

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: April 15, 2026

TO: Adam J. Teitzman, Commission Clerk, Office of Commission Clerk

FROM: Ailynee Ramirez-Abundez, Public Utility Analyst II, Division of Engineering *ARA MR*

RE: 20250088-WU - Application for staff-assisted rate case in Lake County by Sun Communities Finance, LLC d/b/a Water Oak Utility.

Please place the attached email and attachments regarding “ Water Oak’s Response to Staff’s Fourth Data Request Nos. 1 and 6”, in the docket file referenced above.

ARA/da

Attachments

From: [McGinn, Daniel](#)
To: [Ailynee Ramirez-Abundez](#)
Cc: [GCL Discovery](#)
Subject: Water Oak SARC (2025-0088) - DR4 Response
Date: Tuesday, January 20, 2026 12:15:06 PM
Attachments: [image001.png](#)
[WAT- Water loss log 2024 .xlsx](#)
[WAT New Generator and ATS - RCM Utilities 04 04 25 - Signed.pdf](#)
[Water Oak flushing and exercise logs 2nd qtr 2024.pdf](#)
[Water Oak flushing-exercising logs 3rd qtr 2024.pdf](#)
[Water Oak 1st Qtr Flushing and Exercising logs 2024.pdf](#)
[Water Oak 4th quarter exercising-flushing logs.pdf](#)
[Water Oak - Fourth Technical Data Request Response.pdf](#)
[WAT-New 100 HP Well pump invoice.pdf](#)
[WAT-Replace 10" of pipe-2997 2.14.25- Job created 3.13.25.pdf](#)
[WAT-Replace 15 ft pipe 635 HH.pdf](#)
[WAT-24 Meters and transmitters.pdf](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,

Please find the response to the Commission Staff's Fourth Data Request in this staff assisted rate case, filed earlier today, and the referenced attachments.

If there are any questions or concerns, please let me know.

Best,
-Daniel McGinn

Daniel J. McGinn
Special Counsel
D: 850.214.5105
dmcginn@joneswalker.com



Jones Walker LLP
106 East College Ave, Ste 1200
Tallahassee, FL 32301
joneswalker.com

WATER LINE BREAK LOG AND WATER LOSS CALCULATIONS

MONTH	LOCATION	VENDOR	BREAK SIZE	Leak Time	MATERIALS USED	EASTIMATED TOTAL GALLONS LOST PER REPAIR	Total Monthly Gallons Lost
JAN							
1/4/24	204 Cottonwood						
1/24/24	731 Trevino Drive	K&D	2" Water Valve	10:00am-2:00pm		9,667.0	9,667.0
FEB							
MAR							
3/11/24	204 Birch Street	K&D	2" Main	10:45am-4:43pm		4,684.0	4,684.0
APR							
4/1/24	107 Balsam Circle	K&D	2" Main	10:00am-12:00pm		14,054.0	14,054.0
MAY							
5/13/24	307 Dogwood Lane	K&D	2"x1" Tee	9:40am-4:30pm		4,645.0	4,645.0
JUNE							
6/6/24	748 Bishop Drive	K&D	2" Main	10:00am-12:00pm		9,369.0	
6/21/24	721 Sutton Street	Maintenance	3/4" Line	1:00pm-2:45pm		1,161.0	10,530.0
JULY							
AUG							
8/26/24	904 Nelson Drive	K&D	2" Tee	1:45pm-6:00pm		1,742.0	1,742.0
SEPT							
9/9/24	703 E. Norman Street	K&D	6" Main	10:00am-4:00pm		37,163.0	
9/27/24	708 Bishop Drive	K&D	2" Tee/Coupler	2:00pm-4:30pm		9,369.0	46,532.0
OCT							
10/7/24	721 Sutton Street	K&D	1"x3/4" Tee	9:00am-10:30am		2,322.0	
10/15/24	158 Evergreen Lane	K&D	1 1/2" Main	10:45am-12:15pm		1,161.0	
10/31/24	813 Bishop Drive	K&D	Lines to Meter	1:30pm-7:45pm		3,904.0	7,387.0
NOV							
11/19/24	109 E. Pine Drive	K&D	Hole in Pipe	11:30am-1:30pm		1,161.0	1,161
DEC							
12/3/24	641 Hickory Hill	Maintenance	3/4" Feed to Meter	10:00am-12:30pm		4,880	
12/21/24	220 Littler Lane	K&D	Shut-off Valve	4:17pm-4:38pm		1,952	6,832

107,234.0

Pipe size losses
 3/4" 13.5 GPM loss
 1" 21 GMP loss

Rectangular Break

Long Break



Length of break in feet PSI

Width of break in inches

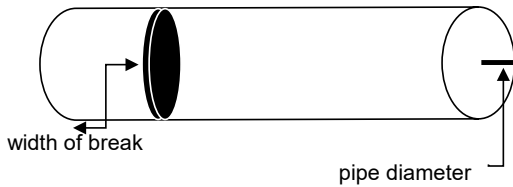
Leak Time in hours Area of Hole sq. ft.

GPM ⇒
water loss

Total Loss ⇒

Circular Break

around whole pipe



Pipe Size (Dia.) in inches

Width of Break in inches Area of Hole sq. ft.

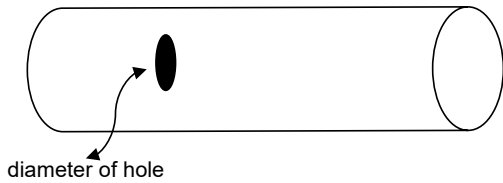
Leak Time in hours

PSI

GPM

Total loss
in gals

Hole in Pipe



Dia. Of Hole in inches area of hole

Leak Time in hours

PSI

GPM

Total Loss
in gals



Short Form Construction Contract

To be used for contracts valued under \$500,000.00

OWNER:
 Sun Communities Finance, LLC/
 Sun Communities, Inc.
 27777 Franklin Rd., Suite 300
 Southfield, MI 48034

CONTRACT NUMBER: WAT040425

DATE ORDERED: April 4, 2025

OWNER’S AGENT & DESIGNATED REPRESENTATIVE:
 Paul Jarvis – Sr. Vice President
 Amy Herndon – DVP, Operations & Sales
 Beth Pogue - RVP, Operations & Sales
 Monica Slider - RVP, Operations & Sales
 Michelle Harmon - Community Manager

CONTRACTOR/SERVICE PROVIDER INSTRUCTIONS
 THIS CONTRACT NUMBER MUST APPEAR ON ALL
 CORRESPONDENCE, INVOICES, PACKAGES AND
 SHIPPING PAPERS RELATING TO THIS CONTRACT.

PROJECT: Install New Generator & Automatic Transfer
 Switch

SITE: Water Oak Country Club Estates
 216 Magnolia Drive
 Lady Lake, FL 32159

CONTRACTOR/SERVICE PROVIDER:
 RCM Utilities, LLC
 1451 Pine Grove Road
 Eustis, FL 32726
 (352) 561-2990

THE CONTRACTOR/SERVICE PROVIDER AGREES TO PROVIDE ALL NECESSARY LABOR, MATERIAL, EQUIPMENT, TOOLS AND SERVICES AND PERFORM ALL WORK REQUIRED IN CONNECTION WITH THE PROJECT AS FOLLOWS:

Install New Generator and Automatic Transfer Switch	Total
Disassemble terminations and remove existing generator and ATS (Automatic Transfer Switch). Install new 250KW, 480V, diesel driven GENERAC generator with a rented lull. Terminate all wiring at generator and ATS. Proper grounding as required. Electrician and/or Generator technician present during start up with available training.	
Total:	\$148,330.00
THE CONTRACT SUM: \$148,330.00	
COMMENCEMENT DATE: September 1, 2025, estimated	
COMPLETION DATE: September 14, 2025, estimated	

SPECIAL TERMS AND CONDITIONS: It is mutually understood and agreed that if the scope of work as herein described has been started by the Contractor/Service Provider prior to final execution of this Purchase Order and that all terms and conditions as stated herein shall apply to all work or services provided under this Contract.

Contractor/Service Provider’s Proposal is to be attached as Exhibit B. This Contract expressly limits acceptance to the terms hereof and the following Terms and Conditions. Any additional terms are rejected, whether or not attached hereto, including any terms set forth in Contractor/Service Provider’s Proposal.

- see following page for signatures -

[Signature Page for Construction Contract]

ACCEPTED:

CONTRACTOR/SERVICE PROVIDER:
RCM Utilities, LLC

BY: *Melissa Moss*

NAME: Melissa Moss
TITLE: Controller
DATE: April 16, 2025

OWNER:
Sun Communities Finance, LLC

BY: ^{Signed by:} *Paul Jarvis*
B7E202279A51487...

NAME: Paul Jarvis
TITLE: Senior Vice President
DATE: 4/16/2025

TERMS AND CONDITIONS

(Construction Contract)

1. **ACCEPTANCE:** CONTRACTOR/SERVICE PROVIDER SHALL ACCEPT THIS CONTRACT BY SIGNING AND RETURNING THE ACKNOWLEDGMENT COPY HEREOF, OR BY COMMENCEMENT OF ANY SERVICES OR DELIVERY OF ANY GOODS OR EQUIPMENT TO THE SITE. OWNER'S AGENT IS ACTING SOLELY AS AGENT FOR THE OWNER AND SHALL HAVE NO LIABILITY FOR ANY PAYMENT DUE CONTRACTOR/SERVICE PROVIDER FROM THE OWNER.

2. **WORK:**

(a) Contractor/Service Provider shall furnish all labor, materials, tools, equipment, supervision and services necessary to prosecute and complete the Work specified in the Contract Documents listed in Exhibit C (the "Work").

(b) The Contract Documents shall consist of this Contract, exhibits, and the Contractor/Service Provider's proposal attached as Exhibit B (hereinafter, the "Contract"); other documents listed in this Contract; and Modifications issued after execution of this Contract.

(c) The Work shall be performed by the Contractor/Service Provider in a good and workmanlike manner in accordance with the drawings and specifications in the Contract Documents.

(d) Contractor/Service Provider acknowledges that it has reviewed the drawings and specifications and/or instruction provided by the Owner or Owner's Agent, that the same are adequate to allow Contractor/Service Provider to complete the Work.

(e) Contractor/Service Provider acknowledges that it is familiar with the conditions relating to the Work and the Site and with all other matters and conditions which could affect the performance of the Contract and Contractor/Service Provider assumes all risks with regard thereto.

(f) The Work includes all items reasonably inferable from the Contract Documents to produce the results intended. Reasonably inferable as used herein means (i) work which is customarily provided or furnished, in connection with work of a nature or of a quality similar to the Project, and is needed for the proper operation or use of any item of work described, depicted or indicated in the Contract Documents.

(g) The Contractor/Service Provider shall comply with applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to its performance under this Contract, and with equal employment opportunity programs, and other programs as may be required by governmental and quasi-governmental authorities for inclusion in the Contract Documents.

(h) In the event that a specific requirement of the Work conflicts with applicable laws, regulations or codes, the Contractor/Service Provider shall furnish Work which complies with such laws, regulations, and/or codes. In such case, the Owner shall issue a Change Order to the Contractor/Service Provider unless the Contractor/Service Provider recognized such non-compliance prior to execution of this Contract and failed to notify the Owner.

(i) The Contractor/Service Provider shall obtain all necessary approvals, permits and licenses unless otherwise noted herein.

(g) The Owner and Contractor/Service Provider acknowledge that if the Contractor/Service Provider has commenced work identified in this Contract prior to the execution of this Contract, notwithstanding when such services were provided, all work performed shall be governed by the terms and conditions of this Contract.

3. **TIME OF COMMENCEMENT AND COMPLETION:**

(a) The Contractor/Service Provider shall commence and complete the Work by the date specified on the face hereof. Contractor/Service Provider shall perform the Work at such time and in such order and sequence as is required for the best possible progress of the Work.

(b) Should the Contractor/Service Provider be delayed in the prosecution of the Work by the act or fault of the Owner, the Owner's Agent or of any other contractor or service provider retained by the Owner or by any damage caused by fire, lightning, earthquake, cyclone, unexpected and unusual weather condition, or for any other causes shown to the satisfaction of the Owner's Agent to be without fault or neglect of the Contractor/Service Provider, then the time for completion shall be extended for such reasonable period of time as the Owner's Agent shall determine. No such extension of time shall be allowed unless the Contractor/Service Provider gives the Owner written notice of the delay and claim for extension of time within five (5) days of discovering the event causing a potential delay. The extension of time herein provided for shall be the Contractor/Service Provider's sole and exclusive remedy for any delay and Contractor/Service Provider shall have no claim for damages against the Owner.

(c) Owner shall have the right to order the Contractor/Service Provider to change material supplier and/or substitute materials in the event Owner reasonably believes the Contractor/Service Provider will not be able to complete the Work in accordance with the Project schedule. Any and all additional costs involved due to such changes or substitutions shall be the responsibility of the Contractor/Service Provider.

4. **CHANGES:**

(a) The Owner shall have the right, from time to time, to order changes in the Work, such changes to be effective only upon written change order from Owner ("Change Order"). Any adjustment to the Contract Sum or to the time for completion of the Work shall be made in accordance with the applicable provisions of this Contract and the unit price or other basis set forth in this Contract or on an agreed upon equitable basis.

(b) Change Orders shall be processed as follows:

(i) Promptly after receipt of a Change Order, Contractor shall submit to Owner a detailed statement detailing any necessary adjustment to the Contract Sum (and the various components thereof) and any proposed adjustment in the Project Schedule.

(ii) Owner shall notify Contractor whether the proposed adjustments are acceptable and, if they are, Contractor shall prepare a Change Order for execution by the Owner and the Contractor.

(iii) The amount and adjustment of time set forth in such Change Order shall be deemed to cover all costs and delays to the Contractor associated with the change in Work, including impact costs and delays, and no further or subsequent adjustments to the Contract Sum or the Project Schedule shall be allowed.

(iv) Owner reserves the right to reject any proposal submitted by the Contractor and to have the work done by others.

(c) Notwithstanding any inability to agree upon an adjustment, or the basis for an adjustment, Contractor/Service Provider shall, if directed by Owner, nevertheless proceed in accordance with the change, and the Contract Sum shall be adjusted as reasonably determined by the Owner with any dispute to be resolved after the completion of the Work.

(d) Failure to submit a proposal for an increase in the Contract Sum or the Contract Time within a reasonable period of time after a change, shall conclusively establish that no adjustment in the Contract Sum or Contract Time is justified in respect of such change and any subsequent claims in respect thereof shall be barred.

(e) This Contract may be amended only by a written agreement executed by both parties.

5. CONTRACT SUM AND PAYMENTS:

(a) Owner shall pay Contractor/Service Provider for the full and complete performance of the Work, the Contract Sum specified on the face hereof.

(b) The Contract Sum includes all taxes, including taxes for labor, materials and equipment utilized in connection therewith and all sales, use, personal property, excise and payroll taxes. Upon request by Owner, Contractor/Service Provider shall furnish satisfactory evidence of payment of such taxes.

