

CLASS "A" OR "B"

WATER and/or WASTEWATER UTILITIES

(Gross Revenue of More Than \$200,000 Each)

ANNUAL REPORT

OF

OFFICIAL COPY
Public Service Commission
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WS755-19-AR

Sun Communities Finance LLC d/b/a Water Oak Utility

Exact Legal Name of Respondent

454-W / 388-S

Certificate Numbers

Submitted To The

STATE OF FLORIDA



RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
2020 MAR 25 AM 10:26
DIVISION OF
REGULATORY AND FINANCE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2019



ACCOUNTANTS' COMPILATION REPORT

Officers and Directors
Sun Communities Finance, LLC
d/b/a Water Oak Utilities
Southfield, MI 48034

Management is responsible for the financial statements of Sun Communities Finance, LLC, included in the accompanying Annual Report, which comprise the statement of assets, liabilities, and equity of Sun Communities Finance, LLC, as of December 31, 2019 and the statement of revenue and expenses for the year ended December 31, 2019 in accordance with the requirements of the Public Service Commission of the State of Florida. We have performed a compilation engagement in accordance with 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 nor were we required to perform any procedures to verify the accuracy or the completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the financial statements included in the accompanying Annual Report.

The financial statements included in the accompanying Annual Report are presented in accordance with the requirements of the Public Service Commission of the State of Florida, and are not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

The remaining information not included on the statement of assets, liabilities, and equity and the statement of revenue and expenses has been prepared by management, and we assume no responsibility for such information.

This report is intended solely for the information and use of the Public Service Commission of the State of Florida and management. The report is not intended to be and should not be used by anyone other than these specified parties.

We are not independent with respect to Sun Communities Finance, LLC.

CJN&W CPAs

CJN&W CPAs
February 29, 2020

General Instructions

1. Prepare this report in conformity with the 1984 National Association of Regulatory Utility Commissioners Uniform System of Accounts for Water and/or Wastewater Utilities (USOA).
2. Interpret all accounting words and phrases in accordance with the USOA.
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 should be rounded to the nearest dollar unless otherwise specifically indicated.
7. Complete this report by means which will create a permanent record, such as by typewriter.
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 of the page with not enough room. Such a schedule 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 statement should be made at the bottom of the page or an additional page inserted. Any additional pages should state the name of the utility, the year of the report, and reference the appropriate schedule.
10. Water and wastewater system pages should be grouped together by system and all pages in the water and wastewater sections should be numbered consecutively at the bottom of the page where noted. For example, if the water system pages total 50 pages, they should be grouped by system and numbered from 1 to 50.
11. Financial information for multiple systems charging rates which are covered under the same tariff should be reported as one system. However, the engineering data must be reported by individual system.
12. For water and wastewater utilities with more than one system, one (1) copy of workpapers showing the consolidation of systems for the operating sections, should be filed with the annual report.
13. The report should be filled out in quadruplicate and the original and two copies returned by March 31 of the year following the date of the report. The report should be returned to:

**Florida Public Service Commission
Division of Water and Wastewater
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0873**

The fourth copy should be retained by the utility

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EXECUTIVE

SUMMARY

CERTIFICATION OF ANNUAL REPORT

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

YEAR OF REPORT December 31, 2019

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

- | | | |
|-----------------------------|--------------------------|---|
| <p>YES
(X)</p> | <p>NO
()</p> | <p>1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission.</p> |
| <p>YES
(X)</p> | <p>NO
()</p> | <p>2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.</p> |
| <p>YES
(X)</p> | <p>NO
()</p> | <p>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.</p> |
| <p>YES
(X)</p> | <p>NO
()</p> | <p>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.</p> |

Items Certified

1.	2.	3.	4.
()	()	()	()



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

1.	2.	3.	4.
(X)	(X)	(X)	(X)



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

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

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

ANNUAL REPORT OF

YEAR OF REPORT December 31, 2019

Sun Communities Finance LLC d/b/a Water Oak Utility
 (Exact Name of Utility)

County: Lake

List below the exact mailing address of the utility for which normal correspondence should be sent:

106 Evergreen Drive
Lady Lake FL 32159

Telephone: (352) 753-3000

e-Mail Address: LParker1@suncommunities.com

Web Site: N/A

Sunshine State One-Call of Florida, Inc. Member Number 4266

Name and address of person to whom correspondence concerning this report should be addressed:

Lara Parker
106 Evergreen Drive
Lady Lake, FL 32159

Telephone: (352) 753-3000

List below the address of where the utility's books and records are located:

The American Center
27777 Franklin Road
Suite 200
Southfield MI 48034-8205

Telephone: (242) 208-2500

List below any groups auditing or reviewing the records and operations:

CJN&W CPAs

Date of original organization of the utility: April, 1981

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

Individual
 Partnership
 Sub S Corporation
 1120 Corporation

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

	Name	Percent Ownership
1.	Sun Communities Finance, LLC	100 %
2.		%
3.		%
4.		%
5.		%
6.		%
7.		%
8.		%
9.		%
10.		%

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

YEAR OF REPORT
December 31, 2019

**DIRECTORY OF PERSONNEL WHO CONTACT
THE FLORIDA PUBLIC SERVICE COMMISSION**

NAME OF COMPANY REPRESENTATIVE (1)	TITLE OR POSITION (2)	ORGANIZATIONAL UNIT TITLE (3)	USUAL PURPOSE FOR CONTACT WITH FPSC
F. Marshall Deterding (850) 877-6555	Attorney	Sundstrom & Mindlin, LLP	Legal matters
Anthony Q De Santis (727) 791-4020	CPA	CJN&W, CPAs	Accounting and rate matters

- (1) Also list appropriate legal counsel, accountants and others who may not be on general payroll.
- (2) Provide individual telephone numbers if the person is not normally reached at the company.
- (3) Name of company employed by if not on general payroll.

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility

YEAR OF REPORT
December 31, 2019

COMPANY PROFILE

Provide a brief narrative company profile which covers the following areas:

- A. Brief company history.**
- B. Public services rendered.**
- C. Major goals and objectives.**
- D. Major operating divisions and functions.**
- E. Current and projected growth patterns.**
- F. Major transactions having a material effect on operations.**

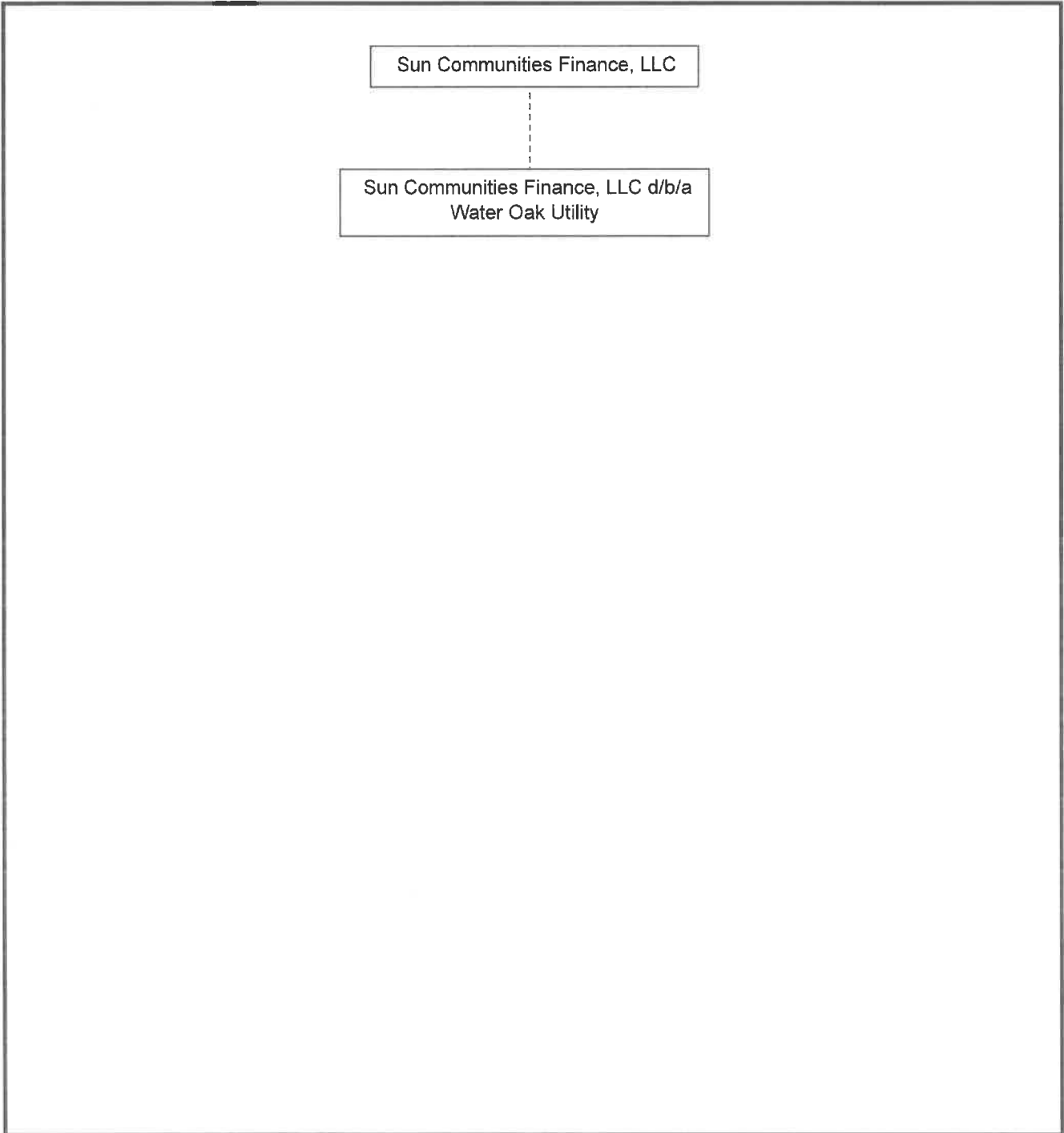
- (A) The Utility was organized in 1971 to serve the Water Oak Country Club, a Mobile Home Community in Lake County, Florida.
- (B) The Company provides water and sewer services only.
- (C) The Utility's goals continue to be the providing of quality water and sewer service and earning a fair rate of return on its investment in plant in service.
- (D) Water and sewer services only.
- (E) The Utility is currently built out and no further expansion or development is projected.
- (F) None

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility

YEAR OF REPORT
December 31, 2019

PARENT / AFFILIATE ORGANIZATION CHART
Current as of 12/31/19

Complete below an organizational chart that shows all parents and subsidiaries of the utility. The chart must also show the relationship between the utility and the affiliates listed on E-7, E-10(a) and E-10(b).



UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit:

YEAR OF REPORT
December 31, 2019

COMPENSATION OF OFFICERS

For each officer, list the time spent on respondent as an officer compared to time spent on total business activities and the compensation received as an officer from the responden			
NAME (a)	TITLE (b)	% OF TIME SPENT AS OFFICER OF UTILITY (c)	OFFICERS COMPENSATION (d)
None		%	\$
		%	\$
		%	\$
		%	\$
		%	\$
		%	\$
		%	\$
		%	\$
		%	\$

COMPENSATION OF DIRECTORS

For each director, list the number of director meetings attended by each director and the compensation received as an director from the respondent			
NAME (a)	TITLE (b)	NUMBER OF DIRECTORS MEETINGS ATTENDED (c)	DIRECTORS COMPENSATION (d)
None			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

YEAR OF REPORT December 31, 2019
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BUSINESS CONTRACTS WITH OFFICERS, DIRECTORS AND AFFILIATES

List all contracts, agreements, and other business arrangements* entered into during the calendar year (other than compensation related to position with Respondents) between the Respondent and officer and director listed on Page E-6. In addition, provide the same information with respect to professional services for each firm, partnership, or organization with which the officer or director is affiliated.

NAME OF OFFICER, DIRECTOR OR AFFILIATE (a)	IDENTIFICATION OF SERVICE OR PRODUCT (b)	AMOUNT (c)	NAME AND ADDRESS OF AFFILIATED ENTITY (d)
None		\$	

* Business Agreement, for this schedule, shall mean any oral or written business deal which binds the concerned parties for products or services during the reporting year or future years. Although the Respondent and/or other companies will benefit from the arrangement, the officer or director is, however, acting on his behalf or for the benefit of other companies or persons.

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

YEAR OF REPORT
December 31, 2019

AFFILIATION OF OFFICERS AND DIRECTORS

For each of the officials listed on page E-6, list the principal occupation or business affiliation and all affiliations or connections with any other business or financial organizations, firms, or partnerships. For purposes of this part, an official will be considered to have an affiliation with any business or financial organization, firm or partnership in which he is an officer, director, trustee, partner, or a person exercising similar functions.

NAME (a)	PRINCIPAL OCCUPATION OR BUSINESS AFFILIATION (b)	AFFILIATION OR CONNECTION (c)	NAME AND ADDRESS OF AFFILIATION OR CONNECTION (d)
None			

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

YEAR OF REPORT December 31, 2019
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BUSINESSES WHICH ARE A BYPRODUCT, COPRODUCT OR JOINT PRODUCT RESULT OF PROVIDING WATER OR SEWER SERVICE

Complete the following for any business which is conducted as a byproduct, coproduct or joint product as a result of providing water and/or sewer service. This would include any business which requires the use of utility land and facilities. Examples of these types of businesses would be orange groves, nurseries, tree farms, fertilizer manufacturing, etc. This would not include any business for which the assets are properly included in Account 121 - Nonutility Property along with the associated revenues and expenses segregated out as nonutility also.

BUSINESS OR SERVICE CONDUCTED (a)	ASSETS		REVENUES		EXPENSES	
	BOOK COST OF ASSETS (b)	ACCT. NO. (c)	REVENUES GENERATED (d)	ACCT. NO. (e)	EXPENSES INCURRED (f)	ACCT. NO. (g)
None	\$		\$		\$	

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

YEAR OF REPORT December 31, 2019
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BUSINESS TRANSACTIONS WITH RELATED PARTIES

List each contract, agreement, or other business transaction exceeding a cumulative amount of \$500 in any one year, entered into between the Respondent and a business or financial organization, firm, or partnership named on pages E-2 and E-6 identifying the parties, amounts, dates and product, asset, or service involved.

Part I. Specific Instructions: Services and Products Received or Provide

1. Enter in this part all transactions involving services and products received or provided.
2. Below are some types of transactions to include:
 - management, legal and accounting services
 - computer services
 - engineering & construction services
 - repairing and servicing of equipment
 - material and supplies furnished
 - leasing of structures, land and equipment
 - rental transactions
 - sale, purchase or transfer of various products

NAME OF COMPANY OR RELATED PARTY (a)	DESCRIPTION SERVICE AND/OR NAME OF PRODUCT (b)	CONTRACT OR AGREEMENT EFFECTIVE DATES (c)	ANNUAL CHARGES	
			(P)urchased or (S)old (d)	AMOUNT (e)
Sun Communities Finance LLC	Management	Open	P	\$ 21,109

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

YEAR OF REPORT December 31, 2019
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BUSINESS TRANSACTIONS WITH RELATED PARTIES

Part II. Specific Instructions: Sale, Purchase and Transfer of Asset

- | | |
|--|---|
| <p>1. Enter in this part all transactions relating to the purchase, sale or transfer of assets.</p> <p>2. Below are examples of some types of transactions to include:</p> <ul style="list-style-type: none"> - purchase, sale or transfer of equipment. - purchase, sale or transfer of land and structures. - purchase, sale or transfer of securities. - noncash transfers of assets. - noncash dividends other than stock dividends. - writeoff of bad debts or loans. | <p>3. The columnar instructions follow:</p> <ul style="list-style-type: none"> (a) Enter name of related party or company. (b) Describe briefly the type of assets purchased, sold or transferred. (c) Enter the total received or paid. Indicate purchase with "P" and sale with "S". (d) Enter the net book value for each item reported. (e) Enter the net profit or loss for each item (column (c) - column (d)). (f) Enter the fair market value for each item reported. In space below or in a supplemental schedule, describe the basis used to calculate fair market value. |
|--|---|

NAME OF COMPANY OR RELATED PARTY (a)	DESCRIPTION OF ITEMS (b)	SALE OR PURCHASE PRICE (c)	NET BOOK VALUE (d)	GAIN OR LOSS (e)	FAIR MARKET VALUE (f)
None		\$	\$	\$	\$

FINANCIAL

SECTION

COMPARATIVE BALANCE SHEET - ASSETS AND OTHER DEBITS

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
UTILITY PLANT				
101-106	Utility Plant	F-7	\$ 2,679,425	\$ 2,606,254
108-110	Less: Accumulated Depreciation and Amortizator	F-8	(1,685,995)	(1,564,419)
Net Plant			993,430	1,041,835
114-115	Utility Plant Acquisition Adjustments (Net	F-7		
116*	Other Plant Adjustments (specify			
Total Net Utility Plant			993,430	1,041,835
OTHER PROPERTY AND INVESTMENTS				
121	Nonutility Property	F-9		
122	Less: Accumulated Depreciation and Amortizator			
Net Nonutility Property				
123	Investment in Associated Companie:	F-10		
124	Utility Investments:	F-10		
125	Other Investments:	F-10		
126-127	Special Funds	F-10		
Total Other Property and Investments				
CURRENT AND ACCRUED ASSETS				
131	Cash			
132	Special Deposits	F-9		
133	Other Special Deposits	F-9		
134	Working Funds			
135	Temporary Cash Investments			
141-144	Accounts and Notes Receivable, Less Accumulate Provision for Uncollectable Account:	F-11	33,636	32,677
145	Accounts Receivable from Associated Companie:	F-12		
146	Notes Receivable from Associated Companie:	F-12		
151-153	Materials and Supplies			
161	Stores Expense			
162	Prepayments			
171	Accrued Interest and Dividends Receivabl			
172*	Rents Receivable			
173*	Accrued Utility Revenue:			
174	Misc. Current and Accrued Assets:	F-12	210	
Total Current and Accrued Asset:			33,846	32,677

* Not Applicable for Class B Utilities

COMPARATIVE BALANCE SHEET - ASSETS AND OTHER DEBITS

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
	DEFERRED DEBITS			
181	Unamortized Debt Discount & Expense	F-13		
182	Extraordinary Property Losses	F-13		
183	Preliminary Survey and Investigation Charge			
184	Clearing Accounts			
185*	Temporary Facilities			
186	Misc. Deferred Debits	F-14	5,766	5,766
187*	Research & Development Expenditure			
190	Accumulated Deferred Income Taxes			
	Total Deferred Debits		5,766	5,766
	TOTAL ASSETS AND OTHER DEBITS		\$ 1,033,042	\$ 1,080,278

* Not Applicable for Class B Utilities

<p>NOTES TO THE BALANCE SHEET</p> <p>The space below is provided for important notes regarding the balance sheet.</p>
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COMPARATIVE BALANCE SHEET - EQUITY CAPITAL AND LIABILITIES

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
EQUITY CAPITAL				
201	Common Stock Issued	F-15	\$ -	\$ -
204	Preferred Stock Issued	F-15		
202,205*	Capital Stock Subscribed			
203,206*	Capital Stock Liability for Conversion			
207*	Premium on Capital Stock			
209*	Reduction in Par or Stated Value of Capital Stock			
210*	Gain on Resale or Cancellation of Reacquired Capital Stock			
211	Other Paid-in Capital			
212	Discount on Capital Stock			
213	Capital Stock Expense			
214-215	Retained Earnings (Deficit) (Members Equity)	F-16	(801,542)	(756,088)
216	Reacquired Capital Stock			
218	Proprietary Capital (Proprietorship and Partnership Only)			
Total Equity Capital (Deficit)			(801,542)	(756,088)
LONG TERM DEBT				
221	Bonds	F-15		
222*	Reacquire Bonds			
223	Advances from Associated Companies	F-17		
224	Other Long Term Debt	F-17		
Total Long Term Debt				
CURRENT AND ACCRUED LIABILITIES				
231	Accounts Payable		903	-
232	Notes Payable	F-18		
233	Accounts Payable to Associated Co.	F-18	1,727,274	1,723,619
234	Notes Payable to Associated Co.	F-18		
235	Customer Deposits			
236	Accrued Taxes		10,373	10,122
237	Accrued Interest	F-19		
238	Accrued Dividends			
239	Matured Long Term Debt			
240	Matured Interest			
241	Miscellaneous Current and Accrued Liabilities	F-20		
Total Current and Accrued Liabilities			1,738,550	1,733,741

* Not Applicable for Class B Utilities

COMPARATIVE BALANCE SHEET - EQUITY CAPITAL AND LIABILITIES

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
DEFERRED CREDITS				
251	Unamortized Premium on Debt	F-13		
252	Advances for Construction	F-20		
253	Other Deferred Credits	F-21		
255	Accumulated Deferred Investment Tax Credits			
Total Deferred Credits				
OPERATING RESERVES				
261	Property Insurance Reserve			
262	Injuries and Damages Reserve			
263	Pensions and Benefits Reserve			
265	Miscellaneous Operating Reserves			
Total Operating Reserves				
CONTRIBUTIONS IN AID OF CONSTRUCTION				
271	Contributions in Aid of Construction	F-22	411,878	411,878
272	Accumulated Amortization of Contributions in Aid of Construction	F-22	(315,844)	(309,253)
Total Net C.I.A.C.			96,034	102,625
ACCUMULATED DEFERRED INCOME TAXES				
281	Accumulated Deferred Income Taxes - Accelerated Depreciation			
282	Accumulated Deferred Income Taxes - Liberalized Depreciation			
283	Accumulated Deferred Income Taxes - Other			
Total Accum. Deferred Income Taxes				
TOTAL EQUITY CAPITAL AND LIABILITIES			\$ 1,033,042	\$ 1,080,278

