

**CLASS "A" OR "B"**  
**WATER and/or WASTEWATER UTILITIES**  
(Gross Revenue of More Than \$200,000 Each)

**ANNUAL REPORT**

OF

OFFICIAL COPY  
Public Service Commission  
Do Not Remove From This Report

WS755-16-AR

**Sun Communities Finance LLC d/b/a Water Oak Utility**

Exact Legal Name of Respondent

**454-W / 388-S**

Certificate Numbers

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

**YEAR ENDED DECEMBER 31, 2016**

RECEIVED  
FLORIDA PUBLIC SERVICE  
COMMISSION  
2017 AUG - 1 AM 10:45  
DIVISION OF  
ACCOUNTING & FINANCE



## ACCOUNTANTS' COMPILATION REPORT

Officers and Directors  
Sun Communities Finance, LLC  
d/b/a Water Oak Utilities  
Southfield, MI 48034

Management is responsible for the financial statements of Sun Communities Finance, LLC, included in the accompanying Annual Report, which comprise the statement of assets, liabilities, and equity of Sun Communities Finance, LLC, as of December 31, 2016 and the statement of revenue and expenses for the year ended December 31, 2016 in accordance with the requirements of the Public Service Commission of the State of Florida. We have performed a compilation engagement in accordance with Standards for Accounting and Review Services promulgated by the Accounting and Review Services committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or the completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the financial statements included in the accompanying Annual Report.

The financial statements included in the accompanying Annual Report are presented in accordance with the requirements of the Public Service Commission of the State of Florida, and are not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

The remaining information not included on the statement of assets, liabilities, and equity and the statement of revenue and expenses has been prepared by management, and we assume no responsibility for such information.

This report is intended solely for the information and use of the Public Service Commission of the State of Florida and management. The report is not intended to be and should not be used by anyone other than these specified parties.

We are not independent with respect to Sun Communities Finance, LLC.

*CJN&W CPAs*

CJN&W CPAs  
July 25, 2017

## General Instructions

1. Prepare this report in conformity with the 1984 National Association of Regulatory Utility Commissioners Uniform System of Accounts for Water and/or Wastewater Utilities (USOA).
2. Interpret all accounting words and phrases in accordance with the USOA.
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 should be rounded to the nearest dollar unless otherwise specifically indicated.
7. Complete this report by means which will create a permanent record, such as by typewriter.
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 of the page with not enough room. Such a schedule 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 statement should be made at the bottom of the page or an additional page inserted. Any additional pages should state the name of the utility, the year of the report, and reference the appropriate schedule.
10. Water and wastewater system pages should be grouped together by system and all pages in the water and wastewater sections should be numbered consecutively at the bottom of the page where noted. For example, if the water system pages total 50 pages, they should be grouped by system and numbered from 1 to 50.
11. Financial information for multiple systems charging rates which are covered under the same tariff should be reported as one system. However, the engineering data must be reported by individual system.
12. For water and wastewater utilities with more than one system, one (1) copy of workpapers showing the consolidation of systems for the operating sections, should be filed with the annual report.
13. The report should be filled out in quadruplicate and the original and two copies returned by March 31 of the year following the date of the report. The report should be returned to:

**Florida Public Service Commission  
Division of Water and Wastewater  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0873**

The fourth copy should be retained by the utility

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**EXECUTIVE**

**SUMMARY**

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**CERTIFICATION OF ANNUAL REPORT**

**UTILITY NAME:** Sun Communities Finance LLC d/b/a Water Oak Utilit

<b>YEAR OF REPORT</b> <b>December 31, 2016</b>
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I HEREBY CERTIFY, to the best of my knowledge and belief:

- |                             |                          |                                                                                                                                                                                                                                                                                                                             |
|-----------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>YES</b><br/>( X )</p> | <p><b>NO</b><br/>( )</p> | <p>1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission.</p>                                                                                                                                                                                 |
| <p><b>YES</b><br/>( X )</p> | <p><b>NO</b><br/>( )</p> | <p>2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.</p>                                                                                                                                                                                           |
| <p><b>YES</b><br/>( X )</p> | <p><b>NO</b><br/>( )</p> | <p>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.</p>                                                                                          |
| <p><b>YES</b><br/>( X )</p> | <p><b>NO</b><br/>( )</p> | <p>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.</p> |

Items Certified

<b>1.</b>	<b>2.</b>	<b>3.</b>	<b>4.</b>
( )	( )	( )	( )

\_\_\_\_\_  
 (signature of the chief executive officer of the utility) \*

<b>1.</b>	<b>2.</b>	<b>3.</b>	<b>4.</b>
( X )	( X )	( X )	( X )

*[Handwritten Signature]*  
 \_\_\_\_\_  
 (signature of the 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.

