



Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.
420 South Orange Avenue, Suite 700
P.O. Box 2346
Orlando, FL 32801

(407) 841-1200
(407) 423-1831 Fax
www.deanmead.com

Attorneys and Counselors at Law
Orlando
Fort Pierce
Naples
Viera/Melbourne
Vero Beach

MARTIN FRIEDMAN
407-310-2077
mfriedman@deanmead.com

November 14, 2025
via efilng

Adam Teitzman, Commission Clerk
Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850

Re: Docket No. 20250088-WU – Application for staff-assisted rate case in Lake County by Sun Communities Finance, LLC d/b/a Water Oak Utility

Dear Mr. Teitzman:

On behalf of Sun Communities Finance, LLC d/b/a Water Oak Utility (“Water Oak” or “Utility”) this letter are the responses to Staff’s Third Data Request dated October 31, 2025.

1. General Ledger - Please explain in detail the reason for any summarized or incomplete general ledger entries between 2022 and 2024.

***RESPONSE:** The summarized or incomplete general ledger entries between 2022 and 2024 are primarily due to the Utility’s accounting and reporting practices during this period. In certain instances, transactions were recorded in summary form to streamline the general ledger, particularly for routine or repetitive entries that were not expected to materially impact the financial statements. Additionally, supporting documentation for some entries was limited or unavailable, resulting in incomplete detail within the ledger.*

A system transition that occurred in January 2024 also contributed to these issues. During the transition to the new accounting system, some historical transaction detail was summarized or partially migrated, which affected the completeness of certain general ledger entries.

The Utility has confirmed that these summarized or incomplete entries do not materially affect the overall accuracy of the financial records and are consistent with internal accounting practices.

November 14, 2025

Page 2

Where possible, supporting schedules or reconciliations have been provided to supplement the general ledger and reconcile to the annual report.

2. Land and Land Rights – According to Water Oak’s 2024 Annual Report, the Utility reported a land balance increase of \$70,365. Please explain the reason for this increase and provide the supporting documentation for the related transaction.

RESPONSE: *Please reference attached email DR 23 cf Water Oak SARC - Final Submittal sent on Tue 8/19/2025 3:38 PM.*

3. Bad Debt – According to Water Oak’s Annual Reports for the years 2022, 2023, and 2024, the Utility recorded \$0 of bad debt expense.

- a. Please confirm whether this reported amount is accurate.
- b. If not, please provide the historical bad debt expense for the years 2022, 2023, and 2024 as well as any supporting documentation.

RESPONSE: *The reported amount for bad debt is accurate. The Utility itself does not record any bad debt expense, and the reported amount for bad debt in the Utility’s financial statements is always \$0. This arrangement ensures that any uncollectible accounts are managed and absorbed at the parent level, rather than impacting the Utility’s reported operating results or regulatory filings.*

4. Utility Plant in Service – Please refer to staff’s audit report Audit Finding No. 1 for the following questions.

- a. Please explain the \$66,662 difference between the invoices and the testing transactions in plant additions.

RESPONSE: *The \$66,662 difference between the invoices and the testing transactions in plant additions represents a variance between the Utility’s annual report and the supporting documentation. Due to the lack of detailed supporting records for this amount, it cannot be fully reconciled to the plant additions. However, this variance does not require a contribution to the staff-assisted rate case, as it is considered a timing and reporting difference rather than an overstatement of capital costs.*

- b. Audit staff was unable to track the invoice for one plant addition. Please provide supporting documentation to any unsupported plant additions, if any, or explain why documentation is unavailable.

RESPONSE: *Audit staff was unable to track the invoice for one plant addition. Supporting documentation for this plant addition is unavailable because the records were not retained or were never generated at the time of the transaction. The Utility has reviewed its files and confirms that no additional documentation exists for this specific addition.*

November 14, 2025

Page 3

5. Purchased Power – Please refer to staff’s audit report Audit Finding No. 4 for the following questions.

- a. Please briefly explain why the Utility was unable to provide the 12-month bills for each meter.

