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Examined \_\_\_\_\_

# SEWER UTILITIES

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## 2023 ANNUAL REPORT OF

**MHC Acquisition One, LLC**

---

(NAME UNDER WHICH CORPORATION, PARTNERSHIP, OR INDIVIDUAL IS DOING BUSINESS)

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**Two North Riverside Plaza, Suite 800 Chicago, IL**  
(OFFICIAL MAILING ADDRESS)

**60606**  
ZIP

TO THE  
PUBLIC UTILITIES COMMISSION  
STATE OF CALIFORNIA  
FOR THE YEAR ENDED DECEMBER 31, 2023

REPORT MUST BE FILED NO LATER THAN APRIL 30, 2024

**PEASLEY, ALDINGER & O'BYMACHOW**  
AN ACCOUNTANCY CORPORATION

MATT A. PEASLEY, CPA  
CHRISTIAN L. ALDINGER, CPA

16882 BOLSA CHICA STREET, SUITE 101  
HUNTINGTON BEACH, CALIFORNIA 92649

(714) 536-4418  
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ACCOUNTANT'S COMPILATION REPORT

July 31, 2024

MHC Acquisition One, LLC  
Two North Riverside Plaza, Suite 800  
Chicago, IL 60606

Management is responsible for the accompanying financial statements of MHC Acquisition One, LLC (Santa Cruz Utility Sewer system), which comprise the balance sheet as of December 31, 2023, and the related income statement included in the accompanying prescribed form. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements included in the accompanying prescribed form nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

**Other Matter**

The financial statements included in the accompanying prescribed form are intended to comply with the requirements of the Public Utilities Commission of the State of California, and are not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

The supplementary information included in the prescribed form is presented for purposes of additional analysis and is not a required part of the basic financial statements. The supplementary information has been compiled from information that is the representation of management. We have not audited or reviewed the supplementary information and, accordingly, do not express an opinion or provide any assurance on such information.

PEASLEY, ALDINGER, & O'BYMACHOW  
AN ACCOUNTANCY CORPORATION



Christian L. Aldinger  
Certified Public Accountant

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## INSTRUCTIONS

1. Two completed and signed hard copies of this report and one electronic copy must be filed **NO LATER THAN APRIL 30, 2024, with:**

**CALIFORNIA PUBLIC UTILITIES COMMISSION**

**WATER DIVISION**

**ATTN: BRUCE DEBERRY**

**505 VAN NESS AVENUE, ROOM 3200**

**SAN FRANCISCO, CALIFORNIA 94102-3298**

[bmd@cpuc.ca.gov](mailto:bmd@cpuc.ca.gov)

[water.division@cpuc.ca.gov](mailto:water.division@cpuc.ca.gov)

2. Failure to file the report on time may subject a utility to the penalties and sanctions provided by the Public Utilities Code.
3. The Declaration on Page 22 must be signed by an authorized officer, partner, or owner.
4. The report must be prepared in accordance with the CPUC Excel annual report template. The Excel file and a PDF of the file is to be submitted to the Commission.
5. The report must be filled in, and every question answered. **LEAVE NO SCHEDULE BLANK.** Insert the words "none" or "not applicable" or "n/a" when appropriate.
6. Certain balance sheet and income statement accounts refer to supplemental schedules. Complete the supplemental schedules **FIRST**. The balances in these schedules will then auto-fill the appropriate boxes in the balance sheet/income statement. Total and subtotal boxes are automatically summed in Excel. Auto-filled and summed boxes are Excel locked and identified by a light coloring of the box. Uncolored boxes can be manually filled. Complete the statements by filling in the uncolored boxes where appropriate.
7. Some schedules provide for a "balance at beginning of year." The amount shown should agree with the "balance at end of year" as shown in the report for the previous year. If there is a difference, it should be explained by footnote.
8. When there is insufficient space in a schedule to permit a complete statement of the requested information, insert sheets should be prepared and identified by the number of the schedule to which it refers. Be certain that the inserts are securely attached to the report. If inserts are needed, prepare all inserts in one separate electronic file in Microsoft Excel format and file it with the electronic file of this report.
9. This report must cover the calendar year from January 1, 2023 through December 31, 2023. Fiscal year reports will not be accepted.