COMPARATIVE OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (d)	PREVIOUS YEAR (c)	CURRENT YEAR * (e)
UTILITY OPERATING INCOME				
400	Operating Revenues	F-3(b)	\$ 443,691	\$ 461,941
469.530	Less: Guaranteed Revenue and AFPI	F-3(b)		
Net Operating Revenues			443,691	461,941
401	Operating Expenses	F-3(b)	388,374	353,566
403	Depreciation Expense	F-3(b)	111,813	121,576
	Less: Amortization of CIAC	F-22	(7,616)	(6,591)
Net Depreciation Expense			104,197	114,985
406	Amortization of Utility Plant Acquisition Adjustment	F-3(b)		
407	Amortization Expense (Other than CIAC)	F-3(b)		
408	Taxes Other Than Income	W/S-3	42,708	38,844
409	Current Income Taxes	W/S-3		
410.10	Deferred Federal Income Taxes	W/S-3		
410.11	Deferred State Income Taxes	W/S-3		
411.10	Provision for Deferred Income Taxes - Credit	W/S-3		
412.10	Investment Tax Credits Deferred to Future Periods	W/S-3		
412.11	Investment Tax Credits Restored to Operating Income	W/S-3		
Utility Operating Expenses			535,279	507,395
Net Utility Operating Income			(91,588)	(45,454)
469/530	Add Back: Guaranteed Revenue and AFPI	F-3(b)		
413	Income From Utility Plant Leased to Others			
414	Gains (Losses) From Disposition of Utility Property			
420	Allowance for Funds Used During Construction			
Total Utility Operating Income [Enter here and on Page F-3(c)]			(91,588)	(45,454)

* For each account, column e should agree with columns f, g + h on F-3(b)

COMPARATIVE OPERATING STATEMENT (Cont'd)

WATER SCHEDULE W-3* (f)	SEWER SCHEDULE S-3* (g)	OTHER THAN REPORTING SYSTEMS (h)
\$ 179,391	\$ 282,550	N/A
<u>179,391</u>	<u>282,550</u>	-
150,388	203,178	
61,096	60,480	
(6,591)	-	
<u>54,505</u>	<u>60,480</u>	-
20,366	18,478	
<u>225,259</u>	<u>282,136</u>	
(45,868)	414	
<u>(45,868)</u>	<u>414</u>	N/A

* Total of Schedules W-3/S-3 for all rate groups

COMPARATIVE OPERATING STATEMENT (Cont'd)

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (d)	PREVIOUS YEAR (c)	CURRENT YEAR (e)
Total Utility Operating Income [from Page F-3(a)]			\$ (91,588)	\$ (45,454)
OTHER INCOME AND DEDUCTIONS				
415	Revenues From Merchandising, Jobbing and Contract Deductions			
416	Costs and Expenses of Merchandising, Jobbing and Contract Work			
419	Interest and Dividend Income			
421	Miscellaneous Nonutility Revenue			
426	Miscellaneous Nonutility Expenses			
Total Other Income and Deductions				
TAXES APPLICABLE TO OTHER INCOME				
408.20	Taxes Other Than Income			
409.20	Income Taxes			
410.20	Provision for Deferred Income Taxes			
411.20	Provision for Deferred Income Taxes - Credit			
412.20	Investment Tax Credits - Net			
412.30	Investment Tax Credits Restored to Operating Income			
Total Taxes Applicable to Other Income				
INTEREST EXPENSE				
427	Interest Expense	F-19		
428	Amortization of Debt Discount & Expense	F-13		
429	Amortization of Premium on Debt	F-13		
Total Interest Expense				
EXTRAORDINARY ITEMS				
433	Extraordinary Income			
434	Extraordinary Deductions			
409.30	Income Taxes, Extraordinary Items			
Total Extraordinary Items				
NET INCOME			(91,588)	(45,454)

Explain Extraordinary Income:

SCHEDULE OF YEAR END RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER UTILITY (d)	WASTEWATER UTILITY (e)
101	Utility Plant In Service	F-7	\$ 1,423,482	\$ 1,255,943
	Less:			
	Nonused and Useful Plant (1)			
108.1	Accumulated Depreciation	F-8	(684,163)	(1,001,832)
110.1	Accumulated Amortization	F-8		
271	Contributions in Aid of Construction	F-22	(174,916)	(236,962)
252	Advances for Construction	F-20		
Subtotal			564,403	17,149
272	Add: Accumulated Amortization of Contributions in Aid of Construction	F-22	168,882	146,962
Subtotal			733,285	164,111
114	Plus or Minus Acquisition Adjustments (2)	F-7		
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7		
	Working Capital Allowance (3)		18,799	25,397
	Other (Specify): Completed construction not classified		-	-
RATE BASE			\$ 752,084	\$ 189,508
NET UTILITY OPERATING INCOME			\$ (45,868)	\$ 414
ACHIEVED RATE OF RETURN (Operating Income / Rate Base)			-- %	0.22 %

NOTES:

- (1) Estimated if not known.
- (2) Include only those Acquisition Adjustments that have been approved by the Commission.
- (3) Calculation consistent with last rate proceeding.
In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Method.

**UTILITY PLANT
ACCOUNTS 101 - 106**

ACCT. NO. (a)	DESCRIPTION (b)	WATER (c)	SEWER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
101	Plant Accounts Utility Plant In Service	\$ 1,423,482	\$ 1,255,943	N/A	\$ 2,679,425
102	Utility Plant Leased to Others				
103	Property Held for Future Use				
104	Utility Plant Purchased or Sold				
105	Construction Work in Progress				
106	Completed Construction Not Classified				
Total Utility Plant:		\$ 1,423,482	\$ 1,255,943	N/A	\$ 2,679,425

**UTILITY PLANT ACQUISITION ADJUSTMENTS
ACCOUNTS 114 AND 115**

Report each acquisition adjustment and related accumulated amortization separately. For any acquisition adjustment approved by the Commission, include the Order Number.

ACCT. NO. (a)	DESCRIPTION (b)	WATER (c)	SEWER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
114	Acquisition Adjustment N/A	\$ -	\$ -	\$ -	\$ -
Total Plant Acquisition Adjustments		\$ -	\$ -	\$ -	\$ -
115	Accumulated Amortization N/A	\$ -	\$ -	\$ -	\$ -
Total Accumulated Amortization		\$ -	\$ -	\$ -	\$ -
Total Acquisition Adjustments		\$ -	\$ -	\$ -	\$ -

ACCUMULATED DEPRECIATION (ACCT. 108) AND AMORTIZATION (ACCT. 110)

DESCRIPTION (a)	WATER (b)	SEWER (c)	OTHER THAN REPORTING SYSTEMS (d)	TOTAL (e)
ACCUMULATED DEPRECIATION				
Account 108				
Balance first of year	\$ 623,067	\$ 941,352	N/A	\$ 1,564,419
Credits during year:				
Accruals charged:				
to Account 108.1 (1)	61,096	60,480		121,576
to Account 108.2 (2)				
to Account 108.3 (2)				
Other Accounts (Specify)				
Rounding				
Salvage				
Other Credits (specify) :				
Total credits	61,096	60,480		121,576
Debits during year:				
Book cost of plant retired	-	-		
Cost of removal				
Other debits (specify)				
Total debits				
Balance end of year	\$ 684,163	\$ 1,001,832	N/A	\$ 1,685,995

ACCUMULATED AMORTIZATION				
Account 110				
Balance first of year N/A	N/A	N/A	N/A	N/A
Credits during year:				
Accruals charged:				
to Account 110.2 (2)				
Other Accounts (specify):				
Total credits				
Debits during year:				
Book cost of plant retired				
Other debits (specify)				
Total debits				
Balance end of year	N/A	N/A	N/A	N/A

- (1) Account 108 for Class B utilities.
- (2) Not applicable for Class B utilities.
- (3) Account 110 for Class B utilities.

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

YEAR OF REPORT
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**REGULATORY COMMISSION EXPENSE
AMORTIZATION OF RATE CASE EXPENSE (ACCTS. 666 AND 766)**

DESCRIPTION OF CASE (DOCKET NO.) (a)	EXPENSE INCURRED DURING YEAR (b)	CHARGED OFF DURING YEAR	
		ACCT. (c)	AMOUNT (d)
		-	-
Total	\$ -		\$ -

NONUTILITY PROPERTY (ACCOUNT 121)

Report separately each item of property with a book cost of \$25,000 or more included in Account 121.
Other items may be grouped by classes of property

DESCRIPTION (a)	BEGINNING YEAR (b)	ADDITIONS (c)	REDUCTIONS (d)	ENDING YEAR BALANCE (e)
None	\$ -	\$ -	\$ -	\$ -
Total Nonutility Property	\$ -	\$ -	\$ -	\$ -

SPECIAL DEPOSITS (ACCOUNTS 132 AND 133)

Report hereunder all special deposits carried in Accounts 132 and 13

DESCRIPTION OF SPECIAL DEPOSITS (a)	YEAR END BOOK COST (b)
SPECIAL DEPOSITS (Account 132): None	\$ -
Total Special Deposits	\$ -
OTHER SPECIAL DEPOSITS (Account 133): None	\$ -
Total Other Special Deposits	\$ -

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

YEAR OF REPORT
December 31, 2019

INVESTMENTS AND SPECIAL FUNDS
ACCOUNTS 123-127

Report hereunder all investments and special funds carried in Accounts 123 through 12

DESCRIPTION OF SECURITY OR SPECIAL FUND (a)	FACE OR PAR VALUE (b)	YEAR END BOOK COST (c)
INVESTMENT IN ASSOCIATED COMPANIES (Account 123): N/A	\$ -	\$ -
Total Investment In Associated Companies		\$ -
UTILITY INVESTMENTS (Account 124): N/A	\$ -	\$ -
Total Utility Investments:		\$ -
OTHER INVESTMENTS (Account 125): N/A	\$ -	\$ -
Total Other Investments		\$ -
SPECIAL FUNDS (Class A Utilities: Accounts 126 & 127; Class B Utilities: Account 127)) N/A		\$ -
Total Special Funds		\$ -

ACCOUNTS AND NOTES RECEIVABLE - NET
ACCOUNTS 141 - 144

Report hereunder all accounts and notes receivable included in Accounts 141, 142 and 144. Amounts included in Accounts 142 and 144 should be listed individuall

DESCRIPTION (a)		TOTAL (b)
CUSTOMER ACCOUNTS RECEIVABLE (Account 141):		
Combined Water & Wastewater	\$ 33,636	
Wastewater		
Other		
Total Customer Accounts Receivable		\$ 33,636
OTHER ACCOUNTS RECEIVABLE (Acct. 142):		
	\$ -	
Total Other Accounts Receivable		
NOTES RECEIVABLE (Acct. 144):		
	\$ -	
Total Notes Receivable		
Total Accounts and Notes Receivable		33,636
ACCUMULATED PROVISION FOR UNCOLLECTABLE ACCOUNTS (Account 143):		
Balance First of Year	\$ -	
Add: Provision for uncollectables for current yea	-	
Others		
Total Additions		
Deduct accounts written off during year:		
Utility accounts	-	
Others		
Total accounts written off		
Balance end of year		-
Total Accounts and Notes Receivable - Ne		\$ 33,636