RESPONSE: *The Utility was unable to provide 12-month bills for each meter because general customer billing was not performed during the period in question. As a result, billing records for the full 12-month period are not available. All residential meter billing for occupied and meters reporting usage were provided.*

- b. Since the time of the audit, has the Utility been able to locate any purchase power invoices that were previously unavailable. If so, please provide the available documentation.

RESPONSE: *No additional invoices have been located.*

6. Pro Forma – Please explain how the Utility intends to finance the proposed pro forma amount of \$211,131. Please identify whether the funding will be obtained through debt, equity, or other financing sources. If funding has already been received for the pro forma, please provide any supporting documentation.

RESPONSE: *The Utility intends to finance the proposed pro forma amount of \$211,131 through equity contributions from its parent company. No debt or third-party financing will be utilized. The parent company will provide the necessary funding to support the capital improvements and ensure adequate liquidity for Utility operations.*

Should you or Staff have any questions regarding this response please do not hesitate to contact me.

Very truly yours,

/s/ Martin S. Friedman
Martin Friedman

MSF:

Cc: Joshua Cohn (via email)
discovery-gcl@psc.state.fl.us

**FLORIDA PUBLIC SERVICE COMMISSION
AUDIT DOCUMENT/RECORD REQUEST
NOTICE OF INTENT**

TO: Becky Scot UTILITY: Sun Communities Finance
LLC d/b/a Water Oak Utility
Kathryn Guan 850-413-6477
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850
KGuan@psc.state.fl.us

AUDIT MANAGER: Kathryn Guan PREPARED BY: _____

REQUEST NUMBER: 23 DATE OF REQUEST: 08/14/2025

AUDIT PURPOSE: Staff Assisted Rate Case in Docket 20250088-WU

REQUEST THE FOLLOWING ITEM(S) BE PROVIDED BY: 08/19/2025

REFERENCE RULE 25-22.006, F.A.C., THIS REQUEST IS MADE: ☐ INCIDENT TO AN INQUIRY
☒ OUTSIDE OF AN INQUIRY

ITEM DESCRIPTION:

1. On the 2024 Annual Report, there was a land addition of \$70,365. Please provide the general ledger or transaction details of this amount for 2024.
RESPONSE: Please see the supporting documents/work notes attached as a PDF.
2. Please provide the percentage of land that charged related to water utility and water non-utility related to the land purchased on 2018. In addition, please provide the calculation how this \$70,365 get from, and the detailed reason why this amount has been charged to land addition for Water Oak.
RESPONSE: Land purchase in 2018 was 100% charged related to water utility. Please see the supporting documents/work notes attached as a PDF.
3. Based on the annual report, there was no land additions between the year 2018 to 2023, but only 2024. However, the land deed was on 2018. Please provide a detailed explanation as to why there was no land additions between 2018 to 2023, but only on 2024.
RESPONSE: Please see the supporting documents/work notes attached as a PDF. There were no purchases between that time period. 2024 was site work and not land purchase.

TO: AUDIT MANAGER:

DATE: 8/19/2025

THE REQUESTED RECORD OR DOCUMENTATION:

- (1) ☒ HAS BEEN PROVIDED TODAY
- (2) ☐ CANNOT BE PROVIDED BY THE REQUESTED DATE BUT WILL BE MADE AVAILABLE BY: _____
- (3) ☐ AND IN MY OPINION, ITEM(S) _____ IS (ARE) PROPRIETARY AND CONFIDENTIAL BUSINESS INFORMATION AS DEFINED IN 364.183, 366.093, OR 367.156, F.S. TO MAINTAIN CONTINUED CONFIDENTIAL HANDLING OF THIS MATERIAL THE UTILITY OR OTHER PERSON MUST, WITHIN 21 DAYS AFTER THE AUDIT EXIT CONFERENCE, FILE A REQUEST FOR CONFIDENTIAL CLASSIFICATION WITH THE OFFICE OF COMMISSION CLERK. REFER TO RULE 25-22.006, F.A.C.
- (4) ☐ THE ITEM WILL NOT BE PROVIDED. (SEE ATTACHED MEMORANDUM)