# SEWER UTILITIES

## MHC Acquisition One, LLC

(Name under which corporation, partnership or individual is doing business)

**Two North Riverside Plaza, Suite 800 Chicago IL, 60606**

(Official mailing address, Phone Number, and Email)

**Santa Cruz, Santa Cruz County**

(Service area-town and county)

## GENERAL INFORMATION

RETURN ORIGINAL  
TO COMMISSION  
NO PHOTOCOPIES

- 1 If a corporation show:
  - (A) Date of organization August 19, 1996 incorporated in the State of Delaware
  - (B) Names, titles and addresses of principal officers: Marguerite Nader, President and CEO; Paul Seavey, Executive VP, CFO & Treasurer; Roger Maynard, Executive VP - Asset Mgmt; Larisa Drake, Senior VP - Marketing; Ron Bunce, Senior VP - General Counsel & Secretary; Patrick Waite, Senior VP - Property Management; Walter Jaccard, Legal and Assist. Secretary.
- 2 If unincorporated give the name and address of owner or of each partner:  
N/A
- 3 Name, email, and telephone number of:
  - (A) One person listed above to receive correspondence: Marguerite Nader (312) 279-1486
  - (B) Person responsible for operations and services: Jennifer McClellan (831) 423-8660
- 4 Were any contracts or agreements in effect with any organization or person covering service, supervision and/or management of your business affairs during the year? (Yes or No)  
If so, what was the nature and the amount of each payment made under the agreement, to whom were payments made, and to what account was each payment charged?  
Equity Lifestyles Properties, Professional: \$12,000, account 682
- 5 State the names of associated companies or persons which, directly or indirectly, or through one or more intermediaries, control, or are controlled by, or are under common control with respondent:  
MHC Acquisition QRS, Inc.; MHC Operating Limited Partnership Equity Lifestyles, Inc.
- 6 This annual report was prepared by:

Name of firm or consultant: Peasley, Aldinger & O'Bymachow

Address of firm or consultant: 16882 Bolsa Chica Street, Suite 101  
Huntington Beach, CA 92649

Email address of firm or consultant: chris@paocpas.com

Phone Number of firm or consultant: (714) 536-4418

### PUBLIC HEALTH STATUS

- 7 Has state or local health department inspection been made during the year?
- 8 Are routine laboratory tests of sewer being made?
- 9 Has state health department sewer supply permit been obtained? (Indicate date)
- 10 If no permit has been obtained, state whether application has been made and when.
- 11 Show expiration date if state permit is temporary.

Yes	No	Latest Date
	x	N/A
	x	N/A
	x	N/A
	x	N/A
	x	N/A

- 12 List Name, Grade, and License Number of all Licensed Operators:  
N/A

**Excess Capacity and Non-Tariffed Services**

NOTE: In D.00-07-018, D.03-04-028, and D. 04-12-023, the CPUC set forth rules and requirements regarding sewer utilities provision of non-tariffed services using excess capacity. These decisions require sewer utilities to: 1) file an advice letter requesting Commission approval of that service, 2) provide information regarding non-tariffed goods/services in each companies Annual Report to the Commission.

Based on the information and filings required in D.00-07-018, D.03-04-028, and D.04-12-023, provide the following information by each individual non-tariffed good and service provided in 2023:

Applies to All Non-Tariffed Goods/Services that require Approval by Advice Letter											
Row Number	Description of Non-Tariffed Goods/Services	Active or Passive	Total Revenue Derived from Non-tariffed Goods/ Services (by account)	Revenue Account Number	Total Expenses Incurred to Provide Non-tariffed Goods/ Services (by account)	Expense Account Number	Advice Letter and/or Resolution Number Approving Non-tariffed Goods/ Services	Total Income Tax Liability Incurred Because of Non-tariffed Goods/ Services (by account)	Income Tax Liability Account Number	Gross Value of Regulated Assets Used in the Provision of a Non-tariffed Goods/ Services (by account)	Regulated Asset Account Number
1											
2	N/A										
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											