ANNUAL REPORT OF

YEAR OF REPORT December 31, 2016
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Sun Communities Finance LLC d/b/a Water Oak Utility  
 (Exact Name of Utility)

County: Lake

List below the exact mailing address of the utility for which normal correspondence should be sent:

106 Evergreen Drive  
Lady Lake FL 32159

Telephone: ( 352 ) 753-3000

e-Mail Address: LParker1@suncommunities.com

Web Site: N/A

Sunshine State One-Call of Florida, Inc. Member Number 4266

Name and address of person to whom correspondence concerning this report should be addressed:

Lara Parker  
106 Evergreen Drive  
Lady Lake, FL 32159

Telephone: ( 352 ) 753-3000

List below the address of where the utility's books and records are located:

The American Center  
27777 Franklin Road  
Suite 200  
Southfield MI 48034-8205

Telephone: ( 248 ) 208-2500

List below any groups auditing or reviewing the records and operations:

CJN&W CPAs

Date of original organization of the utility: April, 1981

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

Individual      
 Partnership      
 Sub S Corporation      
 1120 Corporation

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

	Name	Percent Ownership	
1.	Sun Communities Finance, LLC	100	%
2.			%
3.			%
4.			%
5.			%
6.			%
7.			%
8.			%
9.			%
10.			%



UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

**YEAR OF REPORT**  
December 31, 2016

**DIRECTORY OF PERSONNEL WHO CONTACT  
THE FLORIDA PUBLIC SERVICE COMMISSION**

<b>NAME OF COMPANY REPRESENTATIVE (1)</b>	<b>TITLE OR POSITION (2)</b>	<b>ORGANIZATIONAL UNIT TITLE (3)</b>	<b>USUAL PURPOSE FOR CONTACT WITH FPSC</b>
F. Marshall Deterding (850) 877-6555	Attorney	Sundstrom & Mindlin, LLP	Legal matters
Anthony Q De Santis (727) 791-4020	CPA	CJN&W, CPAs	Accounting and rate matters

- (1) Also list appropriate legal counsel, accountants and others who may not be on general payroll.
- (2) Provide individual telephone numbers if the person is not normally reached at the company.
- (3) Name of company employed by if not on general payroll.

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility

<b>YEAR OF REPORT</b> December 31, 2016
--------------------------------------------

**COMPANY PROFILE**

Provide a brief narrative company profile which covers the following areas:

- A. Brief company history.**
- B. Public services rendered.**
- C. Major goals and objectives.**
- D. Major operating divisions and functions.**
- E. Current and projected growth patterns.**
- F. Major transactions having a material effect on operations.**

