

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

Sun Communiities Acquisitions LLC d/b/a Buttonwood Bay Utilities

Exact Legal Name of Respondent

431-W 364-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2024

Inputs:
Sun Communities Acquisitions LLC d/b/a Buttonwood Bay Utilities

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable." Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceeding year ending December 31.

Florida Public Service Commission
Division of Water and Wastewater
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

11. Pursuant to Rule 25-30.110 (7) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Water and Wastewater, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

GENERAL DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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FINANCIAL SECTION

REPORT OF

Sun Communities Acquisitions LLC d/b/a Buttonwood Bay Utilities
(EXACT NAME OF UTILITY)

10001 US 27 South Sebring FL 33870 Same as Mailing Address Highlands County
Mailing Address Street Address County

Telephone Number 863-655-1122 Date Utility First Organized April 1981

Fax Number 863-655-4501 E-mail Address crhinehart@cassidyhomes.com

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

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

☐ Individual ☐ Sub Chapter S Corporation ☐ 1120 Corporation ☒ Partnership

Name, Address and phone where records are located: Sun Communities 27777 Franklin Road
Southfield Michigan 48034 248-208-2500

Name of subdivisions where services are provided: Buttonwood Bay MHP and RV Resort

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Brian Perry	Controller	27777 Franklin Road Southfield, MI 48034	None
Person who prepared this report: Gary Morse	Utility Consultant	44 Black Willow St Homosassa, Florida 34446	None
Officers and Managers: Fernando Castro Caratini	CFO	27777 Franklin Road Southfield, MI 48034	None

Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility:

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
Sun Communities Acquisitions LLC	100%	27777 Franklin Road Southfield, MI 48034	
			\$

UTILITY NAME: Sun Communities Acquisitions LLC d/b/a Buttonwood Bay Utilities

YEAR OF REPORT DECEMBER 31, 2024

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 154,284	133,036	\$ _____	\$ 287,320
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues__		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue___		\$ 154,284	\$ 133,036	\$ _____	\$ 287,320
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 145,899	\$ 175,246	\$ _____	\$ 321,145
Depreciation Expense____	F-5	77,651	66,768	_____	144,419
CIAC Amortization Expense__	F-8	(1,125)	0	_____	(1,125)
Taxes Other Than Income__	F-7	8,958	9,569	_____	18,526
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 231,383	251,583	_____	\$ 482,965
Net Operating Income (Loss)		\$ (77,099)	\$ (118,547)	\$ _____	\$ (195,645)
Other Income:					
Nonutility Income_____		\$ 0	\$ 0	\$ _____	\$ 0
Interest_____		0	0	_____	0
Other Deductions:					
Miscellaneous Nonutility Expenses Amortization		\$ 0	\$ 0	\$ _____	\$ 0
Interest Expense_____		0	0	_____	0
Net Income (Loss)		\$ (77,099)	\$ (118,547)	\$ _____	\$ (195,645)

UTILITY NAME: Sun Communities Acquisitions LLC d/b/a Buttonwood Bay Ut

YEAR OF REPORT

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COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 4,103,942	\$ 3,781,648
Accumulated Depreciation and Amortization (108)-----	F-5,W-2,S-2	2,920,324	2,775,905
Net Utility Plant-----		\$ 1,183,618	\$ 1,005,743
Cash-----			
Customer Accounts Receivable (141)-----			-
Other Assets (Specify):-----			-
Deposit City of Winter Haven			
Net Amortized Loan Costs		-	-
Total Assets-----		\$ 1,183,618	\$ 1,005,743
Liabilities and Capital:			
Common Stock Issued (201)-----	F-6		
Preferred Stock Issued (204)-----	F-6		
Other Paid in Capital (211)-----			
Retained Earnings (215)	F-6	(2,470,260)	(2,274,990)
Proprietary Capital (Proprietary and partnership only) (218)-----	F-6		-
Total Capital-----		\$ (2,470,260)	\$ (2,274,990)
Long Term Debt (224)-----	F-6	\$	\$
Accounts Payable (231)-----			-
Notes Payable (232)-----			
Customer Deposits (235)-----			
Accrued Taxes (236)-----		18,526	18,130
Other Liabilities (Specify)-----		-	-
Accts Payable Associated Co.		3,635,352	3,262,603
Advances for Construction-----			
Contributions in Aid of Construction - Net (271-272)-----	F-8	-	-
Total Liabilities and Capital-----		\$ 1,183,618	\$ 1,005,743