**SCHEDULE A  
BALANCE SHEET  
Assets and Other Debits**

Line No.	Acct. No.	Title of Account (a)	Schedule Number (b)	Balance End of Year (c)
1.1		<b>UTILITY PLANT</b>		
2.1	101	Sewer Plant in Service (Excluding SDWBA/SRF, Grant Funds)	A-1, A-1a	450,272
3.1	101.1	Sewer Plant in Service - SDWBA/SRF	A-1, A-1b	-
4.1	101.2	Sewer Plant in Service - Grant Funds	A-1, A-1c	-
5.1	101.3	Sewer Plant in Service - Other	A-1	-
6.1	103	Sewer Plant Held for Future Use	A-1	-
7.1	104	Sewer Plant Purchased or Sold	A-1	-
8.1	105	Construction Work in Progress - Sewer Plant	A-1	-
9.1	105.1	Construction Work in Progress - SDWBA/SRF	A-1	-
10.1	105.2	Construction Work in Progress - Grant Funds	A-1	-
11.1	105.3	Construction Work in Progress - Other	A-1	-
12.1	114	Sewer Plant Acquisition Adjustments	A-1	-
13.1		Total Utility Plant		\$ 450,272
14.1	108	Accumulated Depreciation of Sewer Plant	A-2	(387,525)
15.1	108.1	Accumulated Amortization of SDWBA/SRF loan	A-2	-
16.1	108.2	Accumulated Depreciation of Sewer Plant - Grant Funds	A-2	-
17.1	108.3	Accumulated Depreciation of Sewer Plant - Other	A-2	-
18.1		Total Accumulated Depreciation/Amortization		\$ (387,525)
19.1		Net Utility Plant		\$ 62,747
20.1				
21.1		<b>INVESTMENTS</b>		
22.1	121	Non-utility Property and Other Assets		
23.1	122	Accumulated Depreciation of Non-Sewer Utility Property	A-2	-
24.1		Net non-utility property		\$ -
25.1	123	Investments in Affiliated Companies		
26.1	124	Other Investments		
27.1		Total Investments		\$ -
28.1				
29.1		<b>CURRENT AND ACCRUED ASSETS</b>		
30.1	131	Cash		29,983
31.1	132	Cash - Special Deposits		-
32.1	141	Accounts Receivable - Customers		433
33.1	142	Receivables from Affiliated Companies		-
34.1	143	Accumulated Provision for Uncollectible Accounts		-
35.1	151	Materials and Supplies		-
36.1	174	Other Current Assets		-
37.1		Total current and accrued assets		\$ 30,416
38.1				
39.1	180	Deferred Charges		
40.1	181	Accumulated Deferred Income Tax Assets		-
41.1				-
42.1		<b>Total Assets and Other Debits</b>		\$ 93,163

**SCHEDULE A  
BALANCE SHEET  
Liabilities and Other Credits**

Line No.	Acct. No.	Title of Account (a)	Schedule Number (b)	Balance End of Year (c)
1.2		<b>CORPORATE CAPITAL AND RETAINED EARNINGS</b>		
2.2	201	Common Stock	A-3	-
3.2	204	Preferred Stock	A-4	-
4.2	206	Subchapter S Corporation Accumulated Adjustments Account	A-6	-
5.2	211	Other Paid-in Capital	A-7	-
6.2	215	Retained Earnings	A-8	-
7.2		Total corporate capital and retained earnings		\$ -
8.2				
9.2		<b>PROPRIETARY CAPITAL</b>		
10.2	218	Proprietary Capital	A-9	(1,282,370)
11.2				
12.2		<b>LONG TERM DEBT</b>		
13.2	224	Long-term Debt	A-10	-
14.2				
15.2		<b>CURRENT AND ACCRUED LIABILITIES</b>		
16.2	230	Payables to Affiliated Companies		1,319,617
17.2	231	Accounts Payable		7,139
18.2	232	Short-term Notes Payable		
19.2	233	Customer Deposits		
20.2	236	Taxes Accrued		
21.2	237	Interest Accrued		
22.2	241	Other Current Liabilities		47,477
23.2		Total current and accrued liabilities		\$ 1,374,233
24.2				
25.2		<b>DEFERRED CREDITS</b>		
26.2	252	Advances for Construction	F	-
27.2	253	Other Credits		1,300
28.2	255	Accumulated Deferred Investment Tax - Credits		-
29.2	282	Accumulated Deferred Income Taxes - Accel. Tax Depreciation		-
30.2	283	Accumulated Deferred Income Tax Liabilities		-
31.2		Total deferred credits		\$ 1,300
32.2				
33.2		<b>CONTRIBUTIONS IN AID OF CONSTRUCTION</b>		
34.2	265	Contributions in Aid of Construction		-
35.2	272	Accumulated Amortization of Contributions (negative number)		-
36.2		Net Contributions in Aid of Construction		\$ -
37.2		<b>Total Liabilities and Other Credits</b>		\$ 93,163



**SCHEDULE A-1  
SEWER UTILITY PLANT**

Line No.	Acct No.	Title of Account (a)	Balance Beg of Year (b)	Plant Additions During year (c)	Plant (Retirements) During year (d)	Other Debits* or (Credits) (e)	Balance End of year (f)
1	101	Sewer Plant in Service (Sch A-1a)	425,469	24,803	-	-	\$ 450,272
2	101.1	Sewer Plant In Service - SDWBA/SRF (Sch A-1b)	-	-	-	-	\$ -
3	101.2	Sewer Plant In Service - Grant Funds (Sch A-1c)	-	-	-	-	\$ -
4	101.3	Sewer Plant In Service - Other	-	-	-	-	\$ -
5	103	Sewer Plant Held for Future Use	-	-	-	-	\$ -
6	104	Sewer Plant Purchased or Sold	-	-	-	-	\$ -
7	105	Construction Work in Progress - Sewer Plant	-	-	-	-	\$ -
8	105.1	Construction Work in Progress - SDWBA/SRF	-	-	-	-	\$ -
9	105.2	Construction Work in Progress - Grant Funds	-	-	-	-	\$ -
10	105.3	Construction Work in Progress - Other	-	-	-	-	\$ -
11	114	Sewer Plant Acquisition Adjustments	-	-	-	-	\$ -
12		<b>Total utility plant</b>	<b>\$ 425,469</b>	<b>\$ 24,803</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 450,272</b>

