CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

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ANNUAL REPORT

OF

Leighton Estates Utilities, LLC

Exact Legal Name of Respondant

652W

Certficate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED

December 31, 2024

Form PSC/AFD 006-W (Rev. 12/99)

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.

2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.

3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.

4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable." Do not omit any pages.

5. Where dates are called for, the month and day should be stated as well as the year.

6. All schedules requiring dollar entries should be rounded to the nearest dollar.

7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.

8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.

9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.

10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceeding year ending December 31.

    Florida Public Service Commission
    Division of Economic Regulation
    2540 Shumard Oak Boulevard
    Tallahassee, Florida 32399-0850

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

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

FINANCIAL SECTION

REPORT OF

Leighton Estates Utilities, LLC

(EXACT NAME OF UTILITY)

5911 Trouble Creek Rd New Port Richey, FL 34652	SW 93rd Street Rd Ocala, FL 34476 — Marion
Mailing Address	Street Address — County

Telephone Number (727) 937-6275

Date Utility First Organized 1/1/2021

Fax Number n/a

E-mail Address accounting@FUS1LLC.com

Sunshine State One-Call of Florida, Inc. Member No. AW2086

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

[x] Individual [ ] Sub Chapter S Corporation [ ] 1120 Corporation [ ] Partnership

Name, Address and Phone where records are located: 5911 Trouble Creek Rd
New Port Richey, FL 34652

Name of subdivisions where services are provided: Leighton Estates

CONTACTS

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence:			
Michael Smallridge	Managing Member	5911 Trouble Creek Rd New Port Richey, FL 34652	$ 1,598
Person who prepared this report:			
Marianne McDonald	CFO	5911 Trouble Creek Rd New Port Richey, FL 34652	$ 1,401
Officers and Managers:			
Michael Smallridge	Managing Member	5911 Trouble Creek Rd New Port Richey, FL 34652	$ 1,598

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

Name	Percent Ownership in Utility	Principal Business Address	Salary Charged Utility
Michael Smallridge	100%	5911 Trouble Creek Rd New Port Richey, FL 34652	$ 1,598

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential		$ 77,030	$	$	$ 77,030
Commercial					-
Industrial					-
Multiple Family					-
Guaranteed Revenues					-
Other (Late Fees)		1,020			1,020
Total Gross Revenue		$ 78,050	$	$	$ 78,050
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	$ 43,313	$	$	$ 43,313
Depreciation Expense	F-5	12,707			12,707
CIAC Amortization Expense	F-8	(427)			(427)
Taxes Other Than Income	F-7	4,728			4,728
Amortization of UP Acq Adj	F-7	(6,855)			(6,855)
Total Operating Expense		$ 53,466			$ 53,466
Net Operating Income (Loss)		$ 24,584	$	$	$ 24,584
Other Income:					
Nonutility Income		$	$	$	$
Interest Income		6			6
Other Deductions:					
Non-Utility Expense		$ 25	$	$	$ 25
Interest on Loans		7,132			7,132
					-
Net Income (Loss)		$ 17,434	$	$	$ 17,434

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
ASSETS			
Utility Plant in Service (101-105)	F-5,W-1,S-1	$ 398,568	$ 398,541
Accumulated Depreciation and Amortization (108)	F-5,W-2,S-2	157,327	145,034
Net Utility Plant		$ 241,240	$ 253,507
Cash		3,758	3,096
Customer Accounts Receivable (141)		4,501	6,632
Utility Deposit		225	225
Deferred Costs		5,287	9,219
UP Acq Adjustments		(47,985)	(47,985)
Accum Acquisition Adjustment		20,565	13,710
Total Assets		$ 227,592	$ 238,404
LIABILITIES AND CAPITAL			
Common Stock Issued (201)	F-6		
Preferred Stock Issued (204)	F-6		
Other Paid in Capital (211)		3,355	3,355
Retained Earnings (215)	F-6	50,379	32,504
Proprietary Capital (218)	F-6		
Total Capital		$ 53,734	$ 35,859
Long Term Debt (224)	F-6	$ 117,539	$ 135,714
Accounts Payable (231)		42,411	55,546
Notes Payable (232)			
Customer Deposits (235)		2,760	2,710
Accrued Taxes (236)			
Due to Parent Company (135)			
CIAC (Net of AA of CIAC) (271-272)	F-8	11,148	8,575
Total Liabilities and Capital		$ 227,592	$ 238,404

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	$ 398,541	$	$	$ 398,541
Construction Work in Progress (105)				-
Other (Specify) Additions	27			27
Retirements	-			-
Total Utility Plant	$ 398,568	$	$	$ 398,568

