

CLASS "C"

WATER and/or WASTEWATER UTILITIES

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

ANNUAL REPORT

WS967-20-AR

**Sun Communities d/b/a Sunlake Estates
Utilities**

EXACT LEGAL NAME OF RESPONDENT

516-W / 448-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2020

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FLORIDA PUBLIC SERVICE COMMISSION

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulator 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 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 preceding 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.

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 - 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 d/b/a Sunlake Estates Utilities
(Exact name of utility)

<u>27777 Franklin Road, Suite 200</u>		<u>1045 Great Lakes Blvd.</u>
<u>Southfield, MI 48034</u>		<u>Grand Island, FL 32735</u>
Mailing Address		Street Address
Telephone Number <u>248-208-2556</u>		Date Utility First Organized <u>06/13/13</u>
Fax Number <u>n/a</u>		E-mail Address <u>jmclaren@suncommunities.com</u>
Sunshine State In-Call of Florida, Inc. Member No.		<u>AL2117</u>

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

Individual
 Sub Chapter S Corporation
 1120 Corporation
 1120 - REIT
 Partnership

Name, Address and Phone where records are located John McLaren, President and Chief Operating Officer
Sun Communities, Inc. 27777 Franklin Road, Suite 200, Southfield MI 48034

Names of subdivisions where service is provided: Sunlake Estates

CONTACTS:

Name	Title	Principle Business Address:	Salary Charged Utility
Person to send correspondence: John McLaren	Operating Officer	2777 Franklin Road, #200 Southfield, Mi. 48034	
Person who prepared this report: Jones & Company LLC	CPAs	161 West Main Street Lancaster, OH 43130	
Officers and Managers:			\$ -

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
Sunlake Estates Utilities, LLC	100%	The American Center 27777 Franklin Road Southfield, MI 48034-8205	N/A

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential _____		\$ 70,092	\$ 106,065		\$ 176,157
Commercial _____					-
Industrial _____					-
Multiple Family _____					-
Guarenteed Revenues _____					-
Other (Specify) _____					-
Total Gross Revenue _____		70,092	106,065	N/A	176,157
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	64,258	60,662		124,920
Depreciation Expense _____	F-5	18,150	53,875		72,025
CIAC Amortization Expense _____	F-8	-	-		-
Taxes Other Than Income _____	F-7	3,937	5,556	-	9,493
Income Taxes _____	F-7	-	-		-
Total Operating Expenses _____		86,345	120,093		206,438
Net Operating Income (Loss)		(16,253)	(14,028)	-	(30,281)
Other Income:					
Nonutility Income _____					-
Interest Income _____		-	-		-
_____					-
Other Deductions:					
Miscellaneous Nonutilty Expenses _____					-
Interest Expense _____		-	-		-
AFUDC _____		-	-		-
_____					-
_____					-
Net Income (Loss)		\$ (16,253)	\$ (14,028)	N/A	\$ (30,281)

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
ASSETS:			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 1,619,974	\$ 1,584,258
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(755,802)	(687,235)
Net Utility Plant _____		864,172	897,023
Cash _____			-
Customer Accounts Receivable (141) _____		11,555	29,857
Other Assets (Specify):			
Total Prepaid		-	-
Net NonUtility Assets		-	-
		-	-
		-	-
Total Assets _____		\$ 875,727	\$ 926,880
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	155,007	185,289
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	-	-
Total Capital _____		155,007	185,289
Long Term Debt (224) _____	F-6	-	-
Accounts Payable (231) _____		212,022	158,328
Notes Payable (232) _____			
Customer Deposits (235) _____			-
Accrued Taxes (236) _____		7,927	9,216
Other Liabilities (Specify):			
Accounts Payable - Related Party		500,771	574,047
			-
			-
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8		
Total Liabilities and Capital _____		\$ 875,727	\$ 926,880