\* Debit or credit entries should be explained by footnotes or supplementary schedules

**SCHEDULE A-1a  
Account 101 - Sewer Plant in Service (Excluding SDWBA/SRF, Grant Funds)**

Line No.	Acct No.	Title of Account (a)	Balance Beg of Year (b)	Plant Additions During year (c)	Plant (Retirements) During year (d)	Other Debits* or (Credits) (e)	Balance End of year (f)
1		<b>NON-DEPRECIABLE PLANT</b>					
2	301	Intangible Plant	10,000	-	-	-	\$ 10,000
3	303	Land	-	-	-	-	\$ -
4		Total non-depreciable plant	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,000</b>
5							
6		<b>DEPRECIABLE PLANT</b>					
7	304	Structures	-	-	-	-	\$ -
8	307	Wells	-	-	-	-	\$ -
9	311	Pumping Equipment	168,703	24,803	-	-	\$ 193,506
10	317	Other Sewer Source Plant	-	-	-	-	\$ -
11	320	Sewer Treatment Plant	-	-	-	-	\$ -
12	330	Reservoirs, Tanks and Standpipes	-	-	-	-	\$ -
13	331	Sewer Mains	144,126	-	-	-	\$ 144,126
14	333	Services and Meter Installations	63,479	-	-	-	\$ 63,479
15	334	Meters	-	-	-	-	\$ -
16	335	Hydrants	-	-	-	-	\$ -
17	339	Other Equipment	39,161	-	-	-	\$ 39,161
18	340	Office Furniture and Equipment	-	-	-	-	\$ -
19	341	Transportation Equipment	-	-	-	-	\$ -
20		Total depreciable plant	<b>\$ 415,469</b>	<b>\$ 24,803</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 440,272</b>
21		<b>Total sewer plant in service</b>	<b>\$ 425,469</b>	<b>\$ 24,803</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 450,272</b>

\* Debit or credit entries should be explained by footnotes or supplementary schedules

**SCHEDULE A-1b**  
**Account 101.1 - Sewer Plant in Service - SDWBA/SRF**

Line No.	Acct No.	Title of Account (a)	Balance Beg of Year (b)	Plant Additions During year (c)	Plant (Retirements) During year (d)	Other Debits* or (Credits) (e)	Balance End of year (f)
1		<b>NON-DEPRECIABLE PLANT</b>					
2	301	Intangible Plant	-	-	-	-	\$ -
3	303	Land	-	-	-	-	\$ -
4		Total non-depreciable plant	\$ -	\$ -	\$ -	\$ -	\$ -
5							
6		<b>DEPRECIABLE PLANT</b>					
7	304	Structures	-	-	-	-	\$ -
8	307	Wells	-	-	-	-	\$ -
9	311	Pumping Equipment	-	-	-	-	\$ -
10	317	Other Sewer Source Plant	-	-	-	-	\$ -
11	320	Sewer Treatment Plant	-	-	-	-	\$ -
12	330	Reservoirs, Tanks and Sandpipes	-	-	-	-	\$ -
13	331	Sewer Mains	-	-	-	-	\$ -
14	333	Services and Meter Installations	-	-	-	-	\$ -
15	334	Meters	-	-	-	-	\$ -
16	335	Hydrants	-	-	-	-	\$ -
17	339	Other Equipment	-	-	-	-	\$ -
18	340	Office Furniture and Equipment	-	-	-	-	\$ -
19	341	Transportation Equipment	-	-	-	-	\$ -
20		Total depreciable plant	\$ -	\$ -	\$ -	\$ -	\$ -
21		<b>Total sewer plant in service</b>	\$ -	\$ -	\$ -	\$ -	\$ -

\* Debit or credit entries should be explained by footnotes or supplementary schedules

