

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

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

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2023

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 Water and Wastewater
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 Water and Wastewater, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

GENERAL DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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FINANCIAL SECTION

REPORT OF

Sun Communities Finance LLC d/b/a Water Oak Utility
(EXACT NAME OF UTILITY)

106 Evergreen Drive Lady Lake, Florida 32159 Same as Mailing Address Lake
Mailing Address Street Address County

Telephone Number 352-753-3000 Date Utility First Organized April 1981

Fax Number E-mail Address mharmon1@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: 27777 Franklin Rd. Suite 300 Southfield, MI 48034

Name of subdivisions where services are provided: Water Oak Mobile Home Park

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Sheri Woodworth</u>	<u>Senior Vice President</u>	<u>27777 Franklin Road</u> <u>Southfield MI</u> <u>48034</u>	\$ <u>None</u>
Person who prepared this report: <u>Gary Morse</u>	<u>Utility Consultant</u>	<u>44 Black Willow Street</u> <u>Homosassa, Florida 34446</u>	\$ _____
Officers and Managers: <u>Fernando Castro-Caratini</u>	<u>CFO</u>	<u>27777 Franklin Road</u> <u>Southfield MI 48034</u>	\$ <u>None</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

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
<u>Sun Communities Finance LLC</u>	<u>100%</u>	<u>27777 Franklin Road</u> <u>Southfield MI 48034</u>	\$ <u>None</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak UtilityYEAR OF REPORT
December 31, 2023

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 179,823		\$	\$ 179,823
Commercial_____					
Industrial_____					
Multiple Family_____					
Guaranteed Revenues__					
Other - Late, New Acct.		563			563
Total Gross Revenue___		\$ 180,387	\$	\$	\$ 180,387
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 114,672	\$	\$	\$ 114,672
Depreciation Expense____	F-5	83,442			83,442
CIAC Amortization Expense_	F-8	(1,402)			(1,402)
Taxes Other Than Income__	F-7	17,331			17,331
Income Taxes_____	F-7	0			0
Total Operating Expense		\$ 214,043			\$ 214,043
Net Operating Income (Loss)		\$ (33,656)	\$	\$	\$ (33,656)
Other Income:					
Nonutility Income_____		\$	\$	\$	\$
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$	\$	\$	\$
Interest Expense_____					
Net Income (Loss)		\$ (33,656)	\$	\$	\$ (33,656)

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

YEAR OF REPORT	
December 31,	2023

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ <u>1,856,714</u>	\$ <u>3,119,246</u>
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	<u>985,348</u>	<u>2,053,117</u>
Net Utility Plant _____		\$ <u>871,366</u>	\$ <u>1,066,129</u>
Cash _____		-	(933)
Customer Accounts Receivable (141) _____		-	34,199
Other Assets (Specify): _____		-	5,976
_____		-	
_____		-	
_____		-	
Total Assets _____		\$ <u><u>871,366</u></u>	\$ <u><u>1,105,371</u></u>
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	<u>(33,656)</u>	_____
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	<u>(1,315,676)</u>	<u>(1,282,020)</u>
Total Capital _____		\$ <u><u>(1,349,332)</u></u>	\$ <u><u>(1,282,020)</u></u>
Long Term Debt (224) _____	F-6	\$ _____	\$ _____
Accounts Payable (231) _____		-	3,599
Notes Payable (232) _____		_____	_____
Customer Deposits (235) _____		_____	_____
Accrued Taxes (236) _____		17,331	8,091
Other Liabilities (Specify) _____		_____	_____
Due to Parent _____		2,202,955	2,283,887
_____		_____	_____
Advances for Construction _____		_____	_____
Contributions in Aid of Construction - Net (271-272) _____	F-8	<u>412</u>	<u>91,814</u>
Total Liabilities and Capital _____		\$ <u><u>871,366</u></u>	\$ <u><u>1,105,371</u></u>

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

YEAR OF REPORT December 31, 2023
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GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ 1,856,714	\$ _____	\$ _____	\$ 1,856,714
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____ _____ _____	_____ _____ _____	_____ _____ _____	_____ _____ _____	_____ _____ _____
Total Utility Plant _____	\$ <u>1,856,714</u>	\$ <u>-</u>	\$ <u>_____</u>	\$ <u>1,856,714</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 901,906	\$ _____	\$ _____	\$ 901,906
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ 83,442	\$ _____	\$ _____	\$ 83,442
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____ _____	_____ _____	_____ _____	_____ _____	_____ _____
Total Credits _____	\$ <u>985,348</u>	\$ <u>-</u>	\$ <u>_____</u>	\$ <u>985,348</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ -	\$ _____	\$ _____	\$ -
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____ _____	_____ _____	_____ _____	_____ _____	_____ _____
Total Debits _____	\$ <u>-</u>	\$ <u>_____</u>	\$ <u>_____</u>	\$ <u>-</u>
Balance End of Year _____	\$ <u>985,348</u>	\$ <u>-</u>	\$ <u>_____</u>	\$ <u>985,348</u>

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

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CAPITAL STOCK (201 - 204)

	Common Stock	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 _____	_____	_____