(c) Unless otherwise specified on the face hereof, on or before the first day of each month, the Contractor/Service Provider shall submit to the Owner's Agent an itemized progress statement showing the amount of labor and materials incorporated in the Work as of the twenty-fifth (25th) day of the preceding month in the form attached as Exhibit M. Stored materials may not be included in such statement without the prior written consent of the Owner's Agent. The Owner shall check such statement and, if found correct, the Owner shall pay the Contractor/Service Provider ninety (90%) percent of the amount thereof, less the aggregate of previous payments. Payment of the retention will be made upon completion of initial punch list of items to still complete and/or correct.

(d) As a condition precedent to all payments hereunder, upon request, the Contractor/Service Provider shall submit a sworn statement setting forth all subcontractors, service providers, material suppliers and laborers who have performed Work or provided materials for the Contractor/Service Provider under this Contract in the form attached as Exhibit O. Partial conditional waivers of lien from Contractor/Service Provider for all work, labor and materials theretofore supplied or performed in the form attached as Exhibit E shall be presented with the first progress payment requests. Starting with the second progress payment request, Contractor/Service Provider shall provide partial unconditional waivers attached as Exhibit F from Contractor/Service Provider, subcontractors, suppliers, and contracted laborers. Full conditional waivers of lien from Contractor/Service Provider for all work, labor and materials theretofore supplied or performed shall be presented with the final payment request in the form attached as Exhibit G.

(e) In exchange for the final payment, Contractor/Service Provider shall present Owner with a full unconditional waiver for all work, labor and materials theretofore supplied or performed at the Project in the form attached as Exhibit H. Contractor/Service Provider warrants that all vendors, suppliers and subcontractors will be paid in full with the funds paid to the Contractor/Service Provider. The Contractor/Service Provider also agrees to provide further evidence as may be required by the Owner or Owner's lender, if any.

(f) Owner shall have the right to withhold payment for defective work not remedied. If any such deficiencies are not promptly corrected after written notice, the Owner may rectify same at the Contractor/Service Provider's expense and deduct all costs and expenses incurred thereby from amounts due the Contractor/Service Provider.

(g) If at any time there shall be evidence of any lien or claim against the Owner or the Site as a result of Contractor/Service Provider's operations, or if there shall be claims of the Owner or any other person against the Contractor/Service Provider, the Owner shall have the right to retain, out of any amount due or to become due to Contractor/Service Provider, an amount sufficient to completely indemnify the Owner against any such lien or claim, including attorneys' fees.

(h) In the event of any dispute between Owner and Contractor/Service Provider, Owner shall be obligated to make all payments due to Contractor/Service Provider over which there is no good faith dispute and Contractor/Service Provider shall not, if it receives such payments, stop the Work or terminate the Contract.

(i) No payment made under this Contract, including final payment, shall be construed to be an acceptance of defective or improper workmanship or materials or certificate of waiver of any claims by the Owner.

6. PROCEDURES:

(a) Unless otherwise provided herein, removal of rubbish and debris caused by the Contractor/Service Provider's Work shall be done by the Contractor/Service Provider whenever required by the Owner. If the Contractor/Service Provider fails to remove rubbish or debris, the Owner's Agent may do so at the Contractor/Service Provider's expense. The Project site shall be maintained in an orderly and clean condition and the Contractor/Service Provider shall leave the Project site, at the completion of the Contractor/Service Provider's Work, free of all rubbish and debris caused by the Contractor/Service Provider and in a condition satisfactory to the Owner's Agent. The Owner's Agent reserves the right to cause all unidentifiable debris to be removed from the Project site and allocate the cost thereof, by way of back charge or otherwise, among the responsible parties.

(b) The Contractor/Service Provider shall promptly submit shop drawings, samples and other submittals required under the Contract Documents expeditiously and in a manner that will not cause delay in the progress of the Work. No extension of time shall be granted for

delay by the Contractor/Service Provider in preparing drawings or in securing approval of the Owner's Agent where such drawings are not properly prepared or when the Contractor/Service Provider, by the exercise of reasonable diligence and judgment, could have anticipated and avoided the delay. No portion of the Work requiring shop drawings, samples or other submittals shall be commenced until the Contractor/Service Provider has submitted, and the Owner's Agent has approved such submittals.

(c) The Contractor/Service Provider, in carrying out its Work, shall take all necessary precautions to properly protect the finished and unfinished work of other trades and adjacent property from interference or damage caused by its operations and further agrees to pay the Owner for any damages or delay that may be caused to such work by the Contractor/Service Provider.

(d) Any workers may be refused admittance to the Project site or may be requested to leave the Project site at any time by the Owner and the Owner shall not be required to have or state any reason for such action. In the event any workers are so barred from the Work, the Contractor/Service Provider shall immediately replace such workers with personnel satisfactory to the Owner.

(e) The Contractor/Service Provider specifically agrees that it is responsible for the protection of its Work until final completion and acceptance thereof by the Owner and that it will make good or replace, at no expense to the Owner, any damage to its Work which occurs prior to said final acceptance.

7. **WARRANTY:**

(a) Contractor/Service Provider warrants that all of the Work and materials will be as represented, and will conform with plans, specifications and samples, and comply with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, will be of sound materials and good workmanship, will be free from defects, will be fit and suitable for the purpose intended and will comply with all of the requirements of this Contract.

(b) The Contractor/Service Provider warrants that title to all Work, including instruments of service will pass to the Owner no later than the time of payment. The Contractor/Service Provider further warrants that, upon submittal of a payment request, all Work shall, be free and clear of liens, claims, security interests or encumbrances in favor of Contractor/Service Provider and all persons or entities entitled to make a claim by reason of having provided labor, materials and equipment relating to the Work.

(c) Without limiting the foregoing, Contractor/Service Provider guarantees the Work for such period as may be provided in the specifications and, in any event, until the expiration of not less than one (1) year from and after completion of the Work and acceptance by the Owner. Contractor/Service Provider shall make all repairs, replacements or adjustment required during the warranty period.

(d) The foregoing warranties shall be in addition to and not in lieu of or in waiver of any other or further warranties or obligations which may be implied by law or which may be provided by any law or regulation.

8. **INSURANCE:**

(a) Contractor/Service Provider shall maintain and pay for insurance coverage of the types and with the limits set forth on Exhibit A.2, Insurance Requirements, attached hereto and incorporated herein by reference. Such coverage shall be maintained in form and with companies acceptable to the Owner and shall, notwithstanding the requirements of Exhibit A.2, meet the applicable requirements of any governmental authority having jurisdiction over the Work. Each policy of insurance shall name the Owner, Owner's Agent, Owners Lender, if any, and any others named on Exhibit A.2 as additional insureds and shall provide for thirty (30) days' notice of cancellation to Owner and Owner's Agent. Certificates evidencing such insurance shall be delivered to Owner's Agent prior to commencing the Work. In lieu of naming the Owner and the Owner's Agent as additional named insureds, the Contractor/Service Provider may provide an Owner's/Contractor/Service Provider's Protective Policy providing equivalent coverage to all named on Exhibit A.2.

(b) Contractor/Service Provider shall be responsible for any desired coverage against damage or loss to its own materials, facilities, tools, equipment, scaffolds and similar items not covered by the Owner's fire policy.

(c) Owner, Owner's Agent and Contractor/Service Provider waive all rights against each other for damages caused by fire and other perils to the extent covered by the insurance required to be maintained hereunder.

9. **INDEMNITY:**

(a) Contractor/Service Provider agrees to indemnify, defend and hold harmless the Owner and/or Owner's Agent, Sun Communities, Inc., Sun Communities Operating Limited Partnership, and their agents and employees from and against any claim, cost, expense or liability (including attorneys' fees), whether arising before or after completion of the Contractor/Service Provider Work caused by, arising out of, resulting from the performance of the Work by the Contractor/Service Provider or its subcontractors, service providers, agents and employees. In the case of claims against the Owner, the Owner's Agent, Sun Communities, Inc., Sun Communities Operating Limited Partnership, or their agent and employees by any employee of the Contractor/Service Provider, anyone directly or indirectly employed by it or anyone for whose acts it may be liable, the indemnification obligation under this Paragraph 9 shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor/Service Provider under worker's compensation acts, disability benefit acts or other employee benefit acts.

(b) The Contractor/Service Provider shall not permit any contractor, subcontractor, laborer, materialmen, mechanic or similar lien to be filed against any part of the Work or the property for which it has received payment from the Owner. If any such lien is filed on the Project, and if the Contractor/Service Provider does not undertake to cause any such lien to be released or discharged (by payment, bonding or otherwise) within fifteen (15) days of notice from the Owner, the Owner shall have the right to pay all sums necessary to obtain such release or discharge and deduct all amounts so paid, including any attorneys' fees and filing costs, from any amount due the Contractor/Service Provider.

10. **TERMINATION:** The Owner may terminate this Contract for its convenience and without cause upon five (5) days written notice to Contractor/Service Provider. In such event, the Contractor/Service Provider shall be paid for all Work properly completed as of the effective date of termination but Owner shall not be liable for any damages or lost profit.

11. **DEFAULT:** If the Contractor/Service Provider (i) fails to supply the labor, materials, equipment and supervision in sufficient time and quantity to meet the schedule; (ii) causes stoppage or delay of or interference with the Project; (iii) fails in the performance or observance of any of the provisions of this Contract; or (iv) shall file a voluntary petition in bankruptcy; be adjudicated insolvent; or seek or consent to or acquiesce in the appointment of any trustee, receiver or liquidator of any of its assets or property; make an assignment for the benefit of creditors; or make an admission in writing of its inability to pay its debts as they become due, then Owner, after giving the Contractor/Service Provider notice of such default and forty-eight (48) hours within which to cure such default, shall have the right to exercise any one or more of the following remedies:

(a) Require the Contractor/Service Provider utilize, at its own expense, overtime labor (including Saturday and Sunday work) and additional shifts as necessary to overcome any delay attributable to Contractor/Service Provider's default.

(b) Remedy the default by whatever means the Owner's Agent may deem necessary and appropriate including, but not limited to, correcting, furnishing, performing or otherwise completing the Work, or any part thereof, by itself or through others (utilizing where appropriate any materials and equipment previously purchased for the Project) and deduct the cost from any monies due or to become due to Contractor/Service Provider.

(c) Terminate this Contract without waiving or releasing any rights or remedies against Contractor/Service Provider or its sureties, and take possession of the Work, and all materials, equipment, facilities, tools, scaffolds and appliances of the Contractor/Service Provider relating to the Work, for the purposes of completing the Work.

(d) Recover from Contractor/Service Provider all losses, damages, penalties and fines, whether actual or liquidated, direct or consequential, and all reasonable attorneys' fees incurred by Owner as a result of Contractor/Service Provider's default.

The foregoing remedies shall be considered separate and cumulative and shall be in addition to every other remedy provided in this Contract or now or hereafter existing at law or in equity.

12. **OWNERSHIP OF DOCUMENT:**

Drawings and specifications developed by the Contractor/Service Provider as the work product under this Contract shall become the sole property of the Owner free and clear of any retention rights.

13. **CONFIDENTIAL INFORMATION:**

In order for the Contractor/Service Provider to effectively fulfill its obligations under this Contract, it may be necessary for the Owner to disclose confidential or proprietary information. Since it is difficult to separate confidential and proprietary information from that which is not, the Contractor/Service Provider shall instruct its employees, subcontractors, and service providers to regard all information gained by each such person, as a result of services rendered hereunder, as information which is confidential and proprietary to the Owner and not to be disclosed to any organization or individual without the prior consent of the Owner.

14. **OTHER OWNER'S CONTRACTOR/SERVICE PROVIDERS:**

The Owner reserves the right to (i) employ other contractor/service providers at Owner's sole cost and expense, to perform similar work as the Contractor/Service Provider for the Project; and (ii) the Contractor/Service Provider agrees to cooperate fully and to share information with the other contractor/service providers.

15. **NOTICES:**

Any notice from Owner to Contractor/Service Provider or from Contractor/Service Provider to Owner shall be deemed duly served if personally served, if mailed by certified mail, return receipt requested, if sent via overnight courier service, or if sent via facsimile or email to the facsimile number or email address set forth below, and addressed to such party as follows:

If to Contractor/Service Provider: RCM Utilities, LLC
1451 Pine Grove Road
Eustis, FL 32726
(352) 561-2990

If to Owner: Sun Communities, Inc.
dba Water Oak Country Club Estates
216 Magnolia Drive
Lady Lake, FL 32159
Attn: Amy Herndon
Ph: (248) 864-0396
Email: aherndon@suncommunities.com

Either party hereto may change the name, address, or facsimile number of the designee to which notice shall be sent by giving written notice of such change to the other party hereto as hereinbefore provided.

16. **CONSTRUCTION:** This Contract shall not be construed more strictly against one party than the other, merely by virtue of that fact that it may have been prepared by counsel for one of the parties, it being recognized that both Contractor/Service Provider and Owner have contributed substantially and materially to the preparation of this Contract.

17. **COUNTERPARTS:** This Contract may be executed in a number of identical counterparts which, taken together, shall constitute collectively one (1) agreement; but in making proof of this Contract, it shall not be necessary to produce or account for more than one such counterpart.

18. **GOVERNING LAW:** The Contract shall be governed by the law of the place where the Project is located except that, if the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern.

19. **SUCCESSORS AND ASSIGNS:** The Owner and Contractor/Service Provider, respectively, bind themselves, their partners, successors, assigns and legal representatives to the covenants, agreements and obligations contained in the Contract Documents. Except that the Owner may assign this Contract to a lender providing financing for the Project, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make such an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

20. **ENTIRE AGREEMENT:** This Contract and the documents incorporated herein set forth the entire Contract between the Owner and the Contractor, including the following exhibits.

LIST OF EXHIBITS

- Exhibit A.1 – Omitted/Not Applicable
- Exhibit A.2 – Insurance Requirements
- Exhibit B – Contractor Proposal
- Exhibit C – Contract Documents
- Exhibit D – Change Order
- Exhibit E – Partial Conditional Waiver
- Exhibit F – Partial Unconditional Waiver
- Exhibit G – Full Conditional Waiver
- Exhibit H – Full Unconditional Waiver
- Exhibit I – Omitted/Not Applicable
- Exhibit J – Omitted/Not Applicable
- Exhibit K – Omitted/Not Applicable
- Exhibit L – Omitted/Not Applicable
- Exhibit M – Application for Payment
- Exhibit N – Omitted/Not Applicable
- Exhibit O – Sworn Statement
- Exhibit P – Omitted/Not Applicable

EXHIBIT A.2

**Insurance Requirements
Sun Short Form Construction Contract**

Contractor shall, with respect to the Work, maintain and pay for the following insurance coverages with minimum limits in the respective amounts indicated.