**SCHEDULE A-1c**  
**Account 101.2 - Sewer Plant in Service - Grant Funds**

Line No.	Acct No.	Title of Account (a)	Balance Beg of Year (b)	Plant Additions During year (c)	Plant (Retirements) During year (d)	Other Debits* or (Credits) (e)	Balance End of year (f)
1		<b>NON-DEPRECIABLE PLANT</b>					
2	301	Intangible Plant	-	-	-	-	\$ -
3	303	Land	-	-	-	-	\$ -
4		Total non-depreciable plant	\$ -	\$ -	\$ -	\$ -	\$ -
5							
6		<b>DEPRECIABLE PLANT</b>					
7	304	Structures	-	-	-	-	\$ -
8	307	Wells	-	-	-	-	\$ -
9	311	Pumping Equipment	-	-	-	-	\$ -
10	317	Other Sewer Source Plant	-	-	-	-	\$ -
11	320	Sewer Treatment Plant	-	-	-	-	\$ -
12	330	Reservoirs, Tanks and Sandpipes	-	-	-	-	\$ -
13	331	Sewer Mains	-	-	-	-	\$ -
14	333	Services and Meter Installations	-	-	-	-	\$ -
15	334	Meters	-	-	-	-	\$ -
16	335	Hydrants	-	-	-	-	\$ -
17	339	Other Equipment	-	-	-	-	\$ -
18	340	Office Furniture and Equipment	-	-	-	-	\$ -
19	341	Transportation Equipment	-	-	-	-	\$ -
20		Total depreciable plant	\$ -	\$ -	\$ -	\$ -	\$ -
21		<b>Total sewer plant in service</b>	\$ -	\$ -	\$ -	\$ -	\$ -

\* Debit or credit entries should be explained by footnotes or supplementary schedules

See Accompanying Accountant's Compilation Report

**SCHEDULE A-2**  
**Accounts 108, 108.1, 108.2, 108.3, 122 - Depreciation and Amortization Reserves**

Line No.	Item (a)	Account 108	Account 108.1	Account 108.2	Account 108.3	Account 122
		Accumulated Depreciation of Sewer Plant (b)	Accumulated Amortization of SDWBA/SRF (c)	Accumulated Depreciation of Sewer Plant - Grant Funds (d)	Accumulated Depreciation of Sewer Plant - Other (e)	Accumulated Depreciation of Non-Sewer Utility Property (f)
1	Balance in reserves at beginning of year	375,010				
2	Add: Credits to reserves during year					
3	(a) Charged to Account 272	-				
4	(b) Charged to Account 403	12,515				
5	(c) Charged to Account 407	-				
6	(d) Charged to Account 426	-				
7	(e) Charged to clearing accounts.	-				
8	(f) Salvage recovered	-				
9	(g) All other credits	-				
10	Total Credits	\$ 12,515	\$ -	\$ -	\$ -	\$ -
11	Less: Debits to reserves during year					
12	(a) Book cost of property retired	-				
13	(b) Cost of removal	-				
14	(c) All other debits	-				
15	Total debits	\$ -	\$ -	\$ -	\$ -	\$ -
16	Balance in reserve at end of year	\$ 387,525	\$ -	\$ -	\$ -	\$ -
17						
18	(1) COMPOSITE DEPRECIATION RATE USED FOR STRAIGHT LINE REMAINING LIFE %				3.58%	
19	(2) CPUC Authorization for Composite Depreciation Rate (CPUC Decision, Resolution, or Advice Letter):					
20						
21	(3) EXPLANATION OF ALL OTHER CREDITS:	<b>N/A</b>				
22						
23						
24						
25						
26	(4) EXPLANATION OF ALL OTHER DEBITS:	<b>N/A</b>				
27						
28						
29						
30						
31						
32	(5) METHOD USED TO COMPUTE INCOME TAX DEPRECIATION					
33	(a) Straight line	<b>X</b>				
34	(b) Liberalized					
35	(1) Sum of the years digits					
36	(2) Double declining balance					
37	(3) Other					
38	(c) Both straight line and liberalized					

**SCHEDULE A-3**  
**Account 201 - Common Stock**

Line No.	Class of Stock (a)	Number of Shares Authorized by Articles of Incorporation (b)	Par Value of Stock Authorized by Articles of Incorporation (c)	Number of Shares Outstanding <sup>1</sup> (d)	Balance End of Year (e)	Dividends Declared During Year	
						Rate (f)	Amount (g)
1					\$ -		\$ -
2	<b>N/A</b>				\$ -		\$ -
3					\$ -		\$ -
4					\$ -		\$ -
5					\$ -		\$ -
6				Total	\$ -		\$ -

<sup>1</sup> After deduction for amount of reacquired stock held by or for the respondent.

**SCHEDULE A-4**  
**Account 204 - Preferred Stock**

Line No.	Class of Stock (a)	Number of Shares Authorized by Articles of Incorporation (b)	Par Value of Stock Authorized by Articles of Incorporation (c)	Number of Shares Outstanding <sup>1</sup> (d)	Balance End of Year (e)	Dividends Declared During Year	
						Rate (f)	Amount (g)
1							
2	<b>N/A</b>						
3							
4							
5							
6				Total	\$ -		\$ -

<sup>1</sup> After deduction for amount of reacquired stock held by or for the respondent.