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	$ 145,034	$	$	$ 145,034
Add Credits During Year:				
Accruals charged to depreciation account	$ 12,707	$	$	$ 12,707
Salvage				
Other Credits (specify)				
Total Credits	$ 12,707	$	$	$ 12,707
Deduct Debits During Year:				
Book cost of plant retired	$ 414	$	$	$ 414
Cost of removal				
Other Debits (specify)				
Total Debits	$ 414	$	$	$ 414
Balance End of Year	$ 157,327	$	$	$ 157,327

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share	0	0
Shares authorized	0	0
Shares issued and outstanding	0	0
Total par value of stock issued	0	0
Dividends declared per share for year	0	0

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year	$	$ 32,504
Changes during the year (Specify):		
Equity in Allocated Plant from Parent		441
Net Income/Loss		17,434
Balance end of year	$ 0	$ 50,378.52

PROPRIETARY CAPITAL (218)

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

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity	Interest Rate	# of Pymts	Principal per Balance Sheet Date
Cap City Bank 7551 ($172,000, Issued 1/4/21, Matures 1/4/31)	5.50%	120	$ 114,364
Cap City Bank 2286 ($12,000, Issued 3/8/21, Matures 3/8/26)	5.95%	60	3,175
			-
Total			$ 117,538.86

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal Income Tax	$	$	$	$
State Income Tax				
Taxes Other Than Income:				
Payroll Tax	788			788
Regulatory Assessment Fee	3,512			3,512
Marion County Property Tax	427			427
Total Tax Expense	$ 4,728	$	$	$ 4,728

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
AT Environmental Services	$ 4,275	$	contract operation
Aqua Pure Water & Sewage Services	$ 2,950	$	contract testing
Robert Ryan	$ 1,079	$	meter reading
	$	$	
	$	$	
	$	$	
	$	$	
	$	$	
	$	$	

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year	$ 10,165 a	$	$ 10,165
2) Add credits during year	$ 3,000	$	$ 3,000
3) Total	13,165		13,165
4) Deduct charges during the year			
5) Balance end of year	13,165		13,165
6) Less Accumulated Amortization	(2,017)		(2,017)
7) Net CIAC	$ 11,148	$	$ 11,148

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.)		$ 0	$

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year.....(*Balance per PSC order)	$ (1,590) a	$	$ (1,590)
Add Debits During Year:			(427)
Deduct Credits During Year:	(427)		
Balance End of Year (Must agree with line #6 above.)	$ (2,017)	$	$ (2,017)

a) Balance per PSC order

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

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		%	%	%
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:	

UTILITY NAME: Leighton Estates Utilities, 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):

WATER OPERATIONS SECTION

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	$ 6,200	$	$	$ 6,200
302	Franchises				-
303	Land and Land Rights	30,000			30,000
304	Structures and Improvements	12,600			12,600
305	Collecting and Impounding Reservoirs				-
306	Lake, River and Other Intakes				-
307	Wells and Springs	24,700			24,700
308	Infiltration Galleries and Tunnels				-
309	Supply Mains	6,300			6,300
310	Power Generation Equipment				-
311	Pumping Equipment (Electric)	21,035			21,035
311	Pumping Equipment (Sub Pump)				-
320	Water Treatment Equipment	36,580			36,580
330	Distribution Reservoirs and Standpipes	2,400			2,400
331	Transmission and Distribution Lines	231,997			231,997
333	Services	12,200			12,200
334	Meters and Meter Installations	6,556			6,556
335	Hydrants				-
336	Backflow Prevention Devices				-
339	Other Plant and Miscellaneous Equipment	1,800			1,800
340	Office Furniture and Equipment	2,200			2,200
341	Transportation Equipment				-
342	Stores Equipment				-
343	Tools, Shop and Garage Equipment				-
344	Laboratory Equipment				-
345	Power Operated Equipment				-
346	Communication Equipment				-
348	Other Tangible Plant				-
400	Allocated Plant	3,973	27		4,000
	Total Water Plant	$ 398,541	$ 27	$ -	$ 398,568

* This amount should tie to sheet F-5.

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(Adj) (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
301	Organization (Original Certificate)		%	%	$ 2,093	$	$ 155	$ 2,248
304	Structures and Improvements	27	%	3.70 %	5,635		467	6,102
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	27	%	3.70 %	10,215		915	11,130
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains	32	%	3.13 %	2,658		197	2,855
310	Power Generating Equipment	17	%	%				-
311	Pumping Equipment (Electric)	17	%	5.88 %	5,573		1,237	6,811
311	Pumping Equipment (Sub Pump)			%				-
320	Water Treatment Equipment	17	%	5.88 %	28,181		2,152	30,333
330	Distribution Reservoirs & Standpipes	33	%	3.03 %	981		73	1,054
331	Trans. & Dist. Mains	38	%	2.63 %	75,077		6,105	81,182
333	Services	35	%	2.86 %	4,706		349	5,054
334	Meter & Meter Installations	17	%	5.88 %	4,163		386	4,548
335	Hydrants	40	%	2.50 %				-
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment	20	%	5.00 %	1,215		90	1,305
340	Office Furniture and Equipment		%	%	1,980		147	2,127
341	Transportation Equipment		%	%				-
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment		%	%				
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
348	Other Tangible Plant		%	%				-
400	Allocated Plant		%	%	2,557	414	436	2,578.98
	Totals				$ 145,034	$ 414	$ 12,707	$ 157,327

