

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

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2024

GENERAL INSTRUCTIONS

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

Florida Public Service Commission
Division of Water and Wastewater
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850
11. Pursuant to Rule 25-30.110 (7) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Water and Wastewater, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

GENERAL DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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FINANCIAL SECTION

REPORT OF

Oak Springs MHC LLC (Orange and Lake County)
(EXACT NAME OF UTILITY)

12 Highland St. Sorrento, Florida 32776	Same as Mailing Address	Orange/Lake County
Mailing Address	Street Address	County

Telephone Number 352-383-5973 Date Utility First Organized 2004

Fax Number 321-837-0566 E-mail Address None

Sunshine State One-Call of Florida, Inc. Member No. OS2075

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

☐ Individual ☐ Sub Chapter S Corporation ☐ 1120 Corporation ☒ Partnership

Name, Address and phone where records are located: 12 Highland St. Sorrento, Florida 32776
352-383-5973

Name of subdivisions where services are provided: Oak Springs MHP

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Jessica Valderrama</u>	<u>Park Manager</u>	<u>12 Highland St.</u> <u>Sorrento, FL 32776</u>	\$ <u>None</u>
Person who prepared this report: <u>Gary Morse</u>	<u>Utility Consultant</u>	<u>44 Black Willow Street</u> <u>Homosassa, Florida 34448</u>	\$ _____
Officers and Managers: <u>Branden Bailey</u>	<u>CFO</u>	<u>1630 W. Guadalupe Rd.</u> <u>Gilbert Az. 85233</u>	\$ <u>None</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

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

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
<u>PFC Park Holdings</u>	<u>100%</u>	<u>917 Tahoe Blvd.</u> <u>Sutie 200</u> <u>Incline Village, Nevada</u> <u>89451</u>	\$ <u>None</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: Oak Springs MHC LLCYEAR OF REPORT
December 31, 2024

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 78,189		\$	\$ 78,189
Commercial_____					
Industrial_____					
Multiple Family_____					
Guaranteed Revenues_____					
Other - Late, New Acct.		30			30
Total Gross Revenue____		\$ 78,219	\$	\$	\$ 78,219
Operation Expense (Must tie to pages W-3 and S-3)	W-3				
	S-3	\$ 83,959	\$	\$	\$ 83,959
Depreciation Expense_____	F-5	46,873			46,873
CIAC Amortization Expense_____	F-8	0			0
Taxes Other Than Income_____	F-7	3,520			3,520
Income Taxes_____	F-7	0			0
Total Operating Expense		\$ 134,352			\$ 134,352
Net Operating Income (Loss)		\$ (56,133)	\$	\$	\$ (56,133)
Other Income:					
Nonutility Income_____		\$	\$	\$	\$
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$	\$	\$	\$
Interest Expense_____					
Net Income (Loss)		\$ (56,133)	\$ 0	\$	\$ (56,133)

UTILITY NAME: Oak Springs MHC LLC

YEAR OF REPORT	
December 31,	2024

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 1,525,425	\$ 1,525,425
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	479,824	432,952
Net Utility Plant -----		\$ 1,045,601	\$ 1,092,473
Cash -----		-	-
Customer Accounts Receivable (141) -----		-	-
Other Assets (Specify): -----		-	-
-----		-	-
-----		-	-
-----		-	-
Total Assets -----		\$ 1,045,601	\$ 1,092,473
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	-	-
Preferred Stock Issued (204) -----	F-6	-	-
Other Paid in Capital (211) -----		-	-
Retained Earnings (215) -----	F-6	(56,133)	(18,000)
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	113,713	113,713
Total Capital -----		\$ 57,580	\$ 95,713
Long Term Debt (224) -----	F-6	\$ -	\$ -
Accounts Payable (231) -----		-	-
Notes Payable (232) -----		-	-
Customer Deposits (235) -----		-	-
Accrued Taxes (236) -----		-	-
Other Liabilities (Specify) -----		-	-
Due to Parent -----		988,020	996,760
-----		-	-
Advances for Construction -----		-	-
Contributions in Aid of Construction - Net (271-272) -----	F-8	-	-
Total Liabilities and Capital -----		\$ 1,045,600	\$ 1,092,473

UTILITY NAME Oak Springs MHC LLC

YEAR OF REPORT
December 31, 2024

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ 1,525,425	\$ _____	\$ _____	\$ 1,525,425
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ 1,525,425	\$ -	\$ _____	\$ 1,525,425