UTILITY NAME: Sun Communities Acquisitions LLC d/b/a Buttonwood Bay Utilities

YEAR OF REPORT DECEMBER 31, 2024

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ <u>2,268,716</u>	\$ <u>1,835,226</u>	\$ _____	\$ <u>4,103,942</u>
Construction Work in -----	_____	_____	_____	_____
Other (Specify) ----- _____ _____	_____ _____	_____ _____	_____ _____	_____ _____
Total Utility Plant -----	\$ <u><u>2,268,716</u></u>	\$ <u><u>1,835,226</u></u>	\$ <u>_____</u>	\$ <u><u>4,103,942</u></u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year -----	\$ <u>1,361,587</u>	\$ <u>1,414,318</u>	\$ _____	\$ <u>2,775,905</u>
Add Credits During Year:				
Accruals charged to depreciation account -----	\$ <u>77,651</u>	\$ <u>66,768</u>	\$ _____	\$ <u>144,419</u>
Salvage -----	_____	_____	_____	_____
Other Credits (specify) ----- _____	_____ _____	_____ _____	_____ _____	_____ _____
Total Credits -----	\$ <u><u>1,439,238</u></u>	\$ <u><u>1,481,086</u></u>	\$ <u>_____</u>	\$ <u><u>2,920,324</u></u>
Deduct Debits During Year:				
Book cost of plant retired -----	\$ <u>-</u>	\$ <u>-</u>	\$ _____	\$ <u>-</u>
Cost of removal -----	_____	_____	_____	_____
Other debits (specify) ----- _____	_____ _____	_____ _____	_____ _____	_____ _____
Total Debits -----	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>	\$ <u>_____</u>	\$ <u><u>-</u></u>
Balance End of Year -----	\$ <u><u>1,439,238</u></u>	\$ <u><u>1,481,086</u></u>	\$ <u>_____</u>	\$ <u><u>2,920,324</u></u>

UTILITY NAME: Sun Communities Acquisitions LLC d/b/a Buttonwood Bay Utilities

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CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share_____	_____	_____
Shares authorized_____	_____	_____
Shares issued and outstanding_____	_____	_____
Total par value of stock issued_____	_____	_____
Dividends declared per share for year_____	_____	_____

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year_____	\$ (2,274,615)	\$ _____
Changes during the year (Specify):		
Net Income	(195,645)	_____
_____	_____	_____
_____	_____	_____
Balance end of year_____	\$ (2,470,260)	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year_____	\$ _____	\$ _____
Changes during the year (Specify):		
Retained Earnings	_____	_____
Capital Contributions(Distributions)	_____	_____
_____	_____	_____
Balance end of year_____	\$ _____	\$ _____

LONG TERM DEBT (224)

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

UTILITY NAME: Sun Communities Acquisitions LLC d/b/a Buttonwood Bay Utilities

YEAR OF REPORT DECEMBER 31, 2024

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax_____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax_____	_____	_____	_____	_____
Taxes Other Than Income:_____	_____	_____	_____	_____
State ad valorem tax_____	_____	_____	_____	_____
Local property tax_____	3,769	3,769	_____	7,537
Regulatory assessment fee_____	5,189	5,800	_____	10,989
Other (Specify)_____	_____	_____	_____	_____
Payroll Tax	_____	_____	_____	_____
Workers Comp	_____	_____	_____	_____
Total Taxes	\$ 8,958	\$ 9,569	\$ _____	\$ 18,526

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
_____	\$ _____	\$ _____	Professional services
_____	\$ _____	\$ _____	Professional services
_____	\$ _____	\$ _____	Professional services
_____	\$ _____	\$ _____	Purchased Water
_____	\$ _____	\$ _____	Fire hydrant testing
_____	\$ _____	\$ _____	Management services
_____	\$ _____	\$ _____	
_____	\$ _____	\$ _____	Meter reading & repairs
_____	\$ _____	\$ _____	Maintenance & repairs
_____	\$ _____	\$ _____	Maintenance & repairs
_____	\$ _____	\$ _____	Maintenance & repairs