(SIGNATURE AND TITLE OF RESPONDENT)

Distribution: Original: Utility (for completion and return to Auditor)

Copy: Audit File

New WTP - \$1,080,232

✓307 Wells \$54,800 - ~~Eds~~ wells

✓309 Engr. \$61,400

✓330 Tanks - \$375,525

✓310 Gen - \$91,767

✓304 Bldg - \$110,830

✓301 Electrical - \$81,538

✓311 Pumps - \$159,661

✓303 Land (site work) \$70,365

✓306 Yard Piping \$129,556

CHANGE ORDER

PROJECT: Water Oak Estates - Water Treatment Plant
 (name, address) 106 Evergreen Lane
 Lady Lake, Florida 32159

TO: U.S. Water Service Corporation
 (CONTRACTOR) 510 CR 466 Suite 204
 (name, address) Lady Lake, Florida 32159

CHANGE ORDER NO. 01
DATE: 8/17/2022
ENGINEER'S PROJECT NO: 15001161.01
CONTRACT DATE: 3/9/2022
CONTRACT FOR:

Site work in accordance with the Contract Documents as agreed to by Sun Water Oak Expansion LLC and U.S. Water Service Corporation, (hereinafter collectively referred to as the "Construction Contract").

The Construction Contract is changed as follows:

The Owner and Contractor as identified herein, hereby agree that the Construction Contract between the Owner and Contractor for the Project identified herein shall be modified as

See Schedule "A" attached hereto and made a part thereof:

Except as specifically amended by this Change Order No. 01, the Construction Contract shall remain in full force and effect and the Owner and Contractor hereby ratify and confirm the terms and conditions of the Construction Contract in all respects.

The Original (Contract Sum) (Guaranteed Maximum Price).....	\$ 1,073,973.00
Net Change by previously authorized Change Orders.....	\$ 0.00
The (Contract Sum) (Guaranteed Maximum Price) prior to this change order was.....	\$ 1,073,973.00
The Original (Contract Sum) (Guaranteed Maximum Price) will be (increased) (decreased) (unchanged) by this Change Order in the amount of.....	\$ 6,258.78
The new (Contract Sum) (Guaranteed Maximum Price) including this Change Order will be...	\$ 1,080,231.78

The Contract Time will be (increased) (decreased) (unchanged) by -0- Day(s)

The date of Substantial Completion as of this Change Order therefore is Unchanged

This summary reflects all changes to date in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by the Owner.

NOT VALID UNTIL SIGNED BY THE OWNER AND CONTRACTOR

OWNER'S REPRESENTATIVE:

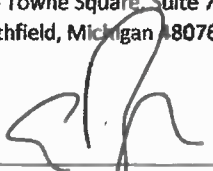
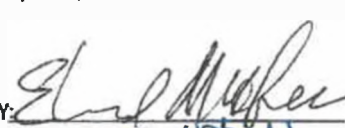
Atwell, LLC
 Two Towne Square, Suite 700
 Southfield, Michigan 48076

CONTRACTOR:

U.S. Water Service Corporation
 510 CR 466 Suite 204
 Lady Lake, Florida 32159

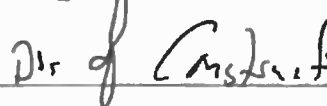
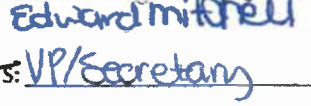
OWNER:

Sun Water Oak Expansion LLC,
 a Michigan limited liability company

BY: BY: 

By: Sun Communities Operating LP
 a Michigan limited partnership,
 its sole Member

By: Sun Communities, Inc.,
 a Maryland corporation,
 its General Partner

ITS: ITS: BY: 1836FF28828D427...
Bill RaffoulDate: Date: 