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 432,952	\$ _____	\$ _____	\$ 432,952
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ 46,873	\$ _____	\$ _____	\$ 46,873
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ 479,824	\$ -	\$ _____	\$ 479,824
Deduct Debits During Year:				
Book cost of plant retired _____	\$ -	\$ _____	\$ _____	\$ -
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ -	\$ _____	\$ _____	\$ -
Balance End of Year _____	\$ 479,824	\$ -	\$ _____	\$ 479,824

UTILITY NAME: Oak Springs MHC LLC

YEAR OF REPORT
December 31, 2024

CAPITAL STOCK (201 - 204)

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

RETAINED EARNINGS (215)

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

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ 895,688	\$ _____
Changes during the year (Specify): Retained Earnings _____	(56,133)	_____
Capital Contributions(Distributions) _____	113,713	_____
_____	_____	_____
Balance end of year _____	\$ 953,269	\$ _____

LONG TERM DEBT (224)

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

UTILITY NAME: Oak Springs MHC LLC

YEAR OF REPORT December 31, 2024

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 _____	3,520	_____	_____	3,520
Other (Specify) _____	_____	_____	_____	_____
Payroll Tax _____	_____	_____	_____	_____
Workers Comp _____	_____	_____	_____	_____
Total Taxes	\$ 3,520	\$ -	\$ _____	\$ 3,520

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
US Water	\$ 28,272	\$ _____	Monthly Plant Ops/Testing//Repairs
Oates Energy	\$ 24,084	\$ _____	Mo. Meter Read/Billing/Collection
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Oak Springs MHC LLC

YEAR OF REPORT
December 31, 2024

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ -	\$ -	\$ -
2) Add credits during year_____	\$ -	\$ -	\$ -
3) Total_____	-	-	-
4) Deduct charges during the year_____	-	-	-
5) Balance end of year_____	-	-	-
6) Less Accumulated Amortization_____	-	-	-
7) Net CIAC_____	\$ -	\$ -	\$ -

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

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

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
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, 2024

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,	2024

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):

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WATER OPERATING SECTION

UTILITY NAME: Oak Springs MHC LLC

YEAR OF REPORT

December 31,

2024

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_____	650,183	-	_____	650,183
305	Collecting and Impounding Reservoirs_____	-	_____	_____	_____
306	Lake, River and Other Intakes_____	-	_____	_____	_____
307	Wells and Springs_____	88,110	_____	_____	88,110
308	Infiltration Galleries and Tunnels_____	-	_____	_____	_____
309	Supply Mains_____	184,754	0	_____	184,754
310	Power Generation Equipment_____	48,627	_____	-	48,627
311	Pumping Equipment_____	89,994	-	-	89,994
320	Water Treatment Equipment_____	19,325	_____	_____	19,325
330	Distribution Reservoirs and Standpipes_____	-	_____	_____	_____
331	Transmission and Distribution Lines_____	208,789	-	_____	208,789
333	Services_____	62,738	-	_____	62,738
334	Meters and Meter Installations_____	36,110	-	_____	36,110
335	Hydrants_____	66,426	_____	_____	66,426
336	Backflow Prevention Devices_____	16,225	_____	_____	16,225
339	Other Plant and Miscellaneous Equipment_____	3,400	_____	_____	3,400
340	Office Furniture and Equipment_____	-	_____	_____	-
341	Transportation Equipment_____	-	_____	_____	-
342	Stores Equipment_____	-	_____	_____	_____
343	Tools, Shop and Garage Equipment_____	-	_____	_____	-
344	Laboratory Equipment_____	-	_____	_____	_____
345	Power Operated Equipment_____	-	_____	_____	_____
346	Communication Equipment_____	-	_____	_____	_____
347	Miscellaneous Equipment_____	-	_____	_____	-
348	Other Tangible Plant_____	-	_____	_____	_____
	Total Water Plant_____	\$ 1,525,425	\$ -	\$ -	\$ 1,525,425