**SCHEDULE A-5**  
**Record of Stockholders at End of Year**

Line No.	COMMON STOCK Name (a)	Number Shares (b)	PREFERRED STOCK Name (c)	Number Shares (d)
1				
2	<b>N/A</b>			
3				
4				
5				
6				
7				
8				
9	Total number of shares	-	Total number of shares	-

See Accompanying Accountant's Compilation Report

**SCHEDULE A-6**  
**Account 206 - Subchapter S Corporation Accumulated Adjustments Account**

Line No.	N/A Description of Items (a)	Amount (b)
1	Balance beginning of year	
2	Credit:	
3	Net Income	
4	Accounting Adjustments	
5	Total Credits	\$ -
6	Debit:	
7	Net Loss	
8	Accounting Adjustments	
9	Dividends	
10	Total Debits	\$ -
11	Balance end of year	\$ -

**SCHEDULE A-7**  
**Account 211 - Other Paid in Capital (Corporations only)**

Line No.	N/A Description of Items (a)	Balance End of Year (b)
1		
2		
3		
4		
5	Total	\$ -

**SCHEDULE A-8**  
**Account 215 - Retained Earnings  
(Corporations Only)**

Line No.	N/A Item (a)	Amount (b)
1	Balance beginning of year	
2	Add: Credits	
3	Net income	
4	Prior period adjustments	
5	Other credits (detail)	
6	Total Credits	\$ -
7		
8	Less: Debits	
9	Net losses	
10	Prior period adjustments	
11	Dividend appropriations - preferred stock	
12	Dividend appropriations - common stock	
13	Other debits (detail)	
14	Total Debits	-
15	Balance end of year	\$ -

See Accompanying Accountant's Compilation Report

**SCHEDULE A-9**  
**Account 218 - Proprietary Capital**  
**(Sole Proprietor or Partnership)**

Line No.	Item (a)	Amount (b)
1	Balance beginning of year	(1,185,897)
2	Add: Credits	
3	Net income	-
4	Additional investments during year	-
5	Other credits (detail)	-
6	Total Credits	\$ -
7	Less: Debits	
8	Net losses	(96,473)
9	218.1 Proprietary Drawings	-
10	Other debits (detail):	-
11		
12		
13	Total Debits	\$ (96,473)
14	Balance end of year	\$ (1,282,370)

**SCHEDULE A-10**  
**Account 224 - Long-Term Debt**

Line No.	Lender, CPUC Order No. (a)	Date of Issue (b)	Date of Maturity (c)	Balance End of Year (d)	Rate of Interest (e)	Interest Accrued During Year (f)	Interest Paid During Year (g)
1							
2	<b>N/A</b>						
3							
4							
5							
6							
7							
8			Total	\$ -		\$ -	\$ -

**SCHEDULE B  
INCOME STATEMENT**

Line No.	Acct. No.	Account (a)	Schedule Number (b)	Amount (c)
1		<b>UTILITY OPERATING INCOME</b>		
2	400	Operating Revenues	B-1	82,392
3				
4		<b>OPERATING REVENUE DEDUCTIONS</b>		
5	401	Operating Expenses	B-2	164,165
6	403	Depreciation Expense	A-2	12,515
7	407	SDWBA/SRF Loan Amortization Expense	A-2	-
8	408	Taxes Other Than Income Taxes	B-3	2,185
9	409	State Corporate Income Tax Expense	B-3	-
10	410	Federal Corporate Income Tax Expense	B-3	-
11		Total operating revenue deductions		\$ 178,865
12		Total utility operating income		\$ (96,473)
13				
14		<b>OTHER INCOME AND DEDUCTIONS</b>		
15	421	Non-Utility Income	B-4	-
16	426	Miscellaneous Non-Utility Expense	B-4	-
17	427	Interest Expense (excluding SDWBA)	B-5	-
18	427	Interest Expense (SDWBA)	B-5	-
19		Total other income and deductions		\$ -
20		Net income / <Loss>		\$ (96,473)

See Accompanying Accountant's Compilation Report

**SCHEDULE B-1**  
**Account 400 - Operating Revenues**

Line No.	Acct. No.	Account (a)	Amount Current Year (b)
1		<b>SEWER SERVICE REVENUES</b>	
2	460	Unmetered sewer revenue	
3		460.1 Residential, Single-family, Multiple Dwelling Units	82,392
4		460.2 Commercial and Miscellaneous	-
5		460.3 Large Sewer Users	-
6		460.4 Safe Drinking Water Bond/SRF Surcharge	-
7		460.5 Other Unmetered Revenue	-
8		Subtotal	\$ 82,392
9			
10	462	Fire protection and hydrant revenue	
11		462.1 Public Fire Protection	-
12		462.2 Private Fire Protection	-
13		Subtotal	\$ -
14			
15	465	Irrigation revenue	-
16			
17	470	Metered sewer revenue	
18		470.1 Residential, Single-family, Multiple Dwelling Units	-
19		470.2 Commercial and Multi-residential Master Metered	-
20		470.3 Large Sewer Users	-
21		470.4 Safe Drinking Water Bond Surcharge	-
22		470.5 Other Metered Revenues	-
23		Subtotal	\$ -
24		Total sewer service revenues	\$ 82,392
25			
26	480	Other sewer revenue	
27		Total Operating Revenues	\$ 82,392



