

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES
(Gross Revenue of Less Than \$200,000 Each)

ANNUAL REPORT

OF

Windward Camachee Marina Owner, LLC dba Camachee Cove Yacht Harbor Utility

Exact Legal Name of Respondent

WU927-21-AR

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2022

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable." Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission via email at AnnualReport@psc.state.fl.us, or by mail 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 Accounting and Finance
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

11. Pursuant to Rule 25-30.110 (6) (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 Accounting and Finance, 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

Windward Camachee Marina Owner,LLC dba Camachee Cove YachtHarbor Utility

(EXACT NAME OF UTILITY)		
<u>3070 Harbor Drive</u>	<u>3070 Harbor Drive</u>	
<u>Saint Augustine, FL 32084</u>	<u>Saint Augustine, FL 32084</u>	
Mailing Address	Street Address	County

Telephone Number 904-829-5676 Date Utility First Organized 25-JUL-85

Fax Number 904-829-0396 E-mail Address travis@mywindward.com

Sunshine State One-Call of Florida, Inc. Member No. CC2069

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: Travis Staats – 3070 Harbor Drive St Augustine FL 32084

Name of subdivisions where services are provided: Camachee Island villas, Harbor Pointe, Harbor Lots, Lands Ends
 and Windward Camache Marina as well as shop, clubs, retail operations and marina complex

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Travis Staats</u>	<u>Water Plant Manager</u>	<u>3070 Harbor Drive St Augustine FL 32084</u>	
Person who prepared this report: <u>Guo Fu LI</u>	<u>Controller</u>	<u>2999 NE 191 St Suite # 800 Aventura FL 33180</u>	
Officers and Managers: <u>Robert Finvarb</u> <u>Travis Staats</u>	<u>Managing Partner</u> <u>Water Plant Manager</u>	<u>2999 NE 191 St Suite # 800 Aventura FL 33180</u>	\$ _____ \$ 7,559 \$ _____ \$ _____ \$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

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
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT DECEMBER 31, 2022

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 42,401	\$ _____	\$ _____	\$ 42,401
Commercial_____		105,359	_____	_____	105,359
Industrial_____		_____	_____	_____	_____
Multiple Family_____		14,336	_____	_____	14,336
Guaranteed Revenues__		_____	_____	_____	_____
Other (Specify)_____		125	_____	_____	125
Total Gross Revenue___		\$ 162,221	\$ _____	\$ _____	\$ 162,221
Operation Expense (Must tie to pages W-3 and S-3)					
	W-3 S-3	\$ 55,181	\$ _____	\$ _____	\$ 55,181
Depreciation Expense___	F-5	5,838	_____	_____	5,838
CIAC Amortization Expense_	F-8	_____	_____	_____	_____
Taxes Other Than Income__	F-7	_____	_____	_____	_____
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 61,019	_____	_____	\$ 61,019
Net Operating Income (Loss)		\$ 101,202	\$ _____	\$ _____	\$ 101,202
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ 101,202	\$ _____	\$ _____	\$ 101,202

UTILITY NAME: Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT DECEMBER 31, 2022