<u>TYPE</u>	<u>MINIMUM LIMIT</u>
(a) Worker's Compensation as required by Law.	Statutory
(b) Employer's Liability. The required Worker's Compensation Insurance shall extend to cover employer's liability.	\$100,000 Each Occurrence
(c) General Liability including: <ul style="list-style-type: none"> • Comprehensive Form • Premises – Operations • Completed Operations Liability Products Liability • Contractual Liability for all liability assumed by the Contractor. • Broad Form Property Damage • Independent Contractors • Personal Injury • Explosion & Collapse • Underground 	Bodily Injury: \$1,000,000 Each Occurrence \$1,000,000 Annual Aggregate Property Damage: \$1,000,000 Each Occurrence \$2,000,000 Annual Aggregate
(d) Comprehensive Automobile Liability including owned, non-owned and hired vehicles.	Bodily Injury: \$1,000,000 Each Occurrence \$1,000,000 Annual Aggregate Property Damage: \$1,000,000 Each Occurrence \$1,000,000 Annual Aggregate
(e) Excess Liability - Umbrella Form bodily injury and property damage combined.	\$1,000,000 Each Occurrence

All insurance required to be maintained shall list **Sun Communities Finance, LLC, dba Water Oak Country Club Estates, Sun Communities, Inc., Sun Communities Operating Limited Partnership, Lender, if any, Architect/Engineer, and Agent** as an additional insured and their members, representatives, agents, employees.

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)
RCM Utilities, LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.
 Individual/sole proprietor C corporation S corporation Partnership Trust/estate
 LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) **S**
 Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.
 Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) _____
Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____
(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions

5 Address (number, street, and apt. or suite no.). See instructions.
1451 Pine Grove Road

6 City, state, and ZIP code
Eustis, FL 32726

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number

			-				-			
--	--	--	---	--	--	--	---	--	--	--

or

Employer identification number

8	2	-	4	1	6	0	7	6	2
---	---	---	---	---	---	---	---	---	---

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person *Melissa Moss* Date *1/7/25*

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

EXHIBIT B

Contractor Proposal



RCM Utilities, LLC
 1451 Pine Grove Road
 Eustis, FL 32726
 352-561-2990
 billing@rcmutilities.com

Estimate 29326592
 Estimate Date 3/31/2025

Billing Address
 Sun Communities
 27777 Franklin Road
 Southfield, MI 48034 USA

Job Address
 Water Oak
 106 Evergreen Lane
 Lady Lake, FL 32159 USA

Description of work

We are pleased to submit a price on the above referenced project. This project includes providing and installing the electrical components as outlined in the scope below.

INCLUDES:

- Disassemble terminations and remove existing generator and ATS.
- Install new 250KW, 480V, diesel driven GENERAC generator with a rented lull.
- Terminate all wiring at generator and ATS.
- Proper grounding as required.
- Electrician present during start up.
- Generator technician at start up with available training. Training to be on start-up day or owner is to pay GENERAC for another visit.
- All work performed to 2023 NEC standards.

Estimated lead time: AFTER APPROVED SUBMITTALS
 250kW D - 20-28 weeks
 400A ATS - 8-10 weeks

- General Conditions:**
- Shop drawings and submittals.
 - Specification and Notes listed on Plan Sheets.
 - Daily clean-up of our trash to G.C. provided dumpster.

Sales Tax Included. Price for the above scope of work: \$148,330.00.

Service #	Description	Quantity	Your Price	Total
Electrical - Service	Electrical Service Work	1.00	\$0.00	\$0.00
Electrical - Service	Electrical Service Work	1.00	\$148,330.00	\$148,330.00
Sub-Total				\$148,330.00
Tax				\$0.00
Total Due				\$148,330.00
Deposit/Downpayment				\$0.00

Payment is due within 30 days of the date of invoice. Thereafter, monthly finance charges of 1.5% or the maximum allowed by law, whichever is less, will be assessed on unpaid amounts.

****ESTIMATE IS VALID FOR 30 DAYS****

****ESTIMATE INCLUDES ALL APPLICABLE SALES TAXES.****

- DUE TO CURRENT MARKET CONDITIONS MATERIAL PRICING IS SUBJECT TO CHANGE. RCM HOLDS THE RIGHT TO REPRICE BASED ON DATE OF ORDER. DATE OF ORDER IS WHEN ALL STAMPED PLANS AND SUBMITTALS ARE RETURNED, NOT THE RELEASE OF PURCHASE ORDER OR SUB CONTRACT.

Force Majeure. Neither party shall be liable in damages nor have the right to terminate this Contract for any delay or default in performing hereunder if such delay or default is caused by conditions beyond their control including, but not limited to natural disasters, including but not limited to ground subsidence or upheaval, acts of God, Government restrictions (including the denial or cancellation of any permits, tax incentive, or other license or approvals), covid-19, labor shortage, material delays, wars, insurrections and/or any other cause beyond the reasonable control of the party whose performance is affected. Furthermore, neither party shall be liable for any failure or delay in performance under this Contract to the extent said failures or delays are proximately caused by those causes beyond that party's reasonable control and occurring without its fault or negligence, including, without limitation, failure of suppliers, subcontractors, and carriers, or any other party to substantially meet its performance obligations under this Contract. The party experiencing the difficulty shall give the other prompt written notice, with details following the occurrence of the cause relied

upon. Dates by which performance obligations are scheduled to be met will be extended for a period equal to the time lost due to any delay so caused. Contractor's failure to perform any term or condition of this Contract because of conditions beyond its control mentioned herein or other conditions that cause delay, damage, or destruction of its work by others shall not be deemed a breach of this Contract.

Material Escalation. The Contract Price for this Project has been calculated based on the current prices for the component building materials. However, the market for these building materials is considered volatile and sudden price increases could occur. Contractor agrees to use its best efforts to obtain the lowest possible prices from available building material suppliers but should there be an increase in the prices of these materials that are purchased after execution of this Contract for use in this Project, then Owner or General Contractor agrees and shall pay the substantiated cost increase to Contractor. Any request or change order for payment of a cost increase shall state the increased cost, the building materials in question, and the source of supply, supported by invoices or bills of sale.

1. This proposal is an offer to enter into a contract, with the mutual promises contained herein constituting valuable and sufficient consideration. The execution of this proposal by the owner listed above (the "Owner") shall constitute acceptance of the offer and formation of contract (the "Contract") between the Owner (the "Owner") and RCM Utilities, LLC. The terms set forth herein, including those after the acceptance signature below and/or on subsequent pages, shall govern the Contract.
2. **Warranty.** The Contractor warrants all supplied materials and workmanship to be free of defects for a period of one year after installation. The Contractor warrants that materials and equipment furnished under the Contract will be new and good quality.
3. **Payment.** The Contractor will invoice the Owner in accordance with the schedule set forth above or, if no terms are set forth above, monthly for work performed during each calendar month. The Owner agrees that there shall be no retainage except as set forth in the schedule above. Payment is due within 30 days of the date of invoice. Thereafter, monthly finance charges of 1.5% or the maximum allowed by law, whichever is less, will be assessed on unpaid amounts.
4. **Time.** The Contractor shall achieve substantial completion of the work within a commercially reasonable time. At the Owner's request, the Contractor shall submit for information a construction schedule for the work, and the Contractor shall revise the schedule at appropriate intervals as required by the conditions of the work. Schedule information set forth above are estimates. The Contractor shall not be responsible for delays caused by circumstances outside the control of the Contractor.
5. **Permits and Approvals.** The Contractor shall secure and pay for the building permits, fees, licenses and inspections by government agencies necessary for proper execution and completion of the work. This responsibility is limited to building permits and, for the avoidance of doubt, does not extend to land use approvals, environmental permits, consumptive use permits, or other governmental approvals outside of building permits.
6. **Contract Documents.** Except as otherwise provided herein, the Owner shall furnish, at its expense, all necessary surveys, plans, drawings, approvals, easements, assignments, and changes required for the construction and use of the improvements. The Owner warrants the information, plans and specifications provided to the Contractor. The Contractor shall be entitled to rely on the plans and drawings supplied by the Owner; the Contractor warrants only that the work will conform to the design documents and shall have no responsibility or obligation arising out of design defects. The Contractor's warranties contained in this Contract exclude remedy for damage or defect caused by abuse, alterations to the work not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear.
7. **Termination.** The Contractor may terminate this Contract if the Owner fails to make payment as set forth herein and the failure continues for 10 days after notice, if the Contractor is unable to perform due to the failure of the owner to provide access to the site, necessary approvals, or its efforts to complete the work are frustrated by the actions or omissions of the Owner. In the event the Contractor terminates the Contract, it may recover payment for work executed, included reasonable overhead and profit, costs incurred by reason of such termination, and damages. No refund of payments made by the Owner shall be due as a result of termination under this section.
8. **Governing Law; Venue; Attorney Fees.** This Contract shall be governed by the laws of the state of Florida. Venue for any dispute arising in connection with this Contract shall lie exclusively in the court of appropriate jurisdiction in the county where the work is to be performed. The parties hereby irrevocably waive the right to a jury trial in connection with any matter related to or arising out of this contract or the work performed hereunder and consent to a bench trial in any such action. The prevailing party in any litigation shall be entitled to recover its reasonable attorneys' fees from the other party.
9. **Assignment; Subcontractors.** This Agreement may not be assigned without consent; provided, however that nothing herein shall limit the right of the Contractor to use subcontractors and contract labor in completion of the work. Notwithstanding the foregoing, the Contract may be assigned by the Owner to a lender providing construction financing if the lender has assumed the Owner's rights and obligations under the Contract.
10. **Hazards.** The Owner represents that, except as disclosed in writing, there is no hazardous condition, material or substance at the site of the work. The Owner shall indemnify and hold harmless the Contractor, its subcontractors, agents and employees from and against claims, damages, losses, and expense arising out of or resulting from performance of the work in the affected area if in fact, a hazardous condition, material or substance presents the risk of bodily injury or death and has not been rendered harmless, except to the extent that such damage, loss or expense is due to the fault or negligence of the party seeking indemnity. If, without negligence on the part of the Contractor, the Contractor is held liable by a government agency for the cost of remediation of a hazardous material or substance by reason of performing the work described herein, the Owner shall indemnify the Contractor for all cost and expenses thereby incurred.
11. **Insurance; Beneficiaries.** The Contractor shall maintain appropriate commercial general liability insurance and statutory worker's compensation insurance and will provide certificates of insurance upon the request of the Owner. The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance and property insurance until the work is complete. This Contract has no third-party beneficiaries.
12. **Consequential Damages.** The Owner waives claims against the Contractor for consequential damages arising out of or relating to this Contract. This waiver includes damages incurred by Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons. This waiver is applicable to damages due to termination.
13. **Entire Agreement; Modifications.** This Contract, together with the information, plans, and specifications provided to the Contractor, constitute the entire agreement. Any previous agreements and understanding between the parties regarding the subject matter of this Contract, whether oral or in writing, are superseded by the Contract. Any amendments, modifications, or change orders must be in writing. Any change orders require the agreement of the Contractor and shall include appropriate modifications to the contract price to include the Contractor's cost of labor, material, equipment, and reasonable overhead and profit.
14. ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA

STATUTES. 15. ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY

Approved By: _____ Date: _____

EXHIBIT D

Change Order

Project:	Contract Information:	Change Order Information:
	Contract for:	Change Order No:
	Date:	Date:
Owner:	Architect/Engineer:	Contractor:
	<i>n/a</i>	

The Contract is changed as follows:

The original Contract Sum	\$ _____
The net change from previous authorized Change Orders	\$ _____
The Contract Sum prior to this Change Order	\$ _____
The Contract Sum will increase by this Change Order	\$ _____
The new Contract Sum including this Change Order will be	\$ _____

The Contract Time will increase by _____ (____) days
The new date of Substantial Completion will be _____

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by a Construction Change Directive until the cost and time have been agreed to by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY OWNER AND CONTRACTOR

OWNER:
Sun Communities Finance, LLC

CONTRACTOR:
RCM Utilities, LLC

By: _____
Name/Title: _____
Date: _____

By: _____
Name/Title: _____
Date: _____

EXHIBIT E

Partial Conditional Waiver

I/we, ***RCM Utilities***, have a contract with ***Sun Communities Finance, LLC*** to ***Install New Generator and Automatic Transfer Switch*** for the improvement of the property described as ***Water Oak Country Club Estates, 216 Magnolia Drive, Lady Lake, FL 32159*** and having been paid in the amount of \$_____ hereby, the Lien Claimant's construction lien rights are waived and released against the Property to the amount of \$_____, for labor/materials provided through _____ (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.

This waiver is conditioned upon actual payment of the amount 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:

_____ RCM Utilities, LLC

1451 Pine Grove Road
Eustis, FL 32726

By: _____
(Signature of authorized signer)

Telephone: (352) 561-2990

Name: _____
(Printed name of authorized signer and title)

Signed on: _____

Signed and sworn before me this _____ day of _____, 20_____

(Signature of Notary Public)

Notary Public in the County of _____, State of _____

My Commission Expires: _____

Acting in the County of _____, State of _____

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

EXHIBIT F

Partial Unconditional Waiver

I/we, **RCM Utilities**, have a contract with **Sun Communities Finance, LLC** to **Install New Generator and Automatic Transfer Switch** for the improvement of the property described as **Water Oak Country Club Estates, 216 Magnolia Drive, Lady Lake, FL 32159** and having been paid in the amount of \$ _____ hereby, the Lien Claimant's construction lien rights are waived and released against the Property to the amount of \$ _____, for labor/materials provided through _____ (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:

_____ RCM Utilities

1451 Pine Grove Road
Eustis, FL 32726

By: _____
(Signature of authorized signer)

Telephone: (352) 561-2990

Name: _____
(Printed name of authorized signer and title)

Signed on: _____

Signed and sworn before me this _____ day of _____, 20_____

(Signature of Notary Public)

Notary Public in the County of _____, State of _____

My Commission Expires: _____

Acting in the County of _____, State of _____

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

EXHIBIT G

I/we, **RCM Utilities**, have a contract with **Sun Communities Finance, LLC** to **Install New Generator and Automatic Transfer Switch** for the improvement of the property described as **Water Oak Country Club Estates, 216 Magnolia Drive, Lady Lake, FL 32159** and having been fully paid in the amount of **\$148,330.00** and satisfied, all of Lien Claimant's construction lien rights against the Property are hereby waived and released.

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.

This waiver is conditioned upon actual payment of the amount 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:

_____ RCM Utilities

1451 Pine Grove Road
Eustis, FL 32726

By: _____
(Signature of authorized signer)

Telephone: (352) 561-2990

Name: _____
(Printed name of authorized signer and title)

Signed on: _____

Signed and sworn before me this _____ day of _____, 20____

(Signature of Notary Public)

Notary Public in the County of _____, State of _____

My Commission Expires: _____

Acting in the County of _____, State of _____

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

EXHIBIT H

Full Unconditional Waiver

I/we, RCM Utilities, have a contract with Sun Communities Finance, LLC to Install New Generator and Automatic Transfer Switch for the improvement of the property described as Water Oak Country Club Estates, 216 Magnolia Drive, Lady Lake, FL 32159 and having been fully paid in the amount of \$148,330.00 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.