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) Inclusive	Water	Sewer	Plant Other Than Reporting Systems	Total
Utility Plant In Service (101) _____	\$ 523,245	\$ 1,096,729	N/A	\$ 1,619,974
Construction Work In Progress (105) _____				-
Other (Specify) _____	-	-		-
_____				-
Total Utility Plant _____	\$ 523,245	\$ 1,096,729	N/A	\$ 1,619,974

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First Of Year _____	\$ 191,831	\$ 495,404	N/A	\$ 877,154
Add Credits During Year:				
Accruals charged to depreciation account _____	18,150	53,875		72,025
Salvage _____				-
Other credits (specify) _____				-
_____		-		-
Total credits _____	18,150	53,875		72,025
Deduct Debits During Year:				
Book cost of plant retired _____	2,508	950		3,458
Cost of removal _____		-		-
Other debits (specify) _____				-
_____				-
Total debits _____	2,508	950		3,458
Balance End of Year _____	\$ 207,473	\$ 548,329	N/A	\$ 755,802

UTILITY NAME: Sun Communities d/b/a Sunlake Estates Utilitie

YEAR OF REPORT
December 31, 2020

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	\$ 185,289
Charges during the year (specify):		
Current Year Loss _____	-	(30,281)
Rounding _____		(1)
_____		-
Balance end of year _____	\$	\$ 155,007

PROPRIETARY CAPITAL (218)

	Proprietor or Partner	Partner
Balance first of year _____	\$ -	N/A
Charges during the year (specify):		
_____	-	
_____	-	

Balance end of year _____	\$ -	\$

LONG TERM DEBT (224)

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

TAX EXPENSE

(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 _____	3,154	4,773		7,927
Other (Specify):				
Payroll Taxes	783	783		1,566
Total taxes accrued _____	\$ 3,937	\$ 5,556		\$ 9,493

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
CJNW	\$ 4,175	\$ 4,175	Accounting
Wiggins Bros Well Drilling	13,479	-	Maintenance, repairs, and construction
General Utilities	13,212	13,327	Maintenance, repairs, and construction
National Exemption Service	6,168	6,168	Maintenance, repairs, and construction
American Pipe	-	7,314	Sludge Removal
TAW	1,316	-	Maintenance, repairs, and construction
US Water Service	550	-	Maintenance, repairs, and construction
ABM Lockbox	5,221	-	Maintenance, repairs, and construction
RCM Utilities	22,869	5,255	Maintenance, repairs, and construction
Kiley & Sons	2,469	-	Maintenance, repairs, and construction
	-	-	

UTILITY NAME: Sun Communities d/b/a Sunlake Estates Utilitie

YEAR OF REPORT December 31, 2020
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CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year _____	N/A	N/A	\$ -
2. Add credits during year:			
_____	-	-	-
3. Total _____	-	-	-
4. Deduct charges during year _____	-	-	N/A
5. Balance end of year _____			-
6. Less Accumulated Amortization _____			-
7. Net CIAC _____			

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 charge 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 _____	N/A	N/A	\$ -
Add Debits During Year: _____	-	-	
_____	-	-	
Deduct Credits During Year: _____	-	-	
Balance End of Year (Must agree with line #6 above) _____	\$ -	\$ -	