UTILITY NAME: Sun Communities Acquisitions LLC d/b/a Buttonwood Bay Utilities

YEAR OF REPORT
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CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year	\$ 216,940	\$ 227,500	\$ 444,440
2) Add credits during year_____	\$ -	\$ -	\$ -
3) Total_____	216,940	227,500	444,440
4) Deduct charges during the year_____	-	-	-
5) Balance end of year_____	216,940	227,500	444,440
6) Less Accumulated Amortization_____	216,940	227,500	444,440
7) Net CIAC_____	\$ -	\$ -	\$ -

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

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

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year_____	\$ 215,815	\$ 227,500	\$ 443,315
Add Credits During Year:_____	1,125	_____	1,125
Deduct Debits During Year:_____	-	-	-
Balance End of Year (Must agree with line #6 above.)	\$ 216,940	\$ 227,500	\$ 444,440

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

UTILITY NAME: Sun Communities Acquisitions LLC d/b/a Buttonwood Bay Ut

YEAR OF REPORT DECEMBER 31, 2024
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SCHEDULE "A"

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

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

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

APPROVED AFUDC RATE

Current Commission approved AFUDC rate: _____ %

Commission Order Number approving AFUDC rate: _____

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

UTILITY NAME: Sun Communities Acquisitions LLC d/b/a Buttonwood Bay U

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SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

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

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

<div></div>

WATER OPERATING SECTION

UTILITY NAME: Sun Communities Acquisitions LLC d/b/a Buttonwood Bay Utilities

YEAR OF REPORT DECEMBER 31, 2024

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization_____	\$ 38,693	\$ _____	\$ _____	\$ 38,693
302	Franchises_____	-	_____	_____	_____
303	Land and Land Rights_____	4,600	_____	_____	4,600
304	Structures and Improvements_	100,349	_____	_____	100,349
305	Collecting and Impounding Reservoirs_____	-	_____	_____	_____
306	Lake, River and Other Intakes_____	-	_____	_____	_____
307	Wells and Springs_____	73,275	32,410	_____	105,685
308	Infiltration Galleries and Tunnels_____	-	_____	_____	_____
309	Supply Mains_____	26,164	_____	_____	26,164
310	Power Generation Equipment_	47,201	_____	_____	47,201
311	Pumping Equipment_____	52,091	6,412	_____	58,503
320	Water Treatment Equipment_	571,605	154,181	-	725,786
330	Distribution Reservoirs and Standpipes_____	-	_____	_____	341,052
331	Transmission and Distribution Lines_____	341,052	_____	_____	301,083
333	Services_____	301,083	_____	_____	101,167
334	Meters and Meter Installations_____	101,167	_____	_____	398,390
335	Hydrants_____	-	_____	_____	1,194
336	Backflow Prevention Devices_	1,194	_____	_____	_____
339	Other Plant and Miscellaneous Equipment_	-	_____	_____	18,849
340	Office Furniture and Equipment_____	18,849	_____	_____	-
341	Transportation Equipment_	-	-	_____	_____
342	Stores Equipment_____	-	_____	_____	_____
343	Tools, Shop and Garage Equipment_____	-	_____	_____	_____
344	Laboratory Equipment_____	-	_____	_____	_____
345	Power Operated Equipment_	-	_____	_____	_____
346	Communication Equipment_	-	_____	_____	_____
347	Miscellaneous Equipment_	-	_____	_____	_____
348	Other Tangible Plant_____	-	_____	_____	_____
	Total Water Plant_____	\$ 2,075,713	\$ 193,003	\$ -	\$ 2,268,716

