

CLASS "C"

WATER and/or WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WS755-22-AR

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

EXACT LEGAL NAME OF RESPONDENT

454-W

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



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FLORIDA PUBLIC SERVICE
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PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2022

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable." Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceeding year ending December 31.

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

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

ADVANCES FOR CONSTRUCTION - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION - this account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement or construction costs of the utilities property, facilities, or equipment used to provide services to the public. (Section 367.021 (3), Florida Statutes)

CONSTRUCTION WORK IN PROGRESS (CWIP) - This account shall include the cost of water and wastewater plant in process of construction, but not yet ready for services. (USOA)

DEPRECIATION - The loss of service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER)- (Rule 25-30.515 (8), Florida Administrative Code)

- (a) 350 gallons per day
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER)- Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to, the cost of operation, maintenance, depreciation and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL - (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

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FINANCIAL SECTION

REPORT OF

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

106 Evergreen Drive	106 Evergreen Drive
Lady Lake, FL 32159	FL Lady Lake, FL 32159
Mailing Address	Street Address
	Lake County
Telephone Number (352) 753-3000	Date Utility First Organized April, 1981
Fax Number n/a	E-mail Address LParker1@suncommunities.com
Sunshine State One-Call of Florida, Inc. Member No.	4266

Check the business entity of the utility as filed with the Internal Revenue Service:
 Individual Sub Chapter S Corporation 1120 Corporation Partnership

Name, Address and Phone where records are located: The American Center, 27777 Franklin Road, Suite 300
Southfield, Michigan 48034-8205 (248-208-2500)

Names of subdivisions where service is provided: _____

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Lara Parker	Manager	106 Evergreen Drive Lady Lake, FL 32159	
Person who prepared this report: Jones & Company, LLC	CPA	161 W. Main Street Lancaster, OH 43130	
Officers and Managers: Fernando Castro-Caratini	CFO	27777 Franklin Road, #300 Southfield, MI 48034	\$ -

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

Name	Percent Ownership In Utility	Principle Business Address	Salary Charged Utility
Sun Communities Finance, LLC	100%	The American Center 27777 Franklin Road Southfield, MI 48034-8205	N/A

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

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential _____		\$ 178,943	\$ -		\$ 178,943
Commercial _____					-
Industrial _____					-
Multiple Family _____					-
Guarenteed Revenues _____					-
Other (Specify) _____		849			849
Total Gross Revenue _____		179,792	N/A	N/A	179,792
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	196,410	125,947		322,357
Depreciation Expense _____	F-5	76,666	38,243		114,909
CIAC Amortization Expense _____	F-8	(1,402)	-		(1,402)
Taxes Other Than Income _____		22,997	8,409	-	31,406
Income Taxes _____	F-7	-	-		-
Total Operating Expenses _____		294,671	172,599		467,270
Net Operating Income (Loss)		(114,879)	(172,599)	-	(287,478)
Other Income:					
Nonutility Income _____		-	-	-	-
Gain/Loss on Sale of Asset _____		-	-		-
Other Deductions:					
Miscellaneous Nonutility Expenses _____		-	-		-
Interest Expense _____		-	-		-
Net Income (Loss)		\$ (114,879)	\$ (172,599)	N/A	\$ (287,478)

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

Account Name	Reference Page	Current Year	Previous Year
ASSETS:			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 3,119,246	\$ 3,080,305
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(2,053,117)	(1,938,208)
Net Utility Plant _____		1,066,129	1,142,097
Cash _____		(933)	(902)
Customer Accounts Receivable (141) _____		34,199	35,033
Other Assets (Specify):			
Deferred Debits		5,976	5,976
Total Assets _____		\$ 1,105,371	\$ 1,182,204
LIABILITIES AND CAPITAL:			
Common Stock Issued (201) _____	F-6		
Preferred Stock Issued (204) _____	F-6	-	-
Other Paid In Capital (211) _____			
Retained Earnings (215) _____	F-6		
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	(1,282,020)	(994,542)
Total Capital _____		(1,282,020)	(994,542)
Long Term Debt (224) _____	F-6		
Accounts Payable (231) _____		3,599	13,932
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____	F-7	8,091	4,243
Other Liabilities (Specify):			
Accounts Payable - Assoc Co		2,283,887	2,065,355
		-	-
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8	91,814	93,216
Total Liabilities and Capital _____		\$ 1,105,371	\$ 1,182,204