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

YEAR OF REPORT December 31, 2019

ACCOUNTS RECEIVABLE FROM ASSOCIATED COMPANIES
ACCOUNT 145

Report each account receivable from associated companies separately

DESCRIPTION (a)	TOTAL (b)
None	\$ -
Total	\$ -

NOTES RECEIVABLE FROM ASSOCIATED COMPANIES
ACCOUNT 146

Report each note receivable from associated companies separately

DESCRIPTION (a)	INTEREST RATE (b)	TOTAL (c)
None		\$ -
Total		\$ -

MISCELLANEOUS CURRENT AND ACCRUED ASSETS
ACCOUNT 174

DESCRIPTION - Provide itemized listing (a)	TOTAL (c)
Deposits	\$ 210
Total	\$ 210

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

YEAR OF REPORT December 31, 2019

UNAMORTIZED DEBT DISCOUNT AND EXPENSE AND PREMIUM ON DEBT
 Report the net discount and expense or premium separately for each security issu

DESCRIPTION (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
UNAMORTIZED DEBT DISCOUNT AND EXPENSE (Account 181):		
N/A	\$ -	\$ -
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Unamortized Debt Discount and Expense	_____	_____
UNAMORTIZED PREMIUM ON DEBT (Account 251):		
N/A	\$ -	\$ -
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Unamortized Premium on Deb:	\$ -	\$ -

EXTRAORDINARY PROPERTY LOSSES
ACCOUNT 182

Report each item separately

DESCRIPTION (a)	TOTAL (b)
EXTRAORDINARY PROPERTY LOSSES (Acct. 182):	
N/A	\$ -
_____	_____
_____	_____
_____	_____
Total Extraordinary Property Losse:	\$ -

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

YEAR OF REPORT
December 31, 2019

**CAPITAL STOCK
ACCOUNTS 201 AND 204***

DESCRIPTION (a)	RATE (b)	TOTAL (d)
COMMON STOCK		
Par or stated value per share	None	None
Shares authorized		
Shares issued and outstanding		
Total par value of stock issued	\$ -	\$ -
Dividends declared per share for year	None	None
PREFERRED STOCK		
Par or stated value per share	\$ -	\$ -
Shares authorized		
Shares issued and outstanding		
Total par value of stock issued	\$ -	\$ -
Dividends declared per share for year	None	None

* Account 204 not applicable for Class B utilities

**BONDS
ACCOUNT 221**

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE* (c)	
N/A	%		\$ -
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
Total			\$ -

* For variable rate obligations, provide the basis for the rate. (I.e., Prime + 2%, etc)

STATEMENT OF RETAINED EARNINGS (Members Equity)

- Dividends should be shown for each class and series of capital stock. Show amounts as dividends per share.
- Show separately the state and federal income tax effect of items shown in Account No. 43!

ACCT. NO. (a)	DESCRIPTION (b)	AMOUNTS (c)
215	Unappropriated Retained Earnings: Balance beginning of year (Deficit	\$ (756,088)
439	Changes to account: Adjustments to Retained Earnings (requires Commission approval prior to use): Credits: _____	_____
	Total Credits	_____
	Debits: _____	_____
	Total Debits	_____
435	Balance transferred from Income	(45,454)
436	Appropriations of Retained Earnings: _____	_____
	Total appropriations of Retained Earning:	_____
437	Dividends declared: Preferred stock dividends declarec _____	_____
438	Common stock dividends declarec _____	_____
	Total Dividends Declared	_____
	Year end Balance	(801,542)
214	Appropriated Retained Earnings (state balance and purpose of each appropriated amount at year end): _____	_____
214	Total Appropriated Retained Earnings	_____
	Total Retained Earnings (Deficit	\$ (801,542)

Notes to Statement of Retained Earnings:

NOTES PAYABLE (ACCTS. 232 AND 234)

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE* (c)	
NOTES PAYABLE (Account 232):			
N/A	%		\$ -
	%		
	%		
	%		
	%		
	%		
	%		
Total Account 232			\$ -
NOTES PAYABLE TO ASSOC. COMPANIES (Account 234):			
N/A	%		\$ -
	%		
	%		
	%		
	%		
	%		
Total Account 234			

* For variable rate obligations, provide the basis for the rate. (i.e.. Prime +2%, etc)

**ACCOUNTS PAYABLE TO ASSOCIATED COMPANIES
ACCOUNT 233**

Report each account payable separately.

DESCRIPTION (a)	TOTAL (b)
Accounts Payable - Intercompany	\$ 1,727,274
Total	\$ 1,727,274

**ACCRUED INTEREST AND EXPENSE
ACCOUNTS 237 AND 427**

DESCRIPTION OF DEBT (a)	BALANCE BEGINNING OF YEAR (b)	INTEREST ACCRUED DURING YEAR		INTEREST PAID DURING YEAR (e)	BALANCE END OF YEAR (f)
		ACCT. DEBIT (c)	AMOUNT (d)		
ACCOUNT NO. 237.1 - Accrued Interest on Long Term Deb					
None	\$ -		\$ -	\$ -	\$ -
	-				
Total Account No. 237.1	-				-
ACCOUNT NO. 237.2 - Accrued Interest in Other Liabilitie					
None	-	427.0			-
Total Account 237.2	-				
Total Account 237 (1)	\$ -				\$ -
INTEREST EXPENSED:					
Total accrual Account 237		237			
Less Capitalized Interest Portion of AFUDC:					
None					
Net Interest Expensed to Account No. 427 (2)			\$ -		

(1) Must Agree to F-2(a), Beginning and Ending Balance of Accrued Interest

(2) Must agree to F-3(c), Current Year Interest Expense

**OTHER DEFERRED CREDITS
ACCOUNT 253**

DESCRIPTION - Provide itemized listing (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
REGULATORY LIABILITIES (Class A Utilities: Account 253.1)		
N/A	\$ -	\$ -
Total Regulatory Liabilities	\$ -	\$ -
OTHER DEFERRED LIABILITIES (Class A Utilities: Account 253.2)		
N/A	\$ -	\$ -
Total Deferred Liabilities	\$ -	\$ -
TOTAL OTHER DEFERRED CREDITS	\$ -	\$ -

**CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 271**

DESCRIPTION (a)	WATER (b)	SEWER (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$ 174,916	\$ 236,962	N/A	\$ 411,878
Add credits during year				-
Less debits charged during				-
Total Contributions In Aid of Constructor	\$ 174,916	\$ 236,962	\$ -	\$ 411,878

**ACCUMULATED AMORTIZATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 272**

DESCRIPTION (a)	WATER (b)	SEWER (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance First of year	\$ 162,291	\$ 146,962	N/A	\$ 309,253
Debits during year	6,591			6,591
Credits during year (specify)				
Total Accumulated Amortization of Contributions In Aid of Constructor	\$ 168,882	\$ 146,962		\$ 315,844

**RECONCILIATION OF REPORTED NET INCOME WITH TAXABLE INCOME FOR FEDERAL INCOME TAXES:
(UTILITY OPERATIONS)**

1. The reconciliation should include the same detail as furnished on schedule M-1 of the federal income tax return for the year. The reconciliation shall be submitted even though there is no taxable income for the year. Descriptions should clearly indicate the nature of each reconciling amount and show the computation of all tax accruals.

2. If the utility is a member of a group which files a consolidated federal tax return, reconcile reported net income with taxable net income as if a separate return were to be filed, indicating intercompany amounts to be eliminated in such consolidated return. State names of group members, tax assigned to each group member, and basis of allocation, assignment, or sharing of the consolidated tax among group member

DESCRIPTION (a)	REFERENCE (b)	AMOUNT (c)
Net income for the year	F-3 (c)	N/A
Reconciling items for the year:		
Taxable income not reported on the books:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
Deductions recorded on books not deducted for return:		-
_____	_____	_____
_____	_____	_____
_____	_____	_____
Income recorded on books not included in return:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
Deduction on return not charged against book income:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
Federal tax net income		\$ -
Computation of tax:		
The Utility is a partnership, therefore this schedule is not applicable		

**WATER
OPERATION
SECTION**

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT
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SCHEDULE OF YEAR END WATER RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER UTILITY (d)
101	Utility Plant In Service	W-4(b)	\$ 1,423,482
	Less:		
	Nonused and Useful Plant (1)		
108.1	Accumulated Depreciation	W-6(b)	(684,163)
110.1	Accumulated Amortization		
271	Contributions in Aid of Construction	W-7	(174,916)
252	Advances for Construction	F-20	
	Subtotal		564,403
	Add:		
272	Accumulated Amortization of Contributions in Aid of Construction	W-8(a)	168,882
	Subtotal		733,285
	Plus or Minus		
114	Acquisition Adjustments (2)	F-7	
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	
	Working Capital Allowance (3)		18,799
	Other (Specify): Completed Construction not Classified		-
	WATER RATE BASE		\$ 752,084
	UTILITY OPERATING INCOME	W-3	\$ (45,868)
ACHIEVED RATE OF RETURN (Water Operating Income/Water Rate Base)			-- %

- NOTES: (1) Class A calculate consistent with last rate proceeding. Class B estimated if not known.
 (2) Include only those Acquisition Adjustments that have been approved by the Commission.
 (3) Calculation consistent with last rate proceeding.
 In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

WATER OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER UTILITY (d)
400	UTILITY OPERATING INCOME		
	Operating Revenues	W-9	179,391
469	Less: Guaranteed Revenue and AFP	W-9	
	Net Operating Revenues		179,391
401	Operating Expenses	W-10(a)	150,388
403	Depreciation Expense	W-6(a)	61,096
	Less: Amortization of CIAC	W-8(a)	(6,591)
	Net Depreciation Expense		54,505
406	Amortization of Utility Plant Acquisition Adjustmen	F-7	
407	Amortization Expense (Other than CIAC)	F-8	
408.10	Taxes Other Than Income		
	Utility Regulatory Assessment Fee		8,073
408.11	Property Taxes		9,442
408.12	Payroll Taxes		2,851
408.13	Other Taxes & Licenses		
408	Total Taxes Other Than Income		20,366
409.1	Income Taxes	F-16	
410.10	Deferred Federal Income Taxes		
410.11	Deferred State Income Taxes		
411.10	Provision for Deferred Income Taxes - Credi		
412.10	Investment Tax Credits Deferred to Future Period		
412.11	Investment Tax Credits Restored to Operating Incom		
	Utility Operating Expenses		225,259
	Utility Operating Income (Loss)		(45,868)
469	Add Back:		
	Guaranteed Revenue (and AFPI)	W-9	-
413	Income From Utility Plant Leased to Other:		
414	Gains (Losses) From Disposition of Utility Propert		
420	Allowance for Funds Used During Constructio		
	Total Utility Operating Income (Loss)		\$ (45,868)

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility
SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT
December 31, 2019