UTILITY NAME: Sun Communities Acquisitions LLC d/b/a Buttonwood Bay Utilities

YEAR OF REPORT DECEMBER 31, 2024

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
301	Organization (Original Certificate)			2.50%	19,980		967	20,948
304	Structures and Improvements		%	3.57%	\$ 46,737	\$	3582	\$ 50,320
305	Collecting and Impounding Reservoirs		%		-			
306	Lake, River and Other Intakes		%		-			
307	Wells and Springs		%	3.70%	62,693		3311	66,004
308	Infiltration Galleries & Tunnels		%		-			
309	Supply Mains		%	3.13%	20,004		819	20,823
310	Power Generating Equipment		%	5.00%	43,700		2360	46,060
311	Pumping Equipment		%	5.00%	39,041		2765	41,805
320	Water Treatment Equipment		%	3.57%	277,353	-	23158	300,512
330	Distribution Reservoirs & Standpipes		%	3.33%	235,614		11357	246,971
331	Trans. & Dist. Mains		%	2.50%	170,645		7527	178,172
333	Services		%	2.50%	101,167		0	101,167
334	Meter & Meter Installations		%	5.00%	328,051		19920	347,971
335	Hydrants		%	5.00%	1,194		0	1,194
336	Backflow Prevention Devices		%		-			
339	Other Plant and Miscellaneous Equipment		%	10.00%	15,407		1885	17,292
340	Office Furniture and Equipment		%		-			-
341	Transportation Equipment		%		-			
342	Stores Equipment		%		-			
343	Tools, Shop and Garage Equipment		%		-			
344	Laboratory Equipment		%		-			
345	Power Operated Equipment		%		-			
346	Communication Equipment		%		-			
347	Miscellaneous Equipment		%		-			
348	Other Tangible Plant		%		-			
	Totals				\$ 1,361,587	\$ -	\$ 77,651	\$ 1,439,238 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Sun Communities Acquisitions LLC d/b/a Buttonwood Bay Utilities

YEAR OF REPORT

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WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ _____
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
604	Employee Pensions and Benefits_____	_____
610	Purchased Water_____	_____
615	Purchased Power_____	22,339
616	Fuel for Power Production_____	_____
618	Chemicals_____	27,488
620	Materials and Supplies_____	-
630	Contractual Services:	
	Billing NUBS_____	6,698
	Professional (Contract Ops & Annual Report/Legal)_____	77,969
	Testing_____	5,195
	Other (Repair and Maintenance/Annual Drinking Water)_____	6,210
640	Rents_____	_____
650	Transportation Expense_____	_____
655	Insurance Expense_____	_____
665	Regulatory Commission Expenses_____	_____
670	Bad Debt Expense_____	_____
675	Miscellaneous Expenses_____	_____
	Total Water Operation And Maintenance Expense_____	\$ 145,899 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	788	788	788
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
General Service					
5/8"	D	1.0	_____	_____	_____
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
2"	D,C,T	8.0	_____	_____	_____
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers					
Other (Specify)	T	_____	_____	_____	_____
Total			788	788	788

** D = Displacement
C = Compound
T = Turbine

PUMPING AND PURCHASED WATER STATISTICS

	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
(a)	(b)	(c)	(d)	(e)	(f)
January		5,966		5,966	4,588
February		6,375		6,375	4,607
March		6,900		6,900	4,589
April		7,182		7,182	4,456
May		6,801		6,801	4,886
June		5,413		5,413	5,088
July		5,033		5,033	5,373
August		4,636		4,636	3,591
September		7,710		7,710	3,601
October		6,097		6,097	3,443
November		5,469		5,469	2,661
December		6,000		6,000	3,316
Total for Year	-	73,582	-	73,582	50,199

If water is purchased for resale, indicate the following:

Vendor _____ City of Winter Haven

Point of delivery _____

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	8 inch		None	None	
PVC	6 inch		None	None	
PVC	4 inch		None	None	
PVC	2 inch		None	None	

UTILITY NAME:

Sun Communities Acquisitions LLC d/b/a Butte

YEAR OF REPORT

DECEMBER 31,

2024

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed_____	<u>1984</u>	<u>1984</u>	_____	_____
Types of Well Construction and Casing_____	<u>Steel</u>	<u>Steel</u>	_____	_____
_____	_____	_____	_____	_____
Depth of Wells_____	<u>1100</u>	<u>400</u>	_____	_____
Diameters of Wells_____	<u>6-inch</u>	<u>6-inch</u>	_____	_____
Pump - GPM_____	<u>450</u>	<u>450</u>	_____	_____
Motor - HP_____	<u>30</u>	<u>30</u>	_____	_____
Motor Type *_____	_____	_____	_____	_____
Yields of Wells in GPD_____	<u>500000</u>	<u>500000</u>	_____	_____
Auxiliary Power_____	<u>Generator</u>	<u>Generator</u>	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	<u>Steel Hydro</u>	_____	_____	_____
Capacity of Tank_____	<u>15,000</u>	_____	_____	_____
Ground or Elevated_____	<u>Ground</u>	_____	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer_____	_____	_____	_____	_____
Type_____	_____	_____	_____	_____
Rated Horsepower_____	_____	_____	_____	_____
<u>Pumps</u>				
Manufacturer_____	_____	_____	_____	_____
Type_____	_____	_____	_____	_____
Capacity in GPM_____	_____	_____	_____	_____
Average Number of Hours Operated Per Day_____	_____	_____	_____	_____
Auxiliary Power_____	_____	_____	_____	_____