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ <u>247,651</u>	\$ <u>228,846</u>
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	<u>-7,708</u>	<u>-1,870</u>
Net Utility Plant _____		\$ <u>239,943</u>	\$ <u>226,976</u>
Cash _____		<u>113,552</u>	<u>33,129</u>
Customer Accounts Receivable (141)_____		<u>12,712</u>	<u>12,232</u>
Other Assets (Specify): _____		<u>4,492</u>	<u> </u>
Construction in Progress _____		<u> </u>	<u> </u>
Total Assets _____		\$ <u>370,699</u>	\$ <u>272,337</u>
Liabilities and Capital:			
Common Stock Issued (201)_____	F-6	<u> </u>	<u> </u>
Preferred Stock Issued (204)_____	F-6	<u> </u>	<u> </u>
Other Paid in Capital (211)_____		<u>233,438</u>	<u>233,438</u>
Retained Earnings (215)_____	F-6	<u>116,078</u>	<u>14,876</u>
Proprietary Capital (Proprietary and partnership only) (218)_____	F-6	<u> </u>	<u> </u>
Total Capital _____		\$ <u>349,516</u>	\$ <u>248,314</u>
Long Term Debt (224)_____	F-6	\$ <u> </u>	\$ <u> </u>
Accounts Payable (231)_____		<u>164</u>	<u>2,910</u>
Notes Payable (232)_____		<u> </u>	<u> </u>
Customer Deposits (235)_____		<u> </u>	<u> </u>
Accrued Taxes (236)_____		<u> </u>	<u> </u>
Other Liabilities (Specify)_____		<u> </u>	<u> </u>
Management Fees _____		<u>10,420</u>	<u>2,309</u>
Due to Parent Company _____		<u>10,599</u>	<u>18,804</u>
Advances for Construction _____		<u> </u>	<u> </u>
Contributions in Aid of Construction - Net (271-272)_____	F-8	<u> </u>	<u> </u>
Total Liabilities and Capital _____		\$ <u>370,699</u>	\$ <u>272,337</u>

UTILITY NAME: Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT DECEMBER 31, 2022

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>218,846</u>	\$ _____	\$ _____	\$ <u>218,846</u>
Construction Work in Progress (105) _____	<u>4,492</u>	_____	_____	<u>4,492</u>
Other (Specify) _____	_____	_____	_____	_____
Transmission and Distribution	<u>14,917</u>	_____	_____	<u>14,917</u>
Supply Mains	<u>3,888</u>	_____	_____	<u>3,888</u>
Total Utility Plant _____	\$ <u>242,143</u>	\$ _____	\$ _____	\$ <u>242,143</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>1,870</u>	\$ _____	\$ _____	\$ <u>1,870</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ <u>5,838</u>	\$ _____	\$ _____	\$ <u>5,838</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>7,708</u>	\$ _____	\$ _____	\$ <u>7,708</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>7,708</u>	\$ _____	\$ _____	\$ <u>7,708</u>

UTILITY NAME: Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT DECEMBER 31, 2022

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	N/A	N/A
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 _____	\$ _____	\$ 14,876
Changes during the year (Specify):		
Net profit from 1/1/2022- 12/31/2022 _____	_____	101,202
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ 116,078

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ 233,438
Changes during the year (Specify):		
_____	_____	_____
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ 233,438

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: Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT DECEMBER 31, 2022

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 _____	7,823	_____	_____	7,823
Other (Specify) City of St. Augustine _____	100	_____	_____	100
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ 7,923	\$ _____	\$ _____	\$ 7,923

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
Advance Environmental Lab	\$ 2,742	\$ _____	Water Testing
Geomatics Corp	\$ 1,985	\$ _____	Water utility easement
Turner Plumbing	\$ 1,507	\$ _____	Maintenance& Repair
St. Augustine Electric	\$ 2,967	\$ _____	Maintenance& Repair
U.S Water Service Corp	\$ 4,222	\$ _____	Professional Services
Florida Department of Environmental Ser.	\$ 500	\$ _____	Business License & permit
Owen Electric Corp	\$ 1,699	\$ _____	Maintenance& Repair
Sunbelt Rental	\$ 1,682	\$ _____	Maintenance& Repair
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Windward Camachhe Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT
DECEMBER 31, 2022

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ <u>N/A</u>	\$ _____	\$ _____
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 _____	\$ <u>_____</u>	\$ <u>_____</u>	\$ <u>_____</u>

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
<u>N/A</u>	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
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.) _____			\$ <u>_____</u>

ACCUMULATED AMORTIZATION OF CIAC (272)

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

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

Windward Camachee Marina Owner LLC

UTILITY NAME: DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT DECEMBER 31, 2022

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	\$ <u>N/A</u>	_____ %	_____ %	_____ %
Preferred Stock	_____	_____ %	_____ %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
Total	\$ <u>_____</u>	<u>100.00</u> %		<u>_____</u> %

(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:	_____

WATER OPERATING SECTION

omatics Corp

UTILITY NAME: Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT DECEMBER 31, 2022