ITS: SVP, Development Strategy

Date: 8/30/2022



510 CR 466 suite 204
Lady Lake, FL 32159

Proposal Schedule A

Date	7/21/2022
Estimate #	CO#1
Account#	J01948
P.O. #	
Terms	Net 30
Fax#	352-805-4528
Phone#	352-281-1202
Toll Free#	866-753-8292

Name / Address

Water Oak Country Club Estates
106 Evergreen Lane
Lady Lake, FL 32159
Water Treatment Facility No.2 - Hilltop Expansion

Project

Change Order #1- Raise North and South Well Casings

Description

Scope;

Raise both existing 10" black iron well casing. (Need 21' piece of 10" well casing to cut 9' piece for North well and 6'6" piece for South well. This will leave a scrap piece of pipe 5'6" long to be left on site if needed.)

Final well head elevations will be in accordance with the proposed plan elevations.

This work needs to be done prior to raising the elevation or the labor rate will require additional hours to complete this work if the dirt has to be removed to expose weld casing.

Includes all labor, torch cutting, beveling, hoist truck, all incidentals associated with completing work and site clean up.

Price listed represents the specific scope of service stated above.

Proposal as quoted represents, labor, material and project management specific to the items listed.

With exception of emergency circumstances, should it become necessary to perform additional services due to unforeseen circumstances, a change order will be required and shall be executed by the owner prior to continuation of work.

Payment is expected with in 30 days from receipt of invoice(s) related to work.

Effective term is 30 days from date of proposal.

US Water Services reserves the right to apply "Price in Effect" at time of delivery due to shortages and/or further tariff declarations by state or federal agencies. US Water Services will not be responsible for industry price changes or shortages beyond our control as a result of changes to the current tariff law.

Item

Quantity

10" Well Casing	1
Hoist Truck	1
Welding Equipment	1

Total Materials Cost **\$5,408.78**

Shipping & Handling

Labor Total **\$850.00**

***Projects exceeding \$10,000.00 require 30% initial payment, invoiced upon signed approval, materials and equipment ordering to commence upon receipt of initial payment. Final invoicing upon job completion.*

Thank You for allowing us to present this proposal.

\$6,258.78

Signature to begin work: _____

Payment Application Review Checklist

1. Application and Certificate for Payment (G702 Form)

- 1.1 – Owners Name is correct (Not “Sun Communities” or “Atwell”) ☐
- 1.2 – Application Number and Date are correct ☐
- 1.3 – Form is signed and notarized ☐
- 1.4 – “Original Contract Sum” (Line 1) matches contract amount ☐
- 1.5 – “Net change by Change Orders” (Line 2) only includes approved C/O’s ☐
- 1.6 – “Contract Sum to Date” (Line 3) is correct ☐
- 1.7 – “Total Completed & Stored” (Line 4) matches column G on G703 ☐
- 1.8 – Retainage (Line 5a) is Correct – 10% unless confirmed with Sun ☐
- 1.9 – Total Earned Less Retainage (Line 6) – is correct ☐
- 1.10 – “Less Previous Certificates for Payment” (Line 7) - matches previous Pay App (#6) ☐
- 1.11 – “Current Payment Due” (Line 8) (#6 minus #7) - is correct ☐
- 1.12 – “Balance to Finish” – (Line 9) – is correct ☐

2. Continuation Sheet (G703)

- 2.1 – “Scheduled Value” column total (C) Matches G702 (Line 3) ☐
- 2.2 – “From Previous Application” (D) matches (G) from previous app ☐
- 2.3 – “Total Completed and Stored” column total (G) Matches G702 (Line 4) ☐
- * Also, must check that columns $D + E = G$
- 2.4 – Verify “Balance to Finish” & “Retainage” columns are correct ☐
- 2.5 – Is this Pay Application Coded (if needed)? ☐

