

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES
(Gross Revenue of Less Than \$200,000 Each)

ANNUAL REPORT

OF

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, 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)

TABLE OF CONTENTS

FINANCIAL SECTION	PAGE
Identification	F-2
Income Statement	F-3
Balance Sheet	F-4
Net Utility Plant	F-5
Accumulated Depreciation and Amortization of Utility Plant	F-5
Capital Stock	F-6
Retained Earnings	F-6
Proprietary Capital	F-6
Long Term Debt	F-6
Taxes Accrued	F-7
Payment for Services Rendered by Other Than Employees	F-7
Contributions in Aid of Construction	F-8
Cost of Capital Used for AFUDC Calculation	F-9
AFUDC Capital Structure Adjustments	F-10
WATER OPERATING SECTION	PAGE
Water Utility Plant Accounts	W-1
Analysis of Accumulated Depreciation by Primary Account - Water	W-2
Water Operation and Maintenance Expense	W-3
Water Customers	W-3
Pumping and Purchased Water Statistics and Mains	W-4
Wells and Well Pumps, Reservoirs, and High Service Pumping	W-5
Sources of Supply and Water Treatment Facilities	W-6
General Water System Information	W-7
WASTEWATER OPERATING SECTION	PAGE
Wastewater Utility Plant Accounts	S-1
Analysis of Accumulated Depreciation by Primary Account - Wastewater	S-2
Wastewater Operation and Maintenance Expense	S-3
Wastewater Customers	S-3
Pumping Equipment, Collecting and Force Mains and Manholes	S-4
Treatment Plant, Pumps and Pumping Wastewater Statistics	S-5
General Wastewater System Information	S-6
VERIFICATION SECTION	PAGE
Verification	V-1

FINANCIAL SECTION

REPORT OF

Sun Communities d/b/a Sunlake Estates Utilities
(EXACT NAME OF UTILITY)

1045 Great Lakes Blvd, Grand Island, Florida 32735 Same as Mailing Address Lake
Mailing Address Street Address County

Telephone Number 248-208-2556 Date Utility First Organized June 2013

Fax Number E-mail Address mharmon1@suncommunities.com

Sunshine State One-Call of Florida, Inc. Member No. AL2117

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: Sunlake Estates 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 d/b/a Sunlake Estates Utilities

YEAR OF REPORT

December 31,

2023

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_-----		\$ 104,689	165,898	\$ _____	\$ 270,587
Commercial_-----		_____	_____	_____	_____
Industrial_-----		_____	_____	_____	_____
Multiple Family_-----		_____	_____	_____	_____
Guaranteed Revenues_		_____	_____	_____	_____
Other - Late, New Acct.		_____	_____	_____	_____
Total Gross Revenue_--		\$ 104,689	\$ 165,898	\$ _____	\$ 270,587
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 78,857	\$ 89,668	\$ _____	\$ 168,525
Depreciation Expense_--	F-5	35,281	67,519	_____	102,800
CIAC Amortization Expense_	F-8	_____	_____	_____	_____
Taxes Other Than Income_--	F-7	4,280	6,989	_____	11,269
Income Taxes_-----	F-7	0	_____	_____	0
Total Operating Expense		\$ 118,418	164,176	_____	\$ 282,594
Net Operating Income (Loss)		\$ (13,729)	\$ 1,722	\$ _____	\$ (12,007)
Other Income:					
Nonutility Income_-----		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_-----		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_-----		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ (13,729)	\$ 1,722	\$ _____	\$ (12,007)