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization _____	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises _____	10,000	_____	_____	10,000
303	Land and Land Rights _____	218,846	_____	_____	218,846
304	Structures and Improvements _____	_____	_____	_____	_____
305	Collecting and Impounding _____	_____	_____	_____	_____
	Reservoirs _____	_____	_____	_____	_____
306	Lake, River and Other _____	_____	_____	_____	_____
	Intakes _____	_____	_____	_____	_____
307	Wells and Springs _____	_____	_____	_____	_____
308	Infiltration Galleries and _____	_____	_____	_____	_____
	Tunnels _____	_____	_____	_____	_____
309	Supply Mains _____	_____	_____	_____	3,888
310	Power Generation Equipment _____	_____	_____	_____	_____
311	Pumping Equipment _____	_____	_____	_____	_____
320	Water Treatment Equipment _____	_____	_____	_____	_____
330	Distribution Reservoirs and _____	_____	_____	_____	_____
	Standpipes _____	_____	_____	_____	_____
331	Transmission and Distribution _____	_____	_____	_____	_____
	Lines _____	_____	_____	_____	14,917
333	Services _____	_____	_____	_____	_____
334	Meters and Meter _____	_____	_____	_____	_____
	Installations _____	_____	_____	_____	_____
335	Hydrants _____	_____	_____	_____	_____
336	Backflow Prevention Devices _____	_____	_____	_____	_____
339	Other Plant and _____	_____	_____	_____	_____
	Miscellaneous Equipment _____	_____	_____	_____	_____
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 _____ CIP	_____	_____	_____	4,492
	Total Water Plant _____	\$ 318,846	\$ _____	\$ _____	\$ 252,143

UTILITY NAME: Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT DECEMBER 31, 2022

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements	39	_____ %	0.85 %	\$ 1,870	\$ _____	\$ 5,838	\$ 7,708
305	Collecting and Impounding Reservoirs	_____	_____ %	_____ %	_____	_____	_____	_____
306	Lake, River and Other Intakes	_____	_____ %	_____ %	_____	_____	_____	_____
307	Wells and Springs	_____	_____ %	_____ %	_____	_____	_____	_____
308	Infiltration Galleries & Tunnels	_____	_____ %	_____ %	_____	_____	_____	_____
309	Supply Mains	_____	_____ %	_____ %	_____	_____	_____	_____
310	Power Generating Equipment	_____	_____ %	_____ %	_____	_____	_____	_____
311	Pumping Equipment	_____	_____ %	_____ %	_____	_____	_____	_____
320	Water Treatment Equipment	_____	_____ %	_____ %	_____	_____	_____	_____
330	Distribution Reservoirs & Standpipes	_____	_____ %	_____ %	_____	_____	_____	_____
331	Trans. & Dist. Mains	_____	_____ %	_____ %	_____	_____	_____	_____
333	Services	_____	_____ %	_____ %	_____	_____	_____	_____
334	Meter & Meter Installations	_____	_____ %	_____ %	_____	_____	_____	_____
335	Hydrants	_____	_____ %	_____ %	_____	_____	_____	_____
336	Backflow Prevention Devices	_____	_____ %	_____ %	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment	_____	_____ %	_____ %	_____	_____	_____	_____
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				\$ 1,870	\$ _____	\$ 5,838	\$ 7,708 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT DECEMBER 31, 2022