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

Plant Accounts: (101 - 107) Inclusive	Water	Sewer	Plant Other Than Reporting Systems	Total
Utility Plant In Service (101) _____	\$ 1,801,761	\$ 1,317,485	N/A	\$ 3,119,246
Construction Work In Progress (105) _____				-
Other (Specify) _____	-	-		-
_____				-
Total Utility Plant _____	\$ 1,801,761	\$ 1,317,485	N/A	\$ 3,119,246

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First Of Year _____	\$ 825,240	\$ 1,112,968	N/A	\$ 1,938,208
Add Credits During Year:				
Accruals charged to depreciation account _____	76,666	38,243		114,909
Salvage _____				-
Other credits (specify) _____				-
_____		-		-
Total credits _____	76,666	38,243		114,909
Deduct Debits During Year:				
Book cost of plant retired (1) _____	-	-		-
Cost of removal _____		-		-
Other debits (specify) Rounding _____		-		-
Total debits _____	-	-		-
Balance End of Year _____	\$ 901,906	\$ 1,151,211	N/A	\$ 2,053,117

(1) Florida PSC Rate Base Adjustment.

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

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	NA	N/A
Shares authorized _____		
Shares issued and outstanding _____		
Total par value of stock issued _____		
Dividends declared per share for year _____		

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	N/A	\$ -
Charges during the year (specify):		
Current Year Income _____	-	

Balance end of year _____	\$	\$

PROPRIETARY CAPITAL (218)

	Proprietor or Partner	Partner
Balance first of year _____	\$ (994,542)	N/A
Charges during the year (specify):		
Current Year Income/Loss _____	(287,478)	
Rounding _____	-	

Balance end of year _____	\$ (1,282,020)	\$

LONG TERM DEBT (224)

Description of Obligation (Including Nominal Date of Issue and Date of Maturity)	Interest		Principal Per Balance Sheet Date
	Rate	# of Payments	
_____	%		\$ -
_____	%		
Total _____			N/A

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility
TAXES ACCRUED (236)

(a)	WATER (b)	SEWER (c)	OTHER (d)	TOTAL (e)
Income Taxes:				
Federal income tax _____	\$ -	\$ -	N/A	\$ -
State income tax _____	-	-		
Taxes Other Than Income:				
State ad valorem tax _____	-	-		
Local property tax _____	-	-		
Regulatory assessment fee _____	8,091	-		8,091
Other (Specify): _____	-	-		

Total taxes accrued _____	\$ 8,091			\$ 8,091

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
US Water	\$ 40,337	\$ -	Plant operation
Jones & Company	4,715	-	Accounting
ManageAmerica	3,075	-	Billing
TAW	42,516	-	Repairs and Maintenance, Construction
RCM Utilities	16,020	-	Repairs and Maintenance, Construction
Kiley & Sons	19,647	-	Repairs and Maintenance, Construction
Sundstrom & Mindlin	731	-	Legal
Precision Fire Systems	1,800	-	Repairs and Maintenance, Construction
Keeton Enterprises	4,200	-	Repairs and Maintenance, Construction

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

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year _____	\$ 174,916	\$ 236,962	\$ 411,878
2. Add credits during year:	-	-	-
3. Total _____	174,916	236,962	411,878
4. Deduct charges during year _____	-	-	-
5. Balance end of year _____	174,916	236,962	411,878
6. Less Accumulated Amortization _____	(173,102)	(146,962)	(320,064)
7. Net CIAC _____	\$ 1,814	\$ 90,000	\$ 91,814

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

Report below all developers or contractors agreements from which cash or property was received during the year.			Indicate "Cash" or "Property"	Water	Wastewater
_____				\$ -	\$ -

Sub-total _____				NONE	NONE
Report below all capacity charges, main extension charges and customer connections charges received during the year.					
Description of Charge	Number of Connections	Charge per Connection			
None					

Total Credits During Year (Must agree with line # 2 above) _____				\$ -	\$ -

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year _____	\$ 171,700	\$ 146,962	\$ 318,662
Add Debits During Year: _____	1,402	-	1,402
_____	-	-	
Deduct Credits During Year: _____	-	-	
Balance End of Year (Must agree with line #6 above) _____	\$ 173,102	\$ 146,962	\$ 320,064

