

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

Sun Communities d/b/a Sunlake Estates Utilities

Exact Legal Name of Respondent

516-W 448-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2024

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

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

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

Fax Number E-mail Address mharmon1@suncommunities.com

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

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

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

Name, Address and phone where records are located: 27777 Franklin Rd. Suite 300 Southfield, MI 48034

Name of subdivisions where services are provided: Sunlake Estates Mobile Home Park

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Sheri Woodworth	Senior Vice President	27777 Franklin Road Southfield MI 48034	\$ None
Person who prepared this report: Gary Morse	Utility Consultant	44 Black Willow Street Homosassa, Florida 34446	\$
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 Finance LLC	100%	27777 Franklin Road Southfield MI 48034	\$ None
			\$
			\$
			\$
			\$
			\$

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

YEAR OF REPORT December 31, 2024

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 108,001	166,922	\$ _____	\$ 274,923
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues__		_____	_____	_____	_____
Other - Late, New Acct.		_____	_____	_____	_____
Total Gross Revenue__		\$ 108,001	\$ 166,922	\$ _____	\$ 274,923
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 142,673	\$ 73,281	\$ _____	\$ 215,954
Depreciation Expense____	F-5	36,406	71,296	_____	107,702
CIAC Amortization Expense__	F-8	_____	_____	_____	_____
Taxes Other Than Income__	F-7	4,711	7,465	_____	12,176
Income Taxes_____	F-7	0	_____	_____	0
Total Operating Expense		\$ 183,790	152,042	_____	\$ 335,832
Net Operating Income (Loss)		\$ (75,789)	\$ 14,880	\$ _____	\$ (60,909)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ (75,789)	\$ 14,880	\$ _____	\$ (60,909)

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

YEAR OF REPORT	
December 31,	2024

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 942,813	\$ 922,604
Accumulated Depreciation and Amortization (108)-----	F-5,W-2,S-2	329,645	293,239
Net Utility Plant-----		\$ 613,168	\$ 629,365
Cash-----		-	-
Customer Accounts Receivable (141)-----		-	-
Other Assets (Specify):-----		-	-
-----		-	-
-----		-	-
-----		-	-
Total Assets-----		\$ 613,168	\$ 629,365
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	(60,909)	(12,007)
Proprietary Capital (Proprietary and partnership only) (218)-----	F-6	41,500	102,409
Total Capital-----		\$ (19,409)	\$ 90,402
Long Term Debt (224)-----	F-6	\$ -----	\$ -----
Accounts Payable (231)-----		-	-
Notes Payable (232)-----		-----	-----
Customer Deposits (235)-----		-----	-----
Accrued Taxes (236)-----		12,176	11,269
Other Liabilities (Specify)-----		-----	-----
Due to Parent		620,401	527,694
-----		-----	-----
Advances for Construction-----		-----	-----
Contributions in Aid of Construction - Net (271-272)-----	F-8	-	-
Total Liabilities and Capital-----		\$ 613,168	\$ 629,365

UTILITY NAME Sun Communities d/b/a Sunlake Estates 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 -----	\$ 942,813	\$	\$	\$ 942,813
Construction Work in -----				
Other (Specify) ----- _____ _____				
Total Utility Plant -----	\$ 942,813	\$ -	\$	\$ 942,813

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year -----	\$ 293,239	\$	\$	\$ 293,239
Add Credits During Year:				
Accruals charged to depreciation account -----	\$ 36,406	\$	\$	\$ 36,406
Salvage -----				
Other Credits (specify) ----- _____				
Total Credits -----	\$ 329,645	\$ -	\$	\$ 329,645
Deduct Debits During Year:				
Book cost of plant retired -----	\$ -	\$	\$	\$ -
Cost of removal -----				
Other debits (specify) ----- _____				
Total Debits -----	\$ -	\$	\$	\$ -
Balance End of Year -----	\$ 329,645	\$ -	\$	\$ 329,645