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 14,739
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
604	Employee Pensions and Benefits_____	1,127
610	Purchased Water_____	_____
615	Purchased Power_____	_____
616	Fuel for Power Production_____	190
618	Chemicals_____	3,924
620	Materials and Supplies_____	6,004
630	Contractual Services:	
	Billing_____	_____
	Professional_____	4,222
	Testing_____	2,842
	Other_____	2,763
640	Rents_____	580
650	Transportation Expense_____	101
655	Insurance Expense_____	_____
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	7,923
670	Bad Debt Expense_____	_____
675	Miscellaneous Expenses_____ Depreciation_____	16,604
	Total Water Operation And Maintenance Expense_____	\$ 61,019 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	27	28	28
3/4"	D	1.5	29	29	43.5
1"	D	2.5	12	12	30
1 1/2"	D,T	5.0	_____	_____	_____
General Service					
5/8"	D	1.0	12	12	12
3/4"	D	1.5	9	9	13.5
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	1	1	5
2"	D,C,T	8.0	2	2	16
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Other (Specify)	2" Multifom	8	3	3	24
Unmetered Customers					
Other (Specify)	1" Res FP	8	1	1	8
Other (Specify)	2" Res FP	8	2	2	16
** D = Displacement C = Compound T = Turbine			Total	98	98
					195

UTILITY NAME: Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT DECEMBER 31, 2022

SYSTEM NAME: _____

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b)	(c)	(d)	(e)	(f)
	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
January_____	_____	901	140	761	707
February_____	_____	856	120	736	690
March_____	_____	939	100	839	787
April_____	_____	1023	140	883	812
May_____	_____	1092	130	962	869
June_____	_____	1196	125	1071	959
July_____	_____	1069	155	914	836
August_____	_____	1239	155	1084	1017
September_____	_____	1068	155	913	852
October_____	_____	1032	205	827	731
November_____	_____	1117	195	922	846
December_____	_____	1019	175	844	749
Total for Year_____	_____	12551	1795	10756	9855

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	6"	2700	_____	_____	2700
PVC	4"	800	_____	_____	800
PVC	2"	1650	_____	_____	1650
PVC	8"	3150	_____	_____	3150
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT DECEMBER 31, 2022

SYSTEM NAME: _____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	<u>1992</u>	<u>1981</u>	_____	_____
Types of Well Construction and Casing _____	<u>Artesian Steel</u>	<u>Artesian Steel</u>	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	<u>360'</u>	<u>200'</u>	_____	_____
Diameters of Wells _____	<u>4"</u>	<u>10"</u>	_____	_____
Pump - GPM _____	<u>90</u>	<u>10</u>	_____	_____
Motor - HP _____	<u>1</u>	<u>10</u>	_____	_____
Motor Type * _____	<u>Suction</u>	<u>Turbine</u>	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	<u>Generator- 125 KW</u>	<u>Generator- 125 KW</u>	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	<u>Steel</u>	_____	_____	_____
Capacity of Tank _____	<u>24132</u>	_____	_____	_____
Ground or Elevated _____	<u>Elevated</u>	_____	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer _____	<u>Peerless</u>	<u>Peerless</u>	<u>Groundfos</u>	_____
Type _____	<u>Suction</u>	<u>Suction</u>	<u>Centrifugal</u>	_____
Rated Horsepower _____	<u>10</u>	<u>10</u>	<u>3</u>	_____
Pumps				
Manufacturer _____	<u>Peerless</u>	<u>Peerless</u>	<u>Groundfos</u>	_____
Type _____	<u>Suction</u>	<u>Suction</u>	<u>Centrifugal</u>	_____
Capacity in GPM _____	<u>200</u>	<u>200</u>	<u>53.27</u>	_____
Average Number of Hours Operated Per Day _____	<u>1</u>	<u>1</u>	<u>11.43</u>	_____
Auxiliary Power _____	_____	_____	_____	_____

Windward Camachee Marina Owner LLC
UTILITY NAME: DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT DECEMBER 31, 2022
--

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_____	.072 MGD	_____	_____
Type of Source_____	Ground Water	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	Reverse Osmosis	_____	_____
Make_____	Hydro Pro	_____	_____
Permitted Capacity (GPD)_____	28,800	_____	_____
High service pumping			
Gallons per minute_____	20	_____	_____
Reverse Osmosis_____	Reverse Osmosis	_____	_____
Lime Treatment			
Unit Rating_____	N/A	_____	_____
Filtration			
Pressure Sq. Ft._____	_____	_____	_____
Gravity GPD/Sq.Ft._____	_____	_____	_____
Disinfection			
Chlorinator_____	Chlorinator	_____	_____
Ozone_____	_____	_____	_____
Other_____	Antiscalent	_____	_____
Auxiliary Power_____	Generator- 125 KW	_____	_____

