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, __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 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)

TABLE OF CONTENTS

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

TABLE OF CONTENTS

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

FINANCIAL SECTION

REPORT OF

Windward Camachee Marina Owner LLC dba Camachee Cove Yacht Harbor Utility

	Tringrand damage	(EXACT NAM	E OF UTILITY)	3070 Harbor Driv	
3070 Harbor Drive	2004		Utility	St. Augustine, FL	
St. Augustine, FL 32	2084 Mailing Address		Street	Address	County
					7.50.25 5
Telephone Number	904-829-5676		Date Utility Fi	rst Organized	25-July-85
Fax Number	904-829-0396		E-mail Adress	travis@r	mywindward.com
Sunshine State One-Call	of Florida, Inc. Me	mber No. <u>CC2</u>	069		
Check the business entity	of the utility as file	ed with the Internal Re	venue Service:		
Individual	Sub Chapter S	Corporation	1120 (Corporation	x Partnership
Name, Address and phor	ne where records a	re located: Travis	Staats-3070 Harbor	Drive St. Augustine	e FL, 32084 904-829
Windward Camachee M		CONTAC			
Name		Title	Principal	Business Address	Salary Charged Utility
Person to send correspor Travis Staats	ndence:	Water Plant Mar	3070 Ha 1ager FI 3208	irbor Drive St Augustir 4	ne
		*		Biscayne Blvd Sute 20	00
Person who prepared this Guo-Fu Li	s report:	Controller	Aventur	a, FL 33180	
	*	11		Biscayne Blvd suite 2	00
Officers and Managers		Managing Partner	Aver	ntura , FL 33180	\$
Robert Finvarb Travis Staats		Water Plant Manager	3070 H	arbor Drive St August	1000
		ş-			\$
-		±			\$
			E N. C		
Report every corporation securities of the reporting		or nolding directly or in	directly 5 percent or	more or the voting	
		Percent			Salary
N1		Ownership in Utility	Dringing	Business Address	Charged Utility
Name		Othity	Frincipal	Dusiliess Addiess	\$
)			\$
					\$
					*
(-			s
-		-			\$

UTILITY NAME: __

YEAR OF REPORT DECEMBER 31, 2024

INCOME STATEMENT

	Ref.	201	10/	Other	Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue: Residential Commercial Industrial Multiple Family Guaranteed Revenues Other (Specify)		\$ 67,350 65,354 4,154	\$	\$	\$ 67,350. 65,354 4,154.
Total Gross Revenue		\$ 136,858	\$	\$	\$
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$	\$	\$	\$
Depreciation Expense	F-5	9,967	3		9,967
CIAC Amortization Expense_	F-8	-		· -	.====
Taxes Other Than Income	F-7	·	:	:	
Income Taxes	F-7				
Total Operating Expense		\$139,646	×		\$
Net Operating Income (Loss)		\$ (2,788)	\$	\$	\$(2,788)
Other Income: Nonutility Income		\$	\$	\$	\$
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense		\$	\$	\$	\$
Net Income (Loss)		\$	\$	\$	\$ (2,788)

UTILITY NAME:

YEAR OF REPORT DECEMBER 31, 2024

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:	·		
Utility Plant in Service (101-105) Accumulated Depreciation and	F-5,W-1,S-1	\$ 373,782.	\$ _331,457
Amortization (108)	F-5,W-2,S-2	-25,668	-15,701
Net Utility Plant		\$348,114	\$315,756
CashCustomer Accounts Receivable (141)		66,476	102,143
Customer Accounts Receivable (141) Other Assets (Specify):		24,397	18,036
Total Assets		\$ 438,987	\$ <u>435,935</u>
		<u> </u>	
Liabilities and Capital:			
Common Stock Issued (201)Preferred Stock Issued (204)	F-6 F-6		
Other Paid in Capital (211) Retained Earnings (215)	F-6	<u>225,763</u> 180,064	233,438 139,645
Propietary Capital (Proprietary and partnership only) (218)	F-6		y
Total Capital		\$ 405,827	\$ 373,083
Long Term Debt (224)Accounts Payable (231)	F-6	\$	1,143
Notes Payable (232)Customer Deposits (235)		-231	-
Accrued Taxes (236)		5	
Other Liabilities (Specify) Management Fee		2,348	18,505
Due to Parent Company		31,043	43,204
Advances for Construction Contributions in Aid of		, 	
Construction - Net (271-272)	F-8	-	
Total Liabilities and Capital		\$ 438,987	\$ 435,935