**WATER
OPERATION
SECTION**

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization_____	\$ 15,000	\$ -	\$ -	\$ 15,000
302	Franchises_____	-	-	-	-
303	Land and Land Rights_____	-	-	-	-
304	Structure and Improvements_____	54,707	2,085	-	56,792
305	Collecting and Impounding Reservoirs_____	-	-	-	-
306	Lake, River and Other Intakes_____	-	-	-	-
307	Wells and Springs_____	24,855	-	-	24,855
308	Infiltration Galleries and Tunnels_____	-	-	-	-
309	Supply Mains_____	-	-	-	-
310	Power Generation Equipment_____	76,251	-	-	76,251
311	Pumping Equipment_____	59,358	14,340	-	73,698
320	Water Treatment Equipment_____	28,643	-	(2,508)	26,135
330	Distribution Reservoirs and Standpipes_____	6,879	-	-	6,879
331	Transmission and Distribution Mains_____	140,128	16,967	-	157,095
333	Services_____	-	-	-	-
334	Meters and Meter Installations_____	44,548	5,782	-	50,330
335	Hydrants_____	36,210	-	-	36,210
339	Other Plant and Miscellaneous Equipment_____	-	-	-	-
340	Office Furniture and Equipment_____	-	-	-	-
341	Transportation Equipment_____	-	-	-	-
342	Stores Equipment_____	-	-	-	-
343	Tools, Shop and Garage Equipment_____	-	-	-	-
344	Laboratory Equipment_____	-	-	-	-
345	Power Operated Equipment_____	-	-	-	-
346	Communication Equipment_____	-	-	-	-
347	Miscellaneous Equipment_____	-	-	-	-
348	Other Tangible Plant_____	-	-	-	-
	Total Water Plant_____	\$ 486,579	\$ 39,174	\$ (2,508)	\$ 523,245

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	40	%	2.50	\$ 1,875	\$ -	\$ 375	\$ 2,250
302	Franchises	-	%	-	-	-	-	-
304	Structure and Improvements	28	%	3.57	19,336	-	1,743	21,079
305	Collecting and Impounding Reservoirs	-	%	-	-	-	-	-
306	Lake, River and Other Intakes	-	%	-	-	-	-	-
307	Wells and Springs	27	%	3.70	12,050	-	828	12,878
308	Infiltration Galleries and Tunnels	-	%	-	-	-	-	-
309	Supply Mains	32	%	3.13	-	-	-	-
310	Power Generation Equipment	20	%	5.00	51,122	-	3,813	54,935
311	Pumping Equipment	20	%	5.00	45,030	-	3,327	48,357
320	Water Treatment Equipment	28	%	3.57	9,109	(2,508)	1,245	7,846
330	Distribution Reservoirs and Standpipes	30	%	3.33	2,640	-	186	2,826
331	Transmission and Distribution Mains	40	%	2.50	20,911	-	3,456	24,367
333	Services	40	%	2.50	-	-	-	-
334	Meters and Meter Installations	20	%	5.00	20,202	-	2,372	22,574
335	Hydrants	20	%	5.00	9,566	-	805	10,361
339	Other Plant and Miscellaneous Equipment	10	%	10.00	-	-	-	-
340	Office Furniture and Equipment	-	%	-	-	-	-	-
341	Transportation Equipment	-	%	-	-	-	-	-
342	Stores Equipment	-	%	-	-	-	-	-
343	Tools, Shop and Garage Equipment	-	%	-	-	-	-	-
344	Laboratory Equipment	-	%	-	-	-	-	-
345	Power Operated Equipment	-	%	-	-	-	-	-
346	Communication Equipment	-	%	-	-	-	-	-
347	Miscellaneous Equipment	-	%	-	-	-	-	-
348	Other Tangible Plant	-	%	-	-	-	-	-
	Totals				\$ 191,831	\$ (2,508)	\$ 18,150	\$ 207,473

* This amount should tie to Sheet F-5

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	\$ 8,034
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	_____
604	Employee Pensions and Benefits _____	_____
610	Purchased Water _____	_____
615	Purchased Power _____	10,299
616	Fuel for Power Production _____	_____
618	Chemicals _____	_____
620	Materials and Supplies _____	61
630	Contractual Services:	
	Billing _____	6,168
	Operator and Management _____	_____
	Testing _____	_____
	Other _____	39,696
640	Rents _____	_____
650	Transportation Expense _____	_____
655	Insurance Expense _____	_____
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	_____
670	Bad Debt Expense _____	_____
675	Miscellaneous Expenses _____	_____
	Total Water Operation and Maintenance Expense _____	\$ 64,258 *