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31,

SYSTEM NAME: _____

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. 86

Number of ERCs * which can be served. 270

3. Present system connection capacity (in ERCs *) using existing lines. 270

4. Future connection capacity (in ERCs *) upon service area buildout. Buildout (270)

5. Estimated annual increase in ERCs *. N/A

6. Is the utility required to have fire flow capacity? Yes
If so, how much capacity is required? 500 GPM, 60,000 gal/day

7. Attach a description of the fire fighting facilities. N/A

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? Not Required per 04/26/2004 EDGP PNS sems
Less than 3,300 persons

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? N/A
- 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 ID # PWS ID 25554166

12. Water Management District Consumptive Use Permit # 1381-8

- 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 = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

**WASTEWATER
OPERATING
SECTION**

Windward Camachee Marina Owner LLC
 DBA Camachee Cove Yacht Harbor Utility

UTILITY NAME: _____

YEAR OF REPORT DECEMBER 31,

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization _____	\$ _____	\$ _____	\$ _____	\$ _____
352	Franchises _____	_____	_____	_____	_____
353	Land and Land Rights _____	_____	_____	_____	_____
354	Structures and Improvements _____	_____	_____	_____	_____
355	Power Generation Equipment _____	_____	_____	_____	_____
360	Collection Sewers - Force _____	_____	_____	_____	_____
361	Collection Sewers - Gravity _____	_____	_____	_____	_____
362	Special Collecting Structures _____	_____	_____	_____	_____
363	Services to Customers _____	_____	_____	_____	_____
364	Flow Measuring Devices _____	_____	_____	_____	_____
365	Flow Measuring Installations _____	_____	_____	_____	_____
370	Receiving Wells _____	_____	_____	_____	_____
371	Pumping Equipment _____	_____	_____	_____	_____
380	Treatment and Disposal Equipment _____	_____	_____	_____	_____
381	Plant Sewers _____	_____	_____	_____	_____
382	Outfall Sewer Lines _____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment _____	_____	_____	_____	_____
390	Office Furniture and Equipment _____	_____	_____	_____	_____
391	Transportation Equipment _____	_____	_____	_____	_____
392	Stores Equipment _____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment _____	_____	_____	_____	_____
394	Laboratory Equipment _____	_____	_____	_____	_____
395	Power Operated Equipment _____	_____	_____	_____	_____
396	Communication Equipment _____	_____	_____	_____	_____
397	Miscellaneous Equipment _____	_____	_____	_____	_____
398	Other Tangible Plant _____	_____	_____	_____	_____
	Total Wastewater Plant _____	\$ _____	\$ _____	\$ _____	\$ _____ *

* This amount should tie to sheet F-5.

Windward Camachee Marina Owner LLC
 DBA Camachee Cove Yacht Harbor Utility

UTILITY NAME: _____

YEAR OF REPORT DECEMBER 31,

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

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)
354	Structures and Improvements		%	%	\$	\$	\$	\$
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force		%	%				
361	Collection Sewers - Gravity		%	%				
362	Special Collecting Structures		%	%				
363	Services to Customers		%	%				
364	Flow Measuring Devices		%	%				
365	Flow Measuring Installations		%	%				
370	Receiving Wells		%	%				
371	Pumping Equipment		%	%				
380	Treatment and Disposal Equipment		%	%				
381	Plant Sewers		%	%				
382	Outfall Sewer Lines		%	%				
389	Other Plant and Miscellaneous Equipment		%	%				
390	Office Furniture and Equipment		%	%				
391	Transportation Equipment		%	%				
392	Stores Equipment		%	%				
393	Tools, Shop and Garage Equipment		%	%				
394	Laboratory Equipment		%	%				
395	Power Operated Equipment		%	%				
396	Communication Equipment		%	%				
397	Miscellaneous Equipment		%	%				
398	Other Tangible Plant		%	%				
	Totals				\$	\$	\$	\$ *

* This amount should tie to Sheet F-5.