UTILITY NAME:

YEAR OF REPORT DECEMBER 31, 2024

GROSS UTILITY PLANT

	0,1000	JIILIII I LANI		
Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101) Construction Work in Progress (105)	\$	\$	\$	\$
Other (Specify) Pumps Iransmission and Distribution Supply-Mains Total Utility Plant	\$\frac{4,200}{136,848} 3,888 363,782	\$	\$	4,200 136,848 3,888 \$ 363,782

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

			Other Than	
Account 108	Water	Wastewater	Reporting Systems	Total
Balance First of Year	\$15,701	\$	\$	\$ 15,701
Add Credits During Year: Accruals charged to depreciation account Salvage Other Credits (specify)		\$	\$	\$ 9,967
Total Credits	\$ 25,668	\$	\$	\$ 25,668
Deduct Debits During Year: Book cost of plant retired Cost of removal Other debits (specify)	\$	\$	\$	\$
Total Debits	\$	\$	\$	\$
Balance End of Year	\$	\$	\$	\$ 25,668

UTILITY NAME:

DBA Carnachee Cove Yacht Harbor Utility

YEAR OF REPORT DECEMBER 31, 2024

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share	N/A	N/A

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of yearChanges during the year (Specify): Net Profit or Loss 01/01/2024 to 12/31/2024	\$	\$ <u>182,852</u> -2,788
Balance end of year	\$	\$180,064

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of yearChanges during the year (Specify):	\$	\$ 233,438
Balance end of year	\$	\$ 225,763

LONG TERM DEBT (224)

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

UTILITY NAME:

YEAR OF REPORT DECEMBER 31, 2024

TAX EXPENSE

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

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
Camachee Yacht Yard, Inc	\$ 2,246.	\$	Repair & Maintenance
Cardmember Service	\$ 1,835	\$	Supplies
First Coast Elevator	\$ 874	\$	Repair & Maintenance
Gunster	\$ 5,202	\$	Professional Fee
PoolSure	\$ 1,514	\$	Bulk Beach
Ring Power Corp.	\$ 508	\$	Repair & Maintenance
Sensible H2O Solutions, LLC	\$ 3,860	\$	Monthly Operation required Monitoring
SolomonCooperman Recondo & Weiss	\$ 756	\$	Professional Fees
US Water Services Corporation	\$ 65,357	\$	Monthly operation required Monitoring
Florida Public Service Commission	\$ 7,276	\$	Annual Fee
	s ———	s	

UTILITY NAME: DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT DECEMBER 31, 2024

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

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

Report below all developers or agreements from which cash or received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
-				-
Sub-total			\$	\$
	pacity charges, main and customer connecturing the vear.			
Description of Charge	Number of Connections	Charge per Connection		
		\$	\$	\$
	'41- Euro # O ala ave			
otal Credits During Year (Must agr	ee with line # 2 above	e.)	p	3

ACCUMULATED AMORTIZATION OF CIAC (272)

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

** 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, 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	\$N/A	%	%	%
Preferred Stock	3 	%	%	%
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:	7	%
Commission Order Number approving AFUDC rate:	/ <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 31,2024

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)	\$ <u>N/A</u>	\$ = = \$	\$ = = \$	\$ = = \$	\$ \$ \$