**SCHEDULE B-2**  
**Account 401 - Operating Expenses**

Line No.	Acct. No.	Account (a)	Amount Current Year (b)
1		<b>PLANT OPERATION AND MAINTENANCE EXPENSES</b>	
2		<b>VOLUME RELATED EXPENSES</b>	
3	610	Purchased Sewer	-
4	615	Power	-
5	618	Other Volume Related Expenses	-
6		Total volume related expenses	\$ -
7			
8		<b>NON-VOLUME RELATED EXPENSES</b>	
9	630	Employee Labor	-
10	640	Materials	-
11	650	Contract Work	148,863
12	660	Transportation Expense	-
13	664	Other Plant Maintenance Expenses	-
14		Total non-volume related expenses	\$ 148,863
15		Total plant operation and maintenance exp.	\$ 148,863
16			
17		<b>ADMINISTRATIVE AND GENERAL EXPENSES</b>	
18	670	Office Salaries	-
19	671	Management Salaries	-
20	674	Employee Pensions and Benefits	-
21	676	Uncollectible Accounts Expense	-
22	678	Office Services and Rentals	-
23	681	Office Supplies and Expenses	-
24	682	Professional Services	13,625
25	684	Insurance	225
26	688	Regulatory Compliance Expense	1,452
27	689	General Expenses	-
28		Total administrative and general expenses	\$ 15,302
29	800	Expenses Capitalized - Credit (Optional)	-
30	900	Clearing Accounts (Optional)	-
31		Net administrative and general expense	\$ 15,302
32		Total Operating Expenses	\$ 164,165

**SCHEDULE B-3**  
**Accounts 408, 409, 410 - Taxes Charged During the Year**

Line No.	Type of Tax (a)	Distribution of Taxes Charged		Total Taxes Charged During Year (d)
		Sewer (b)	Nonutility (c)	
1	408 Taxes other than income taxes:			
2	408.1 Property taxes	2,185	-	\$ 2,185
3	408.2 Payroll taxes	-	-	\$ -
4	408.3 Other taxes and licenses	-	-	\$ -
5	Total taxes other than income taxes	\$ 2,185	\$ -	\$ 2,185
6				
7	409 State corporate income tax	-	-	\$ -
8	410 Federal corporate income tax	-	-	\$ -
9	Total income taxes	\$ -	\$ -	\$ -
10				
11	Total	\$ 2,185	\$ -	\$ 2,185

**SCHEDULE B-4**  
**Accounts 421, 426 - Income and Expense from Non-Utility Operations**

Line No.	Description (a)	Non-Utility Income Acct. 421 (b)	Miscellaneous Non-Utility Expense Acct. 426 (c)
1			
2			
3			
4			
5		\$ -	\$ -

**SCHEDULE B-5**  
**Account 427 - Interest Expense**

Line No.	Description (a)	Amount (b)
1	Interest on SDWBA loan	-
2	Interest on other (give details below):	-
3		
4		
5		
6		
7		
8		
9		
10		\$ -

**SCHEDULE C - SOURCES OF SUPPLY AND SEWER DEVELOPED WELLS**

Location	No.	Diam. Inch	Depth to Sewer Feet	Pumping Capacity (g.p.m.)	Annual Quantities Pumped
<b>N/A</b>					
<b>OTHER</b>					
Streams or Springs Location of Diversion Point	Flow in Priority Right		(Unit) Diversions		Annual Quantities Diverted
	Claim	Capacity	Max	Min	Unit
<b>N/A</b>					
Purchased sewer (unit)				Annual Quantity	
Supplier:					

<b>SCHEDULE D - SEWER DELIVERED TO METERED CUSTOMERS</b> (If figures are available) (specify unit)			
Classification of Service	Month of Year		Total for Year
	Maximum	Minimum	
Residential			
Commercial	<b>N/A</b>		
Industrial			
Fire Protection			
Irrigation			
Other (specify)			
<b>Total</b>	-	-	-

**SCHEDULE E - EMPLOYEES AND THEIR COMPENSATION**

Line	Acct	Account	Number at End of Year	Salaries Charged to Expense	Salaries Charged to Plant Accounts	Total Salaries and Wages Paid
1	630	Employee Labor	<b>N/A</b>			\$ -
2	670	Office salaries	<b>N/A</b>			\$ -
3	671	Management salaries	<b>N/A</b>			\$ -
4		Total	-	\$ -	\$ -	\$ -