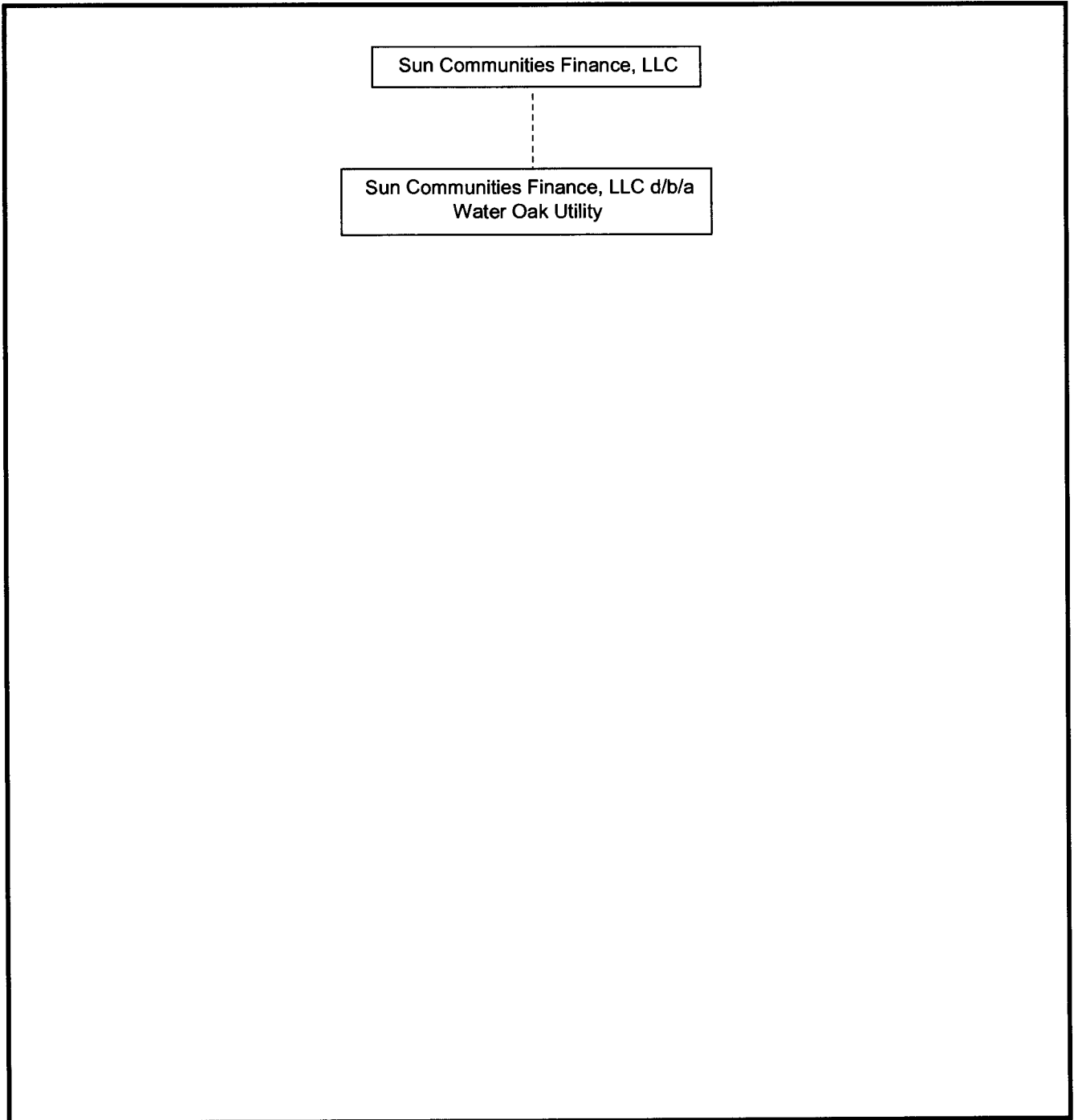
<p>(A) The Utility was organized in 1971 to serve the Water Oak Country Club, a Mobile Home Community in Lake County, Florida.</p> <p>(B) The Company provides water and sewer services only.</p> <p>(C) The Utility's goals continue to be the providing of quality water and sewer service and earning a fair rate of return on its investment in plant in service.</p> <p>(D) Water and sewer services only.</p> <p>(E) The Utility is currently built out and no further expansion or development is projected.</p> <p>(F) None</p>
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UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility

**YEAR OF REPORT**  
December 31, 2016

**PARENT / AFFILIATE ORGANIZATION CHART**  
Current as of 12/31/16

Complete below an organizational chart that shows all parents and subsidiaries of the utility. The chart must also show the relationship between the utility and the affiliates listed on E-7, E-10(a) and E-10(b).



UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

**YEAR OF REPORT**  
December 31, 2016

**COMPENSATION OF OFFICERS**

For each officer, list the time spent on respondent as an officer compared to time spent on total business activities and the compensation received as an officer from the responden			
NAME (a)	TITLE (b)	% OF TIME SPENT AS OFFICER OF UTILITY (c)	OFFICERS COMPENSATION (d)
None		%	\$
		%	\$
		%	\$
		%	\$
		%	\$
		%	\$
		%	\$
		%	\$
		%	\$

**COMPENSATION OF DIRECTORS**

For each director, list the number of director meetings attended by each director and the compensation received as an director from the respondent			
NAME (a)	TITLE (b)	NUMBER OF DIRECTORS MEETINGS ATTENDED (c)	DIRECTORS COMPENSATION (d)
None			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

<b>YEAR OF REPORT</b> December 31, 2016
--------------------------------------------

**BUSINESS CONTRACTS WITH OFFICERS, DIRECTORS AND AFFILIATES**

List all contracts, agreements, and other business arrangements* entered into during the calendar year (other than compensation related to position with Respondents) between the Respondent and officer and director listed on Page E-6. In addition, provide the same information with respect to professional services for each firm, partnership, or organization with which the officer or director is affiliated.			
NAME OF OFFICER, DIRECTOR OR AFFILIATE (a)	IDENTIFICATION OF SERVICE OR PRODUCT (b)	AMOUNT (c)	NAME AND ADDRESS OF AFFILIATED ENTITY (d)
None		\$	

\* Business Agreement, for this schedule, shall mean any oral or written business deal which binds the concerned parties for products or services during the reporting year or future years. Although the Respondent and/or other companies will benefit from the arrangement, the officer or director is, however, acting on his behalf or for the benefit of other companies or persons.

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility

**YEAR OF REPORT**  
December 31, 2016

**AFFILIATION OF OFFICERS AND DIRECTORS**

For each of the officials listed on page E-6, list the principal occupation or business affiliation and all affiliations or connections with any other business or financial organizations, firms, or partnerships. For purposes of this part, an official will be considered to have an affiliation with any business or financial organization, firm or partnership in which he is an officer, director, trustee, partner, or a person exercising similar functions.

<b>NAME (a)</b>	<b>PRINCIPAL OCCUPATION OR BUSINESS AFFILIATION (b)</b>	<b>AFFILIATION OR CONNECTION (c)</b>	<b>NAME AND ADDRESS OF AFFILIATION OR CONNECTION (d)</b>
None			

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

<b>YEAR OF REPORT</b> December 31, 2016
--------------------------------------------

**BUSINESSES WHICH ARE A BYPRODUCT, COPRODUCT OR JOINT PRODUCT RESULT OF PROVIDING WATER OR SEWER SERVICE**

Complete the following for any business which is conducted as a byproduct, coproduct or joint product as a result of providing water and/or sewer service. This would include any business which requires the use of utility land and facilities. Examples of these types of businesses would be orange groves, nurseries, tree farms, fertilizer manufacturing, etc. This would not include any business for which the assets are properly included in Account 121 - Nonutility Property along with the associated revenues and expenses segregated out as nonutility also.

BUSINESS OR SERVICE CONDUCTED (a)	ASSETS		REVENUES		EXPENSES	
	BOOK COST OF ASSETS (b)	ACCT. NO. (c)	REVENUES GENERATED (d)	ACCT. NO. (e)	EXPENSES INCURRED (f)	ACCT. NO. (g)
None	\$		\$		\$	

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

<b>YEAR OF REPORT</b> December 31, 2016
--------------------------------------------

**BUSINESS TRANSACTIONS WITH RELATED PARTIES**

List each contract, agreement, or other business transaction exceeding a cumulative amount of \$500 in any one year, entered into between the Respondent and a business or financial organization, firm, or partnership named on pages E-2 and E-6 identifying the parties, amounts, dates and product, asset, or service involved.