3. Sworn Statement

- 3.1 – Owner, Period, and App # are correct ☐
- 3.2 – Signed and notarized ☐
- 3.3 – Balances in all columns match (dollars & cents)

- 3.3a – Total Contract Price Matches ☐
- 3.3b – Change Orders Matches ☐
- 3.3c – Total Adjusted Contract Price Matches ☐
- 3.3d – Amount Already Paid Matches ☐
- 3.3e – Amount Currently Owed Matches ☐
- 3.3f – Total Retention Withheld Matches ☐
- 3.3g – Balance to Complete Matches (could be less retainage) ☐
- 3.4h – Anyone who has submitted an NTO needs to be listed and must supply a signed waiver. Even if the amounts are zero, they need to be on the SS ☐
- 3.4 – Atwell CM reviewed and approved Sworn Statement, specifically if known subcontractors or suppliers are missing from list. ☐

4. Waivers

- 4.1 – All Should be “Partial Unconditional” waivers unless final pay app. ☐
- 4.2 – Waiver included for every Subcontractor on prior sworn statement: ☐
 - 4.2a – Company Name Matches Exactly ☐
 - 4.2b – Date must be the same or more recent than last pay app date ☐
 - 4.2c – Amount must be greater or equal than last sworn statement ☐
 - 4.2d – Circle ‘Does’ in Second Paragraph ☐
- 4.3 – Partial Unconditional Waiver is on File for the General Contractor ☐
- 4.4 – Partial Conditional Waiver for current payment owed ☐
- 4.5 – For final payment application (including retainage): ☐
 - 4.5a – Full unconditional waivers for all subs on any sworn statement ☐
 - 4.5b – Company names match exactly. ☐
 - 4.5c – All are notarized. ☐
 - 4.5d – Dates are more recent than previous payment application. ☐

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G703[®]-1992, Application and Certificate for Payment, Application and Certificate for Payment, Construction Manager as Advisor Edition, Containing Contractor's signed certification is attached.

xwat006 (01-256)

APPLICATION NO. J-FINAL
APPLICATION DATE: 6/12/2023
PERIOD TO: 5/31/2023

In tabulations below, amounts are in US dollars.

CONTRACT NO.
U.S. WATER ACCOUNT NO. J019482041

Use Column K on Contracts where variable retainage for line items may apply.

A	B	C	D	E	F	G	H	I	J	K
ITEM NO	DESCRIPTION OF WORK	QTY	UOM	UNIT PRICE	SCHEDULED VALUE	Complete from Previous Period % QTY Amount	Complete this Period % QTY Amount	MATERIALS PRESENTLY STORED (Not in G or H)	TOTAL COMPLETED AND STORED TO DATE (G + H + I)	RETAINAGE % (J/F) VALUE OF ITEMS COMPLETED TO DATE
WTF No. 2 Hilltop Expansion										
1	General Conditions, Mpb, Demob, Inc., Bonds, Penalties 339	1	LS	\$11,535.00	\$11,535.00	100%	\$11,535.00		\$11,535.00	100%
2	Engineering Services - Pre-Con Video, Survey, As-Builts, Material Testing 339	1	LS	\$43,176.00	\$43,176.00	100%	\$43,176.00		\$43,176.00	100%
3	Site Work - Grading, Fence, Restoration, Driveway 303	1	LS	\$70,365.00	\$70,365.00	100%	\$70,365.00		\$70,365.00	100%
4	Tanks & Saddles 330	1	LS	\$375,525.00	\$375,525.00	100%	\$375,525.00		\$375,525.00	100%
5	Yard Piping 309	1	LS	\$129,558.00	\$129,558.00	100%	\$129,558.00		\$129,558.00	100%
6	Pumps & Panel 311	1	LS	\$159,661.00	\$159,661.00	100%	\$159,661.00		\$159,661.00	100%
7	Electrical (All) 311	1	LS	\$81,538.00	\$81,538.00	100%	\$81,538.00		\$81,538.00	100%
8	Generator 310	1	LS	\$91,787.00	\$91,787.00	100%	\$91,787.00		\$91,787.00	100%
9	Utility Building w/ Chem Feed 304	1	LS	\$110,830.00	\$110,830.00	100%	\$110,830.00		\$110,830.00	100%
Contract, SUB-TOTAL					\$1,073,973.00	100%	\$1,073,973.00	0%	\$0.00	\$1,073,973.00 100%
10	Change Order No. 1 (approved) 339	1	LS	\$6,258.78	\$6,258.78	100%	\$6,258.78		\$6,258.78	100%
Change Orders, SUB-TOTAL					\$6,258.78	100%	\$6,258.78	0%	\$0.00	\$6,258.78 100%
Contract, GRAND TOTAL					\$1,080,231.78	100%	\$1,080,231.78	0%	\$0.00	\$1,080,231.78 100%