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

YEAR OF REPORT December 31, 2024

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	_____	_____
Shares authorized _____	_____	_____
Shares issued and outstanding _____	_____	_____
Total par value of stock issued _____	_____	_____
Dividends declared per share for year _____	_____	_____

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year _____	\$ 0	\$ _____
Changes during the year (Specify):		
Net Income _____	_____	_____
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ 0	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ 102,409	\$ _____
Changes during the year (Specify):		
Retained Earnings _____	(60,909)	_____
Capital Contributions(Distributions) _____	_____	_____
_____	_____	_____
Balance end of year _____	\$ 41,500	\$ _____

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 _____			\$ _____

<p>YEAR OF REPORT</p> <p>December 31, 2024</p>

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income: _____	_____	_____	_____	_____
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	4,711	7,465	_____	12,176
Other (Specify) _____	_____	_____	_____	_____
Payroll Tax _____	_____	_____	_____	_____
Workers Comp _____	_____	_____	_____	_____
Total Taxes	\$ 4,711	\$ 7,465	\$ _____	\$ 12,176

[illegible]

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

YEAR OF REPORT December 31, 2024

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

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

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

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year_____	\$ _____	\$ _____ -	\$ _____ -
Add Credits During Year:_____	_____	_____ -	_____ -
Deduct Debits During Year:_____	_____ -	_____ -	_____ -
Balance End of Year (Must agree with line #6 above.)	\$ _____ -	\$ _____ -	\$ _____ -

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

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

YEAR OF REPORT December 31, 2024

SCHEDULE "A"

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

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

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

APPROVED AFUDC RATE

Current Commission approved AFUDC rate: _____ %
Commission Order Number approving AFUDC rate: _____

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

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

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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):

[illegible]

WATER OPERATING SECTION

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

YEAR OF REPORT

December 31,

2024

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (d)	Current Year (f)
301	Organization_____	\$ 15,000	\$ _____	\$ _____	\$ 15,000
302	Franchises_____	-	_____	_____	_____
303	Land and Land Rights_____	-	_____	_____	-
304	Structures and Improvements_____	69,663	_____	_____	69,663
305	Collecting and Impounding Reservoirs_____	-	_____	_____	_____
306	Lake, River and Other Intakes_____	-	_____	_____	_____
307	Wells and Springs_____	24,855	_____	_____	24,855
308	Infiltration Galleries and Tunnels_____	-	_____	_____	_____
309	Supply Mains_____	38,103	_____	_____	38,103
310	Power Generation Equipment_____	81,691	_____	_____	81,691
311	Pumping Equipment_____	74,182	_____	_____	74,182
320	Water Treatment Equipment_____	97,919	827	_____	98,746
330	Distribution Reservoirs and Standpipes_____	-	_____	_____	_____
331	Transmission and Distribution Lines_____	6,879	-	_____	6,879
333	Services_____	245,556	13,006	_____	258,562
334	Meters and Meter Installations_____	-	_____	_____	-
335	Hydrants_____	232,546	700	_____	233,246
336	Backflow Prevention Devices_____	36,210	5,676	_____	41,886
339	Other Plant and Miscellaneous Equipment_____	-	_____	_____	-
340	Office Furniture and Equipment_____	-	_____	_____	-
341	Transportation Equipment_____	-	_____	_____	-
342	Stores Equipment_____	-	_____	_____	_____
343	Tools, Shop and Garage Equipment_____	-	_____	_____	-
344	Laboratory Equipment_____	-	_____	_____	_____
345	Power Operated Equipment_____	-	_____	_____	-
346	Communication Equipment_____	_____	_____	_____	_____
347	Miscellaneous Equipment_____	_____	_____	_____	-
348	Other Tangible Plant_____	_____	_____	_____	_____
	Total Water Plant_____	\$ 922,604	\$ 20,209	\$ -	\$ 942,813