Address:

_____ RCM Utilities

1451 Pine Grove Road
Eustis, FL 32726

By: _____
(Signature of authorized signer)

Telephone: (352) 561-2990

Name: _____
(Printed name of authorized signer and title)

Signed on: _____

Signed and sworn before me this _____ day of _____, 20____

(Signature of Notary Public)

Notary Public in the County of _____, State of _____

My Commission Expires: _____

Acting in the County of _____, State of _____

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

Lien Waiver Review Checklist

1. Waivers	Checked
1.1 Contractor only to submit Partial Conditional Waiver with first pay application	
1.2 Partial Unconditional Waivers for all subsequent pay applications	
1.2.1 Waivers needed from contractor and all subcontractors and suppliers listed on prior Sworn Statement	
1.2.2 Company name must match exactly	
1.2.3 Date must be same or more recent than the date of last pay application	
1.2.4 Amount must be equal or greater than what shown on last sworn statement	
1.2.5 Circle "Does" in second paragraph	
1.3 Verify Partial Unconditional Waiver for general contractor is on file	
1.4 For final pay application (including release of retainage):	
1.4.1 Full Unconditional Waivers for contractor and all subcontractors/suppliers listed on any sworn statement	
1.4.2 Company name must match exactly	
1.4.3 Verify all waivers are notarized	
1.4.4 Dates must be same or more recent than the date of last pay application	

EXHIBIT M

Application for Payment
(Forms on following pages.)

Payment Application Review Checklist

In addition to the Application for Payment (G702) and Continuation Page (G703), the following documents (unless dictated by statute) must be submitted with each application for payment to constitute a complete Payment Application Packet.

Document List – First and Subsequent Payment Requests	Checked
1. Sworn Statement in the form (<u>Exhibit O</u>)	
2. With the 1 st pay application - Partial Conditional Lien Waiver from the Contractor (<u>Exhibit E</u>)	
3. Starting with the 2 nd pay application – Partial Unconditional Lien Waivers from the Contractor, all 1 st tier subcontractors, suppliers, and contracted labor included in the prior pay application (<u>Exhibit F</u>)	
4. Any additional information that may be requested by Owner or Lender to prove Contractor has paid subcontractors, suppliers, and/or contracted labor	
Document List – Final Payment Request	Checked
1. Sworn Statement in the form (<u>Exhibit O</u>)	
2. Final Certificate of Occupancy or other document issued by the governmental agency	
3. All maintenance and operating manuals	
4. Any guarantees or warranties required by the Contract Documents	
5. Final Payment Receipt and Release (<u>Exhibit N</u>)	
6. Full Conditional Waivers from the Contractor, subcontractors, suppliers, venders and contracted labor (<u>Exhibit G</u>)	
7. Full Unconditional Waivers from the Contractor, subcontractors, suppliers, venders and contracted labor (<u>Exhibit H</u>) should be delivered 10 days after final payment	
8. Any additional information that may be requested by Owner or Lender to prove Contractor has paid subcontractors, suppliers, and/or contracted labor	

APPLICATION AND CERTIFICATE FOR PAYMENT AIA DOCUMENT G702 (Instructions on reverse side) PAGE ONE OF _____ PAGES

TO OWNER: _____ PROJECT: _____ APPLICATION NO.: _____ Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

PERIOD TO: _____ PROJECT NOS.: _____ CONTRACT DATE: _____

FROM CONTRACTOR: _____ VIA ARCHITECT: _____

CONTRACT FOR: _____

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 \$ _____
2. Net change by Change Orders \$ _____
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ _____
4. TOTAL COMPLETED & STORED TO DATE \$ _____
(Column G on G703)
5. RETAINAGE:
 - a. _____% of Completed Work \$ _____
(Columns D + E on G703)
 - b. _____% of Stored Material \$ _____
(Column F on G703)
 Total Retainage (Line 5a + 5b or Total in Column I of G703) \$ _____
6. TOTAL EARNED LESS RETAINAGE \$ _____
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ _____
(Line 6 from prior Certificate)
8. CURRENT PAYMENT DUE \$ _____
9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ _____
(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

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: _____ Date: _____

State of: _____ County of: _____

Subscribed and sworn to before me this _____ day of _____

Notary Public: _____ My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect'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 \$ _____
 (Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to 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.

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CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side) PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.
 APPLICATION NO.:
 APPLICATION DATE:
 PERIOD TO:
 ARCHITECT'S PROJECT NO.:

In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE) RATE)
			FROM PREVIOUS APPLICATION (D + E)	% (G ÷ C)					



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G703-1992

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EXHIBIT O

Sworn Statement
(Form on following pages.)

SWORN STATEMENT CHECKLIST

	Checked
1.1 Verify that Owner, Period, and Application Number are correct	
1.2 Verify statement is signed and notarized	
1.3 Verify the balances in all columns match	
1.3.1 Total Contract Price matches	
1.3.2 Change Orders match	
1.3.3 Total Adjusted Contract Price matches	
1.3.4 Amount Already Paid matches	
1.3.5 Amount Currently Owed matches	
1.3.6 Total Retention Withheld matches	
1.3.7 Balance to Complete matches (balance may be minus retainage)	
1.3.8 Anyone who has submitted a NTO must be listed and provide a lien waiver	
1.4 Owner's Representative has reviewed and approved the Sworn Statement.	

Water Oak Valve Exercising Program

Table 2. Valve Exercising Log for Hydro Pneumatic Tank **OLD**

ISOLATION VALVE EXERCISING RECORD					
Hydropneumatic Tank #1					
Date Exercised	ID #	Valve Location	# of Turns	Valve Condition of Stem, Packing, Nut, Gearing, Etc.	Valve Status (Open or Closed)
3-18-24	1		24	GOOD	0
3-18-24	2		24	GOOD	0

ISOLATION VALVE EXERCISING RECORD					
Hydropneumatic Tank #2					
Date Exercised	ID #	Valve Location	# of Turns	Valve Condition of Stem, Packing, Nut, Gearing, Etc.	Valve Status (Open or Closed)
3/18/24	3		24	GOOD	0
3/18/24	4		24	GOOD	0
3/18/24	5	By-Pass Valve	20	GOOD	0
3/18/24	6	By-Pass Valve	20	GOOD	CL
3/18/24	7	By-Pass Valve	24	GOOD	CL
3/18/24	8	By-Pass Valve	24	GOOD	CL

Table 2. Valve Exercising Log for Hydro Pneumatic Tank

Hilltop (NEW)

ISOLATION VALVE EXERCISING RECORD					
Hydropneumatic Tank 3					
Date Exercised	ID #	Valve Location	# of Turns	Valve Condition of Stem, Packing, Nut, Gearing, Etc.	Valve Status (Open or Closed)
3/18/24	1		24	GOOD	0
3/18/24	2		24	GOOD	0

ISOLATION VALVE EXERCISING RECORD					
Hydropneumatic Tank 4					
Date Exercised	ID #	Valve Location	# of Turns	Valve Condition of Stem, Packing, Nut, Gearing, Etc.	Valve Status (Open or Closed)
3/18/24	3		24		0
3/18/24	4		24		0
3/18/24	5	By-Pass Valve	20		0
3/18/24	6	By-Pass Valve	20		CL
3/18/24	7	By-Pass Valve	24		CL
3/18/24	8	By-Pass Valve	24		CL

Table 1. Isolation Valve Exercising Log

ISOLATION VALVE EXERCISING RECORD					
Date Exercised	ID #	Valve Location	# of Turns	Valve Condition of Stem, Packing, Nut, Gearing, Etc.	Valve Status (Open or Closed)
3/18/24	1	Lot 2869 & 2819	11	G	0
	2	Lot 2686 & 2716	20	G	0
	3	Lot 2551	20	G	0
	4	Lot 2780 & 2818	11	G	0
	5	Lot 2540	11	G	0
	6	Lot 2519	11	G	0
	7	Lot 2724	11	G	0
	8	Lot 2499 & 2481	11	G	0
	9	Lot 2678 & 2723	20	G	0
	10	Lot 2676 in greenway	11	G	0
	11	Lot 2322	11	G	0
	12	Lot 2447	20	G	0
	13	Lot 2293	20	G	0
	14	Lot 2437 & 2438	11	G	0
	15	Lot 2298	20	G	0
	16	Lot 2450	20	G	0
	17	Lot 2405 & 2406	20	G	0
	18	Lot 2419 & 2414 & 2418	20	G	0
	19	Lot 2379	11	G	0
	20	Lot 2346	11	G	0
	21	Lot 2398	11	G	0
	22	Lot 2422	20	G	0
	23	Lot 2388 in Road	20	G	0
	24	Lot 2354 & 2378	11	G	0
3/19/24	25	Lot 2327	20	G	0
	26	Lot 486	20	G	0
	27	Lot 2367 & 2366	11	G	0
	28	Lot 2279 & 2257	11	G	0
	29	Lot 481	20	G	0
	30	Lot 2269 & 2268	11	G	0
	31	Lot 2220 & 2231	11	G	0
	32	Lot 2218	20	G	0
	33	Lot 2232 & 2234	20	G	0
	34	Lot 2243 & 2244	20	G	0
	35	Lot 2140	20	G	0

Water Oak Valve Exercising Program

3/19/24	36	Lot 572	20	G	0
	37	Lot 590 & 591	15	G	0
	38	Lot 609	20	G	0
	39	Lot 2057	11	G	0
	40	Lot 2081	11	G	0
	41	Lot 2014	20	G	0
	42	Lot 2014	20	G	0
	43	Lot 2045	11	G	0
	44	Lot 2001 & 2002	20	G	0
	45	Lot 2003 & 2004	11	G	0
	46	Lot 121	11	G	0
✓	47	Lot 174 & Teakwood Trail	20	G	0
	48	Lot 174 Willow Way	15	G	0
3/20/24	49	Spruce Drive across from Lake Sunshine	11	G	0
	50	Lot 246	11	G	0
	51	Lot 283	15	G	0
	52	Lot 235 & 237	11	G	0
	53	Lot 227	11	G	0
	54	Lot 300	17	G	0
	55	Lot 415	11	G	0
	56	Lot 439	15	G	0
	57	Lot 346 & 450	20	G	0
	58	Lot 450 & Cedar Lake	15	G	0
	59	Lot 583	15	G	0
	60	Lot 348 & Hickory Hill	15	G	0
	61	Lot 388	20	G	0
	62	Lot 305	20	G	0
	63	Lot 305 in Road Hickory Hill	18	G	0
	64	Lot 296	18	G	0
	65	Lot 311	18	G	0
	66	Lot 399	11	G	0
	67	Lot 378	11	G	0
	68	Lot 326	18	G	0
	69	Lot 491	11	G	0
	70	Lot 471 & Cedar Lane	18	G	0
	71	Lot 393 & 394	11	G	0
	72	Lot 474	18	G	0
✓	73	Lot 475	18	G	0

Water Oak Distribution System Water Flushing Program

Table 1. Water Main Flushing Log

Water Main Flushing Log					
Flushing Date: 3/20/24 - 3/21/24					
Required Quarterly: 1st Qtr Jan-March, 2nd Qtr April-June, 3rd Qtr July-Sept, 4th Qtr Oct-Dec					
Performed by:					
ID #	Location Description	Flushing Duration (min.)	Water Characteristics (Odor, Color, etc.)		Gallons Flushed
			Before	After	
1	Entrance Hwy 27 & Water Oak Blvd	5	BRN	CL	5000
2	Parking Lot Willow Way & Magnolia Drive	5	BRN	CL	7710
3	Between L-86 & 85 Magnolia Drive	5	BRN	CL	4225
4	L-158 Water Oak Blvd.	5	BRN	CL	5000
5	L-614 Crepe Myrtle Pass	5	BRN	CL	4200
6	Front Main Clubhouse	5	BRN	CL	4550
7	L- 609 Evergreen Lane	5	BRN	CL	5290
8	L-366 Spruce Drive	5	BRN	CL	4600
9	L-283 Spruce Drive	5	BRN	CL	4600
10	L- 387 Sycamore Square	5	BRN	CL	4210
11	L-450 Spruce Drive	5	BRN	CL	4195
12	L-480 Cedar Lane	5	BRN	CL	4200
13	Between L-2106 & 2105 Beman Drive	5	BRN	CL	4595
14	L-2040 Watson Dr	5	BRN	CL	5010
15	Between L-2154 & 2155 Snead Drive	5	BRN	CL	5000
16	L-2198 Palmer Drive	5	BRN	CL	5300
17	L- 2232 Hogan Drive	5	BRN	CL	5000
18	L- 2173 Spieth Court	5	BRN	CL	4995
19	L- 2140 Nicklaus Court	5	BRN	CL	5000
20	L2920 Hogan/Sanders	5	BRN	CL	5000
21	L2940 Mickelson	5	BRN	CL	5010
22	L2949 Whitworth	5	BRN	CL	4595
23	L2929 End of Sanders	5	BRN	CL	4200
24	Sanders	5	BRN	CL	4600
25	Between L2297-2298 Bishop Dr	5	BRN	CL	6230
26	L2449 Bishop Drive	5	BRN	CL	5640
27	L2692 Norman	5	BRN	CL	5000
28	Across the street from 2634 Norman Street	5	BRN	CL	5300
29	Between L-2891 & 2892 Lietzke Lane	5	BRN	CL	5300
30	L2541 Norman	5	BRN	CL	4995
31	L2429 Irwin Street	5	BRN	CL	5300
32	L 156 Ex	5	BRN	CL	5710
33	208 Ex	5	BRN	CL	8970
34	L193 Ex	5	BRN	CL	8430
35	L149 Ex	5	BRN	CL	5740
36	L142 Ex	5	BRN	CL	8435
37	L59 Ex	5	BRN	CL	843

38	L216 Ex	5	BRN	CL	61160
39	L103 Ex	5	BRN	CL	5710
40	L109 Ex	5	BRN	CL	6180
41	L266 Ex	5	BRN	CL	5720
42	L274 Ex	5	BRN	CL	8420
43	L93 Ex	5	BRN	CL	8425
44	L85 Ex	5	BRN	CL	7220
45	L45 Ex	5	BRN	CL	6165
46	L39 Ex	5	BRN	CL	5720
47	L27 Ex	5	BRN	CL	6930
48	L224 Ex	5	BRN	CL	8430
49	L228 Ex	5	BRN	CL	8430
50	L236 Ex	5	BRN	CL	6930
51	L24 Ex	5	BRN	CL	8410
52	L287 Ex	5	BRN	CL	8430
53	L228 Ex	5	BRN	CL	7220
54	L17 Ex	5	BRN	CL	8420
55	Lot 6 Ex	5	BRN	CL	8430
56	Lift station 9 Ex	5	BRN	CL	6930
57	WTP Ex	5	BRN	CL	8175
58	W.O. Maint	5	BRN	CL	7520
59	Golf Course Maint	5	BRN	CL	8710