WATER UTILITY PLANT ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization	\$ 1,350	\$ -	\$ -	\$ 1,350
302	Franchises	-	-	-	-
303	Land and Land Rights	3,050	-	-	3,050
304	Structure and Improvements	44,373	-	-	44,373
305	Collecting and Impounding Reservoirs	-	-	-	-
306	Lake, River and Other Intakes	-	-	-	-
307	Wells and Springs	37,995	-	-	37,995
308	Infiltration Galleries and Tunnels	-	-	-	-
309	Supply Mains	93,063	-	-	93,063
310	Power Generation Equipment	73,123	32,742	-	105,865
311	Pumping Equipment	143,630	3,823	-	147,453
320	Water Treatment Equipment	54,770	-	-	54,770
330	Distribution Reservoirs and Standpipes	85,903	-	-	85,903
331	Transmission and Distribution Mains	276,389	31,363	-	307,752
333	Services	10,135	-	-	10,135
334	Meters and Meter Installations	415,000	5,243	-	420,243
335	Hydrants	36,633	-	-	36,633
336	Backflow Prevention Devices	-	-	-	-
339	Other Plant / Miscellaneous Equipment	20,557	-	-	20,557
340	Office Furniture and Equipment	684	-	-	684
341	Transportation Equipment	38,558	-	-	38,558
342	Stores Equipment	-	-	-	-
343	Tools, Shop and Garage Equipment	3,467	-	-	3,467
344	Laboratory Equipment	-	-	-	-
345	Power Operated Equipment	11,631	-	-	11,631
346	Communication Equipment	-	-	-	-
347	Miscellaneous Equipment	-	-	-	-
348	Other Tangible Plant	-	-	-	-
TOTAL WATER PLANT		\$ 1,350,311	\$ 73,171	\$ -	\$ 1,423,482

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

W-4(a)
GROUP 1

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility
SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT
December 31, 2019

WATER UTILITY PLANT MATRIX

ACCT. NO.	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 INTANGIBLE PLANT (d)	.2 SOURCE OF SUPPLY AND PUMPING PLANT (e)	.3 WATER TREATMENT PLANT (f)	.4 TRANSMISSION AND DISTRIBUTION PLANT (g)	.5 GENERAL PLANT (h)
301	Organization	\$ 1,350	\$ 1,350				
302	Franchises						
303	Land and Land Rights	3,050			3,050		
304	Structure and Improvements	44,373			44,373		
305	Collecting and Impounding Reservoirs						
306	Lake, River and Other Intakes						
307	Wells and Springs	37,995		37,995			
308	Infiltration Galleries and Tunnels						
309	Supply Mai Water Oak Country Club	93,063		93,063			
310	Power Generation Equipment	105,865		105,865			
311	Pumping Equipment	147,453			147,453		
320	Water Treatment Equipment	54,770			54,770		
330	Distribution Reservoirs and Standpipes	85,903				85,903	
331	Transmission and Distribution Mains	307,752				307,752	
333	Services	10,135				10,135	
334	Meters and Meter Installations	420,243				420,243	
335	Hydrants	36,633				36,633	
336	Backflow Prevention Devices						
339	Other Plant / Miscellaneous Equipment	20,557			20,557		
340	Office Furniture and Equipment	684					684
341	Transportation Equipment	38,558					38,558
342	Stores Equipment						
343	Tools, Shop and Garage Equipment	3,467					3,467
344	Laboratory Equipment						
345	Power Operated Equipment	11,631					11,631
346	Communication Equipment						
347	Miscellaneous Equipment						
348	Other Tangible Plant						
	TOTAL WATER PLANT	\$ 1,423,482	\$ 1,350	\$ 236,923	\$ 270,203	\$ 860,666	\$ 54,340

W-4(b)
GROUP 1

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT
 December 31, 2019

BASIS FOR WATER DEPRECIATION CHARGES

ACCT. NO. (a)	ACCOUNT NAME (b)	AVERAGE SERVICE LIFE IN YEARS (c)	AVERAGE NET SALVAGE IN PERCENT (d)	DEPRECIATION RATE APPLIED IN PERCENT (100% - d) / c (e)
301	Organization	32	%	3.13 %
302	Franchises		%	%
304	Structure and Improvements	33	%	3.03 %
305	Collecting and Impounding Reservoirs		%	%
306	Lake, River and Other Intakes		%	%
307	Wells and Springs	30	%	3.33 %
308	Infiltration Galleries and Tunnels		%	%
309	Supply Mains	32	%	3.13 %
310	Power Generation Equipment	17	%	5.88 %
311	Pumping Equipment	15	%	6.67 %
320	Water Treatment Equipment	7	%	14.29 %
330	Distribution Reservoirs and Standpipes	40	%	2.50 %
331	Transmission and Distribution Mains	40	%	2.50 %
333	Services	35	%	2.86 %
334	Meters and Meter Installations	17	%	5.88 %
335	Hydrants	40	%	2.50 %
336	Backflow Prevention Devices		%	%
339	Other Plant / Miscellaneous Equipment	20	%	5.00 %
340	Office Furniture and Equipment	15	%	6.67 %
341	Transportation Equipment	6	%	16.67 %
342	Stores Equipment		%	%
343	Tools, Shop and Garage Equipment	15	%	6.67 %
344	Laboratory Equipment		%	%
345	Power Operated Equipment	10	%	10.00 %
346	Communication Equipment		%	%
347	Miscellaneous Equipment		%	%
348	Other Tangible Plant		%	%
Water Plant Composite Depreciation Rate *			%	%

* If depreciation rates prescribed by this Commission are on a total composite basis, entries should be made on this line only.

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT
 December 31, 2019

ANALYSIS OF ENTRIES IN WATER ACCUMULATED DEPRECIATION

ACCT. NO. (a)	ACCOUNT NAME (b)	BALANCE AT BEGINNING OF YEAR (c)	ACCRUALS (d)	OTHER CREDITS * (e) (1)	TOTAL CREDITS (d + e) (f)
301	Organization	\$ 1,350	\$ -		\$ -
302	Franchises	-			
304	Structure and Improvements	15,355	1,344		1,344
305	Collecting and Impounding Reservoirs	-			
306	Lake, River and Other Intakes	-			
307	Wells and Springs	37,995	-		
308	Infiltration Galleries and Tunnels	-			
309	Supply Mains	25,968	2,908		2,908
310	Power Generation Equipment	46,323	5,264		5,264
311	Pumping Equipment	51,183	9,703		9,703
320	Water Treatment Equipment	54,770	-		
330	Distribution Reservoirs and Standpipes	42,785	2,148		2,148
331	Transmission and Distribution	82,790	7,302		7,302
333	Services	4,217	290		290
334	Meters and Meter Installations	160,330	24,564		24,564
335	Hydrants	7,595	916		916
336	Backflow Prevention Devices	-			
339	Other Plant / Miscellaneous Equipment	20,557	-		
340	Office Furniture and Equipment	684	-		
341	Transportation Equipment	22,314	6,426		6,426
342	Stores Equipment	-			
343	Tools, Shop and Garage Equipment	2,956	231		231
344	Laboratory Equipment	-			
345	Power Operated Equipment	11,631	-		
346	Communication Equipment	-			
347	Miscellaneous Equipment	-			
348	Other Tangible Plant	34,264	-		
TOTAL WATER ACCUMULATED DEPRECIATION		\$ 623,067	\$ 61,096	\$ -	\$ 61,096

* Specify nature of transaction.
 Use () to denote reversal entries.
 Note (1): Reclass entry

W-6(a)
 GROUP 1

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT
 December 31, 2019

ANALYSIS OF ENTRIES IN WATER ACCUMULATED DEPRECIATION (CONT'D)

ACCT. NO. (a)	ACCOUNT NAME (b)	PLANT RETIRED (g)	SALVAGE AND INSURANCE (h)	COST OF REMOVAL AND OTHER CHARGES (i)	TOTAL CHARGES (g-h+i+j)	BALANCE AT END OF YEAR (c+f-k) (k)
301	Organization	\$ -	\$ -	\$ -	\$ -	1,350
302	Franchises					
304	Structure and Improvements					16,699
305	Collecting and Impounding Reservoirs					
306	Lake, River and Other Intakes					
307	Wells and Springs					37,995
308	Infiltration Galleries and Tunnels					
309	Supply Mains					28,876
310	Power Generation Equipment					51,587
311	Pumping Equipment					60,886
320	Water Treatment Equipment					54,770
330	Distribution Reservoirs and Standpipes					44,933
331	Transmission and Distribution					90,092
333	Services					4,507
334	Meters and Meter Installations					184,894
335	Hydrants					8,511
336	Backflow Prevention Devices					
339	Other Plant / Miscellaneous Equipment					20,557
340	Office Furniture and Equipment					684
341	Transportation Equipment					28,740
342	Stores Equipment					
343	Tools, Shop and Garage Equipment					3,187
344	Laboratory Equipment					
345	Power Operated Equipment					11,631
346	Communication Equipment					
347	Miscellaneous Equipment					
348	Other Tangible Plant					34,264
TOTAL WATER ACCUMULATED DEPRECIATION		\$ -	\$ -	\$ -	\$ -	684,163

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT
 December 31, 2019

WATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER CUSTOMERS (d)	AMOUNTS (e)
460	Water Sales: Unmetered Water Revenue			
	Metered Water Revenue:			
461.1	Metered Sales to Residential Customers	1,188	1,215	\$ 160,976
461.2	Metered Sales to Commercial Customers	23	23	16,795
461.3	Metered Sales to Industrial Customers			
461.4	Metered Sales to Public Authorities			
461.5	Metered Sales to Multiple Family Dwellings			
	Total Metered Sales	1,211	1,238	177,771
462.1	Fire Protection Revenue: Public Fire Protection			
462.2	Private Fire Protection			
	Total Fire Protection Revenue			
464	Other Sales to Public Authorities			
465	Sales to Irrigation Customers	16	16	1,620
466	Sales for Resale			
467	Interdepartmental Sales			
	Total Water Sales	1,227	1,254	179,391
469	Other Water Revenues: Guaranteed Revenues			
470	Forfeited Discounts			
471	Miscellaneous Service Revenues			
472	Rents From Water Property			
473	Interdepartmental Rents			
474	Other Water Revenues			
	Total Other Water Revenues			
	Total Water Operating Revenues			\$ 179,391