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER:

Sun Water Oak Expansion LLC
27777 Franklin Rd., Suite 200
Southfield MI 48034

PROJECT:

Water Oak Estates - Water
Treatment Plant

APPLICATION NO:

4- FINAL

PERIOD TO:

5/31/2023

CONTRACT FOR:

WRF No. 2

CONTRACT DATE:

3/25/2022

U.S. WATER ACCOUNT NO.:

JB19482641

CONTRACT NO:

Distribution to:

OWNER

ENGINEER

CONTRACTOR

FIELD

OTHER

FROM CONTRACTOR:

U.S. Water Services Corporation
4939 Cross Bayou Blvd
New Port Richey, FL 34652

VIA ENGINEER: Attn: Douglas A Vardeursend, PE
DNM Engineering & Associates, Inc.
PO Box 42
Ocala, FL 34478

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM..... \$ 1,073,973.00
2. NET CHANGE BY CHANGE ORDERS..... \$ 6,258.78
3. CONTRACT SUM TO DATE (Line 1 + 2)..... \$ 1,080,231.78
4. TOTAL COMPLETED & STORED TO DATE (Column J on G703)..... \$ 1,080,231.78
5. RETAINAGE:
 - a. 0% % of Completed Work \$ -
(Columns J + K on G703)
 - b. 0% % of Stored Material \$ -
(Column L on G703)
 - Total Retainage (Lines 5a + 5b, or Total in Column K of G703)..... \$ -
6. TOTAL EARNED LESS RETAINAGE..... \$ 1,080,231.78
(Line 4 minus Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT..... \$ 972,208.60
(Line 6 from prior Certificate)
8. CURRENT PAYMENT DUE..... \$ 108,023.18
9. BALANCE TO FINISH, INCLUDING RETAINAGE..... \$ -
(Line 3 minus Line 6)

	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 6,258.78	
Total changes approved this month		
TOTAL	\$ 6,258.78	\$ -
NET CHANGES by Change Order	\$	6,258.78

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By:

Edward Mitchell, VP

Date: June 12, 2023

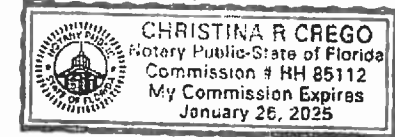
State of: FLORIDA County of: PASCO

Subscribed and sworn to before me by means of ☒ physical presence or ☐ online notarization,

this 12th day of June, 2023

Notary Public:

My Commission expires: January 26, 2026



ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$ 108,023.18

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

OWNER: Sun Water Oak Expansion LLC
 CONTRACTOR'S NAME: U.S. Water Services Corporation
 PERIOD FROM: 4/24/2023
 REQUEST NO.: 84-FINAL

SWORN STATEMENT FOR CONTRACTOR OR SUBCONTRACTOR

STATE OF FLORIDA)
 COUNTY OF PASCO) ss

WARNING TO OWNER: AN OWNER OR LESSEE OF THE DESCRIBED PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING, OR ITS EQUIVALENT, PURSUANT TO APPLICABLE STATE LAW. TO THE DESIGNEE OR THE OWNER OR LESSEE.