Water Oak Distribution System Water Flushing Program

Table 1. Water Main Flushing Log

Hydrant Flushing Log					
Flushing Date: 3/21/24 - 3/25/24					
Required Quarterly (1st Qtr Jan-March, 2nd Qtr April-June, 3rd Qtr July-Sept, 4th Qtr Oct-Dec)					
Performed by:					
ID #	Location Description	Flushing Duration (min.)	Water Characteristics (Odor, Color, etc.)		Gallons Flushed
			Before	After	
1	Entrance Hwy 27 & Water Oak Blvd	5	BRN	CL	5000
2	Parking Lot Willow Way & Magnolia Drive	5	BRN	CL	7710
3	Between L-86 & 85 Magnolia Drive	5	BRN	CL	4220
4	L-158 Water Oak Blvd.	5	BRN	CL	5000
5	L-614 Crepe Myrtle Pass	5	BRN	CL	4205
6	Front Main Clubhouse	5	BRN	CL	4550
7	L- 609 Evergreen Lane	5	BRN	CL	5300
8	L-366 Spruce Drive	5	BRN	CL	4600
9	L-283 Spruce Drive	5	BRN	CL	4600
10	L- 387 Sycamore Square	5	BRN	CL	4210
11	L-450 Spruce Drive	5	BRN	CL	4200
12	L-480 Cedar Lane	5	BRN	CL	4205
13	Between L-2106 & 2105 Beman Drive	5	BRN	CL	4600
14	L-2040 Watson Dr	5	BRN	CL	5010
15	Between L-2154 & 2155 Snead Drive	5	BRN	CL	4995
16	L-2198 Palmer Drive	5	BRN	CL	5200
17	L- 2232 Hogan Drive	5	BRN	CL	5000
18	L- 2173 Spieth Court	5	BRN	CL	5005
19	L- 2140 Nicklaus Court	5	BRN	CL	5000
20	L2920 Hogan/Sanders	5	BRN	CL	5010
21	L2940 Mickelson	5	BRN	CL	4600
22	L2949 Whitworth	5	BRN	CL	4200
23	L2929 End of Sanders	5	BRN	CL	4600
24	Sanders	5	BRN	CL	6230
25	Between L2297-2298 Bishop Dr	5	BRN	CL	5640
26	L2449 Bishop Drive	5	BRN	CL	5640
27	L2692 Norman	5	BRN	CL	5000
28	Across the street from 2634 Norman Street	5	BRN	CL	5300
29	Between L-2891 & 2892 Lietzke Lane	5	BRN	CL	5305
30	L2541 Norman	5	BRN	CL	5000
31	L2429 Irwin Street	5	BRN	CL	5300
32	L 156 Ex	5	BRN	CL	5710
33	208 Ex	5	BRN	CL	8975
34	L193 Ex	5	BRN	CL	8430
35	L149 Ex	5	BRN	CL	5720
36	L142 Ex	5	BRN	CL	8430
37	L59 Ex	5	BRN	CL	8430

38	L216 Ex	5	BRN	CL	16170
39	L103 Ex	5	BRN	CL	5710
40	L109 Ex	5	BRN	CL	16180
41	L266 Ex	5	BRN	CL	5720
42	L274 Ex	5	BRN	CL	8420
43	L93 Ex	5	BRN	CL	8420
44	L85 Ex	5	BRN	CL	7220
45	L45 Ex	5	BRN	CL	4165
46	L39 Ex	5	BRN	CL	5720
47	L27 Ex	5	BRN	CL	6930
48	L224 Ex	5	BRN	CL	8430
49	L228 Ex	5	BRN	CL	8430
50	L236 Ex	5	BRN	CL	6930
51	L24 Ex	5	BRN	CL	8410
52	L287 Ex	5	BRN	CL	8430
53	L228 Ex	5	BRN	CL	7220
54	L17 Ex	5	BRN	CL	8420
55	Lot 6 Ex	5	BRN	CL	8430
56	Lift station 9 Ex	5	BRN	CL	16930
57	WTP Ex	5	BRN	CL	8173
58	W.O. Maint	5	BRN	CL	7585
59	Golf Course Maint	5	BRN	CL	8710

Water Oak Valve Exercising Program

Table 2. Valve Exercising Log for Hydro Pneumatic Tank

HILLTOP (NEW)

ISOLATION VALVE EXERCISING RECORD					
Hydropneumatic Tank #1					
Date Exercised	ID #	Valve Location	# of Turns	Valve Condition of Stem, Packing, Nut, Gearing, Etc.	Valve Status (Open or Closed)
6/6/24	1		24	GOOD	O
6/6/24	2		24	GOOD	O

ISOLATION VALVE EXERCISING RECORD					
Hydropneumatic Tank #2					
Date Exercised	ID #	Valve Location	# of Turns	Valve Condition of Stem, Packing, Nut, Gearing, Etc.	Valve Status (Open or Closed)
6/6/24	3		24	GOOD	O
	4		24	GOOD	O
	5	By-Pass Valve	20	GOOD	O
	6	By-Pass Valve	20	GOOD	CL
	7	By-Pass Valve	24	GOOD	CL
	8	By-Pass Valve	24	GOOD	CL

Table 2. Valve Exercising Log for Hydro Pneumatic Tank

OLD WELLS

ISOLATION VALVE EXERCISING RECORD					
Hydropneumatic Tank #1					
Date Exercised	ID #	Valve Location	# of Turns	Valve Condition of Stem, Packing, Nut, Gearing, Etc.	Valve Status (Open or Closed)
6/6/24	1		24	GOOD	O
10/10/24	2		24	GOOD	O

ISOLATION VALVE EXERCISING RECORD					
Hydropneumatic Tank #2					
Date Exercised	ID #	Valve Location	# of Turns	Valve Condition of Stem, Packing, Nut, Gearing, Etc.	Valve Status (Open or Closed)
6/6/24	3		24		O
↓	4		24		O
	5	By-Pass Valve	20		O
	6	By-Pass Valve	20		CL
	7	By-Pass Valve	24		CL
	8	By-Pass Valve	24		CL

Water Oak Distribution System Water Flushing Program

Table 1. Water Main Flushing Log

Water Main Flushing Log					
Flushing Date: 6/18 - 6/24/24					
Required Quarterly: 1st Qtr Jan-March, 2nd Qtr April-June, 3rd Qtr July-Sept, 4th Qtr Oct-Dec					
Performed by:					
ID #	Location Description	Flushing Duration (min.)	Water Characteristics (Odor, Color, etc.) Before After		Gallons Flushed
1	Entrance Hwy 27 & Water Oak Blvd	5	BRN	C	5000
2	Parking Lot Willow Way & Magnolia Drive	5	BRN	C	7710
3	Between L-86 & 85 Magnolia Drive	5	BRN	C	4235
4	L-158 Water Oak Blvd.	5	BRN	C	5000
5	L-614 Crepe Myrtle Pass	5	BRN	C	4200
6	Front Main Clubhouse	5	BRN	C	5540
7	L- 609 Evergreen Lane	5	BRN	C	5290
8	L-366 Spruce Drive	5	BRN	C	4600
9	L-283 Spruce Drive	5	BRN	C	4100
10	L- 387 Sycamore Square	5	BRN	C	4200
11	L-450 Spruce Drive	5	BRN	C	4190
12	L-480 Cedar Lane	5	BRN	C	4200
13	Between L-2106 & 2105 Beman Drive	5	BRN	C	4600
14	L-2040 Watson Dr	5	BRN	C	5010
15	Between L-2154 & 2155 Snead Drive	5	BRN	C	5000
16	L-2198 Palmer Drive	5	BRN	C	5300
17	L- 2232 Hogan Drive	5	BRN	C	5000
18	L- 2173 Spieth Court	5	BRN	C	4995
19	L- 2140 Nicklaus Court	5	BRN	C	5000
20	L2920 Hogan/Sanders	5	BRN	C	5000
21	L2940 Mickelson	5	BRN	C	5005
22	L2949 Whitworth	5	BRN	C	4595
23	L2929 End of Sanders	5	BRN	C	4200
24	Sanders	5	BRN	C	4600
25	Between L2297-2298 Bishop Dr	5	BRN	C	10200
26	L2449 Bishop Drive	5	BRN	C	5640
27	L2692 Norman	5	BRN	C	5000
28	Across the street from 2634 Norman Street	5	BRN	C	5300
29	Between L-2891 & 2892 Lietzke Lane	5	BRN	C	5300
30	L2541 Norman	5	BRN	G	5000
31	L2429 Irwin Street	5	BRN	C	5300
32	L 156 Ex	5	BRN	C	5700
33	208 Ex	5	BRN	C	8470
34	L193 Ex	5	BRN	C	8430
35	L149 Ex	5	BRN	C	5740
36	L142 Ex	5	BRN	C	8435
37	L59 Ex	5	BRN	C	8430

38	L216 Ex	5	BRN	C	61160
39	L103 Ex	5	BRN	C	5710
40	L109 Ex	5	BRN	C	6190
41	L266 Ex	5	BRN	C	5720
42	L274 Ex	5	BRN	C	8415
43	L93 Ex	5	BRN	C	8420
44	L85 Ex	5	BRN	C	7200
45	L45 Ex	5	BRN	C	101105
46	L39 Ex	5	BRN	C	5720
47	L27 Ex	5	BRN	C	10930
48	L224 Ex	5	BRN	C	8430
49	L228 Ex	5	BRN	C	8430
50	L236 Ex	5	BRN	C	10930
51	L24 Ex	5	BRN	C	8410
52	L287 Ex	5	BRN	C	8430
53	L228 Ex	5	BRN	C	7220
54	L17 Ex	5	BRN	C	8420
55	Lot 6 Ex	5	BRN	C	8430
56	Lift station 9 Ex	5	BRN	C	6930
57	WTP Ex	5	BRN	C	8175
58	W.O. Maint	5	BRN	C	7580
59	Golf Course Maint	5	BRN	C	8710

Water Oak Hydrant Exercising

Table 1. Hydrant Exercising Log

Hydrant Exercising Log					
Flushing Date: <u>6/24/24 - 6/26/24</u>					
Required Quarterly: 1st Qtr Jan-March, 2nd Qtr April-June, 3rd Qtr July-Sept, 4th Qtr Oct-Dec					
Performed by:					
ID #	Location Description	Flushing Duration (min.)	Water Characteristics (Odor, Color, etc.)		Gallons Flushed
			Before	After	
1	Entrance Hwy 27 & Water Oak Blvd	5	BRN	C	5000
2	Parking Lot Willow Way & Magnolia Drive	5	BRN	C	7710
3	Between L-86 & 85 Magnolia Drive	5	BRN	C	4235
4	L-158 Water Oak Blvd.	5	BRN	C	5000
5	L-614 Crepe Myrtle Pass	5	BRN	C	4200
6	Front Main Clubhouse	5	BRN	C	5540
7	L- 609 Evergreen Lane	5	BRN	C	5290
8	L-366 Spruce Drive	5	BRN	C	4600
9	L-283 Spruce Drive	5	BRN	C	4600
10	L- 387 Sycamore Square	5	BRN	C	4200
11	L-450 Spruce Drive	5	BRN	C	4190
12	L-480 Cedar Lane	5	BRN	C	4200
13	Between L-2106 & 2105 Beman Drive	5	BRN	C	4600
14	L-2040 Watson Dr	5	BRN	C	5010
15	Between L-2154 & 2155 Snead Drive	5	BRN	C	5000
16	L-2198 Palmer Drive	5	BRN	C	5300
17	L- 2232 Hogan Drive	5	BRN	C	5000
18	L- 2173 Spieth Court	5	BRN	C	4995
19	L- 2140 Nicklaus Court	5	BRN	C	5000
20	L2920 Hogan/Sanders	5	BRN	C	5000
21	L2940 Mickelson	5	BRN	C	5005
22	L2949 Whitworth	5	BRN	C	4595
23	L2929 End of Sanders	5	BRN	C	4200
24	Sanders	5	BRN	C	4600
25	Between L2297-2298 Bishop Dr	5	BRN	G	6200
26	L2449 Bishop Drive	5	BRN	G	5640
27	L2692 Norman	5	BRN	C	5000
28	Across the street from 2634 Norman Street	5	BRN	C	5300
29	Between L-2891 & 2892 Lietzke Lane	5	BRN	C	5300
30	L2541 Norman	5	BRN	C	5000
31	L2429 Irwin Street	5	BRN	C	5300
32	L 156 Ex	5	BRN	C	5700
33	208 Ex	5	BRN	C	8470
34	L193 Ex	5	BRN	C	8430
35	L149 Ex	5	BRN	C	5740
36	L142 Ex	5	BRN	C	8435
37	L59 Ex	5	BRN	C	8430

38	L216 Ex	5	BRN	C	61100
39	L103 Ex	5	BRN	C	5710
40	L109 Ex	5	BRN	C	6180
41	L266 Ex	5	BRN	C	5720
42	L274 Ex	5	BRN	C	8415
43	L93 Ex	5	BRN	C	8420
44	L85 Ex	5	BRN	C	7200
45	L45 Ex	5	BRN	C	6165
46	L37 Ex	5	BRN	C	5720
47	L27 Ex	5	BRN	C	6930
48	L224 Ex	5	BRN	C	8430
49	L228 Ex	5	BRN	C	8430
50	L236 Ex	5	BRN	C	6930
51	L24 Ex	5	BRN	C	8410
52	L287 Ex	5	BRN	C	8430
53	L287 Ex	5	BRN	C	7220
54	L17 Ex	5	BRN	C	8420
55	Lot 6 Ex	5	BRN	C	8430
56	Lift station 9 Ex	5	BRN	BC	6930
57	WTP Ex	5	BRN	C	8175
58	W.O. Maint	5	BRN	C	7520
59	Golf Course Maint	5	BRN	C	8710

Water Oak Valve Exercising Program

Table 1. Isolation Valve Exercising Log

ISOLATION VALVE EXERCISING RECORD					
Date Exercised	ID #	Valve Location	# of Turns	Valve Condition of Stem, Packing, Nut, Gearing, Etc.	Valve Status (Open or Closed)
6/6/24	1	Lot 2869 & 2819	11	G	C
	2	Lot 2686 & 2716	20	G	O
	3	Lot 2551	20	G	O
	4	Lot 2780 & 2818	11	G	O
	5	Lot 2540	11	G	O
	6	Lot 2519	11	G	O
	7	Lot 2724	11	G	O
	8	Lot 2499 & 2481	11	G	O
	9	Lot 2678 & 2723	20	G	O
	10	Lot 2676 in greenway	11	G	O
	11	Lot 2322	11	G	O
	12	Lot 2447	20	G	O
	13	Lot 2293	20	G	O
	14	Lot 2437 & 2438	11	G	O
	15	Lot 2298	20	G	O
	16	Lot 2450	20	G	O
	17	Lot 2405 & 2406	20	G	O
	18	Lot 2419 & 2414 & 2418	20	G	O
	19	Lot 2379	11	G	O
	20	Lot 2346	11	G	O
	21	Lot 2398	11	G	O
	22	Lot 2422	20	G	O
	23	Lot 2388 in Road	20	G	O
	24	Lot 2354 & 2378	11	G	O
	25	Lot 2327	20	G	O
	26	Lot 486	20	G	O
	27	Lot 2367 & 2366	11	G	O
	28	Lot 2279 & 2257	11	G	O
6/7/24	29	Lot 481	20	G	O
	30	Lot 2269 & 2268	11	G	O
	31	Lot 2220 & 2231	11	G	O
	32	Lot 2218	20	G	O
	33	Lot 2232 & 2234	20	G	O
	34	Lot 2243 & 2244	20	G	O
	35	Lot 2140	20	G	O