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_____	500,000	500,000	_____
Type of Source_____	Florida Aquifer	Florida Aquifer	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	_____	_____	_____
Make_____	_____	_____	_____
Permitted Capacity (GPD)_____	1,000,000	_____	_____
High service pumping	_____	_____	_____
Gallons per minute_____	_____	_____	_____
Reverse Osmosis _____	_____	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating_____	_____	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft._____	_____	_____	_____
Gravity GPD/Sq.Ft._____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator_____	3 PPM	_____	_____
Ozone_____	_____	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	generator	_____	_____

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve.

788
2. Maximum number of ERC's * which can be served.

788
3. Present system connection capacity (in ERCs *) using existing lines.

788
4. Future connection capacity (in ERCs *) upon service area buildout.

-
5. Estimated annual increase in ERCs *.

None
6. Is the utility required to have fire flow capacity?
If so, how much capacity is required?

No
7. Attach a description of the fire fighting facilities.

N/A
8. Describe any plans and estimated completion dates for any enlargements or improvements of t
9. When did the company last file a capacity analysis report with the DEP?
10. If the present system does not meet the requirements of DEP rules, submit the following:
- a. Attach a description of the plant upgrade necessary to meet the DEP rules.
- b. Have these plans been approved by DEP?
- c. When will construction begin?
- d. Attach plans for funding the required upgrading.
- e. Is this system under any Consent Order with DEP?

No
11. Department of Environmental Protection 5284075
12. Water Management District Consumptive Use Permit # 207139
- a. Is the system in compliance with the requirements of the CUP?

Yes
- b. If not, what are the utility's plans to gain compliance?

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

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

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

WASTEWATER OPERATING SECTION

UTILITY NAME: Sun Communities Acquisitions LLC d/b/a Buttonwood Bay Utilities

YEAR OF REPORT DECEMBER 31, 2024

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ 41,438		\$	\$ 41,438
352	Franchises_____	-			
353	Land and Land Rights_____	31,000			31,000
354	Structures and Improvements_____	230,688	18,197		248,885
355	Power Generation Equipment_____	-	-		-
360	Collection Sewers - Force_____	31,470			31,470
361	Collection Sewers - Gravity_____	359,862	-		359,862
362	Special Collecting Structures_____	-			
363	Services to Customers_____	202,334			202,334
364	Flow Measuring Devices_____	7,037			7,037
365	Flow Measuring Installations_____	-			
370	Receiving Wells_____	20,464	-		20,464
371	Pumping Equipment_____	199,170	43,826		242,996
380	Treatment and Disposal Equipment_____	- 563,381	 67,268		 630,649
381	Plant Sewers_____	3,097			3,097
382	Outfall Sewer Lines_____	-			
389	Other Plant and Miscellaneous Equipment_____	- 15,994			 15,994
390	Office Furniture and Equipment_____	- -			 -
391	Transportation Equipment_____	-			
392	Stores Equipment_____	-			
393	Tools, Shop and Garage Equipment_____	- -			
394	Laboratory Equipment_____	-			
395	Power Operated Equipment_____	-			-
396	Communication Equipment_____	-			
397	Miscellaneous Equipment_____	-			
398	Other Tangible Plant_____	-			
	Total Wastewater Plant_____	\$ 1,705,935	\$ 129,291	\$ -	\$ 1,835,226 *

* This amount should tie to sheet F-5.