Edward Mitchell, VP, being duly sworn, deposes and says:
 (1) That U.S. Water Services Corporation is the (contractor) (subcontractor) for an improvement to the following described real property situated in
Town of Lady Lake County, Lake County, described as follows:

Water Oak Expansion Project

(Insert legal description of property)

(2) That the following is a statement of each subcontractor and supplier and laborer, for which laborer the payment of wages or fringe benefits and withholdings is due but unpaid, with whom the (contractor) (subcontractor) has (contracted) (subcontracted) for performance under the contract with the owner or lessee thereof, and that the amounts due to the persons as of the date hereof are correctly and fully set forth opposite their names, as follows:

No.	Name of Subcontractor, Supplier or Laborer	Type of Improvement Furnished	Total Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Amount Currently Owed	Total Retention Withheld	Balance to Complete	Amount of Laborer Wages Due But Unpaid	Amount of Laborer Fringe Benefits and Withholdings Due But Unpaid
1	U.S. Water Services Corporation	WWTP	\$ 1,073,973.00	\$ 0.258.78	\$ 1,080,231.78	\$ 972,208.80	\$ 108,023.15	\$ -	\$ -		
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
TOTALS			\$ 1,073,973.00	\$ 0.258.78	\$ 1,080,231.78	\$ 972,208.80	\$ 108,023.15	\$ -	\$ -		

(NOTE: SOME COLUMNS ARE NOT APPLICABLE TO ALL PERSONS LISTED.)

(3) That the contractor has not procured material from, or subcontracted with, any person other than those set forth above and owes no money for the improvement other than the sums set forth above.

(4) Deponent further states that he or she makes the foregoing statement as the (contractor) (subcontractor) or as U.S. Water Services Corporation of the (contractor) (subcontractor) for the purpose of representing to the owner or lessee of the above described premises and his or her agents that the above-described property is free from claims of construction liens, or the possibility of construction liens, except as expressly set forth above and except for claims of construction liens by laborers which may be provided pursuant to the applicable state law.

WARNING TO DEPONENT: A PERSON, WHO WITH INTENT TO DEFRAUD, GIVES A FALSE SWORN STATEMENT MAY BE SUBJECT TO CRIMINAL PENALTIES UNDER THE APPLICABLE STATE LAW.

Date: 6/12/2023

U.S. Water Services Corporation

Deponent

Subscribed and sworn to before me this 12th day of June, 2023

Christina R. Crego

My Commission Expires: January 26, 2025

State, Florida County, Pasco



CHRISTINA R CREGO
 Notary Public-State of Florida
 Commission # HH 85112
 My Commission Expires
 January 26, 2025

Deponent hereby agrees to indemnify and hold Abwee, LLC harmless against any lien, claim or suite of or by any subcontractor, supplier, laborer or other construction lien claimant it said lien, claim or suite is asserted by a claimant whose compensation for services or materials furnished was, or should have been, received whether directly or indirectly out of funds pursuant hereto. This indemnity includes, but is not limited to, a reimbursement of all legal fees and other reasonable expenses connected with the proper defense by Abwee, LLC of its insured against claims of construction liens.

U.S. Water Services Corporation
 (Dependent Company Name)

(Signature of Authorized Signer or Dependent)

By: Edward Mitchell

(Printed Name of Authorized Signer)

Its VP/Secretary
 (Title)

SUN COMMUNITIES, INC.

PARTIAL CONDITIONAL WAIVER

I/we, U.S. Water Services Corporation ("Lien Claimant"), have a contract with
Sun Water Oak Expansion LLC ("Client") to provide
Water Treatment Plan (Scope of the work)
for the improvement of the property described as Water Oak Expansion Project
] (the "Property")

and, conditioned on actual payment of \$ 108,023.18, the Lien Claimant's construction lien
rights are waived and released against the Property to the amount of \$ 1,080,231.78 for
labor/materials provided through 5/31/2023 (date).