Water Oak Valve Exercising Program

6/7/24	36	Lot 572	20	G	0
	37	Lot 590 & 591	15	G	0
	38	Lot 609	20	G	0
	39	Lot 2057	11	G	0
	40	Lot 2081	11	G	0
	41	Lot 2014	20	G	0
	42	Lot 2014	20	G	0
	43	Lot 2045	11	G	0
	44	Lot 2001 & 2002	20	G	0
	45	Lot 2003 & 2004	11	G	0
	46	Lot 121	11	G	0
	47	Lot 174 & Teakwood Trail	20	G	0
	48	Lot 174 Willow Way	15	G	0
	49	Spruce Drive across from Lake Sunshine	11	G	0
	50	Lot 246	11	G	0
	51	Lot 283	15	G	0
	52	Lot 235 & 237	11	G	0
	53	Lot 227	11	G	0
	54	Lot 300	15	G	0
	55	Lot 415	11	G	0
6/12/24	56	Lot 439	15	G	0
	57	Lot 346 & 450	20	G	0
	58	Lot 450 & Cedar Lake	15	G	0
	59	Lot 583	15	G	0
	60	Lot 348 & Hickory Hill	15	G	0
	61	Lot 388	20	G	0
	62	Lot 305	20	G	0
	63	Lot 305 in Road Hickory Hill	18	G	0
	64	Lot 296	18	G	0
	65	Lot 311	18	G	0
	66	Lot 399	11	G	0
	67	Lot 378	11	G	0
	68	Lot 326	18	G	0
	69	Lot 491	11	G	0
	70	Lot 471 & Cedar Lane	18	G	0
	71	Lot 393 & 394	11	G	0
	72	Lot 474	18	G	0
	73	Lot 475	18	G	0

Table 2. Valve Exercising Log for Hydro Pneumatic Tank **WTF #2 (Hilltop)**

ISOLATION VALVE EXERCISING RECORD					
Hydropneumatic Tank #1					
Date Exercised	ID #	Valve Location	# of Turns	Valve Condition of Stem, Packing, Nut, Gearing, Etc.	Valve Status (Open or Closed)
9/9/24	1		24	GOOD	O
9/9/24	2		24	GOOD	O

ISOLATION VALVE EXERCISING RECORD					
Hydropneumatic Tank #2					
Date Exercised	ID #	Valve Location	# of Turns	Valve Condition of Stem, Packing, Nut, Gearing, Etc.	Valve Status (Open or Closed)
9/9/24	3		24	GOOD	O
	4		24	GOOD	O
	5	By-Pass Valve	20	GOOD	O
	6	By-Pass Valve	20	GOOD	CL
	7	By-Pass Valve	24	GOOD	CL
	8	By-Pass Valve	24	GOOD	CL

Table 1. Isolation Valve Exercising Log

ISOLATION VALVE EXERCISING RECORD					
Date Exercised	ID #	Valve Location	# of Turns	Valve Condition of Stem, Packing, Nut, Gearing, Etc.	Valve Status (Open or Closed)
9/9/24	1	Lot 2869 & 2819	11	G	O
	2	Lot 2686 & 2716	20	G	O
	3	Lot 2551	20	G	O
	4	Lot 2780 & 2818	11	G	O
	5	Lot 2540	11	G	O
	6	Lot 2519	11	G	O
	7	Lot 2724	11	G	O
	8	Lot 2499 & 2481	11	G	O
	9	Lot 2678 & 2723	20	G	O
	10	Lot 2676 in greenway	11	G	O
	11	Lot 2322	11	G	O
	12	Lot 2447	20	G	O
	13	Lot 2293	20	G	O
	14	Lot 2437 & 2438	11	G	O
	15	Lot 2298	20	G	O
	16	Lot 2450	20	G	O
	17	Lot 2405 & 2406	20	G	O
	18	Lot 2419 & 2414 & 2418	20	G	O
	19	Lot 2379	11	G	O
	20	Lot 2346	11	G	O
	21	Lot 2398	11	G	O
	22	Lot 2422	20	G	O
	23	Lot 2388 in Road	20	G	O
	24	Lot 2354 & 2378	11	G	O
	25	Lot 2327	20	G	O
	26	Lot 486	20	G	O
	27	Lot 2367 & 2366	11	G	O
	28	Lot 2279 & 2257	11	G	O
29	Lot 481	20	G	O	
9/10/24	30	Lot 2269 & 2268	11	G	O
	31	Lot 2220 & 2231	11	G	O
	32	Lot 2218	20	G	O
	33	Lot 2232 & 2234	20	G	O
	34	Lot 2243 & 2244	20	G	O
	35	Lot 2140	20	G	O

Water Oak Valve Exercising Program

9-10-24	36	Lot 572	20	G	0
	37	Lot 590 & 591	15	G	0
	38	Lot 609	20	G	0
	39	Lot 2057	11	G	0
	40	Lot 2081	11	G	0
	41	Lot 2014	20	G	0
	42	Lot 2014	20	G	0
	43	Lot 2045	11	G	0
	44	Lot 2001 & 2002	20	G	0
	45	Lot 2003 & 2004	11	G	0
	46	Lot 121	11	G	0
	47	Lot 174 & Teakwood Trail	20	G	0
	48	Lot 174 Willow Way	15	G	0
	49	Spruce Drive across from Lake Sunshine	11	G	0
	50	Lot 246	11	G	0
	51	Lot 283	15	G	0
	52	Lot 235 & 237	11	G	0
	53	Lot 227	11	G	0
	54	Lot 300	15	G	0
	55	Lot 415	11	G	0
	56	Lot 439	15	G	0
	57	Lot 346 & 450	20	G	0
	58	Lot 450 & Cedar Lake	15	G	0
	59	Lot 583	15	G	0
	60	Lot 348 & Hickory Hill	15	G	0
	61	Lot 388	20	G	0
9-11-24	62	Lot 305	20	G	0
	63	Lot 305 in Road Hickory Hill	18	G	0
	64	Lot 296	18	G	0
	65	Lot 311	18	G	0
	66	Lot 399	11	G	0
	67	Lot 378	11	G	0
	68	Lot 326	18	G	0
	69	Lot 491	11	G	0
	70	Lot 471 & Cedar Lane	18	G	0
	71	Lot 393 & 394	11	G	0
	72	Lot 474	18	G	0
	73	Lot 475	18	G	0

Water Oak Hydrant Exercising

Table 1. Hydrant Exercising Log

Hydrant Exercising Log					
Flushing Date:					
Required Quarterly: 1st Qtr Jan-March, 2nd Qtr April-June, 3rd Qtr July-Sept, 4th Qtr Oct-Dec					
Performed by:					
ID #	Location Description	Flushing Duration (min.)	Water Characteristics (Odor, Color, etc.)		Gallons Flushed
			Before	After	
1	Entrance Hwy 27 & Water Oak Blvd	5	BRN	CLR	5000
2	Parking Lot Willow Way & Magnolia Drive	5	BRN	CLR	7700
3	Between L-86 & 85 Magnolia Drive	5	BRN	CLR	4235
4	L-158 Water Oak Blvd.	5	BRN	CLR	5000
5	L-614 Crepe Myrtle Pass	5	BRN	CLR	4200
6	Front Main Clubhouse	5	BRN	CLR	5545
7	L- 609 Evergreen Lane	5	BRN	CLR	5290
8	L-366 Spruce Drive	5	BRN	CLR	4000
9	L-283 Spruce Drive	5	BRN	CLR	4600
10	L- 387 Sycamore Square	5	BRN	CLR	4205
11	L-450 Spruce Drive	5	BRN	CLR	4190
12	L-480 Cedar Lane	5	BRN	CLR	4195
13	Between L-2106 & 2105 Beman Drive	5	BRN	CLR	4000
14	L-2040 Watson Dr	5	BRN	CLR	5000
15	Between L-2154 & 2155 Snead Drive	5	BRN	CLR	5000
16	L-2198 Palmer Drive	5	BRN	CLR	5300
17	L- 2232 Hogan Drive	5	BRN	CLR	5000
18	L- 2173 Spieth Court	5	BRN	CLR	4995
19	L- 2140 Nicklaus Court	5	BRN	CLR	5000
20	L2920 Hogan/Sanders	5	BRN	CLR	5005
21	L2940 Mickelson	5	BRN	CLR	4000
22	L2949 Whitworth	5	BRN	CLR	4200
23	L2929 End of Sanders	5	BRN	CLR	4600
24	Sanders	5	BRN	CLR	6200
25	Between L2297-2298 Bishop Dr	5	BRN	CLR	5640
26	L2449 Bishop Drive	5	BRN	CLR	5000
27	L2692 Norman	5	BRN	CLR	5300
28	Across the street from 2634 Norman Street	5	BRN	CLR	5300
29	Between L-2891 & 2892 Lietzke Lane	5	BRN	CLR	5000
30	L2541 Norman	5	BRN	CLR	5300
31	L2429 Irwin Street	5	BRN	CLR	5700
32	L 156 Ex	5	BRN	CLR	8740
33	208 Ex	5	BRN	CLR	8430
34	L193 Ex	5	BRN	CLR	5740
35	L149 Ex	5	BRN	CLR	8430
36	L142 Ex	5	BRN	CLR	8435
37	L59 Ex	5	BRN	CLR	8730

38	L216 Ex	5	BRN	CLR	6160
39	L103 Ex	5	BRN	CLR	5710
40	L109 Ex	5	BRN	CLR	6180
41	L266 Ex	5	BRN	CLR	5720
42	L274 Ex	5	BRN	CLR	8410
43	L93 Ex	5	BRN	CLR	8420
44	L85 Ex	5	BRN	CLR	7200
45	L45 Ex	5	BRN	CLR	6100
46	L37 Ex	5	BRN	CLR	5720
47	L27 Ex	5	BRN	CLR	6930
48	L224 Ex	5	BRN	CLR	8430
49	L228 Ex	5	BRN	CLR	8425
50	L236 Ex	5	BRN	CLR	6930
51	L24 Ex	5	BRN	CLR	8410
52	L287 Ex	5	BRN	CLR	8430
53	L287 Ex	5	BRN	CLR	7220
54	L17 Ex	5	BRN	CLR	8420
55	Lot 6 Ex	5	BRN	CLR	8430
56	Lift station 9 Ex	5	BRN	CLR	6930
57	WTP Ex	5	BRN	CLR	8175
58	W.O. Maint	5	BRN	CLR	7520
59	Golf Course Maint	5	BRN	CLR	8710

Water Oak Distribution System Water Flushing Program

Table 1. Water Main Flushing Log

Hydrant Flushing Log					
Flushing Date:					
Required Quarterly: 1st Qtr Jan-March, 2nd Qtr April-June, 3rd Qtr July-Sept, 4th Qtr Oct-Dec					
Performed by:					
ID #	Location Description	Flushing Duration (min.)	Water Characteristics (Odor, Color, etc.)		Gallons Flushed
			Before	After	
1	Entrance Hwy 27 & Water Oak Blvd	5	BRN	CLR	5000
2	Parking Lot Willow Way & Magnolia Drive	5	BRN	CLR	7700
3	Between L-86 & 85 Magnolia Drive	5	BRN	CLR	4240
4	L-158 Water Oak Blvd.	5	BRN	CLR	5000
5	L-614 Crepe Myrtle Pass	5	BRN	CLR	4200
6	Front Main Clubhouse	5	BRN	CLR	5540
7	L- 609 Evergreen Lane	5	BRN	CLR	5290
8	L-366 Spruce Drive	5	BRN	CLR	4000
9	L-283 Spruce Drive	5	BRN	CLR	4600
10	L- 387 Sycamore Square	5	BRN	CLR	4200
11	L-450 Spruce Drive	5	BRN	CLR	4195
12	L-480 Cedar Lane	5	BRN	CLR	4200
13	Between L-2106 & 2105 Beman Drive	5	BRN	CLR	4600
14	L-2040 Watson Dr	5	BRN	CLR	5010
15	Between L-2154 & 2155 Snead Drive	5	BRN	CLR	5000
16	L-2198 Palmer Drive	5	BRN	CLR	5300
17	L- 2232 Hogan Drive	5	BRN	CLR	5000
18	L- 2173 Spieth Court	5	BRN	CLR	5000
19	L- 2140 Nicklaus Court	5	BRN	CLR	5005
20	L2920 Hogan/Sanders	5			5000
21	L2940 Mickelson	5			5005
22	L2949 Whitworth	5			4600
23	L2929 End of Sanders	5			4200
24	Sanders	5			4600
25	Between L2297-2298 Bishop Dr	5			4200
26	L2449 Bishop Drive	5			5640
27	L2692 Norman	5			5000
28	Across the street from 2634 Norman Street	5			5300
29	Between L-2891 & 2892 Lietzke Lane	5			5006
30	L2541 Norman	5			5300
31	L2429 Irwin Street	5			5700
32	L 156 Ex	5			8470
33	208 Ex	5			8430
34	L193 Ex	5			5740
35	L149 Ex	5			85740
36	L142 Ex	5			8435
37	L59 Ex	5			8430

38	L216 Ex	5	BRN	CLR	6160
39	L103 Ex	5	BRN	CLR	5710
40	L109 Ex	5	BRN	CLR	6180
41	L266 Ex	5	BRN	CLR	5720
42	L274 Ex	5	BRN	CLR	8415
43	L93 Ex	5	BRN	CLR	8420
44	L85 Ex	5	BRN	CLR	7208
45	L45 Ex	5	BRN	CLR	6165
46	L39 Ex	5	BRN	CLR	5720
47	L27 Ex	5	BRN	CLR	6930
48	L224 Ex	5	BRN	CLR	8430
49	L228 Ex	5	BRN	CLR	8430
50	L236 Ex	5	BRN	CLR	6930
51	L24 Ex	5	BRN	CLR	8410
52	L287 Ex	5	BRN	CLR	8430
53	L228 Ex	5	BRN	CLR	7220
54	L17 Ex	5	BRN	CLR	8420
55	Lot 6 Ex	5	BRN	CLR	8425
56	Lift station 9 Ex	5	BRN	CLR	6930
57	WTP Ex	5	BRN	CLR	8170
58	W.O. Maint	5	BRN	CLR	7520
59	Golf Course Maint	5	BRN	CLR	8700

Table 2. Valve Exercising Log for Hydro Pneumatic Tank

WTF #1 (OLD)