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f+g-h=i) (i)
301	Organization (Original Certificate)			2.50%	10,677		1,200	11,877
304	Structures and Improvements			3.57%	12,782		23,212	35,994
305	Collecting and Impounding Reservoirs				-			
306	Lake, River and Other Intakes				-			
307	Wells and Springs				-			
308	Infiltration Galleries & Tunnels			3.70%	88,110		-	88,110
309	Supply Mains				-			
310	Power Generating Equipment			3.13%	6,586		5,783	12,369
311	Pumping Equipment			5.88%	43,547		2,859	48,406
320	Water Treatment Equipment			5.88%	17,214		5,292	22,505
330	Distribution Reservoirs & Standpipes			5.88%	19,325		-	19,325
331	Trans. & Dist. Mains			3.33%	53,866		6,953	60,819
333	Services			2.50%	62,738		-	62,738
334	Meter & Meter Installations			2.88%	33,890		1,033	34,923
335	Hydrants			5.88%	69,834		-	69,834
336	Backflow Prevention Devices			2.50%	11,323		406	11,729
339	Other Plant and Miscellaneous Equipment			4.00%	3,060		136	3,196
340	Office Furniture and Equipment				-			-
341	Transportation Equipment				-			-
342	Stores Equipment				-			-
343	Tools, Shop and Garage Equipment				-			-
344	Laboratory Equipment				-			-
345	Power Operated Equipment				-			-
346	Communication Equipment				-			-
347	Miscellaneous Equipment				-			-
348	Other Tangible Plant				-			-
	Totals				\$ 432,952	\$ -	\$ 46,873	\$ 479,824 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Oak Springs MHC LLC

YEAR OF REPORT
December 31, 2024

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ -
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	
616	Fuel for Power Production	5,414
618	Chemicals	
620	Materials and Supplies	11,223
630	Contractual Services:	
	Billing Due Oates	
	Professional (Contract Ops & Annual Report/Legal)	24,084
	Testing	28,272
	Other (Repair and Maintenance)	
640	Rents	14,966
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	\$ 83,959 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers Start of Year (d)	End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
Residential Service					
5/8"	D	1.0	346	363	363
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	3	3	3
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
Total			349	366	366

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____ Oak Springs MHC LLC

YEAR OF REPORT December 31, 2024

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) (f)
January	_____	-	-	-	_____
February	_____	-	-	-	_____
March	_____	-	-	-	_____
April	_____	-	-	-	_____
May	_____	-	-	-	_____
June	_____	-	-	-	_____
July	_____	-	-	-	_____
August	_____	-	-	-	_____
September	_____	-	-	-	_____
October	_____	-	-	-	_____
November	_____	-	-	-	_____
December	_____	-	-	-	_____
Total for Year	_____	44,153	149	44,004	25,173

If water is purchased for resale, indicate the following:

Vendor _____

Point of delivery _____

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

MAINS (FEET)

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

UTILITY NAME: _____

Oak Springs MHC LLC

YEAR OF REPORT
December 31, 2024

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed_____	1973	1983		
Types of Well Construction and Casing_____				
Depth of Wells_____	458	410		
Diameters of Wells_____	8-inch	8-inch		
Pump - GPM_____	375	500		
Motor - HP_____	28	30		
Motor Type *_____	Submersible	Submersible		
Yields of Wells in GPD_____				
Auxiliary Power_____	70 KW Gen	70 KW Gen		
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	Steel Hydro	Steel Grd Stg		
Capacity of Tank_____	10,000	28,000		
Ground or Elevated_____				

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer_____	Peerless	Peerless		
Type_____				
Rated Horsepower_____	25	25		
<u>Pumps</u>				
Manufacturer_____				
Type_____				
Capacity in GPM_____	400	400		
Average Number of Hours Operated Per Day_____				
Auxiliary Power_____	70 KW Gen	70 KW Gen		

UTILITY NAME: _____ Oak Springs MHC LLC

YEAR OF REPORT
December 31, ###

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_____	158,082		
Type of Source_____	Ground		

WATER TREATMENT FACILITIES

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

UTILITY NAME: Oak Springs MHC LLC

YEAR OF REPORT
December 31, 2024

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. 363
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.
9. 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? No
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? Yes
 - b. If not, what are the utility's plans to gain compliance? _____

- * An ERC is determined based on one of the following methods:
- (a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
 - (b) If no historical flow data are available use:
$$ERC = (\text{Total SFR gallons sold (omit 000/365 days/350 gallons per day)}).$$

WASTEWATER

OPERATING

SECTION

Not Applicable

UTILITY NAME: Oak Springs MHC LLC


YEAR OF REPORT
December 31, 2024

CERTIFICATION OF ANNUAL REPORT

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

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

Items Certified

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