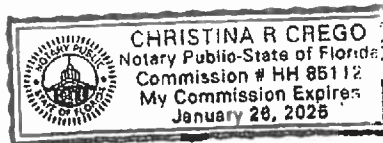
This waiver, together with all previous waivers, if any, (circle one) does / does not cover all amounts due
to Lien Claimant for contract improvement provided through the date shown above.

The person signing this waiver represents and warrants to the Client that (i) he or she is duly authorized
and has legal capacity to execute and deliver this Waiver on behalf of the Lien Claimant, (ii) the execution
and delivery of this Waiver and the performance of the Lien Claimant's obligations hereunder have been
duly authorized, and (iii) this Waiver is a valid and legal agreement binding on the Lien Claimant and
enforceable in accordance with its terms.

Pursuant to state law, if applicable, if the owner or lessee of the Property or the owner's or lessee's
designee has received a notice of intention to lien, or its equivalent, from the Lien Claimant or if the
Lien Claimant is not required to provide one, and the owner, lessee, or designee has not received
this Waiver directly from the Lien Claimant, the owner, lessee, or designee may not rely upon it
without authentication by Lien Claimant.

Address: 4939 Cross Bayou Blvd
New Port Richey, FL 34652
Telephone: 727 848 8292
By: Edward Mitchell
(Signature of authorized signer)
Edward Mitchell, VP
(Printed name of authorized signer
and title, if applicable)
Signed on: 6/12/2023

Signed and sworn before me this 12th day
of June, 20 23
Christina R. Crego
(signature of Notary Public)



Notary Public in the County of Pasco, State of Florida
My Commission Expires: January 26, 2025
Acting in the County of Pasco, State of Florida

DO NOT SIGN BLANK OR INCOMPLETE FORMS – RETAIN A COPY FOR YOUR RECORDS

SUN COMMUNITIES, INC.
LONG FORM CONSTRUCTION CONTRACT
To be attached to contracts over \$500,000.00

EXHIBIT I (2)

FULL UNCONDITIONAL WAIVER

I/we, U.S. Water Services Corporation ("Lien Claimant"), have a contract
with Sun Water Oak Expansion LLC ("Client") to provide
Water Treatment Plant (Scope of the work)
for the improvement of the property described as Water Oak Expansion Project
("Property") and having been fully paid in the amount of \$ \$ 972,208.60 and satisfied, all of
Lien Claimant's construction lien rights against the Property are hereby waived and released.

The person signing this waiver represents and warrants to the Client that (i) he or she is duly authorized and has legal capacity to execute and deliver this Waiver on behalf of the Lien Claimant, (ii) the execution and delivery of this Waiver and the performance of the Lien Claimant's obligations hereunder have been duly authorized, and (iii) this Waiver is a valid and legal agreement binding on the Lien Claimant and enforceable in accordance with its terms.

Pursuant to state law, if applicable, if the owner or lessee of the Property or the owner's or lessee's designee has received a notice of intention to lien, or its equivalent, from the Lien Claimant or if the Lien Claimant is not required to provide one, and the owner, lessee, or designee has not received this Waiver directly from the Lien Claimant, the owner, lessee, or designee may not rely upon it without authentication by Lien Claimant.

U.S. Water Services Corporation

(Lien claimant's name if a company)

By: Edward Mitchell

(Signature of authorized signer)

Address: 4839 Cimes Bayou Blvd.,
New Port Richey FL 34652

Name: Edward Mitchell, VP
(Printed name of authorized signer and title)

Telephone: 727-848-8292

Signed on: July 20, 2023

Signed and sworn before me this 20th day of July, 2023

Christina R. Crego
(Signature of Notary Public)

Notary Public in the County of Pasco, State of Florida
My Commission Expires: January 26, 2025
Acting in the County of Pasco, State of Florida



DO NOT SIGN BLANK OR INCOMPLETE FORMS – RETAIN A COPY FOR YOUR RECORD