Type text here

UTILITY NAME: Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT DECEMBER 31,

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ _____
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
704	Employee Pensions and Benefits_____	_____
710	Purchased Wastewater Treatment_____	_____
711	Sludge Removal Expense_____	_____
715	Purchased Power_____	_____
716	Fuel for Power Production_____	_____
718	Chemicals_____	_____
720	Materials and Supplies_____	_____
730	Contractual Services:	
	Billing_____	_____
	Professional_____	_____
	Testing_____	_____
	Other_____	_____
740	Rents_____	_____
750	Transportation Expense_____	_____
755	Insurance Expense_____	_____
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	_____
770	Bad Debt Expense_____	_____
775	Miscellaneous Expenses_____	_____
	Total Wastewater Operation And Maintenance Expense_____	\$ _____*

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Equivalent Customers (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	_____	_____	_____
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)	_____	_____	_____	_____	_____
Total			_____	_____	_____

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: Windward Camaceee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT DECEMBER 31,

PUMPING EQUIPMENT

Lift Station Number _____	_____	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
Year installed _____	_____	_____	_____	_____	_____	_____
Rated capacity _____	_____	_____	_____	_____	_____	_____
Size _____	_____	_____	_____	_____	_____	_____
Power:	_____	_____	_____	_____	_____	_____
Electric _____	_____	_____	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

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

COLLECTING AND FORCE MAINS

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

MANHOLES

Size (inches) _____	_____	_____	_____	_____
Type of Manhole _____	_____	_____	_____	_____
Number of Manholes:	_____	_____	_____	_____
Beginning of year _____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	_____	_____	_____	_____

Windward Camachee Marina Owner LLC
 DBA Camachee Cove Yacht Harbor Utility

UTILITY NAME: _____

YEAR OF REPORT DECEMBER 31,

SYSTEM NAME: _____

TREATMENT PLANT

Manufacturer _____ Type _____ "Steel" or "Concrete" _____ Total Permitted Capacity _____ Average Daily Flow _____ Method of Effluent Disposal _____ Permitted Capacity of Disposal _____ Total Gallons of Wastewater treated _____	_____	_____	_____
--	-------	-------	-------

MASTER LIFT STATION PUMPS

Manufacturer _____ Capacity (GPM's) _____ Motor: Manufacturer _____ Horsepower _____ Power (Electric or Mechanical) _____	_____	_____	_____	_____	_____	_____
---	-------	-------	-------	-------	-------	-------

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	_____	_____	_____
February _____	_____	_____	_____
March _____	_____	_____	_____
April _____	_____	_____	_____
May _____	_____	_____	_____
June _____	_____	_____	_____
July _____	_____	_____	_____
August _____	_____	_____	_____
September _____	_____	_____	_____
October _____	_____	_____	_____
November _____	_____	_____	_____
December _____	_____	_____	_____
Total for year _____	=====	=====	=====

If Wastewater Treatment is purchased, indicate the vendor: _____

Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31,

SYSTEM NAME: _____

GENERAL WASTEWATER SYSTEM INFORMATION

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

1. Present number of ERCs* now being served. _____
2. Maximum number of ERCs* which can be served. _____
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*. _____
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system

7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known.
8. If the utility does not engage in reuse, has a reuse feasibility study been completed? _____
If so, when? _____
9. Has the utility been required by the DEP or water management district to implement reuse? _____
If so, what are the utility's plans to comply with this requirement? _____

10. When did the company last file a capacity analysis report with the DEP? _____
11. 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? _____
12. Department of Environmental Protection ID # _____

* 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 = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).

UTILITY NAME: Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT
DECEMBER 31, 2022

VERIFICATION-OF ANNUAL REPORT

I HEREBY VERIFY, 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.
- YES 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.

DocuSigned by:

C57FDE806E78425
 (signature of chief executive officer of the utility) *

Date: _____

 (signature of chief financial officer of the utility) *

Date: _____

*

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.