**Part I. Specific Instructions: Services and Products Received or Provide**

1. Enter in this part all transactions involving services and products received or provided.
2. Below are some types of transactions to include:
  - management, legal and accounting services
  - computer services
  - engineering & construction services
  - repairing and servicing of equipment
  - material and supplies furnished
  - leasing of structures, land and equipment
  - rental transactions
  - sale, purchase or transfer of various products

NAME OF COMPANY OR RELATED PARTY (a)	DESCRIPTION SERVICE AND/OR NAME OF PRODUCT (b)	CONTRACT OR AGREEMENT EFFECTIVE DATES (c)	ANNUAL CHARGES	
			(P)urchased or (S)old (d)	AMOUNT (e)
Sun Communities Finance LLC	Management	Open	P	\$ 61,992



UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

<b>YEAR OF REPORT</b> December 31, 2016
--------------------------------------------

**BUSINESS TRANSACTIONS WITH RELATED PARTIES**

**Part II. Specific Instructions: Sale, Purchase and Transfer of Asset**

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. Enter in this part all transactions relating to the purchase, sale or transfer of assets.</p> <p>2. Below are examples of some types of transactions to include:</p> <ul style="list-style-type: none"> <li>- purchase, sale or transfer of equipment.</li> <li>- purchase, sale or transfer of land and structures.</li> <li>- purchase, sale or transfer of securities.</li> <li>- noncash transfers of assets.</li> <li>- noncash dividends other than stock dividends.</li> <li>- writeoff of bad debts or loans.</li> </ul> | <p>3. The columnar instructions follow:</p> <ul style="list-style-type: none"> <li>(a) Enter name of related party or company.</li> <li>(b) Describe briefly the type of assets purchased, sold or transferred.</li> <li>(c) Enter the total received or paid. Indicate purchase with "P" and sale with "S".</li> <li>(d) Enter the net book value for each item reported.</li> <li>(e) Enter the net profit or loss for each item (column (c) - column (d)).</li> <li>(f) Enter the fair market value for each item reported. In space below or in a supplemental schedule, describe the basis used to calculate fair market value.</li> </ul> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

NAME OF COMPANY OR RELATED PARTY (a)	DESCRIPTION OF ITEMS (b)	SALE OR PURCHASE PRICE (c)	NET BOOK VALUE (d)	GAIN OR LOSS (e)	FAIR MARKET VALUE (f)
None		\$	\$	\$	\$

# **FINANCIAL SECTION**

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**COMPARATIVE BALANCE SHEET - ASSETS AND OTHER DEBITS**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
<b>UTILITY PLANT</b>				
101-106	Utility Plant	F-7	\$ 2,430,491	\$ 2,291,951
108-110	Less: Accumulated Depreciation and Amortization	F-8	(1,340,252)	(1,228,499)
Net Plant			1,090,239	1,063,452
114-115	Utility Plant Acquisition Adjustments (Net	F-7		
116*	Other Plant Adjustments (specify			
Total Net Utility Plant			1,090,239	1,063,452
<b>OTHER PROPERTY AND INVESTMENTS</b>				
121	Nonutility Property	F-9		
122	Less: Accumulated Depreciation and Amortization			
Net Nonutility Property				
123	Investment in Associated Companies:	F-10		
124	Utility Investments:	F-10		
125	Other Investments:	F-10		
126-127	Special Funds	F-10		
Total Other Property and Investments				
<b>CURRENT AND ACCRUED ASSETS</b>				
131	Cash			
132	Special Deposits	F-9		
133	Other Special Deposits	F-9		
134	Working Funds			
135	Temporary Cash Investments			
141-144	Accounts and Notes Receivable, Less Accumulated Provision for Uncollectable Accounts:	F-11	29,663	32,745
145	Accounts Receivable from Associated Companies:	F-12		
146	Notes Receivable from Associated Companies:	F-12		
151-153	Materials and Supplies			
161	Stores Expense			
162	Prepayments			
171	Accrued Interest and Dividends Receivable			
172*	Rents Receivable			
173*	Accrued Utility Revenue			
174	Misc. Current and Accrued Assets:	F-12		
Total Current and Accrued Assets:			29,663	32,745

\* Not Applicable for Class B Utilities

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility

<b>YEAR OF REPORT</b> <b>December 31, 2016</b>
---------------------------------------------------

**COMPARATIVE BALANCE SHEET - ASSETS AND OTHER DEBITS**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
	DEFERRED DEBITS			
181	Unamortized Debt Discount & Expense	F-13		
182	Extraordinary Property Losses	F-13		
183	Preliminary Survey and Investigation Charge			
184	Clearing Accounts			
185*	Temporary Facilities			
186	Misc. Deferred Debits	F-14	5,766	11,631
187*	Research & Development Expenditure			
190	Accumulated Deferred Income Taxes			
Total Deferred Debits			5,766	11,631
<b>TOTAL ASSETS AND OTHER DEBITS</b>			<b>\$ 1,125,668</b>	<b>\$ 1,107,828</b>

\* Not Applicable for Class B Utilities

**NOTES TO THE BALANCE SHEET**

The space below is provided for important notes regarding the balance sheet.