UTILITY NAME: Sun Communities Acquisitions LLC d/b/a Buttonwood Bay Utilities

YEAR OF REPORT	
DECEMBER 31,	2024

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
351	Organization			2.50%	21,462		1,036	22,498
354	Structures and Improvements		%	3.70%	\$ 71,874	\$	\$ 9,545	\$ 81,420
355	Power Generation Equipment		%		-		-	-
360	Collection Sewers - Force		%	3.70%	31,470		-	31,470
361	Collection Sewers - Gravity		%	2.50%	354,173		8,997	363,169
362	Special Collecting Structures		%		-			-
363	Services to Customers		%	2.86%	202,334		-	202,334
364	Flow Measuring Devices		%	20.00%	7,037		-	7,037
365	Flow Measuring Installations		%		-			-
370	Receiving Wells		%	6.70%	15,829		1,371	17,200
371	Pumping Equipment		%	6.70%	185,884		5,723	191,608
380	Treatment and Disposal Equipment		%	6.70%	506,468		40,000	546,468
381	Plant Sewers		%	3.10%	1,793		96	1,889
382	Outfall Sewer Lines		%		-			-
389	Other Plant and Miscellaneous Equipment		%	6.70%	15,994		-	15,994
390	Office Furniture and Equipment		%		-			-
391	Transportation Equipment		%		-			-
392	Stores Equipment		%		-			-
393	Tools, Shop and Garage Equipment		%		-			-
394	Laboratory Equipment		%		-			-
395	Power Operated Equipment		%		-			-
396	Communication Equipment		%		-			-
397	Miscellaneous Equipment		%		-			-
398	Other Tangible Plant		%		-			-
	Totals				\$ 1,414,318	\$ -	\$ 66,768	\$ 1,481,086 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Sun Communities Acquisitions LLC d/b/a Buttonwood Bay Utilities

YEAR OF REPORT DECEMBER 31, 2024

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ _____
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
704	Employee Pensions and Benefits_____	_____
710	Purchased Wastewater Treatment_____	_____
711	Sludge Removal Expense_____	22,341
715	Purchased Power_____	22,339
716	Fuel for Power Production_____	_____
718	Chemicals_____	-
720	Materials and Supplies_____	_____
730	Contractual Services:	
	Billing NUBS_____	6,698
	Professional (Contract Ops & Annual Report/Legal)_____	109,549
	Testing_____	12,465
	Other (Repair and Maintenance) _____	1,854
740	Rents_____	_____
750	Transportation Expense_____	_____
755	Insurance Expense_____	_____
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	_____
770	Bad Debt Expense_____	_____
775	Miscellaneous Expenses_____	_____
	Total Wastewater Operation And Maintenance Expense_____	\$ 175,246 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers Start of Year (d)	End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
Residential Service					
All meter sizes	D	1.0	788	788	788
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify) 4-Inch	T				
Total			788	788	788

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: Sun Communities Acquisitions LLC d/b/a Buttonwood Bay Utilities

YEAR OF REPORT DECEMBER 31, 2024

PUMPING EQUIPMENT

Lift Station Number_____	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	_____	_____
Make or Type and nameplate data on pump_____	<u>3hp</u>	<u>3hp</u>	<u>3hp</u>	<u>3hp</u>	_____	_____
_____	_____	_____	_____	_____	_____	_____
Year installed_____	<u>1984</u>	<u>1984</u>	<u>1995</u>	<u>1995</u>	_____	_____
Rated capacity_____	_____	_____	_____	_____	_____	_____
Size_____	_____	_____	_____	_____	_____	_____
Power:						
Electric_____	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	_____	_____
Mechanical_____	_____	_____	_____	_____	_____	_____
Nameplate data of motor_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches)_____	<u>6inch</u>	<u>6inch</u>	_____	_____	_____	_____
Type (PVC, VCP, etc.)_____	<u>PVC</u>	<u>PVC</u>	_____	_____	_____	_____
Average length_____	<u>10</u>	<u>15</u>	_____	_____	_____	_____
Number of active service connections_____	<u>840</u>	<u>120</u>	_____	_____	_____	_____
Beginning of year_____	<u>534</u>	<u>120</u>	_____	_____	_____	_____
Added during year_____	<u>0</u>	_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____	_____	_____
End of year_____	<u>534</u>	<u>120</u>	_____	_____	_____	_____
Give full particulars concerning inactive connections_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches)_____	_____	<u>8"</u>	<u>6"</u>	_____	_____	<u>4-inch</u>	_____	_____
Type of main_____	_____	<u>PVC</u>	<u>PVC</u>	_____	_____	<u>PVC</u>	_____	_____
Length of main (nearest foot)	_____	_____	_____	_____	_____	_____	_____	_____
Begining of year	_____	<u>23715</u>	<u>7761</u>	_____	_____	<u>5500</u>	_____	_____
Added during year	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year	_____	_____	_____	_____	_____	_____	_____	_____
End of year	_____	<u>23715</u>	<u>7761</u>	_____	_____	<u>5500</u>	_____	_____