* 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	396	396	396
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	-	-	-
1 1/2"	D,T	5.0	-	-	-
2"	D,C,T	8.0	-	-	-
3"	D	15.0	_____	_____	_____
3"	C	16.0	-	-	-
3"	T	17.5	_____	_____	_____
Unmetered Customers	_____	1.0	_____	_____	_____
Other (Specify):	_____	_____	_____	_____	_____
** D = Displacement C = Compound T = Turbine			Total	396	396
			396	396	396

UTILITY NAME: Sun Communities d/b/a Sunlake Estates Utilities
 SYSTEM NAME: Sunlake Estates Utilities / Lake

YEAR OF REPORT
 December 31, 2020

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) (f)
January	-	3,181	-	3,181	1,994
February	-	3,044	-	3,044	1,909
March	-	4,509	-	4,509	2,827
April	-	4,360	-	4,360	2,734
May	-	3,969	-	3,969	2,489
June	-	2,999	-	2,999	1,880
July	-	3,330	-	3,330	2,088
August	-	3,688	-	3,688	2,312
September	-	3,352	-	3,352	2,102
October	-	3,081	-	3,081	1,932
November	-	3,388	-	3,388	2,124
December	-	3,001	-	3,001	1,882
Total for year	N/A	41,902	-	41,902	26,273

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
PVC	2"	3,102		-	3,102
PVC	6"	8,389		-	8,389
				-	
				-	
				-	
				-	
				-	
				-	
				-	
				-	

UTILITY NAME: Sun Communities d/b/a Sunlake Estates Utilities
 SYSTEM NAME: Sunlake Estates Utilities / Lake

YEAR OF REPORT
 December 31, 2020

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

UTILITY NAME: Sun Communities d/b/a Sunlake Estates Utilitie

YEAR OF REPORT December 31, 2020
--

SOURCE OF SUPPLY

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

Gallons per day of source _____	-	-	
Type of source _____	-	-	

WATER TREATMENT FACILITIES

List for each Water Treatment Facility

Type _____	-		
Make _____	-		
Permitted Capacity (GPD)	-		
High service pumping Gallons per minute _____ See Page W-5 _____	-		
Reverse Osmosis _____	-		
Lime treatment Unit Rating _____	-		
Filtration Pressure Sq. Ft. _____	-		
Gravity GPD/Sq. Ft. _____			
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	396
2.	Maximum number of ERC's * which can be served	396
3.	Present system connection capacity (in ERC's *) using existing lines	396
4.	Future connection capacity (in ERC's *) upon service area buildout	Utility is built-out
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?	No N/A
7.	Attach a description of the fire fighting facilities.	40 fire hydrants located throughout community
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 required by 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 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 #	3351555
12.	Water Management District Consumptive Use Permit #	CUP # 2454
	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**

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ 15,000	\$ -	\$ -	\$ 15,000
352	Franchises_____	-	-	-	-
353	Land and Land Rights_____	-	-	-	-
354	Structure and Improvements_____	20,485	-	(950)	19,535
355	Power Generation Equipment_____	33,196	-	-	33,196
360	Collection Sewers - Force_____	15,507	-	-	15,507
361	Collection Sewers - Gravity_____	109,303	-	-	109,303
362	Special Collecting Structures_____	-	-	-	-
363	Services to Customers_____	-	-	-	-
364	Flow Measuring Devices_____	4,229	-	-	4,229
365	Flow Measuring Installations_____	-	-	-	-
370	Receiving Wells_____	77,963	-	-	77,963
371	Pumping Equipment_____	399,126	-	-	399,126
380	Treatment and Disposal Equipment_____	422,870	-	-	422,870
381	Plant Sewers_____	-	-	-	-
382	Outfall Sewer Lines_____	-	-	-	-
389	Other Plant and Miscellaneou: Equipment_____	-	-	-	-
390	Office Furniture and Equipment_____	-	-	-	-
391	Transportation Equipment_____	-	-	-	-
392	Stores Equipment_____	-	-	-	-
393	Tools, Shop and Garage Equipment_____	-	-	-	-
394	Laboratory Equipment_____	-	-	-	-
395	Power Operated Equipment_____	-	-	-	-
396	Communication Equipment_____	-	-	-	-
397	Miscellaneous Equipment_____	-	-	-	-
398	Other Tangible Plant_____	-	-	-	-
	Total Sewer Plant_____	\$ 1,097,679	\$ -	\$ (950)	\$ 1,096,729

* This amount should tie to Sheet F-!