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

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	\$ 922,604	\$ 1,993,714
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	<u>293,239</u>	<u>915,393</u>
Net Utility Plant _____		\$ <u>629,365</u>	\$ <u>1,078,321</u>
Cash _____		-	(184)
Customer Accounts Receivable (141) _____		-	<u>36,583</u>
Other Assets (Specify): _____		-	-
_____		-	-
_____		-	-
_____		-	-
Total Assets _____		\$ <u>629,365</u>	\$ <u>1,114,720</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>(12,007)</u>	<u>114,416</u>
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	<u>102,409</u>	<u>-</u>
Total Capital _____		\$ <u>90,402</u>	\$ <u>114,416</u>
Long Term Debt (224) _____	F-6	\$ -	\$ -
Accounts Payable (231) _____		-	<u>628,324</u>
Notes Payable (232) _____		-	-
Customer Deposits (235) _____		-	-
Accrued Taxes (236) _____		<u>11,269</u>	<u>11,269</u>
Other Liabilities (Specify) Due to Parent _____		<u>527,694</u>	<u>360,711</u>
_____		-	-
Advances for Construction _____		-	-
Contributions in Aid of Construction - Net (271-272) _____	F-8	-	-
Total Liabilities and Capital _____		\$ <u>629,365</u>	\$ <u>1,114,720</u>

UTILITY NAME Sun Communities d/b/a Sunlake Estates Utilities

YEAR OF REPORT December 31, 2023
--

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ <u>922,604</u>	\$ _____	\$ _____	\$ <u>922,604</u>
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____ _____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u><u>922,604</u></u>	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>	\$ <u><u>922,604</u></u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>257,958</u>	\$ _____	\$ _____	\$ <u>257,958</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ <u>35,281</u>	\$ _____	\$ _____	\$ <u>35,281</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u><u>293,239</u></u>	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>	\$ <u><u>293,239</u></u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ <u>-</u>	\$ _____	\$ _____	\$ <u>-</u>
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>
Balance End of Year _____	\$ <u><u>293,239</u></u>	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>	\$ <u><u>293,239</u></u>

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

YEAR OF REPORT December 31, 2023

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 _____	\$ 114,416	\$ _____
Changes during the year (Specify):		
Retained Earnings _____	(12,007)	_____
Capital Contributions(Distributions) _____	_____	_____
_____	_____	_____
Balance end of year _____	\$ 102,409	\$ _____

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 d/b/a Sunlake Estates Utilities

YEAR OF REPORT	
December 31,	2023

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 _____	_____	_____	_____	-
Regulatory assessment fee _____	4,280	6,989	_____	11,269
Other (Specify) _____	_____	_____	_____	_____
Payroll Tax _____	_____	_____	_____	_____
Workers Comp _____	_____	_____	_____	_____
Total Taxes	\$ 4,280	\$ 6,989	\$ _____	\$ 11,269

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

<p>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.</p>			
Name of Recipient	Water Amount	Wastewater Amount	Description of Service
<u>General Utilities/US Water</u>	\$ 63,026	\$ _____	<u>Monthly Plant Ops/Testing//Repairs</u>
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

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

YEAR OF REPORT December 31, 2023

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ _____	\$ -	\$ -
2) Add credits during year _____	\$ _____	\$ -	\$ -
3) Total _____	-	-	-
4) Deduct charges during the year _____	-	-	-
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 _____		\$ _____	\$ _____
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 _____	\$ _____	\$ -	\$ -
Add Credits During Year: _____	_____	-	-
Deduct Debits During Year: _____	-	-	-
Balance End of Year (Must agree with line #6 above.) _____	\$ -	\$ -	\$ -

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

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

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: _____

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

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

YEAR OF REPORT
December 31, 2023

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Preferred Stock	_____	_____	_____	_____	_____
Long Term Debt	_____	_____	_____	_____	_____
Customer Deposits	_____	_____	_____	_____	_____
Tax Credits-Zero Cost	_____	_____	_____	_____	_____
Tax Credits-Weighted	_____	_____	_____	_____	_____
Cost of Capital	_____	_____	_____	_____	_____
Deferred Income Taxes	_____	_____	_____	_____	_____
Other (Explain)	_____	_____	_____	_____	_____
Total	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

(1) Explain below all adjustments made in Column (e):