**COMPARATIVE BALANCE SHEET - EQUITY CAPITAL AND LIABILITIES**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
<b>EQUITY CAPITAL</b>				
201	Common Stock Issued	F-15	\$ -	\$ -
204	Preferred Stock Issued	F-15		
202,205*	Capital Stock Subscribed			
203,206*	Capital Stock Liability for Conversion			
207*	Premium on Capital Stock			
209*	Reduction in Par or Stated Value of Capital Stock			
210*	Gain on Resale or Cancellation of Reacquired Capital Stock			
211	Other Paid-in Capital			
212	Discount on Capital Stock			
213	Capital Stock Expense			
214-215	Retained Earnings (Deficit) (Members Equity)	F-16	(583,556)	(577,971)
216	Reacquired Capital Stock			
218	Proprietary Capital (Proprietorship and Partnership Only)			
<b>Total Equity Capital (Deficit)</b>			<b>(583,556)</b>	<b>(577,971)</b>
<b>LONG TERM DEBT</b>				
221	Bonds	F-15		
222*	Reacquire Bonds			
223	Advances from Associated Companies	F-17		
224	Other Long Term Debt	F-17		
<b>Total Long Term Debt</b>				
<b>CURRENT AND ACCRUED LIABILITIES</b>				
231	Accounts Payable		876	159,370
232	Notes Payable	F-18		
233	Accounts Payable to Associated Co.	F-18	1,576,800	1,395,567
234	Notes Payable to Associated Co.	F-18		
235	Customer Deposits			
236	Accrued Taxes		10,049	9,673
237	Accrued Interest	F-19		
238	Accrued Dividends			
239	Matured Long Term Debt			
240	Matured Interest			
241	Miscellaneous Current and Accrued Liabilities	F-20		
<b>Total Current and Accrued Liabilities</b>			<b>1,587,725</b>	<b>1,564,610</b>

\* Not Applicable for Class B Utilities

**COMPARATIVE BALANCE SHEET - EQUITY CAPITAL AND LIABILITIES**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
<b>DEFERRED CREDITS</b>				
251	Unamortized Premium on Debt	F-13		
252	Advances for Construction	F-20		
253	Other Deferred Credits	F-21		
255	Accumulated Deferred Investment Tax Credits			
Total Deferred Credits				
<b>OPERATING RESERVES</b>				
261	Property Insurance Reserve			
262	Injuries and Damages Reserve			
263	Pensions and Benefits Reserve			
265	Miscellaneous Operating Reserves			
Total Operating Reserves				
<b>CONTRIBUTIONS IN AID OF CONSTRUCTION</b>				
271	Contributions in Aid of Construction	F-22	411,878	400,746
272	Accumulated Amortization of Contributions in Aid of Construction	F-22	(290,379)	(279,557)
Total Net C.I.A.C.			121,499	121,189
<b>ACCUMULATED DEFERRED INCOME TAXES</b>				
281	Accumulated Deferred Income Taxes - Accelerated Depreciation			
282	Accumulated Deferred Income Taxes - Liberalized Depreciation			
283	Accumulated Deferred Income Taxes - Other			
Total Accum. Deferred Income Taxes				
<b>TOTAL EQUITY CAPITAL AND LIABILITIES</b>			<b>\$ 1,125,668</b>	<b>\$ 1,107,828</b>