WATER OPERATION SECTION

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

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_____	155,902	-	-	155,902
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_____	118,347	-	-	118,347
310	Power Generation Equipment_____	119,910	-	-	119,910
311	Pumping Equipment_____	147,453	-	-	147,453
320	Water Treatment Equipment_____	71,885	-	-	71,885
330	Distribution Reservoirs and Standpipes_____	85,903	-	-	85,903
331	Transmission and Distribution Mains_____	312,216	28,967	-	341,183
333	Services_____	10,135	-	-	10,135
334	Meters and Meter Installations_____	420,945	9,974	-	430,919
335	Hydrants_____	78,744	-	-	78,744
339	Other Plant and Miscellaneous Equipment_____	140,992	-	-	140,992
340	Office Furniture and Equipment_____	684	-	-	684
341	Transportation Equipment_____	38,558	-	-	38,558
342	Stores Equipment_____	-	-	-	-
343	Tools, Shop and Garage Equipr_____	7,120	-	-	7,120
344	Laboratory Equipment_____	-	-	-	-
345	Power Operated Equipment_____	11,631	-	-	11,631
346	Communication Equipment_____	-	-	-	-
347	Miscellaneous Equipment_____	-	-	-	-
348	Other Tangible Plant_____	-	-	-	-
	Total Water Plant_____	\$ 1,762,820	\$ 38,941	\$ -	\$ 1,801,761

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

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

ACCT. NO. (a)	ACCOUNT NAME (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of year (f-g+h=i) (i)
301	Organization_	32	%	3.13	\$ 1,350	\$ -	\$ -	\$ 1,350
302	Franchises_	-	%	-	-	-	-	-
304	Structure and Improvements_	33	%	3.03	21,223	-	4,724	25,947
305	Collecting and Impounding Reservoirs_	-	%	-	-	-	-	-
306	Lake, River and Other Intakes_	-	%	-	-	-	-	-
307	Wells and Springs_	30	%	3.33	37,995	-	-	37,995
308	Infiltration Galleries and Tunnels_	-	%	-	-	-	-	-
309	Supply Mains_	32	%	3.13	35,087	-	3,698	38,785
310	Power Generation Equipment_	17	%	5.88	65,280	-	7,053	72,333
311	Pumping Equipment_	15	%	6.67	80,548	-	9,831	90,379
320	Water Treatment Equipment_	7	%	14.29	65,677	-	6,208	71,885
330	Distribution Reservoirs and Standpipes_	40	%	2.50	49,229	-	2,148	51,377
331	Transmission and Distribution Mains_	40	%	2.50	105,647	-	8,167	113,814
333	Services_	35	%	2.86	5,087	-	290	5,377
334	Meters and Meter Installations_	17	%	5.88	234,353	-	25,053	259,406
335	Hydrants_	40	%	2.50	11,043	-	1,969	13,012
339	Other Plant and Miscellaneous Equipment_	20	%	5.00	23,568	-	7,050	30,618
340	Office Furniture and Equipment_	15	%	6.67	684	-	-	684
341	Transportation Equipment_	6	%	16.67	38,558	-	-	38,558
342	Stores Equipment_	-	%	-	-	-	-	-
343	Tools, Shop and Garage Equipment_	15	%	6.67	4,015	-	475	4,490
344	Laboratory Equipment_	-	%	-	-	-	-	-
345	Power Operated Equipment_	10	%	10.00	11,632	-	-	11,632
346	Communication Equipment_	10	%	10.00	-	-	-	-
347	Miscellaneous Equipment_	-	%	-	-	-	-	-
348	Other Tangible Plant_	-	%	-	34,264	-	-	34,264
	Totals_				\$ 825,240	\$ -	\$ 76,666	\$ 901,906

* This amount should tie to Sheet F-5

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

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 50,170
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	7,168
616	Fuel for Power Production	
618	Chemicals	5,155
620	Materials and Supplies	460
630	Contractual Services:	
	Billing	3,075
	Operator and Management	14,375
	Testing	20,927
	Other	79,363
640	Rents	16,123
650	Transportation Expense	
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	(406)
	Total Water Operation and Maintenance Expense	\$ 196,410 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	1,213	1,213	1,213
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	-	-	-
3/4"	D	1.5			
1"	D	2.5	2	2	5
1 1/2"	D,T	5.0	3	3	15
2"	D,C,T	8.0	12	12	96
3"	D	15.0	2	2	30
3"	C	16.0			
3"	T	17.5			
Unmetered Customers		1.0			
Other (Specify):					
Total			1,232	1,232	1,359