ISOLATION VALVE EXERCISING RECORD					
Hydropneumatic Tank #1					
Date Exercised	ID #	Valve Location	# of Turns	Valve Condition of Stem, Packing, Nut, Gearing, Etc.	Valve Status (Open or Closed)
12/2/24	1		24	GOOD	0
12/2/24	2		24	GOOD	0

ISOLATION VALVE EXERCISING RECORD					
Hydropneumatic Tank #2					
Date Exercised	ID #	Valve Location	# of Turns	Valve Condition of Stem, Packing, Nut, Gearing, Etc.	Valve Status (Open or Closed)
12/2/24	3		24	GOOD	0
	4		24	GOOD	0
	5	By-Pass Valve	26	GOOD	0
	6	By-Pass Valve	20	GOOD	CL
	7	By-Pass Valve	24	GOOD	CL
	8	By-Pass Valve	24	GOOD	CL

Table 2. Valve Exercising Log for Hydro Pneumatic Tank **WTF #2 (Hilltop)**

ISOLATION VALVE EXERCISING RECORD					
Hydropneumatic Tank #1					
Date Exercised	ID #	Valve Location	# of Turns	Valve Condition of Stem, Packing, Nut, Gearing, Etc.	Valve Status (Open or Closed)
12/2/24	1		24	GOOD	0
12/2/24	2		24	GOOD	0

ISOLATION VALVE EXERCISING RECORD					
Hydropneumatic Tank #2					
Date Exercised	ID #	Valve Location	# of Turns	Valve Condition of Stem, Packing, Nut, Gearing, Etc.	Valve Status (Open or Closed)
12/2/24	3		24	GOOD	0
	4		24	GOOD	0
	5	By-Pass Valve	20	GOOD	0
	6	By-Pass Valve	20	GOOD	CL
	7	By-Pass Valve	24	GOOD	CL
	8	By-Pass Valve	24	GOOD	CL

Water Oak Water Distribution System Flushing Program

Table 1. Water Main Flushing Log

WATER MAIN FLUSHING LOG					
Flushing Date:					
Required Quarterly: 1st Qtr Jan-March, 2nd Qtr April-June, 3rd Qtr July-Sep, 4th Qtr Oct-Dec					
Performed by:					
ID #	Location Description	Flushing Duration (min.)	Water Characteristics (Odor, Color, etc.)		Gallons Flushed
			Before	After	
1	Entrance Hwy 27 & Water Oak Blvd	5	BRN	CLR	5005
2	Parking Lot Willow Way & Magnolia Drive	5	BRN	CLR	7695
3	Between L-86 & 85 Magnolia Drive	5	BRN	CLR	4235
4	L-158 Water Oak Blvd.	5	BRN	CLR	5000
5	L-614 Crepe Myrtle Pass	5	BRN	CLR	4200
6	Front Main Clubhouse	5	BRN	CLR	5550
7	L- 609 Evergreen Lane	5	BRN	CLR	4295
8	L-366 Spruce Drive	5	BRN	CLR	4600
9	L-283 Spruce Drive	5	BRN	CLR	4600
10	L- 387 Sycamore Square	5	BRN	CLR	4200
11	L-450 Spruce Drive	5	BRN	CLR	4196
12	L-480 Cedar Lane	5	BRN	CLR	4190
13	Between L-2106 & 2105 Beman Drive	5	BRN	CLR	4600
14	L-2040 Watson Dr	5	BRN	CLR	5000
15	Between L-2154 & 2155 Snead Drive	5	BRN	CLR	5000
16	L-2198 Palmer Drive	5	BRN	CLR	5305
17	L- 2232 Hogan Drive	5	BRN	CLR	5008
18	L- 2173 Spieth Court	5	BRN	CLR	5000
19	L- 2140 Nicklaus Court	5	BRN	CLR	4995
20	L2920 Hogan/Sanders	5	BRN	CLR	5005
21	L2940 Mickelson	5	BRN	CLR	4600
22	L2949 Whitworth	5	BRN	CLR	4200
23	L2929 End of Sanders	5	BRN	CLR	4600
24	Sanders	5	BRN	CLR	4295
25	Between L2297-2298 Bishop Dr	5	BRN	CLR	5690
26	L2449 Bishop Drive	5	BRN	CLR	5000
27	L2692 Norman	5	BRN	CLR	5300
28	Across the street from 2634 Norman Street	5	BRN	CLR	5300
29	Between L-2891 & 2892 Lietzke Lane	5	BRN	CLR	4995
30	L2541 Norman	5	BRN	CLR	5300
31	L2429 Irwin Street	5	BRN	CLR	5700
32	L 156 Ex	5	BRN	CLR	8740
33	208 Ex	5	BRN	CLR	8420
34	L193 Ex	5	BRN	CLR	5740
35	L149 Ex	5	BRN	CLR	8430
36	L142 Ex	5	BRN	CLR	8435
37	L59 Ex	5	BRN	CLR	8430

38	L216 Ex	5	BRN	CLR	6155
39	L103 Ex	5	BRN	CLR	5710
40	L109 Ex	5	BRN	CLR	6180
41	L266 Ex	5	BRN	CLR	5720
42	L274 Ex	5	BRN	CLR	8410
43	L93 Ex	5	BRN	CLR	8415
44	L85 Ex	5	BRN	CLR	7200
45	L45 Ex	5	BRN	CLR	6150
46	L37 Ex	5	BRN	CLR	5720
47	L27 Ex	5	BRN	CLR	6930
48	L224 Ex	5	BRN	CLR	8430
49	L228 Ex	5	BRN	CLR	8425
50	L236 Ex	5	BRN	CLR	6925
51	L24 Ex	5	BRN	CLR	8410
52	L287 Ex	5	BRN	CLR	8430
53	L287 Ex	5	BRN	CLR	7220
54	L17 Ex	5	BRN	CLR	8420
55	Lot 6 Ex	5	BRN	CLR	8425
56	Lift station 9 Ex	5	BRN	CLR	6930
57	WTP Ex	5	BRN	CLR	8175
58	W.O. Maint	5	BRN	CLR	7320
59	Golf Course Maint	5	BRN	CLR	8710

Water Oak Hydrant Exercising

Table 1. Hydrant Exercising Log

Hydrant Exercising Log					
Flushing Date:					
Required Quarterly: 1st Qtr Jan-March, 2nd Qtr April-June, 3rd Qtr July-Sept, 4th Qtr Oct-Dec					
Performed by:					
ID #	Location Description	Flushing Duration (min.)	Water Characteristics (Odor, Color, etc.)		Gallons Flushed
			Before	After	
1	Entrance Hwy 27 & Water Oak Blvd	5	BRN	CLR	5005
2	Parking Lot Willow Way & Magnolia Drive	5	BRN	CLR	7695
3	Between L-86 & 85 Magnolia Drive	5	BRN	CLR	4285
4	L-158 Water Oak Blvd.	5	BRN	CLR	5000
5	L-614 Crepe Myrtle Pass.	5	BRN	CLR	4200
6	Front Main Clubhouse	5	BRN	CLR	5550
7	L- 609 Evergreen Lane	5	BRN	CLR	4295
8	L-366 Spruce Drive	5	BRN	CLR	4600
9	L-283 Spruce Drive	5	BRN	CLR	4600
10	L- 387 Sycamore Square	5	BRN	CLR	4200
11	L-450 Spruce Drive	5	BRN	CLR	4190
12	L-480 Cedar Lane	5	BRN	CLR	4190
13	Between L-2106 & 2105 Beman Drive	5	BRN	CLR	4600
14	L-2040 Watson Dr	5	BRN	CLR	5000
15	Between L-2154 & 2155 Snead Drive	5	BRN	CLR	5000
16	L-2198 Palmer Drive	5	BRN	CLR	5305
17	L- 2232 Hogan Drive	5	BRN	CLR	5000
18	L- 2173 Spieth Court	5	BRN	CLR	5000
19	L- 2140 Nicklaus Court	5	BRN	CLR	4995
20	L2920 Hogan/Sanders	5	BRN	CLR	5005
21	L2940 Mickelson	5	BRN	CLR	4600
22	L2949 Whitworth	5	BRN	CLR	4200
23	L2929 End of Sanders	5	BRN	CLR	4600
24	Sanders	5	BRN	CLR	6195
25	Between L2297-2298 Bishop Dr	5	BRN	CLR	5640
26	L2449 Bishop Drive	5	BRN	CLR	5000
27	L2692 Norman	5	BRN	CLR	5300
28	Across the street from 2634 Norman Street	5	BRN	CLR	5300
29	Between L-2891 & 2892 Lietzke Lane	5	BRN	CLR	4995
30	L2541 Norman	5	BRN	CLR	5700
31	L2429 Irwin Street	5	BRN	CLR	5700
32	L 156 Ex	5	BRN	CLR	8740
33	208 Ex	5	BRN	CLR	8420
34	L193 Ex	5	BRN	CLR	5740
35	L149 Ex	5	BRN	CLR	8430
36	L142 Ex	5	BRN	CLR	8485
37	L59 Ex	5	BRN	CLR	8430

38	L216 Ex	5	BRN	CLR	6155
39	L103 Ex	5	BRN	CLR	5710
40	L109 Ex	5	BRN	CLR	6188
41	L266 Ex	5	BRN	CLR	5720
42	L274 Ex	5	BRN	CLR	8410
43	L93 Ex	5	BRN	CLR	8415
44	L85 Ex	5	BRN	CLR	7200
45	L45 Ex	5	BRN	CLR	6150
46	L37 Ex	5	BRN	CLR	5720
47	L27 Ex	5	BRN	CLR	6930
48	L224 Ex	5	BRN	CLR	8436
49	L228 Ex	5	BRN	CLR	8425
50	L236 Ex	5	BRN	CLR	6925
51	L24 Ex	5	BRN	CLR	8410
52	L287 Ex	5	BRN	CLR	8430
53	L287 Ex	5	BRN	CLR	7220
54	L17 Ex	5	BRN	CLR	8420
55	Lot 6 Ex	5	BRN	CLR	8425
56	Lift station 9 Ex	5	BRN	CLR	6930
57	WTP Ex	5	BRN	CLR	8175
58	W.O. Maint	5	BRN	CLR	7520
59	Golf Course Maint	5	BRN	CLR	8710

Water Oak Valve Exercising Program

Table 1. Isolation Valve Exercising Log

ISOLATION VALVE EXERCISING RECORD					
Date Exercised	ID #	Valve Location	# of Turns	Valve Condition of Stem, Packing, Nut, Gearing, Etc.	Valve Status (Open or Closed)
11-22-24 ↓	1	Lot 2869 & 2819	11	G	0
	2	Lot 2686 & 2716	20	G	0
	3	Lot 2551	20	G	0
	4	Lot 2780 & 2818	11	G	0
	5	Lot 2540	11	G	0
	6	Lot 2519	11	G	0
	7	Lot 2724	11	G	0
	8	Lot 2499 & 2481	11	G	0
	9	Lot 2678 & 2723	20	G	0
	10	Lot 2676 in greenway	11	G	0
	11	Lot 2322	11	G	0
	12	Lot 2447	20	G	0
	13	Lot 2293	20	G	0
	14	Lot 2437 & 2438	11	G	0
	15	Lot 2298	20	G	0
	16	Lot 2450	20	G	0
	17	Lot 2405 & 2406	20	G	0
	18	Lot 2419 & 2414 & 2418	20	G	0
	19	Lot 2379	11	G	0
	20	Lot 2346	11	G	0
	21	Lot 2398	11	G	0
	22	Lot 2422	20	G	0
	23	Lot 2388 in Road	20	G	0
	24	Lot 2354 & 2378	11	G	0
	25	Lot 2327	20	G	0
	26	Lot 486	20	G	0
	27	Lot 2367 & 2366	11	G	0
	28	Lot 2279 & 2257	11	G	0
	29	Lot 481	20	G	0
	30	Lot 2269 & 2268	11	G	0
	31	Lot 2220 & 2231	11	G	0
11-25-24 ↓	32	Lot 2218	20	G	0
	33	Lot 2232 & 2234	20	G	0
	34	Lot 2243 & 2244	20	G	0
	35	Lot 2140	20	G	0

Water Oak Valve Exercising Program

	36	Lot 572	20	G	0
	37	Lot 590 & 591	15	G	0
	38	Lot 609	20	G	0
	39	Lot 2057	11	G	0
	40	Lot 2081	11	G	0
	41	Lot 2014	20	G	0
	42	Lot 2014	20	G	0
	43	Lot 2045	11	G	0
	44	Lot 2001 & 2002	20	G	0
	45	Lot 2003 & 2004	11	G	0
	46	Lot 121	11	G	0
	47	Lot 174 & Teakwood Trail	20	G	0
	48	Lot 174 Willow Way	15	G	0
	49	Spruce Drive across from Lake Sunshine	11	G	0
	50	Lot 246	11	G	0
✓	51	Lot 283	15	G	0
	52	Lot 235 & 237	11	G	0
11-26-24	53	Lot 227	11	G	0
	54	Lot 300	15	G	0
	55	Lot 415	11	G	0
	56	Lot 439	15	G	0
	57	Lot 346 & 450	20	G	0
	58	Lot 450 & Cedar Lake	15	G	0
	59	Lot 583	15	G	0
	60	Lot 348 & Hickory Hill	15	G	0
	61	Lot 388	20	G	0
	62	Lot 305	20	G	0
	63	Lot 305 in Road Hickory Hill	18	G	0
	64	Lot 296	18	G	0
	65	Lot 311	18	G	0
	66	Lot 399	18	G	0
	67	Lot 378	11	G	0
	68	Lot 326	11	G	0
	69	Lot 491	18	G	0
	70	Lot 471 & Cedar Lane	18	G	0
	71	Lot 393 & 394	11	G	0
✓	72	Lot 474	18	G	0
	73	Lot 475	18	G	0



Invoice

Reference No.: IN009461
 Date: 23-May-2025
 Due Date: 22-Jun-2025
 Customer ID: WATEROA

ProPump and Controls, Inc.
 30 Stonecrest Ct, Suite 100
 Shelbyville, KY, 40065-8128
 Phone: (502)633-0677 ext

BILL TO:
 Water Oak Country Club Estates
 216 Magnolia Dr
 Lady Lake FL 32159-3238
 United States of America

SHIP TO:
 Water Oak Country Club Estates
 216 Magnolia Dr
 Lady Lake FL 32159-3238
 United States of America

CUSTOMER REF. NUMBER	TERMS	Project
Contract No. WAT030425	Net 30 Days	New 100 HP Pump

SCOPE OF WORK:

Date of Service : 5/7/25 - Reference Quote QO09765

ProPump & Controls provided labor and materials for the following :

- Rebuild pump
- Rebuild complete pump
- Replaced bowl shaft with 316 stainless steel
- Replaced the bronze suction and discharge case bearings
- Replaced the column shafting and shaft couplings with 316 stainless steel
- Replaced the steel column piping
- Replaced the rubber guide bearings at each column coupling
- Replaced the head shaft with 316 stainless steel
- Rebuilt the packing box with new bronze bushing and new packing
- Replaced the discharge head drain, air relief, and packing lines
- Replaced the 6" check valve at discharge head
- Replaced the suction strainer basket
- Sandblasted and painted all exterior surfaces with two-part epoxy primer and paint
- Reinstalled
- Tested Operations

Quoted \$29,533.45 (plus freight & tax)

ITEM	EXTENDED PRICE
Labor & Travel	3,456.00
Rental	2,000.00
Sublet	21,100.90
Materials	2,976.55
Freight	159.11

REMIT TO: PROPUMP & CONTROLS, INC.,30 Stonecrest Ct, Suite 100,
 Shelbyville, Ky 40065

***Late Fees of 1.5% will be charged per month
 on all accounts that are past due

Please note that all invoices paid by Credit Card are
 subject to a 2.8% convenience fee without prior agreement.