**WATER
OPERATING
SECTION**

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

YEAR OF REPORT	
December 31,	2023

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (d)	Current Year (f)
301	Organization_____	\$ 15,000	\$ _____	\$ _____	\$ 15,000
302	Franchises_____	_____	_____	_____	_____
303	Land and Land Rights_____	_____	_____	_____	-
304	Structures and Improvements_____	69,663	_____	_____	69,663
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_____	38,103	_____	_____	38,103
310	Power Generation Equipment_____	78,137	3,554	_____	81,691
311	Pumping Equipment_____	74,182	-	_____	74,182
320	Water Treatment Equipment_____	97,919	-	_____	97,919
330	Distribution Reservoirs and Standpipes_____	6,879	-	_____	6,879
331	Transmission and Distribution Lines_____	198,594	46,962	_____	245,556
333	Services_____	-	-	_____	-
334	Meters and Meter Installations_____	231,592	954	_____	232,546
335	Hydrants_____	36,210	_____	_____	36,210
336	Backflow Prevention Devices_____	_____	_____	_____	-
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_____	\$ 871,134	\$ 51,470	\$ -	\$ 922,604

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

YEAR OF REPORT	
December 31,	2023

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 (f-g+h=i) (i)
301	Organization (Original Certificate)			2.50%	3,000		375	3,375
304	Structures and Improvements			3.57%	25,232		2,487	27,719
305	Collecting and Impounding Reservoirs							
306	Lake, River and Other Intakes							
307	Wells and Springs			3.70%	14,534		920	15,454
308	Infiltration Galleries & Tunnels							
309	Supply Mains			3.13%	1,786		1,193	2,979
310	Power Generating Equipment			5.00%	62,608		3,907	66,515
311	Pumping Equipment			5.00%	55,763		3,709	59,472
320	Water Treatment Equipment			3.57%	15,115		3,496	18,611
330	Distribution Reservoirs & Standpipes			3.33%	3,198		229	3,427
331	Trans. & Dist. Mains			2.50%	32,158		5,552	37,710
333	Services			2.50%	-		-	-
334	Meter & Meter Installations			5.00%	32,593		11,603	44,196
335	Hydrants			5.00%	11,971		1,811	13,782
336	Backflow Prevention Devices						-	-
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						-	-
	Totals				\$ 257,958	\$ -	\$ 35,281	\$ 293,239 *

* This amount should tie to Sheet F-5.

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

YEAR OF REPORT December 31, 2023

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	\$ 10,331
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	_____
604	Employee Pensions and Benefits _____	_____
610	Purchased Water _____	_____
615	Purchased Power _____	11,400
616	Fuel for Power Production _____	_____
618	Chemicals _____	_____
620	Materials and Supplies _____	5,846
630	Contractual Services:	
	Billing NUBS _____	2,727
	Professional (Contract Ops & Annual Report/Legal/Mgmt Fee _____	29,821
	Testing _____	_____
	Other (Repair and Maintenance) _____	18,117
640	Rents _____	_____
650	Transportation Expense _____	_____
655	Insurance Expense _____	_____
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	_____
670	Bad Debt Expense _____	_____
675	Miscellaneous Expenses _____	615
	Total Water Operation And Maintenance Expense _____	\$ 78,857 *

* 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	466	466	466
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 Other (Specify)	_____	_____	_____	_____	_____
			Total	466	466

** D = Displacement
C = Compound
T = Turbine

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

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	_____	3,024	_____	3,024	2,059
February	_____	3,115	_____	3,115	2,121
March	_____	4,356	_____	4,356	2,966
April	_____	3,754	_____	3,754	2,556
May	_____	4,003	_____	4,003	2,726
June	_____	3,498	_____	3,498	2,382
July	_____	3,540	_____	3,540	2,411
August	_____	3,647	_____	3,647	2,483
September	_____	3,382	_____	3,382	2,303
October	_____	3,717	_____	3,717	2,531
November	_____	3,738	_____	3,738	2,545
December	_____	3,979	_____	3,979	2,709
Total for Year	_____	<u>43,753</u>	-	<u>43,753</u>	<u>29,793</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	2-inch	3,102	_____	_____	3,102
	6-inch	8,389	_____	_____	8,389
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: _____