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	\$ 0	\$ _____
Changes during the year (Specify):		
Net Income _____	_____	_____
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ 0	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ (1,282,020)	\$ _____
Changes during the year (Specify):		
Retained Earnings _____	(33,656)	_____
Capital Contributions(Distributions) _____	_____	_____
_____	_____	_____
Balance end of year _____	\$ (1,315,676)	\$ _____

LONG TERM DEBT (224)

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

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

YEAR OF REPORT	
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TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income: _____	_____	_____	_____	_____
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	9,240	_____	_____	9,240
Regulatory assessment fee _____	8,091	_____	_____	8,091
Other (Specify) _____	_____	_____	_____	_____
Payroll Tax _____	_____	_____	_____	_____
Workers Comp _____	_____	_____	_____	_____
Total Taxes	\$ 17,331	\$ -	\$ _____	\$ 17,331

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.			
Name of Recipient	Water Amount	Wastewater Amount	Description of Service
General Utilities/US Water	\$ 63,026	\$ _____	Monthly Plant Ops/Testing//Repairs
	\$ 9,294	\$ _____	
	\$ _____	\$ _____	
	\$ _____	\$ _____	
	\$ _____	\$ _____	
	\$ _____	\$ _____	
	\$ _____	\$ _____	
	\$ _____	\$ _____	
	\$ _____	\$ _____	
	\$ _____	\$ _____	
	\$ _____	\$ _____	
	\$ _____	\$ _____	
	\$ _____	\$ _____	
	\$ _____	\$ _____	

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

YEAR OF REPORT December 31, 2023
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CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ <u>174,916</u>	\$ <u>-</u>	\$ <u>174,916</u>
2) Add credits during year _____	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>
3) Total _____	<u>174,916</u>	<u>-</u>	<u>174,916</u>
4) Deduct charges during the year _____	<u>-</u>	<u>-</u>	<u>-</u>
5) Balance end of year _____	<u>174,916</u>	<u>-</u>	<u>174,916</u>
6) Less Accumulated Amortization _____	<u>174,504</u>	<u>-</u>	<u>174,504</u>
7) Net CIAC _____	\$ <u>412</u>	\$ <u>-</u>	\$ <u>412</u>

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

Report below all developers or contractors agreements from which cash or property was received during the year.	Indicate "Cash" or "Property"	Water	Wastewater
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Sub-total _____		\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.			
Description of Charge	Number of Connections	Charge per Connection	
_____	_____	\$ _____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year _____	\$ <u>173,102</u>	\$ <u>-</u>	\$ <u>173,102</u>
Add Credits During Year: _____	<u>1,402</u>	<u>-</u>	<u>1,402</u>
Deduct Debits During Year: _____	<u>-</u>	<u>-</u>	<u>-</u>
Balance End of Year (Must agree with line #6 above.)	\$ <u>174,504</u>	\$ <u>-</u>	\$ <u>174,504</u>

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

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

YEAR OF REPORT December 31, 2023

SCHEDULE "A"

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$ _____	_____ %	_____ %	_____ %
Preferred Stock	_____	_____ %	_____ %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
Total	\$ _____	100.00 %		_____ %

(1) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

APPROVED AFUDC RATE

Current Commission approved AFUDC rate: _____ %
Commission Order Number approving AFUDC rate: _____

**WATER
OPERATING
SECTION**

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

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WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (d)	Current Year (f)
301	Organization_____	\$ 1,350	\$ _____	\$ _____	\$ 1,350
302	Franchises_____	_____	_____	_____	_____
303	Land and Land Rights_____	3,050	_____	_____	3,050
304	Structures 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	23,801	_____	171,254
320	Water Treatment Equipment_____	71,885	9,922	_____	81,807
330	Distribution Reservoirs and Standpipes_____	85,903	_____	_____	85,903
331	Transmission and Distribution Lines_____	341,183	4,102	_____	345,285
333	Services_____	10,135	-	_____	10,135
334	Meters and Meter Installations_____	430,919	17,128	_____	448,047
335	Hydrants_____	78,744	_____	_____	78,744
336	Backflow Prevention Devices_____	_____	_____	_____	-
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 Equipment_____	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_____	\$ 1,801,761	\$ 54,953	\$ -	\$ 1,856,714

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

YEAR OF REPORT	
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ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (i-g+h=i) (j)
301	Organization (Original Certificate)			3.13%	1,350			1,350
304	Structures and Improvements			3.03%	25,947		4,724	30,671
305	Collecting and Impounding Reservoirs							
306	Lake, River and Other Intakes							
307	Wells and Springs			3.33%	37,995		-	37,995
308	Infiltration Galleries & Tunnels							
309	Supply Mains			3.13%	38,785		3,704	42,489
310	Power Generating Equipment			5.88%	72,333		7,051	79,384
311	Pumping Equipment			6.67%	90,379		10,629	101,008
320	Water Treatment Equipment			14.29%	71,885		10,981	82,866
330	Distribution Reservoirs & Standpipes			2.50%	51,377		2,148	53,525
331	Trans. & Dist. Mains			2.50%	113,814		8,581	122,395
333	Services			2.86%	5,377		290	5,667
334	Meter & Meter Installations			5.88%	259,406		25,842	285,248
335	Hydrants			2.50%	13,012		1,969	14,981
336	Backflow Prevention Devices			4.00%			-	-
339	Other Plant and Miscellaneous Equipment			5.00%	30,618		7,050	37,668
340	Office Furniture and Equipment			6.67%	684			684
341	Transportation Equipment			16.67%	38,558			38,558
342	Stores Equipment							
343	Tools, Shop and Garage Equipment			6.67%	4,480		475	4,965
344	Laboratory Equipment							
345	Power Operated Equipment			10.0%	11,632		-	11,632
346	Communication Equipment							
347	Miscellaneous Equipment							
348	Other Tangible Plant				34,264			34,264
	Totals				\$ 901,906	\$ -	\$ 83,442	\$ 985,348 *