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

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)
351	Organization	40	-	2.50 %	1,875	-	375	2,250
352	Franchises	-	-	%	-	-	-	-
354	Structure and Improvements	27	-	3.70 %	3,925	(950)	625	3,600
355	Power Generation Equipment	-	-	%	18,588	-	1,660	20,248
360	Collection Sewers - Force	27	-	3.70 %	7,805	-	517	8,322
361	Collection Sewers - Gravity	40	-	2.50 %	32,691	-	2,429	35,120
362	Special Collecting Structures (Lift Stations)	-	-	%	-	-	-	-
363	Services to Customers	35	-	2.90 %	-	-	-	-
364	Flow Measuring Devices	-	-	%	4,229	-	-	4,229
365	Flow Measuring Installations	-	-	%	-	-	-	-
370	Receiving Wells (Lift Stations)	15	-	6.70 %	38,625	-	2,599	41,224
371	Pumping Equipment	15	-	6.70 %	180,432	-	22,175	202,607
380	Treatment and Disposal Equipment	15	-	6.70 %	207,234	-	23,495	230,729
381	Plant Sewers	32	-	3.10 %	-	-	-	-
382	Outfall Sewer Lines	-	-	%	-	-	-	-
389	Other Plant and Miscellaneous Equipment	15	-	6.70 %	-	-	-	-
390	Office Furniture and Equipment	-	-	%	-	-	-	-
391	Transportation Equipment	-	-	%	-	-	-	-
392	Stores Equipment	-	-	%	-	-	-	-
393	Tools, Shop and Garage Equipment	-	-	%	-	-	-	-
394	Laboratory Equipment	-	-	%	-	-	-	-
395	Power Operated Equipment	-	-	%	-	-	-	-
396	Communication Equipment	-	-	%	-	-	-	-
397	Miscellaneous Equipment	-	-	%	-	-	-	-
398	Other Tangible Plant	-	-	%	-	-	-	-
	Totals				495,404	(950)	53,875	548,329

* This amount should tie to Sheet F-5

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 8,034
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	5,964
715	Purchased Power	10,903
716	Fule for Power Production	
718	Chemicals	
720	Materials and Supplies	
730	Contractual Services:	
	Operator and Management	3,487
	Testing	
	Other	32,274
740	Rents	
750	Transportation Expense	
755	Insurance Expense	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	
	Total Wastewater Operation and Maintenance Expense	\$ 60,662 *

* This amount should tie to Sheet F-3.

WASTEWATER 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	396	396	396
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			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0	-	-	-
3"	D	15.0			
3"	C	16.0	-	-	-
3"	T	17.5			
Unmetered Customers		1.0	-	-	-
Other (Specify):					
Total			396	396	396

** D = Displacement
C = Compound
T = Turbine

PUMPING EQUIPMENT

Lift station number _____							
Make or type and nameplate data of pump _____							

Year installed _____							
Rated capacity (GPM) _____							
Size (HP) _____							
Power:							
Electric _____							
Mechanical _____							
Nameplate data of motor _____							

SERVICE CONNECTIONS

Size (inches) _____							
Type (PVC, VCP, etc) _____							
Average length _____							
Number of active service connections _____							
Beginning of year _____							
Added during year _____							
Retired during year _____							
End of year _____							
Give full particulars concerning inactive connections _____							

COLLECTING AND FORCE MAINS AND MANHOLES

	Collecting Mains				Force Mains			
Size (inches) _____								
Type of main _____								
Length of main (nearest foot):								
Beginning of year _____								
Added during year _____								
Retired during year _____								
End of year _____								

