING | | , | \$ 72,477 | \$ | s | |
| 24. LESS: Expense for Purchased Wat | | , | (-1-) | () | (| |
| 25. NET WATER OPERATING REV | ENUES (Line 23 Less Line 24) | | 72,470 | *************************************** | ` | |
| 26. Regulatory Assessment Fee Due - | (Multiply Line 25 by 0.045) | | 7 | 3261. | 00 | |
| 27. LESS: Approved Prior-Period Cree | đit | | | (|) | |
| 28. NET REGULATORY ASSESSMI | ENT FEE (Line 26 Less Line 27 | 7) | | \$ 3261. | Q Q | |
| 29. Penalty for Late Payment | | | | | | |
| 30: Interest for Late Payment | | | | | | |
| 31. TOTAL AMOUNT DUE | | | | S 3261. | 00 | |
| *These amounts must agree with Annual | Report Schedule F-3 | (58.0 | | * | • | |
| If service was purchased from a regulated | | | | | · (45) | |
| | AS PROVIDED IN SECTION 352113, | FLORIDA STATUTES, TE | ie minimum annual feb | 19 525 | 6 · 18 | |
| I, the undersigned-owner/officer of | the shove-named wender have | e seed the forecoing | and declars that to the | had of my bard-1 | an and halfaff the at- | |
| information is a true and correct statemen | nt. I am aware that pursuant to | Section 837.06, Florid | a Statutes, whoever kno | wingly makes a false | ge and ocuer the above statement in pariting with | |
| the intent to mislead a public servant in the | ne performance of his official du | ty shall be guilty of a | misdemeanor of the seco | ind degree. | · · · · · · · · · · · · · · · · · · · | |
| H) A | | | 0 | - | 3 Feb 2022 | |
| (Signature of System O | (ficial) | | (Title) | | The state of the s | |
| To grante or system o | ********* | | | | (Date) | |
| Telephone Number (80() 802 - 7427 Fax Number () | | | | | | |
| (Please Print Name | e) | F.E.I. No. | | - | | |
| | | F.Ed. No. | | * | | |

STATUS:

FLORIDA PUBLIC SERVICE COMMISSION

Instructions For Filing Regulatory Assessment Fee Return

(Small Wastewater System)

- 1. WHO MUST FILE: Each small regulated system under the jurisdiction of the Florida Public Service Commission (Commission) for any part of the 12-month period, January 1 through December 31, preceding the due date as reflected in the following paragraph. A small utility is defined as a utility with annual revenues of less than \$200,000 based on the most recent prior calendar year.
- 2. WHEN TO FILE: To avoid payment of penalties and interest, the Regulatory Assessment Fee Return form must be filed or postmarked before March 31 for the report period January 1 through December 31. However, if March 31 falls on a Saturday, Sunday, or holiday, the Regulatory Assessment Fee may be filed or postmarked on the next business day, without penalty.
- 3. FEES: Each Commission-regulated system shall pay the presently established percentage (Line 28) of its gross operating revenues derived from intrastate business. (Gross Operating Revenues are defined as the total revenues before expenses.) To assure an accurate recording of your fee payment, it is most important that you identify each certificate number in the appropriate space.
- 4. FAILURE TO FILE BY DUE DATE: Failure to file a return by the established due date will result in a penalty being added to the amount of fee due, 5% for each 30 days or fraction thereof, not to exceed a total penalty of 25% (Line 31). In addition, interest shall be added in the amount of 1% for each 30 days or fraction thereof, not to exceed a total of 12% per year (Line 32).
- 5. **EXTENSION:** A utility, for good cause shown in a written request, may be granted an extension for a period not to exceed 30 days. Such request should be made by filing the enclosed *Request for Extension to File Regulatory Assessment Fee Return* form (PSC/CCA 124), two weeks prior to the filing date. If an extension is granted, a charge shall be added to the amount due:

0.75% of the fee to be remitted for an extension of 15 days or less, or 1.5% of the fee for an extension of 16 to 30 days.

In lieu of paying the charges outlined above, a utility may file a return and remit payment based upon estimated gross operating revenues. If such return is filed by the normal due date, the utility shall be granted a 30-day extension period in which to file and remit the actual fee due without paying the above charges, provided the estimated fee payment remitted is at least 90% of the actual fee due for the period. An automatic 30-day extension to file an actual return may be obtained by checking the "Estimated Return" space in the top left-hand corner on the reverse side.

- AUTHORITY: The authority to collect regulatory assessment fees is granted to the Commission by Section 350.113 and 367.145, Florida Statutes.
- 7. REGULATORY ASSESSMENT FEE DUE: Amounts are due and payable to the Commission by March 31. If there are no revenues OR if revenues are insufficient to generate a minimum annual fee, remit the minimum fee. A Regulatory Assessment Fee Return must be completed, signed, and filed even if there are no revenues to report or if the minimum amount is due.
- 8. FEE ADJUSTMENTS: Computation errors and/or differences in gross operating revenues reported for regulatory assessment fee purposes and those reported in the annual report may cause adjustments to amounts paid to the Commission. You will be notified as to the amount and reason for any adjustment. Penalty and interest charges may be applicable to additional amounts owed the Commission by reason of the adjustment.
- 9. MAILING INSTRUCTIONS: Please complete this form, make a copy for your files, and return the original in the enclosed preaddressed envelope. Use of this envelope should assure a more accurate and expeditious recording of your payment. However, if you are unable to use the envelope, please address your remittance as follows:

Florida Public Service Commission 2540 Shumard Oak Boulevard Tallahassee, FL 32399-0850

ATTENTION: Fiscal Services

ADDITIONAL ASSISTANCE: If you need additional information or assistance in preparing your Regulatory Assessment Fee
Return, please contact the Division of Economic Regulation at (850) 413-6900 or at the above-referenced address, changing the
Attention line.