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

WATER OPERATING SECTION

YEAR OF REPORT DECEMBER 31,2024

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$	\$	\$	\$
302	Franchises				
303	Land and Land Rights	10,000			10,000
304	Structures and Improvements_				218,846
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs				
308	Wells and Springs Infiltration Galleries and Tunnels				
309	Supply Mains	3,888			3.888
310	Power Generation Equipment				
311	Pumping Equipment				4,200
320	Water Treatment Equipment				
330	Distribution Reservoirs and Standpipes				
331	Transmission and Distribution Lines	94,523	42,325		136,848
333	Services			<u>-</u>	
334	Meters and Meter Installations				
335	Hydrants			se	
336	Backflow Prevention Devices		·	·	ş Ş
339	Other Plant and Miscellaneous Equipment	l			
340	Office Furniture and Equipment				
341	Transportation Equipment		-		
342	Stores Equipment				
343	Tools, Shop and Garage Equipment				
344	Laboratory Equipment				
345	Power Operated Equipment	8			
346	Communication Equipment				·
347	Miscellaneous Equipment				
348	Other Tangible Plant		2		
	Total Water Plant	\$	\$ 42,325	\$	\$

Windward Camachee Marina Owner LLC DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT DECEMBER 31, 2024

UTILITY NAME:

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)
304 305	Structures and Improvements Collecting and Impounding Reservoirs	39	% %	%	\$13,093_	s	\$ <u>5,611</u>	\$
306 307 308	Lake, River and Other Intakes Wells and Springs Infiltration Galleries &		%	%			-	11
309 310	TunnelsSupply MainsPower Generating Equipment_	32	%	% %	152	***************************************	122	274
311 320 330	Pumping Equipment Water Treatment Equipment Distribution Reservoirs &	5	%	% %	413		840	1,253
331	Standpipes Trans, & Dist. Mains		%	% %	2,043		3,394	5,437
333 334 335	Services Meter & Meter Installations Hydrants		% %	% %				
336 339	Backflow Prevention Devices Other Plant and Miscellaneous Equipment		% %	%			4	
340 341	Office Furniture and Equipment Transportation Equipment		%	%				
342 343	Stores Equipment Tools, Shop and Garage		%	%			*	
344 345	EquipmentLaboratory Equipment Power Operated Equipment		% %	% %				
346 347 348	Communication Equipment Miscellaneous Equipment Other Tangible Plant		—— % —— %	% %				
540	Totals				\$ 15,701	\$	\$ <u>9,967</u>	\$ 25,668

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

UTILITY NAME: DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT DECEMBER 31,2024

WATER OPERATION AND MAINTENANCE EXPENSE

Acct.	Account Name	Amount
601 603 604 610 615 616 618 620 630	Salaries and Wages - Employees_ Salaries and Wages - Officers, Directors, and Majority Stockholders Employee Pensions and Benefits Purchased Water Purchased Power Fuel for Power Production Chemicals Materials and Supplies_ Contractual Services: Billing Professional	\$ 31,043 272 1,515 913 60,081 1,417
640 650 655 665 670 675	Testing Other Rents Transportation Expense_ & Rep and Maintenance Insurance Expense Regulatory Commission Expenses (Amortized Rate Case Expense) Bad Debt Expense Miscellaneous Expenses_ & Depreciation Total Water Operation And Maintenance Expense * This amount should tie to Sheet F-3.	1,417 5,958 12,354 7,276 18,817 \$ 139,646 *

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Act Start of Year (d)	tive Customers End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
Residential Service 5/8" 3/4" 1" 1 1/2" General Service 5/8" 3/4" 1" 1 1/2" 2" 3" 3" 3" Unmetered Customers Other (Specify)	D D D,T D D D,T D C,T D C T	1.0 1.5 2.5 5.0 1.0 1.5 2.5 5.0 8.0 15.0 16.0 17.5 8	28 29 12	28 29 12 12 9 11 1 1 1 1 1 1 2 2	28 43.5 30 12 13.5 24 8 16
** D = Displacement C = Compound T = Turbine		Total	98	98	195