Sun Communities d/b/a Sunlake Estates Utility

YEAR OF REPORT December 31, 2023

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1969	1999	_____	_____
Types of Well Construction and Casing _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	_____	_____	_____	_____
Diameters of Wells _____	12-inch	12-inch	_____	_____
Pump - GPM _____	500	588	_____	_____
Motor - HP _____	_____	_____	_____	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	Steel Hydro	_____	_____	_____
Capacity of Tank _____	10,000	_____	_____	_____
Ground or Elevated _____	_____	_____	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Rated Horsepower _____	_____	_____	_____	_____
Pumps				
Manufacturer _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Capacity in GPM _____	_____	_____	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____

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

YEAR OF REPORT December 31, ###

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_____	639,000	_____	_____
Type of Source_____	_____	_____	_____

WATER TREATMENT FACILITIES

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

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

YEAR OF REPORT	
December 31,	2023

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. 466
- 2. Maximum number of ERC's * which can be served. 466
- 3. Present system connection capacity (in ERCs *) using existing lines. 466
- 4. Future connection capacity (in ERCs *) upon service area buildout. -
- 5. Estimated annual increase in ERCs *. none
- 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. 40 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 PWS335155

- 12. Water Management District Consumptive Use Permit # 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? _____

* 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

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

YEAR OF REPORT DECEMBER 31, 2023

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization and Franchises	\$ 15,000		\$	\$ 15,000
352	Franchises				
353	Land and Land Rights				-
354	Structures and Improvements	37,604			37,604
355	Power Generation Equipment	35,082	-		35,082
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	400,754	-		400,754
380	Treatment and Disposal Equipment	427,138			427,138
381	Plant Sewers	-			
382	Outfall Sewer Lines	-			
389	Other Plant and Miscellaneous 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 Wastewater Plant	\$ 1,122,580	\$ -	\$ -	\$ 1,122,580 *

* This amount should tie to sheet F-5.

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

YEAR OF REPORT
DECEMBER 31, 2023

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

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 (f-g+h=i) (i)
351	Organization and Franchises		%	2.50%	3,000		375	3,375
354	Structures and Improvements		%	3.70%	\$ 5,667	\$	\$ 1,391	\$ 7,058
355	Power Generation Equipment		%	5.00%	23,615		1,754	25,369
360	Collection Sewers - Force		%	3.70%	9,356		574	9,930
361	Collection Sewers - Gravity		%	2.50%	39,978		2,733	42,711
362	Special Collecting Structures		%		-		-	-
363	Services to Customers		%		-		-	-
364	Flow Measuring Devices		%	20.00%	4,229		-	4,229
365	Flow Measuring Installations		%		-		-	-
370	Receiving Wells		%	6.70%	46,422		5,224	51,646
371	Pumping Equipment		%	6.70%	247,093		26,851	273,944
380	Treatment and Disposal Equipment		%	6.70%	278,075		28,618	306,693
381	Plant Sewers		%		-		-	-
382	Outfall Sewer Lines		%		-		-	-
389	Other Plant and Miscellaneous 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		%		-		-	-
	Totals				\$ 657,435	\$ -	\$ 67,519	\$ 724,954 *

* This amount should tie to Sheet F-5.

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

YEAR OF REPORT DECEMBER 31, 2023

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees -----	\$ 10,331
703	Salaries and Wages - Officers, Directors, and Majority Stockholders -----	
704	Employee Pensions and Benefits -----	
710	Purchased Wastewater Treatment -----	
711	Sludge Removal Expense -----	
715	Purchased Power -----	11,400
716	Fuel for Power Production -----	
718	Chemicals -----	
720	Materials and Supplies -----	
730	Contractual Services:	
	Billing -----	2,727
	Professional (Contract Ops & Annual Report/Legal) -----	61,337
	Testing -----	
	Other (Repair and Maintenance) -----	3,258
740	Rents -----	
750	Transportation Expense -----	
755	Insurance Expense -----	
765	Regulatory Commission Expenses (Amortized Rate Case Expense) -----	
770	Bad Debt Expense -----	-
775	Miscellaneous Expenses -----	615
	Total Wastewater Operation And Maintenance Expense -----	\$ 89,668 *