MANHOLES

Size (inches)_____	<u>48"</u>	_____	_____	_____
Type of Manhole_____	<u>concrete</u>	_____	_____	_____
Number of Manholes:				
Beginning of year_____	<u>75</u>	_____	_____	_____
Added during year_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____
End of Year_____	<u>75</u>	_____	_____	_____

UTILITY NAME: Sun Communities Acquisitions LLC d/b/a Buttonwood Bay Utilities

YEAR OF REPORT
DECEMBER 31, 2024

TREATMENT PLANT

Manufacturer_____	<u>McNeil</u>	_____	_____
Type_____	_____	_____	_____
"Steel" or "Concrete"_____	<u>Concrete</u>	_____	_____
Total Permitted Capacity_____	<u>98,000</u>	_____	_____
Average Daily Flow_____	<u>42,000</u>	_____	_____
Method of Effluent Disposal_____	<u>Perc Pond</u>	_____	_____
Permitted Capacity of Disposal_____	_____	_____	_____
Total Gallons of Wastewater treated_____	<u>14,261,000</u>	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer_____	<u>Hydromatic</u>	<u>Hydromatic</u>	<u>Barnes</u>	<u>Barnes</u>	_____	_____
Capacity (GPM's)_____	_____	_____	_____	_____	_____	_____
Motor:						
Manufacturer_____	_____	_____	_____	_____	_____	_____
Horsepower_____	<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>	_____	_____
Power (Electric or Mechanical)_____	<u>Electric</u>	<u>Electric</u>	<u>Electric</u>	<u>Electric</u>	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	<u>1,705,000</u>	_____	_____
February_____	<u>1,540,000</u>	_____	_____
March_____	<u>1,643,000</u>	_____	_____
April_____	<u>1,200,000</u>	_____	_____
May_____	<u>806,000</u>	_____	_____
June_____	<u>690,000</u>	_____	_____
July_____	<u>806,000</u>	_____	_____
August_____	<u>806,000</u>	_____	_____
September_____	<u>1,110,000</u>	_____	_____
October_____	<u>1,240,000</u>	_____	_____
November_____	<u>1,320,000</u>	_____	_____
December_____	<u>1,395,000</u>	_____	_____
Total for year_____	<u>14,261,000</u>	_____	_____

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

UTILITY NAME:

Sun Communities Acquisitions LLC d/b/a Buttonwood Bay Utilities

YEAR OF REPORT

DECEMBER 31, 2024

GENERAL WASTEWATER SYSTEM INFORMATION

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

1. Present number of ERCs* now being served. 788
2. Maximum number of ERCs* which can be served. 788
3. Present system connection capacity (in ERCs*) using existing lines. 788
4. Future connection capacity (in ERCs*) upon service area buildout. 788
5. Estimated annual increase in ERCs*. None
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system

7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known.
8. If the utility does not engage in reuse, has a reuse feasibility study been completed? No
If so, when? _ v
9. Has the utility been required by the DEP or water management district to implement reuse? No
If so, what are the utility's plans to comply with this requirement? _____

10. When did the company last file a capacity analysis report with the DEP?
11. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____
12. Department of Environmental Protection ID # FLA014348

- * An ERC is determined based on one of the following methods:
- (a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
 - (b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).

UTILITY NAME: Sun Communities Acquisitions LLC d/b/a Buttonwood Bay U

YEAR OF REPORT
DECEMBER 31, 2024

CERTIFICATION OF ANNUAL REPORT

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

YES
☒ X

NO
☐

1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code.

YES
☒ X

NO
☐

2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.

YES
☒ X

NO
☐

3. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility.

YES
☒ X

NO
☐

4. The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents.

Items Certified

1. ☐ 2. ☐ 3. ☐ 4. ☐

(signature of chief executive officer of the utility)

*

1. ☒ X 2. ☒ X 3. ☒ X 4. ☒ X

(signature of chief financial officer of the utility)

*

* Each of the four items must be certified YES or NO. Each item need not be certified by both officers. The items being certified by the officer should be indicated in the appropriate area to the left of the signature.

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.