MANHOLES:

Size _____				
Type _____				
Number:				
Beginning of year _____				
Added during year(1) _____				
Retired during year(1) _____				
End of year _____				

TREATMENT PLANT

Manufacturer_____	_____	_____	_____
Type_____	_____	_____	_____
"Steel" or "Concrete"_____	_____	_____	_____
Total Capacity_____	_____	_____	_____
Average Daily Flow_____	21,329	_____	_____
Effluent Disposal_____	_____	_____	_____
Total Gallons of Wastewater Treated_____	7,785,000	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer_____	_____	_____	_____	_____	_____	_____
Capacity_____ (PM)	_____	_____	_____	_____	_____	_____
Motor:						
Manufacturer_____	_____	_____	_____	_____	_____	_____
Horsepower_____	_____	_____	_____	_____	_____	_____
Power (Electric or Mechanical)_____	_____	_____	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	733,000	NA	733,000
February_____	703,000	_____	703,000
March_____	717,000	_____	717,000
April_____	653,000	_____	653,000
May_____	619,000	_____	619,000
June_____	626,000	_____	626,000
July_____	590,000	_____	590,000
August_____	593,000	_____	593,000
September_____	589,000	_____	589,000
October_____	588,000	_____	588,000
November_____	680,000	_____	680,000
December_____	694,000	_____	694,000
Total for year_____	<u>7,785,000</u>	_____	<u>7,785,000</u>

If Wastewater Treatment is purchased, indicate the vendor:

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.	<u>396</u>
2. Maximum number of ERC's * which can be served.	<u>396</u>
3. Present system connection capacity (in ERC's *) using existing lines.	<u>396</u>
4. Future system connection capacity (in ERC's *) upon service area buildout.	<u>396</u>
5. Estimated annual increase in ERC's * .	<u>None</u>
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system.	<u>None</u>
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.	<u>N/A</u>
8. If the utility does not engage in reuse, has a reuse feasibility study been completed?	<u>No</u>
<u>N/A</u>	
9. Has the utility been required by the DEP or water management district to implement reuse?	<u>N/A</u>
If so, what are the utility's plans to comply with the DEP?	<u>N/A</u>
10. When did the company last file a capacity analysis report with the DEP?	<u>N/A</u>
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?	<u>N/A</u>
c. When will con	<u>N/A</u>
d. Attach plans for funding the required upgrading.	<u>N/A</u>
e. Is this system under any Consent Order of the DEP?	<u>N/A</u>
11. Department of Environmental Protection ID #	<u>FLA 010526-005</u>

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 = (Total SFR gallons sold (Omit 000) / 365 days / 280 gallons per day)

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

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

 (signature of chief executive officer of the utility) *

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



 (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 b both officers. The items being certified by the officer should be indicated in th appropriate area to the left of the signature

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly make a false statement in writing with the intent to mislead a public servant in th 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**

Sunlake Estates Utilities, L.L.C.

For the Year Ended December 31, 2020

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues per Sch. F-3	Gross Water Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 70,092	\$ 70,092	\$ -
Commercial	-	-	-
Industrial	-	-	-
Multiple Family	-	-	-
Guaranteed Revenues	-	-	-
Other (Irrigation)	-	-	-
Total Water Operating Revenue	\$ 70,092	\$ 70,092	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	-	-	-
Net Water Operating Revenues	\$ 70,092	\$ 70,092	\$ -

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).

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

Sunlake Estates Utilities, L.L.C.

For the Year Ended December 31, 2020

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues per Sch. F-3	Gross Wastewater Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	106,065	\$ 106,065	\$ -
Commercial	-	-	-
Industrial	-	-	-
Multiple Family	-	-	-
Guaranteed Revenues	-	-	-
Other	-	-	-
Total Wastewater Operating Revenue	\$ 106,065	\$ 106,065	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	-
Net Wastewater Operating Revenues	\$ 106,065	\$ 106,065	\$ -

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).