Sub Total: 29,692.56
 Tax Total: 1,786.00
 Total (USD): 31,478.56
 Less Deposit: 0.00
 Balance Due: 31,478.56

INVOICE

Property Services by K & D LLC
PO Box 16
Altoona, FL 32702

accounting@kndpropertieservices.com
m
+1 (352) 269-1731
kndpropertieservices.com



Water Oak Country Club Estates:635 Hickory Hill

Bill to
635 Hickory Hill
216 Magnolia Dr
Lady Lake FL
32159

Ship to
Water Oak Country Club Estates
635 Hickory Hill
Lady Lake, FL 32159

Invoice details

Invoice no.: 5620
Terms: Net 30
Invoice date: 03/17/2025
Due date: 04/16/2025

Product or service	Description	Qty	Rate	Amount
Plumbing	<p>3/14 - Called for a possible 3-inch water main leak. Upon arrival, open cut concrete driveway with cut saw. Removed concrete with excavator. Dug down with excavator, using pump to remove water. Discovered the pipe that was broken was a 4 inch by 3 inch pvc tee. Due to Friday night and time. Unable to obtain material. Called around and located material at 2 supply houses that opened at 8 am. Saturday morning.</p> <p>3/15 - Arrived at the supply houses and obtained material. Pre-glued pipe into the fitting to allow cure time to start. Arrived back on site, waited on water to be shut down. Once water was shut down, pumped down water from the hole. Removed necessary dirt to access the pipe to allow for work on the pipe. Cut out 15ft section of pipe replacing the 15 ft with new pipe and fittings. Used mechanical couplings so that when the last connection was made, we could turn water back on. Turn water on and tested. Obtained clean dry fill to backfill hole and hauled wet fill off site. Backfilled area and cleaned up.</p>	1	\$8,500.00	\$8,500.00

Ways to pay

Total

\$8,500.00

FULL CONDITIONAL WAIVER

Property Services by K&D LLC has a contract with **Water Oak Country Club** to provide **Plumbing Services** for the improvement of the property described as: Water Oak Country Club-635 Hickory Hill, Lady Lake, FL 32159 has been fully paid and satisfied. By signing this waiver, all out construction lien rights against the described property are waived and released.

This waiver is conditioned on actual payment of \$8500.00 (**Invoice #5620**).

Property Services by K&D LLC further attests that all funds received on this project will be used to pay in full all sub (sub) contractors, suppliers and labor owed money on the above project and hold harmless the property owner from any liens that may arise from the failure to distribute project funds.

Date: 03/17/2025

Signed:

A handwritten signature in cursive script that reads "Katherine Bordeaux".

Property Services by K&D LLC
Katherine Bordeaux, President
PO Box 16
Altoona, FL 32702
352-269-1731

WATER LINE BREAK LOG AND WATER LOSS CALCULATIONS

MONTH	LOCATION	VENDOR	BREAK SIZE	Leak Time	MATERIALS USED	EASTIMATED TOTAL GALLONS LOST PER REPAIR
JAN						
1/4/24	204 Cottonwood					
1/24/24	731 Trevino Drive	K&D	2" Water Valve	10:00am-2:00pm		9,667.0
FEB						
MAR						
3/11/24	204 Birch Street	K&D	2" Main	10:45am-4:43pm		4,684.0
APR						
4/1/24	107 Balsam Circle	K&D	2" Main	10:00am-12:00pm		14,054.0
MAY						
5/13/24	307 Dogwood Lane	K&D	2"x1" Tee	9:40am-4:30pm		4,645.0
JUNE						
6/6/24	748 Bishop Drive	K&D	2" Main	10:00am-12:00pm		9,369.0
6/21/24	721 Sutton Street	Maintenance	3/4" Line	1:00pm-2:45pm		1,161.0
JULY						
AUG						
8/26/24	904 Nelson Drive	K&D	2" Tee	1:45pm-6:00pm		1,742.0
SEPT						
9/9/24	703 E. Norman Street	K&D	6" Main	10:00am-4:00pm		37,163.0
9/27/24	708 Bishop Drive	K&D	2" Tee/Coupler	2:00pm-4:30pm		9,369.0
OCT						
10/7/24	721 Sutton Street	K&D	1"x3/4" Tee	9:00am-10:30am		2,322.0
10/15/24	158 Evergreen Lane	K&D	1 1/2" Main	10:45am-12:15pm		1,161.0
10/31/24	813 Bishop Drive	K&D	Lines to Meter	1:30pm-7:45pm		3,904.0
NOV						
11/19/24	109 E. Pine Drive	K&D	Hole in Pipe	11:30am-1:30pm		1,161.0
DEC						
12/3/24	641 Hickory Hill	Maintenance	3/4" Feed to Meter	10:00am-12:30pm		4,880
12/21/24	220 Littler Lane	K&D	Shut-off Valve	4:17pm-4:38pm		1,952

Pipe size losses
 3/4" 13.5 GPM loss
 1" 21 GMP loss

**Total
Monthly
Gallons
Lost**

9,667.0

4,684.0

14,054.0

4,645.0

10,530.0

1,742.0

46,532.0

7,387.0

1,161

6,832

107,234.0

Austin Water Utility Water Loss Calculator

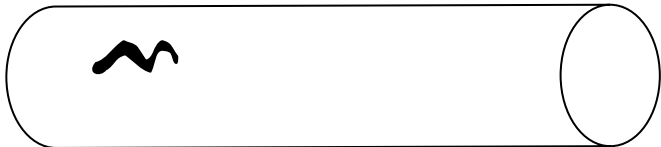
Rectangular Break

Long Break

Length of break in feet

Width of break in inches

Leak Time in hours



GPM \Rightarrow
water loss

Total Loss \Rightarrow

Circular Break

around whole pipe

Pipe Size (Dia.) in inches

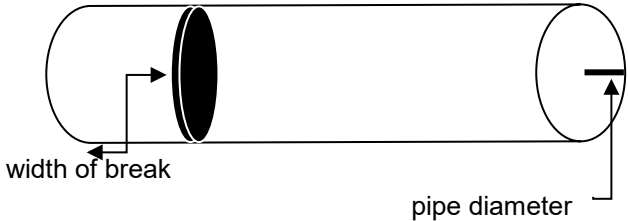
Width of Break in inches

Leak Time in hours

PSI

GPM

Total loss
in gals



Hole in Pipe

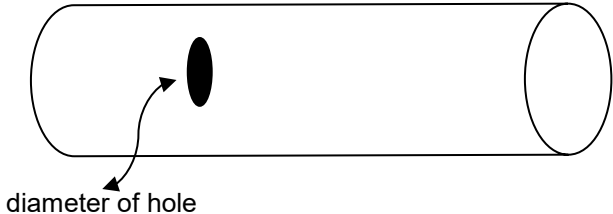
Dia. Of Hole in inches

Leak Time in hours

PSI

GPM

Total Loss
in gals



Austin Water Utility Water Loss Calculator

PSI

Area of Hole sq. ft.

Area of Hole sq. ft.

area of hole

January 20, 2026

Via Electronic Filing

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 contains the responses to Staff’s Fourth Data Request dated December 17, 2025.

- 1.) Provide a copy of all paid invoices for the following pro-forma projects and confirm the listed in-service dates are correct. If the in-service dates are not correct, please provide the correct date.
 - a. Generator and ATS: September 1, 2025
 - b. 24 - 5/8 by 3/4-inch Meters and Transmitters: December 31, 2025
 - c. Replace pipe (10ft): March 13, 2025
 - d. Replace Pipe (15ft): April 18, 2025
 - e. New 100 HP Well Pump: March 31, 2025

RESPONSE: *The dates provided are correct, and supporting invoices are being provided concurrently with this response to Commission staff.*

2.) Please refer to page 40 of the Utility's application for a staff-assisted rate case and answer the following questions regarding the 24 meters and 24 transmitters pro forma project:

- a. Explain why the Utility is requesting cost recovery for these items. As part of your response, indicate whether these are to replace existing meters and transmitters. If not, please explain.

RESPONSE: *These were to replace existing meters and transmitters that were not working properly and could not be reset or repaired.*

- b. Please explain why the Utility chose Accustream meters rather than any other available alternative.

RESPONSE: *At the time of purchase and based on research conducted by the Utility, these meters were known for their accuracy, durability, and low maintenance requirements and costs. They were competitively priced and met the Utility's budget thresholds.*

- c. If these are replacements, provide the estimated service life and in-service dates for the meters that were replaced.

RESPONSE: *The new meters have been in place since June of 2025. Meters typically have a service life of 10-15 years based on water quality and conditions.*

- d. The Utility serves approximately 1,265 residential customers. As part of this proceeding, the Utility only requested cost recovery for 24 meters and transmitters. Explain whether the meters for the Utility's remaining 1,241 customers have already been replaced or if the Utility intends to replace them in the future.

RESPONSE: *Meters are replaced on an as-needed basis, and only in instances when they cannot be repaired.*

3.) Refer to Water Oak's response to staff's second data request, No. 8.

- a. Please provide the total number of generators Water Oak has for its system.

RESPONSE: *Two generators, one for each system.*

- b. Does the Florida Department of Environmental Protection (DEP) require a back-up generator for the system?

RESPONSE: *Yes. FDEP requires public water treatment plants to have backup power pursuant to the agency's administrative rules. An example of such regulation is the Department's decision to require utilities to have Power Outage Contingency Plans (POCPs) for domestic wastewater facilities, thereby ensuring critical equipment remains operational.*

- 4.) Explain if the replacement pipe projects of 10 and 15 feet are classified as emergency replacements or regular maintenance.

RESPONSE: *These were emergency repairs resulting from unexpected line breaks.*

- 5.) Provide the total number of fire hydrants in Water Oak's service area.

RESPONSE: *57.*

- 6.) Pursuant to Rule 25-30.110, Florida Administrative Code (F.A.C.), Records and Reports; Annual Report, provide any recorded water lost through flushing or other uses. If none, please explain why.

RESPONSE: *Please see the file titled "2024 water loss log", provided to Commission staff in conjunction with this response.*

- 7.) A review of the Utility's 2024 monthly operating reports on file with the DEP indicates that Water Oak produced 117,276,285 gallons of water during the test year. An examination of the Utility's billing records indicates that 67,673,649 gallons of treated water was sold to its customers. The calculation $(117,276,285 + 0 - 67,673,649 - 0) / (117,276,285 + 0)$ results in 42.3 percent unaccounted for water. Pursuant to Rule 25-30.4325, F.A.C., the Commission allows for a 10 percent margin; therefore, there is 32.3 percent excessive unaccounted for water (EUW). Explain in detail what steps Water Oak is currently taking, or is planning to take, to address the 32.3 percent EUW calculated by staff.

RESPONSE: *Water Oak acknowledges the excessive unaccounted-for water (EUW) identified for the 2024 test year and is actively investigating the discrepancy between water produced and water sold. The Utility is reviewing production and billing data, evaluating master and customer meter accuracy, and assessing the distribution system for potential leaks and data inconsistencies.*

To address EUW going forward, the Utility is implementing enhanced monitoring of production versus billed consumption, targeted meter testing and replacement, and periodic leak detection efforts. Internal review procedures are also being strengthened to identify and address discrepancies in a timely manner.

Water Oak remains committed to reducing water loss and maintaining compliance with rule 25-30.4325, F.A.C.

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

Sincerely,

/s/ Daniel McGinn

Daniel J. McGinn

DJM:

Cc: Ailynee Ramirez-Abundez (via email)
discovery-gcl@psc.state.fl.us

INVOICE

Property Services by K & D LLC
PO Box 16
Altoona, FL 32702

accounting@kndpropertieservices.com
m
+1 (352) 269-1731
kndpropertieservices.com



Bill to
Water Oak CC New Const
216 Magnolia Dr
Lady Lake
FL
32159

Ship to
Water Oak CC New Const
216 Magnolia Dr
Lady Lake
FL
32159

Invoice details

Invoice no.: 5536
Terms: Net 30
Invoice date: 02/14/2025
Due date: 03/16/2025

Product or service	Description	Qty	Rate	Amount
Plumbing	8in water main leaking. Turned two isolation valves off on both ends of the street. Dug down with machine and found line leaking at bell end. Cut and removed 10 ft of 8in c900 pipe. Replaced with new c900 pipe and two 8in mechanical joints. Turned water back on. No leaks. Backfilled hole and cleaned up.	1	\$5,500.00	\$5,500.00

Total **\$5,500.00**

Ways to pay



[View and pay](#)



Speedread Technologies LLC
 4525 Saguaro Trl
 Indianapolis, IN 46268 US
 +13178244544
 accounting@speedreadtech.com

BILL TO
 Water Oak Country Club
 27777 Franklin Rd.
 Ste 200
 Southfield, MI 48034
 United States

SHIP TO
 Water Oak Country Club
 412 Palmer Dr
 Lady Lake, FL 32159
 United States

INVOICE 15555

DATE 02/10/2025 TERMS Net 15

DUE DATE 02/25/2025

SHIP DATE	SHIP VIA	TRACKING NO.	PROJECT NUMBER	PROJECT NAME
02/10/2025	UPS Ground	1Z8857EW0393766909	24-1105	Water Oak

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
0800 Transmitters:Sensus & Badger STX:TR1875-6	451.1875 W E2 46 10yr L4 - dipped	24	119.00	2,856.00T
0200 Meters & Registers:Sensus:MTRSS-08	5/8"x3/4" AS Pit Set w/25ft wire Gallon	24	150.00	3,600.00T
MISC-09	Connection Kit	24	4.00	96.00
0700 Service/Installation Items:MISC-06	LG Grease Tubes	24	3.00	
0400 Plumbing Parts & Connections:Connectors:MISC-07	UR Scotchlok	72	0.3333333	
0400 Plumbing Parts & Connections:Couplings:CPL-05	Coupling 3/4" Polymer w/gasket. Sold Individually	48	5.25	252.00T
1400 Fees:Shipping & Handling	Shipping & Handling	1	265.10	265.10

We appreciate your business, and look forward to working with you again in the future.

Speedread Technologies, LLC

SUBTOTAL	7,069.10
TAX (7%)	476.28
TOTAL	7,545.38

TOTAL DUE \$7,545.38