* Customer is defined by Rule 25-30.210(1), Florida Administrative Code

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT
 December 31, 2019

WATER UTILITY EXPENSE ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 SOURCE OF SUPPLY AND EXPENSES - OPERATIONS (d)	.2 SOURCE OF SUPPLY AND EXPENSES - MAINTENANCE (e)
601	Salaries and Wages - Employees	\$ 30,666	\$ -	\$ -
603	Salaries and Wages - Officers, Directors and Majority Stockholders			
604	Employee Pensions and Benefits			
610	Purchased Water			
615	Purchased Power	14,254	14,254	
616	Fuel for Power Production			
618	Chemicals	4,530		
620	Materials and Supplies	1,166		
631	Contractual Services - Engineering			
632	Contractual Services - Accounting	7,350		
633	Contractual Services - Legal	1,074		
634	Contractual Services - Mgt. Fees	9,872		
635	Contractual Services - Testing	4,370		
636	Contractual Services - Other	76,547		
641	Rental of Building/Real Property			
642	Rental of Equipment			
650	Transportation Expense			
656	Insurance - Vehicle			
657	Insurance - General Liability			
658	Insurance - Workmens Comp.			
659	Insurance - Other			
660	Advertising Expense			
666	Regulatory Commission Expenses - Amortization of Rate Case Expense			
667	Regulatory Commission Exp.-Other			
670	Bad Debt Expense			
675	Miscellaneous Expense:	559		
Total Water Utility Expenses:		\$ 150,388	\$ 14,254	

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT
December 31, 2019

WATER EXPENSE ACCOUNT MATRIX

.3 WATER TREATMENT EXPENSES - OPERATIONS (f)	.4 WATER TREATMENT EXPENSES - MAINTENANCE (g)	.5 TRANSMISSION & DISTRIBUTION EXPENSES - OPERATIONS (h)	.6 TRANSMISSION & DISTRIBUTION EXPENSES - MAINTENANCE (i)	.7 CUSTOMER ACCOUNTS EXPENSE (j)	.8 ADMIN. & GENERAL EXPENSES (k)
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,666
4,530					
	1,166				
					7,350
					1,074
					9,872
4,370					
29,468				11,115	35,964
					559
\$ 38,368	\$ 1,166			\$ 11,115	\$ 85,485

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT
December 31, 2019

PUMPING AND PURCHASED WATER STATISTICS

MONTH (a)	WATER PURCHASED FOR RESALE (Omit 000's) (b)	FINISHED WATER PUMPED FROM WELLS (Omit 000's) (c)	WATER USED FOR LINE FLUSHING, FIGHTING FIRES, ETC. (d)	TOTAL WATER PUMPED AND PURCHASED (Omit 000's) [(b)+(c)-(d)] (e)	WATER SOLD TO CUSTOMERS (Omit 000's) (f)
January		8,641	-	8,641	6,494
February		7,787	-	7,787	7,597
March		10,428	-	10,428	7,609
April		10,084	-	10,084	20,105
May		11,593	-	11,593	8,614
June		10,769	-	10,769	10,212
July		9,682	-	9,682	8,349
August		9,127	-	9,127	7,167
September		10,717	-	10,717	7,055
October		11,137	-	11,137	10,482
November		9,704	-	9,704	11,162
December		8,486	-	8,486	9,079
Total for year	N/A	118,155	N/A	118,155	113,925

If water is purchased for resale, indicate the following:

Vendor N/A

Point of delivery _____

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

N/A

List for each source of supply	CAPACITY OF WELL	GALLONS PER DAY FROM SOURCE	TYPE OF SOURCE
Well #1	1,440,000 gpd	28,000	Aquifer
Well #2	576,000 gpd	11,000	Aquifer

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility
SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT
December 31, 2019

WATER TREATMENT PLANT INFORMATION
Provide a separate sheet for each water treatment facility

Permitted Capacity of Plant (GPD):	<u>1,080,000</u>		
Location of measurement of capacity (i.e. Wellhead, Storage Tank):	<u>Wellhead</u>		
Type of treatment (reverse osmosis, sedimentation, chemical, aerated, etc)	<u>Chlorinator</u>		
LIME TREATMENT			
Unit rating (i.e., GPM, pounds per gallon):	<u>N/A</u>	Manufacturer	<u>Unknown</u>
FILTRATION			
Type and size of area:			
Pressure (in square feet)	<u>125 psig</u>	Manufacturer	<u>Calgon</u>
Gravity (in GPM/square feet)	<u>2,100 gpm</u>	Manufacturer	<u>Calgon</u>

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT
 December 31, 2019

CALCULATION OF THE WATER SYSTEMS EQUIVALENT RESIDENTIAL UNIT:

METER SIZE (a)	TYPE OF METER (b)	EQUIVALENT FACTOR (c)	NUMBER OF METERS (d)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
All Residential		1.0	1,215	1,215
5/8"	Displacement	1.0	20	20
3/4"	Displacement	1.5		
1"	Displacement	2.5	2	5
1 1/2"	Displacement or Turbine	5.0	3	15
2"	Displacement, Compound or Turbine	8.0	12	96
3"	Displacement	15.0	2	30
3"	Compound	16.0		
3"	Turbine	17.5		
4"	Displacement or Compounc	25.0		
4"	Turbine	30.0		
6"	Displacement or Compounc	50.0		
6"	Turbine	62.5		
8"	Compound	80.0		
8"	Turbine	90.0		
10"	Compound	115.0		
10"	Turbine	145.0		
12"	Turbine	215.0		
Total Water System Meter Equivalents				1,381

CALCULATION OF THE WATER SYSTEM EQUIVALENT RESIDENTIAL CONNECTION:

Provide a calculation used to determine the value of one water equivalent residential connection (ERC).
 Use 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 residence customers for the same period and divide the result by 365 days.
- (b) If no historical flow data are available, use:
 $ERC = (\text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 350 \text{ gallons per day})$

<p>ERC Calculation:</p> <p>ERC = 113,925 gallons, divided by 350 gallons per day <u>365 days</u></p> <p>891.8 ERC's</p>

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT
 December 31, 2019

OTHER WATER SYSTEM INFORMATION

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

1. Present ERC's * that system can efficiently serve.	1,381
2. Maximum number of ERC's * which can be served.	1,381
3. Present system connection capacity (in ERC's *) using existing lines.	1,381
4. Future system connection capacity (in ERC's *) upon service area buildout.	1,381
5. Estimated annual increase in ERC's * .	None- System is built out
6. Is the utility required to have fire flow capacity? If so, how much capacity is required?	Yes 500 GPM
7. Attach a description of the fire fighting facilities.	15 fire hydrants
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.	None
9. When did the company last file a capacity analysis report with the DEP?	N/A
10. If the present system does not meet the requirements of DEP rules:	
a. Attach a description of the plant upgrade necessary to meet the DEP rules.	N/A
b. Have these plans been approved by DEP?	N/A
c. When will construction be	N/A
d. Attach plans for funding the required upgrading.	
e. Is this system under any Consent Order of the DEP?	No
11. Department of Environmental Protection ID #	PWS No. 3354010
12. Water Management District Consumptive Use Permit #	20-069-0161M
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?	N/A

* An ERC is determined based on the calculation on the bottom of Page W-13

**WASTEWATER
OPERATION
SECTION**

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT
December 31, 2019

SCHEDULE OF YEAR END WASTEWATER RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WASTEWATER UTILITY (d)
101	Utility Plant In Service	S-4(a)	\$ 1,255,943
	Less:		
	Nonused and Useful Plant (1)		
108.1	Accumulated Depreciation	S-6(b)	(1,001,832)
110.1	Accumulated Amortization		
271	Contributions in Aid of Construction	S-7	(236,962)
252	Advances for Construction	F-20	
	Subtotal		17,149
	Add:		
272	Accumulated Amortization of Contributions in Aid of Construction	S-8(a)	146,962
	Subtotal		164,111
	Plus or Minus		
114	Acquisition Adjustments (2)	F-7	
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	
	Working Capital Allowance (3)		25,397
	Other (Specify): Completed Construction not Classified		-
	WASTEWATER RATE BASE		\$ 189,508
	UTILITY OPERATING INCOME	S-3	\$ 414
	Achieved Rate of Return (Wastewater Operating Income/Wastewater Rate Base)		0.22 %

- NOTES: (1) Class A calculate consistent with last rate proceeding. Class B estimated if not known.
- (2) Include only those Acquisition Adjustments that have been approved by the Commission.
- (3) Calculation consistent with last rate proceeding.
 In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

WASTEWATER OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WASTEWATER UTILITY (d)
400	UTILITY OPERATING INCOME Operating Revenues	S-9	\$ 282,550
530	Less: Guaranteed Revenue and AFP	S-9	
	Net Operating Revenues		282,550
401	Operating Expenses	S-10(a)	203,178
403	Depreciation Expense	S-6(a)	60,480
	Less: Amortization of CIAC	S-8(a)	
	Net Depreciation Expense		60,480
406	Amortization of Utility Plant Acquisition Adjustment	F-7	
407	Amortization Expense (Other than CIAC) (Loss on plant abandonment)	F-8	
408.10	Taxes Other Than Income Utility Regulatory Assessment Fee		12,715
408.11	Property Taxes		2,912
408.12	Payroll Taxes		2,851
408.13	Other Taxes & Licenses		
408	Total Taxes Other Than Income		18,478
409.1	Income Taxes	F-16	
410.10	Deferred Federal Income Taxes		
410.11	Deferred State Income Taxes		
411.10	Provision for Deferred Income Taxes - Credi		
412.10	Investment Tax Credits Deferred to Future Period		
412.11	Investment Tax Credits Restored to Operating Income		
	Utility Operating Expenses		282,136
	Utility Operating Income		414
530	Add Back: Guaranteed Revenue (and AFPI)		
413	Income From Utility Plant Leased to Other:		
414	Gains (Losses) From Disposition of Utility Property		
420	Allowance for Funds Used During Construction		
	Total Utility Operating Income		\$ 414

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility
SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT
December 31, 2019

WASTEWATER UTILITY PLANT ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
351	Organization	\$ 1,350	\$ -	\$ -	\$ 1,350
352	Franchises	-	-	-	-
353	Land and Land Rights	120,500	-	-	120,500
354	Structure and Improvements	52,131	-	-	52,131
355	Power Generation Equipment	5,803	-	-	5,803
360	Collection Sewers - Force	109,345	-	-	109,345
361	Collection Sewers - Gravity	21,964	-	-	21,964
362	Special Collecting Structures	3,578	-	-	3,578
363	Services to Customers	26,940	-	-	26,940
364	Flow Measuring Devices	7,399	-	-	7,399
365	Flow Measuring Installations	-	-	-	-
366	Reuse Services	-	-	-	-
367	Reuse Meters and Meter Installations	-	-	-	-
370	Receiving Wells	71,485	-	-	71,485
371	Pumping Equipment	200,074	-	-	200,074
374	Reuse Distribution Reservoirs	-	-	-	-
375	Reuse Transmission and Distribution System	-	-	-	-
380	Treatment & Disposal Equipment	533,666	-	-	533,666
381	Plant Sewers	1,051	-	-	1,051
382	Outfall Sewer Lines	6,748	-	-	6,748
389	Other Plant / Miscellaneous Equipment	65,824	-	-	65,824
390	Office Furniture & Equipment	684	-	-	684
391	Transportation Equipment	12,102	-	-	12,102
392	Stores Equipment	-	-	-	-
393	Tools, Shop and Garage Equipment	3,394	-	-	3,394
394	Laboratory Equipment	274	-	-	274
395	Power Operated Equipment	11,631	-	-	11,631
396	Communication Equipment	-	-	-	-
397	Miscellaneous Equipment	-	-	-	-
398	Other Tangible Plant	-	-	-	-
	Total Wastewater Plant	\$ 1,255,943	\$ -	\$ -	\$ 1,255,943