UTILITY NAME: Sun Communities d/b/a Sunlake Estates 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%	3,375		375	3,750
304	Structures and Improvements			3.57%	27,719		2,487	30,206
305	Collecting and Impounding Reservoirs				-			
306	Lake, River and Other Intakes				-			
307	Wells and Springs			3.70%	15,454		920	16,373
308	Infiltration Galleries & Tunnels				-			
309	Supply Mains			3.13%	2,979		1,193	4,171
310	Power Generating Equipment			5.00%	66,515		4,085	70,599
311	Pumping Equipment			5.00%	59,472		3,709	63,181
320	Water Treatment Equipment			3.57%	18,811		3,510	22,121
330	Distribution Reservoirs & Standpipes			3.33%	3,427		229	3,656
331	Trans. & Dist. Mains			2.50%	37,710		6,301	44,011
333	Services			2.50%	-		-	-
334	Meter & Meter Installations			5.00%	44,196		11,645	55,841
335	Hydrants			5.00%	13,782		1,952	15,734
336	Backflow Prevention Devices				-		-	-
339	Other Plant and Miscellaneous Equipment				-		-	-
340	Office Furniture and Equipment				-		-	-
341	Transportation Equipment				-		-	-
342	Stores Equipment				-		-	-
343	Tools, Shop and Garage Equipment				-		-	-
344	Laboratory Equipment				-		-	-
345	Power Operated Equipment				-		-	-
346	Communication Equipment				-		-	-
347	Miscellaneous Equipment				-		-	-
348	Other Tangible Plant				-		-	-
	Totals				\$ 293,239	\$ -	\$ 36,406	\$ 329,645 *

* This amount should tie to Sheet F-5.

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

YEAR OF REPORT December 31, 2024

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 9,643
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	
604	Employee Pensions and Benefits_____	
610	Purchased Water_____	
615	Purchased Power_____	9,239
616	Fuel for Power Production_____	
618	Chemicals_____	
620	Materials and Supplies_____	-
630	Contractual Services:	
	Billing NUBS_____	4,028
	Professional (Contract Ops & Annual Report/Legal/Mgmt Fee_____	42,373
	Testing_____	
	Other (Repair and Maintenance)_____	76,288
640	Rents_____	
650	Transportation Expense_____	1,103
655	Insurance Expense_____	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
670	Bad Debt Expense_____	
675	Miscellaneous Expenses_____	-
	Total Water Operation And Maintenance Expense_____	\$ 142,673 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	466	466	466
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
Total			466	466	466

** D = Displacement
C = Compound
T = Turbine

<p>YEAR OF REPORT</p> <p>December 31, 2024</p>

	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's) See Note	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		3,279		3,279	-
February		3,227		3,227	-
March		4,026		4,026	-
April		3,711		3,711	-
May		4,840		4,840	-
June		4,225		4,225	-
July		3,609		3,609	-
August		3,507		3,507	-
September		3,640		3,640	-
October		3,540		3,540	-
November		4,700		4,700	-
December		4,700		4,700	-
Total for Year		47,004	-	47,004	30,431

If water is purchased for resale, indicate the following:

Vendor _____

Point of delivery _____

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

[illegible]

UTILITY NAME: _____

Sun Communities d/b/a Sunlake Estates Utility

YEAR OF REPORT

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2024

WELLS AND WELL PUMPS

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

RESERVOIRS

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

HIGH SERVICE PUMPING

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

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

YEAR OF REPORT December 31, ###

SOURCE OF SUPPLY

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

WATER TREATMENT FACILITIES

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

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. 466
2. Maximum number of ERC's * which can be served. 466
3. Present system connection capacity (in ERCs *) using existing lines. 466
4. Future connection capacity (in ERCs *) upon service area buildout. -
5. Estimated annual increase in ERCs *. none
6. Is the utility required to have fire flow capacity? Yes
If so, how much capacity is required? 500 GPM
7. Attach a description of the fire fighting facilities. 40 Fire Hydrants
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.