Windward Camachee Marina Owner LLC DBA Camachee Cove Yacht Harbor Utility

UTILITY NAME:	YEAR OF REPORT
	DECEMBER 31,2024
SYSTEM NAME:	·

PUMPING AND PURCHASED WATER STATISTICS

MAINS (FEET)

Kind of Pipe	Diameter			Removed	End
(PVC, Cast Iron,	of	First of	Added	or	of
Coated Steel, etc.)	Pipe	Year		Abandoned	Year
PVC	6"	2700			2700
PVC	4"	800	**************************************	(====)	800
PVD	2"	1650			1650
PVC	8"	3150			3150
				1	
	·	-		0	
	:			, 	
	(-			(-
-	-			?	

Windward Camachee Marina Owner LLC DBA CamacheeCove Yacht Harbor Utility

	WELL	S AND WELL PUMP	s
SYSTEM NAME:		====	
UTILITY NAME:			DECEMBER 31,2024
LITH ITY MANGE			YEAR OF REPORT

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

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) Capacity of Tank Ground or Elevated	Steel 24132 Elevated			8

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors Manufacturer Type Rated Horsepower	Peerless Suction 10	Peerless Suction 10	Grundfos Centrifugal 3	:
Pumps Manufacturer Type Capacity in GPM Average Number of Hours Operated Per Day Auxiliary Power	Peerless Suction 200	Peerless Suction 200	Grundfos Centrifugal 53.27 11.43	

Windward Camachee Marina Owner LLC DBA Camachee Cove Yacht Harbor Utility

__Chlorinator_

___Antiscalant

Generator-125Kw

Pressure Sq. Ft._____ Gravity GPD/Sq.Ft.____

Chlorinator_____

Ozone_____ Other_____ Auxiliary Power_____

Disinfection

UTILITY NAME:			YEAR OF REPORT DECEMBER 31, 2024
	SOURCE OF S	UPPLY	
List for each source of supply	(Ground, Surface, Purcha	sed Water etc.)	
Permitted Gals. per day	72 MGO		
Type of Source	Groundwater	:	
List for each Water Treatment	WATER TREATMEN	NT FACILITIES	
Type Make Permitted Capacity (GPD)	Reverse Osmosis Hydropra		
High service pumping Gallons per minute	20	-	
Reverse Osmosis	Reverse Osmosis		-
Lime Treatment Unit Rating	N/A	:	

Windward Camachee Marina Owner LLC DBA Camachee Cove Yacht Harbor Utility

UTILITY NAME:	YEAR C
	DECEM
SYSTEM NAME:	

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 serve86
mber o	f ERCs * which can be served270
	Present system connection capacity (in ERCs *) using existing lines270
4.	Future connection capacity (in ERCs *) upon service area buildoutBuldout(270)
5.	Estimated annual increase in ERCs *N/A
6.	Is the utility required to have fire flow capacity?Yes
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 3,300persons
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 2554166
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 proceding 12 months: Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
	(b) If no historical flow data are available use: ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

WASTEWATER OPERATING SECTION

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			5	
355	Power Generation Equipment				
360					
361	Collection Sewers - Force Collection Sewers - Gravity				
362	Special Collecting Structures				
363	Services to Customers				
364	Flow Measuring Devices				
365	Flow Measuring Installations			-	<u> </u>
370	Receiving Wells			:	
371	Pumping Equipment Treatment and Disposal				
380	Treatment and Disposal				
l	Equipment			Y <u></u>	(
381	Plant Sewers				·
382	Outfall Sewer Lines Other Plant and Miscellaneous	-		÷	
389		: :	· 	::	
000	Equipment	:	· 	· · · · · · · · · · · · · · · · · · ·	
390	Office Furniture and				
391	Equipment			-	·
391	Transportation Equipment Stores Equipment		·		
392	Tools, Shop and Garage				h
393	Equipment				
394	Laboratory Equipment	A	(
395	Power Operated Equipment	8			
396	Power Operated Equipment Communication Equipment				
397	Miscellaneous Equipment			S	
398	Other Tangible Plant			2	
	Total Wastewater Plant	\$	\$	\$	*