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

S-4(a)
GROUP 1

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT
 December 31, 2019

WASTEWATER UTILITY PLANT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	.1 INTANGIBLE PLANT (g)	.2 COLLECTION PLANT (h)	.3 SYSTEM PUMPING PLANT (i)	.4 TREATMENT AND DISPOSAL PLANT (j)	.5 RECLAIMED WASTEWATER TREATMENT PLANT (k)	.6 RECLAIMED WASTEWATER DISTRIBUTION PLANT (l)	.7 GENERAL PLANT (m)
351	Organization	\$ 1,350						
352	Franchises							
353	Land and Land Rights				120,500			
354	Structure and Improvements			52,131				
355	Power Generation Equipment				5,803			
360	Collection Sewers - Force		109,345					
361	Collection Sewers - Gravity		21,964					
362	Special Collecting Structures		3,578					
363	Services to Customers		26,940					
364	Flow Measuring Devices		7,399					
365	Flow Measuring Installations							
366	Reuse Services							
367	Reuse Meters and Meter Installations							
370	Receiving Wells			71,485				
371	Pumping Equipment			200,074				
374	Reuse Distribution Reservoirs							
375	Reuse Transmission and Distribution System				533,666			
380	Treatment & Disposal Equipment							
381	Plant Sewers				1,051			
382	Outfall Sewer Lines				6,748			
389	Other Plant / Miscellaneous Equipment				65,824			684
390	Office Furniture & Equipment							12,102
391	Transportation Equipment							3,394
392	Stores Equipment							274
393	Tools, Shop and Garage Equipment							11,631
394	Laboratory Equipment							
395	Power Operated Equipment							
396	Communication Equipment							
397	Miscellaneous Equipment							
398	Other Tangible Plant							
	Total Wastewater Plant	\$ 1,350	\$ 169,226	\$ 323,690	\$ 733,592	\$ -	\$ -	\$ 28,085

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

S-4(b)
 GROUP 1

WASTEWATER UTILITY PLANT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	.1 INTANGIBLE PLANT (g)	.2 COLLECTION PLANT (h)	.3 SYSTEM PUMPING PLANT (i)	.4 TREATMENT AND DISPOSAL PLANT (j)	.5 RECLAIMED WASTEWATER TREATMENT PLANT (k)	.6 RECLAIMED WASTEWATER DISTRIBUTION PLANT (l)	.7 GENERAL PLANT (m)
351	Organization	\$ 1,350						
352	Franchises							
353	Land and Land Rights							
354	Structure and Improvements			52,131	120,500			
355	Power Generation Equipment							
360	Collection Sewers - Force		109,345		5,803			
361	Collection Sewers - Gravity		21,964					
362	Special Collecting Structures		3,578					
363	Services to Customers		26,940					
364	Flow Measuring Devices		7,399					
365	Flow Measuring Installations							
366	Reuse Services							
367	Reuse Meters and Meter Installations							
370	Receiving Wells			71,485				
371	Pumping Equipment			200,074				
374	Reuse Distribution Reservoirs							
375	Reuse Transmission and Distribution System							
380	Treatment & Disposal Equipment				533,666			
381	Plant Sewers				1,051			
382	Outfall Sewer Lines				6,748			
389	Other Plant / Miscellaneous Equipment				65,824			684
390	Office Furniture & Equipment							12,102
391	Transportation Equipment							
392	Stores Equipment							
393	Tools, Shop and Garage Equipment							3,394
394	Laboratory Equipment							274
395	Power Operated Equipment							11,631
396	Communication Equipment							
397	Miscellaneous Equipment							
398	Other Tangible Plant							
	Total Wastewater Plant	\$ 1,350	\$ 169,226	\$ 323,690	\$ 733,592	\$ -	\$ -	\$ 28,085

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

BASIS FOR WASTEWATER DEPRECIATION CHARGES

ACCT. NO. (a)	ACCOUNT NAME (b)	AVERAGE SERVICE LIFE IN YEARS (c)	AVERAGE NET SALVAGE IN PERCENT (d)	DEPRECIATION RATE APPLIED IN PERCENT (100% - d) / c (e)
351	Organization	27	%	3.70 %
352	Franchises		%	%
354	Structure and Improvements	27	%	3.70 %
355	Power Generation Equipment	15	%	6.67 %
360	Collection Sewers - Force	17	%	5.88 %
361	Collection Sewers - Gravity	45	%	2.22 %
362	Special Collecting Structures	37	%	2.70 %
363	Services to Customers	35	%	2.86 %
364	Flow Measuring Devices	5	%	20.00 %
365	Flow Measuring Installations		%	%
366	Reuse Services		%	%
367	Reuse Meters and Meter Installations		%	%
370	Receiving Wells	25	%	4.00 %
371	Pumping Equipment	18	%	5.56 %
374	Reuse Distribution Reservoirs		%	%
375	Reuse Transmission and Distribution System		%	%
380	Treatment & Disposal Equipment	15	%	6.67 %
381	Plant Sewers	32	%	3.13 %
382	Outfall Sewer Lines	30	%	3.33 %
389	Other Plant / Miscellaneous Equipment	15	%	6.67 %
390	Office Furniture & Equipment	15	%	6.67 %
391	Transportation Equipment	6	%	16.67 %
392	Stores Equipment		%	%
393	Tools, Shop and Garage Equipment	15	%	6.67 %
394	Laboratory Equipment	12	%	8.33 %
395	Power Operated Equipment	10	%	10.00 %
396	Communication Equipment		%	%
397	Miscellaneous Equipment		%	%
398	Other Tangible Plant		%	%
Wastewater Plant Composite Depreciation Rate *			%	%

* If depreciation rates prescribed by this Commission are on a total composite basis, entries should be made on this line only.

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT
 December 31, 2019

ANALYSIS OF ENTRIES IN SEWER ACCUMULATED DEPRECIATION

ACCT. NO. (a)	ACCOUNT NAME (b)	BALANCE AT BEGINNING OF YEAR (c)	ACCRUALS (d)	OTHER CREDITS * (1) (e)	TOTAL CREDITS (d + e) (f)
351	Organization	\$ 1,350	\$ -	\$ -	\$ -
352	Franchises	-	-	-	-
354	Structure and Improvements	20,944	1,931	-	1,931
355	Power Generation Equipment	4,388	387	-	387
360	Collection Sewers - Force	102,151	6,432	-	6,432
361	Collection Sewers - Gravity	6,268	488	-	488
362	Special Collecting Structures	3,033	97	-	97
363	Services to Customers	12,039	770	-	770
364	Flow Measuring Devices	7,400	-	-	-
365	Flow Measuring Installations	-	-	-	-
366	Reuse Services	-	-	-	-
367	Reuse Meters and Meter Installations	-	-	-	-
370	Receiving Wells	60,355	2,859	-	2,859
371	Pumping Equipment	124,558	11,116	-	11,116
374	Reuse Distribution Reservoirs	-	-	-	-
375	Reuse Transmission and Distribution System	-	-	-	-
380	Treatment & Disposal Equipment	409,086	35,580	-	35,580
381	Plant Sewers	627	33	-	33
382	Outfall Sewer Lines	3,812	225	-	225
389	Other Plant / Miscellaneous Equipment	65,824	-	-	-
390	Office Furniture & Equipment	684	-	-	-
391	Transportation Equipment	11,766	(1,681)	-	(1,681)
392	Stores Equipment	-	-	-	-
393	Tools, Shop and Garage Equipment	2,930	2,243	-	2,243
394	Laboratory Equipment	274	-	-	-
395	Power Operated Equipment	11,631	-	-	-
396	Communication Equipment	-	-	-	-
397	Miscellaneous Equipment	-	-	-	-
398	Other Tangible Plant	92,232	-	-	-
Total Depreciable Wastewater Plant in Service		\$ 941,352	\$ 60,480	\$ -	\$ 60,480

* Specify nature of transaction.

Use () to denote reversal entries.

Note: (1) Rounding

S-6(a)
 GROUP 1

UTILITY NAME Sun Communities Finance LLC d/b/a Water Oak Utility
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT
 December 31, 2019

ANALYSIS OF ENTRIES IN SEWER ACCUMULATED DEPRECIATION (CONT'D)

ACCT. NO. (a)	ACCOUNT NAME (b)	PLANT RETIRED (g)	SALVAGE AND INSURANCE (h)	COST OF REMOVAL AND OTHER CHARGES (i)	TOTAL CHARGES (g-h+i) (j)	BALANCE AT END OF YEAR (c+f-k) (k)
351	Organization	\$ -	\$ -	\$ -	\$ -	1,350
352	Franchises					
354	Structure and Improvements					22,875
355	Power Generation Equipment					4,775
360	Collection Sewers - Force					108,583
361	Collection Sewers - Gravity					6,756
362	Special Collecting Structures					3,130
363	Services to Customers					12,809
364	Flow Measuring Devices					7,400
365	Flow Measuring Installations					
366	Reuse Services					
367	Reuse Meters and Meter Installations					63,214
370	Receiving Wells					135,674
371	Pumping Equipment					
374	Reuse Distribution Reservoirs					
375	Reuse Transmission and Distribution System					
380	Treatment & Disposal Equipment					444,666
381	Plant Sewers					660
382	Outfall Sewer Lines					4,037
389	Other Plant / Miscellaneous Equipment					65,824
390	Office Furniture & Equipment					684
391	Transportation Equipment					10,085
392	Stores Equipment					
393	Tools, Shop and Garage Equipment					5,173
394	Laboratory Equipment					274
395	Power Operated Equipment					11,631
396	Communication Equipment					
397	Miscellaneous Equipment					
398	Other Tangible Plant					92,232
Total Depreciable Wastewater Plant in Service		\$ -	\$ -	\$ -	\$ -	\$ 1,001,832

S-6(b)
 GROUP 1

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT
December 31, 2019

WASTEWATER CIAC SCHEDULE "A"
ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION RECEIVED FROM CAPACITY, MAIL
EXTENSION AND CUSTOMER CONNECTION CHARGES RECEIVED DURING THE YEAR

DESCRIPTION OF CHARGE (a)	NUMBER OF CONNECTIONS (b)	CHARGE PER CONNECTION (c)	AMOUNT (d)
	-	\$ -	\$ -
			-
Total Credits			N/A

ACCUMULATED AMORTIZATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 272

DESCRIPTION (a)	WASTEWATER (b)
Balance first of year	\$ 146,962
Debits during year	
Accruals charged to Account	
Other Debits (specify):	
Total debits	
Credits during year (specify):	
Total credits	
Balance end of year	\$ 146,962

WASTEWATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER CUSTOMERS (d)	AMOUNTS (e)
WASTEWATER SALES				
Flat Rate Revenues				
521.1	Residential Revenues			\$ -
521.2	Commercial Revenues			
521.3	Industrial Revenues			
521.4	Revenues From Public Authorities			
521.5	Multiple Family Dwelling Revenue			
521.6	Other Revenues			
521	Total Flat Rate Revenues			-
Measured Revenues				
522.1	Residential Revenues	1,188	1,215	\$ 274,942
522.2	Commercial Revenues	11	11	7,608
522.3	Industrial Revenues			
522.4	Revenues From Public Authorities			
522.5	Multiple Family Dwelling Revenues (Units)			
522	Total Measured Revenues	1,199	1,226	282,550
523	Revenues From Public Authorities			
524	Revenues From Other Systems			
525	Interdepartmental Revenues			
	Total Wastewater Sales	1,199	1,226	\$ 282,550
OTHER WASTEWATER REVENUES				
530	Guaranteed Revenues			\$ -
531	Sale Of Sludge			
532	Forfeited Discounts			
534	Rents From Wastewater Property			
535	Interdepartmental Rents			
536	Other Wastewater Revenues (Including Allowance for Funds Prudently Invested or AFP)			
	Total Other Wastewater Revenues			\$ -

* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

WASTEWATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER CUSTOMERS (d)	AMOUNTS (e)
RECLAIMED WATER SALES				
	Flat Rate Reuse Revenues			
540.1	Residential Reuse Revenue:			\$ -
540.2	Commercial Reuse Revenues:			
540.3	Industrial Reuse Revenue:			
540.4	Reuse Revenues From Public Authorities:			
540.5	Other Reuse Revenues:			
540	Total Flat Rate Reuse Revenues			
	Measured Reuse Revenues			
541.1	Residential Reuse Revenue:			
541.2	Commercial Reuse Revenues:			
541.3	Industrial Reuse Revenue:			
541.4	Reuse Revenues From Public Authorities:			
541	Total Measured Reuse Revenue:			
544	Reuse Revenues From Other Systems:			
Total Reclaimed Water Sales				
Total Wastewater Operating Revenues				\$ 282,550

* Customer is defined by Rule 25-30.210(1), Florida Administrative Code

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT
 December 31, 2019

WASTEWATER UTILITY EXPENSE ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 COLLECTION EXPENSES - OPERATIONS (d)	.2 SOURCE OF SUPPLY AND EXPENSES - MAINTENANCE (e)	.3 PUMPING EXPENSES - OPERATIONS (f)	.4 PUMPING EXPENSES - MAINTENANCE (g)	.5 TREATMENT & DISPOSAL EXPENSES - OPERATIONS (h)	.6 TREATMENT & DISPOSAL EXPENSES - MAINTENANCE (i)
701	Salaries and Wages - Employees	\$ 30,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
703	Salaries and Wages - Officers, Directors and Majority Stockholders							
704	Employee Pensions and Benefits							
710	Purchased Sewage Treatment							
711	Sludge Removal Expense	51,636					51,636	
715	Purchased Power	21,374					21,374	
716	Fuel for Power Production							
718	Chemicals	3,727					3,727	
720	Materials and Supplies	352						
731	Contractual Services - Engineering							
732	Contractual Services - Accounting	6,525						
733	Contractual Services - Legal	864						
734	Contractual Services - Mgt. Fees	11,237						
735	Contractual Services - Testing	2,741					2,741	
736	Contractual Services - Other	74,056					27,027	44,258
741	Rental of Building/Real Property							
742	Rental of Equipment							
750	Transportation Expense							
756	Insurance - Vehicle							
757	Insurance - General Liability							
758	Insurance - Workmens Comp.							
759	Insurance - Other							
760	Advertising Expense							
766	Regulatory Commission Expenses - Amortization of Rate Case Expense							
767	Regulatory Commission Exp.-Other							
770	Bad Debt Expense							
775	Miscellaneous Expenses							
	Total Wastewater Utility Expenses	\$ 203,178	\$ -	\$ -	\$ -	\$ -	\$ 106,505	\$ 44,258

S-10(a)
 GROUP 1

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT
 December 31, 2019

WASTEWATER UTILITY EXPENSE ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	.7 CUSTOMER ACCOUNTS EXPENSE (j)	.8 ADMIN. & GENERAL EXPENSES (k)	.9 RECLAIMED WATER TREATMENT EXPENSES - OPERATIONS (l)	.10 RECLAIMED WATER TREATMENT EXPENSES - MAINTENANCE (m)	.11 RECLAIMED WATER DISTRIBUTION EXPENSES - OPERATIONS (n)	.12 RECLAIMED WATER DISTRIBUTION EXPENSES - MAINTENANCE (o)
701	Salaries and Wages - Employees	\$ -	\$ 30,666	\$ -	\$ -	\$ -	\$ -
703	Salaries and Wages - Officers, Directors and Majority Stockholders						
704	Employee Pensions and Benefits						
710	Purchased Sewage Treatment						
711	Sludge Removal Expense						
715	Purchased Power						
716	Fuel for Power Production						
718	Chemicals						
720	Materials and Supplies		352				
731	Contractual Services - Engineering		6,525				
732	Contractual Services - Accounting		864				
733	Contractual Services - Legal		11,237				
734	Contractual Services - Mgt. Fees						
735	Contractual Services - Testing						
736	Contractual Services - Other	2,771					
741	Rental of Building/Real Property						
742	Rental of Equipment						
750	Transportation Expense						
756	Insurance - Vehicle						
757	Insurance - General Liability						
758	Insurance - Workmens Comp.						
759	Insurance - Other						
760	Advertising Expense						
766	Regulatory Commission Expenses - Amortization of Rate Case Expense						
767	Regulatory Commission Exp.-Other						
770	Bad Debt Expense						
775	Miscellaneous Expenses						
	Total Wastewater Utility Expenses	\$ 2,771	\$ 49,644	\$ -	\$ -	\$ -	\$ -

S-10(b)
 GROUP 1

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT
December 31, 2019

CALCULATION OF THE WASTEWATER SYSTEMS EQUIVALENT RESIDENTIAL UNITS

METER SIZE (a)	TYPE OF METER (b)	EQUIVALENT FACTOR (c)	NUMBER OF METERS (d)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
All Residential		1.0	1,215	1,215
5/8"	Displacement	1.0	4	4
3/4"	Displacement	1.5		
1"	Displacement	2.5	2	5
1 1/2"	Displacement or Turbine	5.0	2	10
2"	Displacement, Compound or Turbine	8.0	3	24
3"	Displacement	15.0		
3"	Compound	16.0		
3"	Turbine	17.5		
4"	Displacement or Compound	25.0		
4"	Turbine	30.0		
6"	Displacement or Compound	50.0		
6"	Turbine	62.5		
8"	Compound	80.0		
8"	Turbine	90.0		
10"	Compound	115.0		
10"	Turbine	145.0		
12"	Turbine	215.0		
Total Wastewater System Meter Equivalents				1,258

CALCULATION OF THE WASTEWATER SYSTEM EQUIVALENT RESIDENTIAL CONNECTIONS

Provide a calculation used to determine the value of one wastewater equivalent residential connection (ERC).

Use 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 residence customers for the same period and divide the result by 365 days.

- (b) If no historical flow data are available, use:

$$ERC = (\text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 280 \text{ gallons per day})$$

For wastewater only utilities:

Subtract all general use and other non-residential customer gallons from the total gallons treated.

Divide the remainder (SFR customers) by 365 days to reveal single family residence customer gallons per day.

NOTE: Total gallons treated includes both treated and purchased treatment

ERC Calculation:	(24,820,000	/ 365 days) / 280 gpd =	243
		(total gallons treated)		

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility
SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT December 31, 2019

WASTEWATER TREATMENT PLANT INFORMATION
 Provide a separate sheet for each wastewater treatment facility

Permitted Capacity	200,000		
Basis of Permit Capacity (1)	GPD		
Manufacturer	Waste Tech		
Type (2)	Extended Air		
Hydraulic Capacity	200,000		
Average Daily Flow	68,000		
Total Gallons of Wastewater Treated	24,820,000		
Method of Effluent Disposal			

- (1) Basis of permitted capacity as stated on the Florida DEP WWTP Operating Permit (i.e. average annual daily flow, etc)
- (2) Contact stabilization, advanced treatment, etc.

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT
December 31, 2019

OTHER WASTEWATER SYSTEM INFORMATION

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

1. Present ERC's * that system can efficiently serve. 1,258

2. Maximum number of ERC's * which can be served. 1,258

3. Present system connection capacity (in ERC's *) using existing lines. 1,258

4. Future system connection capacity (in ERC's *) upon service area buildout. 1,258

5. Estimated annual increase in ERC's * None - System is built out

8. Describe any plans and estimated completion dates for any enlargements or improvements of this system. None

7. If the utility uses reuse as a means of effluent disposal, attach 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? No
 If so, when? N/A

9. Has the utility been required by the DEP or water management district to implement reuse? No
 If so, what are the utility's plans to comply with the DE _____

10. When did the company last file a capacity analysis report with the DEP? N/A

11. If the present system does not meet the requirements of DEP rules:
 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? N/A
 d. Attach plans for funding the required upgrading. N/A
 e. Is this system under any Consent Order of the DEP? N/A

11. Department of Environmental Protection ID # FLA010529-001

* An ERC is determined based on the calculation on the bottom of Page S-11

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Water Operations
Class A & B**

Company: Sun Communities Finance, LLC d/b/a Water Oak Utility

For the Year Ended December 31, 2019

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues per Sch. F-3	Gross Water Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Unmetered Water Revenues (460)	\$ -	\$ -	\$ -
Total Metered Sales ((461.1 - 461.5)	177,771	177,772	(1)
Total Fire Protection Revenue (462.1 - 462.2)	-	-	-
Other Sales to Public Authorities (464)	-	-	-
Sales to Irrigation Customers (465)	1,620	1,620	-
Sales for Resale (466)	-	-	-
Interdepartmental Sales (467)	-	-	-
Total Other Water Revenues (469 - 474)	-	-	-
Total Water Operating Revenue	\$ 179,391	\$ 179,392	\$ (1)
LESS: Expense for Purchased Water from FPSC-Regulated Utility	-	-	-
Net Water Operating Revenues	\$ 179,391	\$ 179,392	\$ (1)

Explanations:
Rounding

Instructions:

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

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Wastewater Operations
Class A & B**

Company: Sun Communities Finance, LLC d/b/a Water Oak Utility

For the Year Ended December 31, 2019

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues per Sch. F-3	Gross Wastewater Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Total Flat-Rate revenues (521.1 - 521.6)	\$ -	\$ -	\$ -
Total Measured Revenues (522.1 - 522.5)	282,550	282,550	-
Revenues from Public Authorities (523)	-	-	-
Revenues from Other Systems (524)	-	-	-
Interdepartmental Revenues (525)	-	-	-
Total Other Wastewater Revenues (530 - 536)	-	-	-
Reclaimed Water Sales (540.1 - 544)	-	-	-
Total Wastewater Operating Revenue	\$ 282,550	\$ 282,550	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	-
Net Wastewater Operating Revenues	\$ 282,550	\$ 282,550	\$ -

Explanations:

Instructions:

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