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

10. If the present system does not meet the requirements of DEP rules, submit the following:

a. Attach a description of the plant upgrade necessary to meet the DEP rules.

b. Have these plans been approved by DEP? _____

c. When will construction begin? _____

d. Attach plans for funding the required upgrading.

e. Is this system under any Consent Order with DEP? No

11. Department of Environmental Protection PWS335155

12. Water Management District Consumptive Use Permit # 2454

a. Is the system in compliance with the requirements of the CUP? Yes

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

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

(a) If actual flow data are available from the preceding 12 months:

Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:

ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

WASTEWATER OPERATING SECTION

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

YEAR OF REPORT DECEMBER 31, 2024

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization and Franchises	\$ 15,000		\$	\$ 15,000
352	Franchises	-			
353	Land and Land Rights	-			-
354	Structures and Improvements	37,604			37,604
355	Power Generation Equipment	35,082	-		35,082
360	Collection Sewers - Force	15,507			15,507
361	Collection Sewers - Gravity	109,303	15,553		124,856
362	Special Collecting Structures	-			
363	Services to Customers	-			-
364	Flow Measuring Devices	4,229			4,229
365	Flow Measuring Installations	-			
370	Receiving Wells	77,963	-		77,963
371	Pumping Equipment	400,754	50,565		451,319
380	Treatment and Disposal Equipment	- 427,138			 427,138
381	Plant Sewers	-			
382	Outfall Sewer Lines	-			
389	Other Plant and Miscellaneous Equipment	- -			 -
390	Office Furniture and Equipment	- -			 -
391	Transportation Equipment	-			-
392	Stores Equipment	-			
393	Tools, Shop and Garage Equipment	- -			 -
394	Laboratory Equipment	-			
395	Power Operated Equipment	-			-
396	Communication Equipment	-			
397	Miscellaneous Equipment	-			
398	Other Tangible Plant	-			
	Total Wastewater Plant	\$ 1,122,580	\$ 66,118	\$ -	\$ 1,188,698 *

* This amount should tie to sheet F-5.

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
351	Organization and Franchises		%	2.50%	3,375		375	3,750
354	Structures and Improvements		%	3.70%	\$ 7,058	\$	\$ 1,391	\$ 8,450
355	Power Generation Equipment		%	5.00%	25,369		1,754	27,123
360	Collection Sewers - Force		%	3.70%	9,930		574	10,504
361	Collection Sewers - Gravity		%	2.50%	42,711		3,121	45,832
362	Special Collecting Structures		%		-		-	-
363	Services to Customers		%		-		-	-
364	Flow Measuring Devices		%	20.00%	4,229		-	4,229
365	Flow Measuring Installations		%		-		-	-
370	Receiving Wells		%	6.70%	51,646		5,224	56,869
371	Pumping Equipment		%	6.70%	273,944		30,238	304,182
380	Treatment and Disposal Equipment		%	6.70%	306,693		28,618	335,311
381	Plant Sewers		%		-		-	-
382	Outfall Sewer Lines		%		-		-	-
389	Other Plant and Miscellaneous Equipment		%		-		-	-
390	Office Furniture and Equipment		%		-		-	-
391	Transportation Equipment		%		-		-	-
392	Stores Equipment		%		-		-	-
393	Tools, Shop and Garage Equipment		%		-		-	-
394	Laboratory Equipment		%		-		-	-
395	Power Operated Equipment		%		-		-	-
396	Communication Equipment		%		-		-	-
397	Miscellaneous Equipment		%		-		-	-
398	Other Tangible Plant		%		-		-	-
	Totals				\$ 724,954	\$ -	\$ 71,296	\$ 796,250 *

* This amount should tie to Sheet F-5.