SCHEDULE F - ADVANCES FOR CONSTRUCTION		
Balance beginning of year		
Additions during year	N/A	
Subtotal - Beginning balance plus additions during year		\$ -
Refunds		
Transfers to Acct. 271 - Contributions in Aid of Construction		
Balance end of year		\$ -

SCHEDULE G - TOTAL METERS AND SERVICES (Active and Inactive)		
Size	Meters	Services
5/8 x 3/4-in		
3/4-in	N/A	
1-in		
-in		
-in		
-in		
Total	-	-

SCHEDULE H - METER TESTING DATA	
Number of meters tested during year	
1 Used, before repair	
2 Used, after repair	
3 Fast, requiring refund	
Numbers of meters in service requiring test per General Order No. 103	N/A

SCHEDULE I - SERVICE CONNECTIONS AT END OF YEAR								
Classification	Active			Inactive			Total connections	
	Metered	Flat	Total	Metered	Flat	Total	Metered	Flat
Residences	198		198			-	198	-
Industrial/Commercial			-			-	-	-
Irrigation			-			-	-	-
Fire Protection (public)			-			-	-	-
Fire Protection (private)			-			-	-	-
Other (specify) Park Facility	4		4			-	4	-
			-			-	-	-
Total	202	-	202	-	-	-	202	-

NOTE: Total connections (metered plus flat) should agree with total services in Schedule G.

SCHEDULE J - STORAGE FACILITIES			SCHEDULE K - FOOTAGES OF PIPE (EXCLUDING SERVICE PIPES)					
Description	No.	Combined capacity in gallons	Description	2" and under	2 1/4 to 3 1/4	4"	Other sizes (specify)	Totals
				Concrete			Cast Iron	
Earth	N/A		Welded steel		N/A			-
Wood			Standard screw					-
Steel			Cement-asbestos					-
Other			Plastic					-
			Other (specify)					-
								-
Total	-	-	Total	-	-	-	-	-

**SCHEDULE L**  
**FOR ALL SEWER COMPANIES**  
**SAFE DRINKING WATER BOND ACT/STATE REVOLVING FUND DATA**

Please provide the following information relating to each Safe Drinking Water Bond Act (SDWBA) or Safe Drinking Water State Revolving Fund (SRF) loan surcharge collection for the calendar year. Please use one page per loan.

1. Current Fiscal Agent: **N/A**

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Account Number: \_\_\_\_\_  
 Date Hired: \_\_\_\_\_

2. Total surcharge collected from customers during the 12 month reporting period:

\$ \_\_\_\_\_

Meter Size	No. of Metered Customers	Monthly Surcharge Per Customer
5/8 X 3/4 inch		
3/4 inch		
1 inch		
1 1/2 inch		
2 inch		
3 inch		
4 inch		
6 inch		
Number of Flat Rate Customers		
<b>Total</b>	-	

3. Summary of the bank account activities showing:

Balance at beginning of year	\$ _____
Add: Surcharge collections	_____
Interest earned	_____
Other deposits	_____
Less: Loan payments	_____
Bank charges	_____
Other withdrawals	_____
Balance at end of year	\$ _____

4. Reason for other deposits/withdrawals

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**SCHEDULE M  
FACILITY FEES DATA**

Please provide the following information relating to Facility Fees collected for the calendar year 2023, pursuant to Resolution No. W-4110.

1. Trust Account Information: **N/A**

Bank Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Account Number: \_\_\_\_\_  
 Date Opened: \_\_\_\_\_

2. Facilities Fees collected for new connections during the calendar year:

**A. Commercial**

NAME	AMOUNT
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

**B. Residential**

NAME	AMOUNT
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

3. Summary of the bank account activities showing:

	AMOUNT
Balance at beginning of year	\$ _____
Deposits during the year	\$ _____
Interest earned for calendar year	\$ _____
Withdrawals from this account	\$ _____
Balance at end of year	\$ _____ -

4. Reason or Purpose of Withdrawal from this bank account:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**DECLARATION**

**(PLEASE VERIFY THAT ALL SCHEDULES ARE ACCURATE AND COMPLETE BEFORE SIGNING)**

I, the undersigned \_\_\_\_\_  
Officer, Partner, or Owner (Please Print)

of **MHC Acquisition One, LLC (Santa Cruz Sewer Utility)**  
Name of Utility

under penalty of perjury do declare that this report has been prepared by me, or under my direction, from the books, papers and records of the respondent; that I have carefully examined the same, and declare the same to be a complete and correct statement of the business and affairs of the above-named respondent and the operations of its property for the period of January 1, 2023 through December 31, 2023.

\_\_\_\_\_  
Title (Please Print)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Date