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

UTILITY NAME:	YEAR OF REPORT
3	DECEMBER 31,

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct, No. (a)	Account (b)	Average Service Life in Years (c)	Averaga 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		%	%	\$	\$	\$	S
355	Power Generation Equipment		%	%		l ——	l ———	
360	Collection Sewers - Force		%			l ———		
361	Collection Sewers - Gravity		%	%			l ———	II
362	Special Collecting Structures		%	%		l ———	l ——	
363	Services to Customers		%	%		l ——	l ——	l
364	Flow Measuring Devices		%	%			l ——-	
365	Flow Measuring Installations		%	%			l ——	
370	Receiving Wells		%	%			l ———	l
371	Pumping Equipment		%	%			l	l ——
380	Treatment and Disposal Equipment		%	%				<u> </u>
381	Plant Sewers		%	%				II
382	Outfall Sewer Lines		%	%				H
389	Other Plant and Miscellaneous			0/.				
	Equipment			70				
390	Office Furniture and		ا , ا	0/				
- 1	Equipment		%	- %		l		II
391	Transportation Equipment					l ——	l ——	
392	Stores Equipment		%				l ———	
393	Tools, Shop and Garage Equipment		%	%				
394	Laboratory Equipment		%	%				
395	Power Operated Equipment		%	%			l ———	
396	Communication Equipment		%	%			l	
397	Miscellaneous Equipment		%	%				
398	Other Tangible Plant		%	%				-
- 1	Totals				s	\$	\$	s

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

YEAR OF REPORT
DECEMBER 31,

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701 703 704 710 711 715 716	Salaries and Wages - Employees	\$
718 720	Chemicals 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

				ive CustomersTotal	
	Type of	Equivalent	Start		Equivalents
Description	Meter **	Factor	of Year	of Year	(c x e)
(a)	(b)	(c)	(d)	(e)	(f)
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"	С	16.0	<u> </u>		
3"	Т	17.5			2
Unmetered Customers		,			
Other (Specify)					
** D = Displacement					
C = Compound		Total			-
T = Turbine					

YEAR OF REPORT	
DECEMBER 31,	

	PUMPING EQUIP	PMENT		_		
Lift Station Number Make or Type and nameplate data on pump						
Year installed Rated capacity Size						
Power: Electric Mechanical Nameplate data of motor		=	_	<u> </u>		
	SERVICE CONNEC	сттомѕ				
Size (inches) Type (PVC, VCP, etc.)				_		
Average length Number of active service connections Beginning of year Added during year		==		<u> </u>		
Retired during year End of year Give full particulars concerning inactive connections						<u> </u>
	COLLECTING AND	FORCE MAIN	s			
	cting Mains			Force N	//ains	
Size (inches) Type of main Length of main (nearest						
foot)						
	MANHO	DLES				
Size (inches) Type of Manhole Number of Manholes: Beginning of year Added during year Retired during year End of Year						

TILITY NAME:			R OF REPORT
STEM NAME;		DECEN	MBER 31,
	TREATMEN	T 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 STA	TION PUMPS	
Manufacturer Capacity (GPM's) Motor: Manufacturer Horsepower Power (Electric or Mechanical)			
	PUMPING WASTEWA	TER 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			

UTILITY NAME:_	
SYSTEM NAME:	

YEAR OF REPORT DECEMBER 31,

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. D	escribe 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?
-	
1	When did the company last file a capacity analysis report with the DEP?
1	 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?
1:	2. 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 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/280 gallons per day).

UTILITY NAME:

YEAR OF REPORT DECEMBER 31, 2024

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 X	NO	3.	There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility.	
YES X	NO	4.	The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents.	
			(signature of chief executive officer of the utility) Date: 3-24-25	*
			(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.