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

YEAR OF REPORT DECEMBER 31, 2024

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ 9,643
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	
704	Employee Pensions and Benefits_____	
710	Purchased Wastewater Treatment_____	
711	Sludge Removal Expense_____	9,075
715	Purchased Power_____	9,239
716	Fuel for Power Production_____	
718	Chemicals_____	
720	Materials and Supplies_____	
730	Contractual Services:	
	Billing NUBS_____	4,028
	Professional (Contract Ops & Annual Report/Legal)_____	35,987
	Testing_____	
	Other (Repair and Maintenance)_____	5,310
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_____	\$ 73,281 *

* 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	D	1.0	466	466	466	
All meter sizes						
General Service	D	1.0				
5/8"						
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					
** D = Displacement C = Compound T = Turbine			466	466	466	

** D = Displacement

C = Compound

T = Turbine

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

YEAR OF REPORT DECEMBER 31, 2024

PUMPING EQUIPMENT

Lift Station Number_____	_____	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
Year installed_____	_____	_____	_____	_____	_____	_____
Rated capacity_____	_____	_____	_____	_____	_____	_____
Size_____	_____	_____	_____	_____	_____	_____
Power:						
Electric_____	_____	_____	_____	_____	_____	_____
Mechanical_____	_____	_____	_____	_____	_____	_____
Nameplate data of motor_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches)_____	_____	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.)_____	_____	_____	_____	_____	_____	_____
Average length_____	_____	_____	_____	_____	_____	_____
Number of active service connections_____	_____	_____	_____	_____	_____	_____
Beginning of year_____	_____	_____	_____	_____	_____	_____
Added during year_____	_____	_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____	_____	_____
End of year_____	_____	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

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

MANHOLES

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

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

YEAR OF REPORT
DECEMBER 31, 2024

TREATMENT PLANT

Manufacturer_____	_____	_____	_____
Type_____	_____	_____	_____
"Steel" or "Concrete"_____	_____	_____	_____
Total Permitted Capacity_____	58,000	_____	_____
Average Daily Flow_____	24,964	_____	_____
Method of Effluent Disposal_____	Perc Ponds	_____	_____
Permitted Capacity of Disposal_____	_____	_____	_____
Total Gallons of Wastewater treated_____	9,112,000	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer_____	_____	_____	_____	_____	_____	_____
Capacity (GPM's)_____	_____	_____	_____	_____	_____	_____
Motor:_____	_____	_____	_____	_____	_____	_____
Manufacturer_____	_____	_____	_____	_____	_____	_____
Horsepower_____	_____	_____	_____	_____	_____	_____
Power (Electric or Mechanical)_____	_____	_____	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	1,183,000	_____	Same as treated
February_____	851,000	_____	Same as treated
March_____	1,147,000	_____	Same as treated
April_____	750,000	_____	Same as treated
May_____	646,000	_____	Same as treated
June_____	671,000	_____	Same as treated
July_____	543,000	_____	Same as treated
August_____	572,000	_____	Same as treated
September_____	556,000	_____	Same as treated
October_____	700,000	_____	Same as treated
November_____	739,000	_____	Same as treated
December_____	754,000	_____	Same as treated
Total for year_____	9,112,000	_____	_____

If Wastewater Treatment is purchased, indicate the vendor: _____

Amounts shown in thousands of gallons _____

GENERAL WASTEWATER SYSTEM INFORMATION

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

1. Present number of ERCs* now being served. 466
2. Maximum number of ERCs* which can be served. 466
3. Present system connection capacity (in ERCs*) using existing lines. 466
4. Future connection capacity (in ERCs*) upon service area buildout. 466
5. Estimated annual increase in ERCs*. 0
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system

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

10. When did the company last file a capacity analysis report with the DEP?
11. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____
12. Department of Environmental Protection ID # FLA010526-005

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

- (a) If actual flow data are available from the preceding 12 months:

Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

- (b) If no historical flow data are available use:

ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).

CERTIFICATION OF ANNUAL REPORT

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

- | | | | |
|--|--------------------------------|----|--|
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 1. | The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 3. | There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 4. | The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents. |

Items Certified

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

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

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