* This amount should tie to Sheet F-5.

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

YEAR OF REPORT	
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WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ -
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	18,313
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	801
630	Contractual Services:	
	Billing NUBS	9,294
	Professional (Contract Ops & Annual Report/Legal/Mgmt Fee	84,787
	Testing	
	Other (Repair and Maintenance)	
640	Rents	
650	Transportation Expense	
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	1,477
670	Bad Debt Expense	
675	Miscellaneous Expenses	
	Total Water Operation And Maintenance Expense	\$ 114,672 *

* 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	1213	1213	1213
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 Other (Specify)					
** D = Displacement C = Compound T = Turbine					
Total			<u>1232</u>	<u>1232</u>	<u>1359</u>

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

YEAR OF REPORT December 31, <u> </u> 2023

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) See Note (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) (f)
January	_____	8,009	_____	8,009	7,725
February	_____	8,322	_____	8,322	7,177
March	_____	11,634	_____	11,634	8,480
April	_____	11,768	_____	11,768	6,319
May	_____	10,606	_____	10,606	7,106
June	_____	9,205	_____	9,205	8,789
July	_____	8,857	_____	8,857	9,248
August	_____	10,175	_____	10,175	8,342
September	_____	10,441	_____	10,441	7,479
October	_____	11,552	_____	11,552	7,317
November	_____	10,334	_____	10,334	5,748
December	_____	9,836	_____	9,836	7,664
Total for Year	_____	<u>120,739</u>	<u>-</u>	<u>120,739</u>	<u>91,394</u>

If water is purchased for resale, indicate the following:
 Vendor _____
 Point of delivery _____

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
All PVC	unknown	unknown	unknown	unknown	unknown
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: _____

Sun Communities Finance LLC d/b/a Water C

YEAR OF REPORT December 31, 2023

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1980	1984	_____	_____
Types of Well Construction and Casing _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	360	270	_____	_____
Diameters of Wells _____	10-inch	10-inch	_____	_____
Pump - GPM _____	1000	400	_____	_____
Motor - HP _____	40	40	_____	_____
Motor Type * _____	Centrifugal	Centrifugal	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	Generator	Generator	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	Steel Hydro	Steel Grd Stg	_____	_____
Capacity of Tank _____	20,000	20,000	_____	_____
Ground or Elevated _____	_____	_____	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Rated Horsepower _____	_____	_____	_____	_____
<u>Pumps</u>				
Manufacturer _____	_____	_____	_____	_____
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

YEAR OF REPORT December 31, ###

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_____	39,000	_____	_____
Type of Source_____	Acquifer	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	Chlorinator	_____	_____
Make_____	_____	_____	_____
Permitted Capacity (GPD)_____	1,080,000	_____	_____
High service pumping	_____	_____	_____
Gallons per minute_____	_____	_____	_____
Reverse Osmosis_____	_____	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating_____	_____	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft._____	_____	_____	_____
Gravity GPD/Sq.Ft._____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator_____	Sodium Hypo	_____	_____
Ozone_____	_____	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	_____	_____	_____

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

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GENERAL WATER SYSTEM INFORMATION

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

- 1. Present ERC's * the system can efficiently serve. 1359
- 2. Maximum number of ERC's * which can be served. 1381
- 3. Present system connection capacity (in ERCs *) using existing lines. 1381
- 4. Future connection capacity (in ERCs *) upon service area buildout. 1,381
- 5. Estimated annual increase in ERCs *. none
- 6. Is the utility required to have fire flow capacity? Yes
If so, how much capacity is required? 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.

- 9. When did the company last file a capacity analysis report with the DEP?
- 10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? No

11. Department of Environmental Protection PWS335401

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? _____
- _____
- _____

* An ERC is determined based on one of the following methods:

(a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

WASTEWATER

OPERATING

SECTION

Not Applicable

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

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CERTIFICATION OF ANNUAL REPORT

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

- | | | |
|--|--------------------------------|---|
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 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
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 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
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 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. <input type="checkbox"/>	2. <input type="checkbox"/>	3. <input type="checkbox"/>	4. <input type="checkbox"/>	* (signature of chief executive officer of the utility)
1. <input checked="" type="checkbox"/>	2. <input checked="" type="checkbox"/>	3. <input checked="" type="checkbox"/>	4. <input checked="" type="checkbox"/>	* (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.