** D = Displacement
C = Compound
T = Turbine

PUMPING AND PURCHASED WATER STATISTICS

MONTH (a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (1) (f)
January	-	8,616	-	8,616	7,233
February	-	7,774	-	7,774	6,720
March	-	8,413	-	8,413	7,940
April	-	10,520	-	10,520	5,917
May	-	11,876	-	11,876	6,654
June	-	10,652	-	10,652	8,229
July	-	9,923	-	9,923	8,659
August	-	10,565	-	10,565	7,811
September	-	7,607	-	7,607	7,003
October	-	10,199	-	10,199	6,851
November	-	8,865	-	8,865	5,382
December	-	8,041	-	8,041	7,176
Total for year	N/A	113,051	-	113,051	85,575

If water is purchased for resale, indicate the following:

Vendor N/A
 Point of Delivery N/A

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

MAINS (Feet)

Kind of Pipe (Cast Iron, coated steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
All PVC	Unknown	Unknown	-	-	Unknown
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-

**WELLS AND WELL PUMPS
(If Available)**

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	-	-	-	
Types of Well Construction and Casing _____				

Depth of Wells _____	-	-	-	
Diameters of Wells _____	-	-	-	
Pump - GPM _____	-	-	-	
Motor - HP _____	-	-	-	
Motor Type * _____				
Yeilds of Wells in GPD _____				
Auxillary Power _____			-	
* Submersable, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	-			
Capacity of Tank _____	-			
Ground of Elevated _____	-			

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>MOTORS</u>				
Manufacturer _____	None			
Type _____				
Rated Horsepower _____				
(a)	(b)	(c)	(d)	(e)
<u>PUMPS</u>				
Manufacturer _____	None			
Type _____				
Capacity in GPM _____				
Average Number of Hours Operated Per Day _____				
Auxiliary Power _____				

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

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water, etc):

Gallons per day of source _____	39,000	_____	_____
Type of source _____	Aquifer	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:

Type _____	Chlorinator	_____	_____
Make _____	_____	_____	_____
Permitted Capacity (GPD)	1,080,000	_____	_____
High service pumping Gallons per minute _____ See Page W-5	_____	_____	_____
Reverse Osmosis _____	_____	_____	_____
Lime treatment Unit Rating _____	_____	_____	_____
Filtration Pressure Sq. Ft. _____	125 psig	_____	_____
Gravity GPD/Sq. Ft. _____	2,100 gpm	_____	_____
Disinfection Chlorinator _____	_____	_____	_____
Ozone _____	_____	_____	_____
Other _____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____

OTHER WATER SYSTEM INFORMATION

Furnish information below for each system not physically connected with another facility. A separate page should be supplied where necessary.

1.	Present ERC's * the system can efficiently serve	1,359
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 connection capacity (in ERC's *) upon service area buildout	1,381
5.	Estimated annual increase in ERC's*	None - Utility 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?	None
10.	If the present system does not meet the requirements of DEP rules, submit the following:	
	a. Attach a description of the plant upgrade necessary to meet 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 with 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 one of the following methods:
 (a) if actual flow data are available from the preceding 12 months:
 Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
 (b) If no historical flow data available are available for use:
 ERC = (Total SFR gallons sold (omit 000)/365 days/350 gallons per day).

WASTEWATER OPERATION SECTION

Utility does not hold current Wastewater Certificate. Sewer section has been omitted.

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


CERTIFICATION OF ANNUAL REPORT

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

- | | | |
|--------------|-----------|--|
| YES
(X) | NO
() | 1. The utility is in substantial compliance with the Uniform System Of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code. |
| YES
(X) | NO
() | 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
(X) | NO
() | 3. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility. |
| YES
(X) | NO
() | 4. The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct and complete for the period for which it represents. |

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

 (signature of chief executive officer of the utility) *

DocuSigned by:


 (signature of 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.

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

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

For the Year Ended December 31, 2022

(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)	178,943	178,943	-
Total Fire Protection Revenue (462.1 - 462.2)	-	-	-
Other Sales to Public Authorities (464)	-	-	-
Sales to Irrigation Customers (465)	849	849	-
Sales for Resale (466)	-	-	-
Interdepartmental Sales (467)	-	-	-
Total Other Water Revenues (469 - 474)	-	-	-
Total Water Operating Revenue	\$ 179,792	\$ 179,792	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	-	-	-
Net Water Operating Revenues	\$ 179,792	\$ 179,792	\$ -

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).