* 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					
All meter sizes	D	1.0	466	466	466
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					
Other (Specify) 4-Inch	T				
Total			<u>466</u>	<u>466</u>	<u>466</u>

** D = Displacement
C = Compound
T = Turbine

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

YEAR OF REPORT DECEMBER 31, 2023

PUMPING EQUIPMENT

Lift Station Number_____	_____	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
Year installed_____	_____	_____	_____	_____	_____	_____
Rated capacity_____	_____	_____	_____	_____	_____	_____
Size_____	_____	_____	_____	_____	_____	_____
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

	Collecting Mains				Force Mains			
Size (inches)_____	_____	8"	_____	_____	4"	_____	_____	_____
Type of main_____	_____	PVC	_____	_____	PVC	_____	_____	_____
Length of main (nearest foot)_____	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year_____	_____	_____	_____	_____	_____	_____	_____	_____
Added during year_____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____	_____	_____	_____	_____
End of year_____	_____	_____	_____	_____	_____	_____	_____	_____

MANHOLES

Size (inches)_____	_____	_____	_____	_____
Type of Manhole_____	_____	_____	_____	_____
Number of Manholes:				
Beginning of year_____	_____	_____	_____	_____
Added during year_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____
End of Year_____	_____	_____	_____	_____

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

YEAR OF REPORT DECEMBER 31, 2023

TREATMENT PLANT

Manufacturer _____ Type _____ "Steel" or "Concrete" _____ Total Permitted Capacity _____ Average Daily Flow _____ Method of Effluent Disposal _____ Permitted Capacity of Disposal _____ Total Gallons of Wastewater treated _____	_____ _____ 58,000 24,964 Perc Ponds _____ 9,112,000	_____ _____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____ _____
---	--	---	---

MASTER LIFT STATION PUMPS

Manufacturer _____ Capacity (GPM's) _____ 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 _____	1,183,000	_____	Same as treated
February _____	851,000	_____	Same as treated
March _____	1,147,000	_____	Same as treated
April _____	750,000	_____	Same as treated
May _____	646,000	_____	Same as treated
June _____	671,000	_____	Same as treated
July _____	543,000	_____	Same as treated
August _____	572,000	_____	Same as treated
September _____	556,000	_____	Same as treated
October _____	700,000	_____	Same as treated
November _____	739,000	_____	Same as treated
December _____	754,000	_____	Same as treated
Total for year _____	9,112,000	_____	_____

If Wastewater Treatment is purchased, indicate the vendor: _____
 Amounts shown in thousands of gallons _____

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

YEAR OF REPORT DECEMBER 31, 2023

GENERAL WASTEWATER SYSTEM INFORMATION

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

- | | |
|--|-----|
| 1. Present number of ERCs* now being served. | 466 |
| 2. Maximum number of ERCs* which can be served. | 466 |
| 3. Present system connection capacity (in ERCs*) using existing lines. | 466 |
| 4. Future connection capacity (in ERCs*) upon service area buildout. | 466 |
| 5. Estimated annual increase in ERCs*. | 0 |

6. Describe any plans and estimated completion dates for any enlargements or improvements of this system

7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known.

8. If the utility does not engage in reuse, has a reuse feasibility study been completed?

If so, when? v

9. Has the utility been required by the DEP or water management district to implement reuse? No

If so, what are the utility's plans to comply with this requirement? _____

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

11. 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? _____

12. Department of Environmental Protection ID # FLA010526-005

* 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/280 gallons per day).

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

YEAR OF REPORT
December 31, 2023

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.	2.	3.	4.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ *
				(signature of chief executive officer of the utility)
1.	2.	3.	4.	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<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.