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

Account No.	Account Name	Amount
601	Salaries and Wages - Employees	$ 10,146
603	Salaries and Wages - Officers	1,598
604	Employee Benefits	4
615	Purchased Power	1,585
616	Fuel for Power Production	-
618	Chemicals	595
620	Materials & Supplies	6,011
631	Contractual Services - Professional	576
635	Contractual Services - Testing	2,212
636	Contractual Services - Other	8,023
640	Rents	1,223
650	Transportation	1,483
655	Insurance	4,712
665	Regulatory Commission	2,575
670	Bad Debt Expense	203
675	Miscellaneous Expense	2,367
	Total Water Operation And Maintenance Expense	$ 43,313 *

* 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)	Number of Active Customers End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
Residential Service					
5/8"	D	1.0	83	84	84
3/4"	D	1.5			
1"	D	2.5		2	5
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
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)					
** D = Displacement C = Compound T = Turbine		Total	83	86	89

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January		430	21	408	360
February		382	19	363	293
March		388	19	368	321
April		385	19	366	328
May		444	22	422	341
June		455	23	432	431
July		600	30	570	365
August		624	31	593	365
September		662	33	629	346
October		724	36	688	432
November		776	39	737	381
December		799	40	759	369
Total for Year		6,669	333	6,335	4,332

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
PVC	4"	4,000			4,000
PVC	2"	3,520			3,520

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)	(f)
Year Constructed	2004				
Types of Well Construction and Casing	Iron				
Depth of Wells	170'				
Diameters of Wells	6"				
Pump - GPM	96				
Motor - HP	10				
Motor Type *	Franklin				
Yields of Wells in GPD	110 GPM				
Auxiliary Power	no				
* Submersible, centrifugal, etc.					

RESERVOIRS

(a)	(b)	(c)	(d)	(e)	(f)
Description (steel, concrete)	steel				
Capacity of Tank	5,000				
Ground or Elevated	ground				

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)	(f)
Motors					
Manufacturer					
Type					
Rated Horsepower					
Pumps					
Manufacturer					
Type					
Capacity in GPM					
Average Number of Hours Operated Per Day					
Auxiliary Power					

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day	58,000		
Type of Source	ground		

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type	Liqued Cl		
Make	Chem Tec		
Permitted Capacity (GPD)	65,800		
High service pumping			
Gallons per minute			
Reverse Osmosis			
Lime Treatment			
Unit Rating			
Filtration			
Pressure Sq. Ft.			
Gravity GPD/Sq.Ft.			
Disinfection			
Chlorinator	Stinner		
Ozone			
Other			
Auxiliary Power			

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.	102
2.	Maximum number of ERCs* which can be served.	108
3.	Present system connection capacity (in ERCs*) using existing lines.	
4.	Future connection capacity (in ERCs*) upon service area buildout.	
5.	Estimated annual increase in ERCs.*	1-2
6.	Is the utility required to have fire flow capacity?	no
	If so, how much capacity is required?	
7.	Attach a description of the fire fighting facilities.	
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?	8/8/2014
10.	If the present system does not meet the requirements of DEP rules, submit the following:	
	a. Attach a description of the plant upgrade necessary to meet the DEP rules.	
	b. Have these plans been approved by DEP?	
	c. When will construction begin?	
	d. Attach plans for funding the required upgrading.	
	e. Is this system under any Consent Order with DEP?	
11.	Department of Environmental Protection ID #	WD-42-0246114-002
12.	Water Management District Consumptive Use Permit #	PWS 10-3425108
	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).

CERTIFICATION OF ANNUAL REPORT

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

YES	NO	
X		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.
X		2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.
X		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.
X		4. The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents.

Items Certified

1.	2.	3.	4.
X	X	X	X

______________________________ *
(signature of chief executive officer of the utility)

Date: ______________________________

1.	2.	3.	4.

______________________________ *
(signature of chief financial officer of the utility)

Date: ______________________________

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

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

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

Company: Leighton Estates Utilities, LLC

For the Year Ended: December 31, 2024

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue			
Residential	$ 77,030.20	$ 77,030.20	$ -
Commercial	-	-	-
Industrial			
Multiple Family			
Guaranteed Revenues			
Other	1,020.00	1,020.00	-
Total Water Operating Revenue	$ 78,050.20	$ 78,050.20	$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility			
Net Water Operating Revenues	$ 78,050.20	$ 78,050.20	$ -

Explanations:

Instructions:

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