**COMPARATIVE OPERATING STATEMENT**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (d)	PREVIOUS YEAR (c)	CURRENT YEAR * (e)
<b>UTILITY OPERATING INCOME</b>				
400	Operating Revenues	F-3(b)	\$ 422,085	\$ 451,742
469.530	Less: Guaranteed Revenue and AFPI	F-3(b)		
Net Operating Revenues			422,085	451,742
401	Operating Expenses	F-3(b)	345,944	322,399
403	Depreciation Expense	F-3(b)	100,804	111,753
	Less: Amortization of CIAC	F-22	(7,199)	(10,822)
Net Depreciation Expense			93,605	100,931
406	Amortization of Utility Plant Acquisition Adjustment	F-3(b)		
407	Amortization Expense (Other than CIAC)	F-3(b)		
408	Taxes Other Than Income	W/S-3	33,516	33,997
409	Current Income Taxes	W/S-3		
410.10	Deferred Federal Income Taxes	W/S-3		
410.11	Deferred State Income Taxes	W/S-3		
411.10	Provision for Deferred Income Taxes - Credit	W/S-3		
412.10	Investment Tax Credits Deferred to Future Periods	W/S-3		
412.11	Investment Tax Credits Restored to Operating Income	W/S-3		
Utility Operating Expenses			473,065	457,327
Net Utility Operating Income			(50,980)	(5,585)
469/530	Add Back: Guaranteed Revenue and AFPI	F-3(b)		
413	Income From Utility Plant Leased to Others			
414	Gains (Losses) From Disposition of Utility Property			
420	Allowance for Funds Used During Construction			
Total Utility Operating Income [Enter here and on Page F-3(c)]			(50,980)	(5,585)

\* For each account, column e should agree with columns f, g + h on F-3(b)

**COMPARATIVE OPERATING STATEMENT (Cont'd)**

WATER SCHEDULE W-3* (f)	SEWER SCHEDULE S-3* (g)	OTHER THAN REPORTING SYSTEMS (h)
\$ 174,730	\$ 277,012	N/A
<u>174,730</u>	<u>277,012</u>	-
129,187	193,212	
51,827	59,926	
<u>(7,433)</u>	<u>(3,389)</u>	
<u>44,394</u>	<u>56,537</u>	-
<u>17,183</u>	<u>16,814</u>	
<u>190,764</u>	<u>266,563</u>	
<u>(16,034)</u>	<u>10,449</u>	
<u>(16,034)</u>	<u>10,449</u>	N/A

\* Total of Schedules W-3/S-3 for all rate groups



**COMPARATIVE OPERATING STATEMENT (Cont'd)**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (d)	PREVIOUS YEAR (c)	CURRENT YEAR (e)
Total Utility Operating Income [from Page F-3(a)]			\$ (50,980)	\$ (5,585)
<b>OTHER INCOME AND DEDUCTIONS</b>				
415	Revenues From Merchandising, Jobbing and Contract Deductions			
416	Costs and Expenses of Merchandising, Jobbing and Contract Work			
419	Interest and Dividend Income			
421	Miscellaneous Nonutility Revenue			
426	Miscellaneous Nonutility Expenses			
Total Other Income and Deductions				
<b>TAXES APPLICABLE TO OTHER INCOME</b>				
408.20	Taxes Other Than Income			
409.20	Income Taxes			
410.20	Provision for Deferred Income Taxes			
411.20	Provision for Deferred Income Taxes - Credit			
412.20	Investment Tax Credits - Net			
412.30	Investment Tax Credits Restored to Operating Income			
Total Taxes Applicable to Other Income				
<b>INTEREST EXPENSE</b>				
427	Interest Expense	F-19		
428	Amortization of Debt Discount & Expense	F-13		
429	Amortization of Premium on Debt	F-13		
Total Interest Expense				
<b>EXTRAORDINARY ITEMS</b>				
433	Extraordinary Income			
434	Extraordinary Deductions			
409.30	Income Taxes, Extraordinary Items			
Total Extraordinary Items				
NET INCOME			(50,980)	(5,585)

Explain Extraordinary Income:

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**SCHEDULE OF YEAR END RATE BASE**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER UTILITY (d)	WASTEWATER UTILITY (e)
101	Utility Plant In Service	F-7	\$ 1,225,476	\$ 1,205,015
	Less:			
	Nonused and Useful Plant (1)			
108.1	Accumulated Depreciator	F-8	(510,216)	(830,036)
110.1	Accumulated Amortizator	F-8		
271	Contributions in Aid of Constructioi	F-22	(174,916)	(236,962)
252	Advances for Constructor	F-20		
Subtotal			<u>540,344</u>	<u>138,017</u>
	Add:			
272	Accumulated Amortization of Contribution: in Aid of Constructor	F-22	146,571	143,808
Subtotal			<u>686,915</u>	<u>281,825</u>
114	Plus or Minus Acquisition Adjustments (2)	F-7		
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7		
	Working Capital Allowance (3)		16,148	24,152
	Other (Specify):			
	Completed construction not classified		-	-
	_____			
	_____			
<b>RATE BASE</b>			<u>\$ 703,063</u>	<u>\$ 305,977</u>
<b>NET UTILITY OPERATING INCOME</b>			<u>\$ (16,034)</u>	<u>\$ 10,449</u>
<b>ACHIEVED RATE OF RETURN (Operating Income / Rate Base)</b>			<u>    --    %</u>	<u>    3.41    %</u>

**NOTES:**

- (1) Estimated if not known.
  - (2) Include only those Acquisition Adjustments that have been approved by the Commission.
  - (3) Calculation consistent with last rate proceeding.
- In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Method.

**SCHEDULE OF CURRENT COST OF CAPITAL  
CONSISTENT WITH THE METHODOLOGY USED IN THE LAST RATE PROCEEDING (1)**

CLASS OF CAPITAL (a)	DOLLAR AMOUNT (2) (b)	PERCENTAGE OF CAPITAL (c)	ACTUAL COST RATES (3) (d)	WEIGHTED COST [c x d] (e)
Common Equity	\$ _____ -	_____ %	<u>8.93</u> %	_____ %
Preferred Stock	_____	_____ %	- %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	- %	_____ %
Tax Credits - Zero Cos	_____	_____ %	- %	_____ %
Tax Credits - Weighted Cos	_____	_____ %	- %	_____ %
Deferred Income Taxes	_____	_____ %	- %	_____ %
Other (Explain)	_____	_____ %	- %	_____ %
	_____	_____ %	- %	_____ %
<b>Total</b>	\$ _____ -	_____ - %		_____ - %

(1) If the Utility's capital structure is not used, explain which capital structure is used.

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(2) Should equal amounts on Schedule F-6, Column (g).

(3) Mid-point of the last authorized Return On Equity or current leverage formula if none has been established.

Must be calculated using the same methodology used in the last rate proceeding using current annual report year end amounts and cost rates

**APPROVED RETURN ON EQUITY**

Current Commission Return on Equity	<u>8.93</u> %
Commission order approving Return on Equity	<u>Order No. PSC-00-1165-PAA-WS</u>

**APPROVED AFUDC RATE**

COMPLETION ONLY REQUIRED IF AFUDC WAS CHARGED DURING THE YEAR

Current Commission approved AFUDC rate	<u>None</u> %
Commission order approving AFUDC rate	_____

If any utility capitalized any charge in lieu of AFUDC (such as interest only), state the basis of the charge, an explanation as to why AFUDC was not charged and the percentage capitalized.



UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

**UTILITY PLANT  
ACCOUNTS 101 - 106**

ACCT. NO. (a)	DESCRIPTION (b)	WATER (c)	SEWER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
101	Plant Accounts Utility Plant In Service	\$ 1,225,476	\$ 1,205,015	N/A	\$ 2,430,491
102	Utility Plant Leased to Others				
103	Property Held for Future Use				
104	Utility Plant Purchased or Sold				
105	Construction Work in Progress				
106	Completed Construction Not Classified				
Total Utility Plant		\$ 1,225,476	\$ 1,205,015	N/A	\$ 2,430,491

**UTILITY PLANT ACQUISITION ADJUSTMENTS  
ACCOUNTS 114 AND 115**

Report each acquisition adjustment and related accumulated amortization separately. For any acquisition adjustment approved by the Commission, include the Order Number

ACCT. NO. (a)	DESCRIPTION (b)	WATER (c)	SEWER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
114	Acquisition Adjustments N/A	\$ -	\$ -	\$ -	\$ -
Total Plant Acquisition Adjustments		\$ -	\$ -	\$ -	\$ -
115	Accumulated Amortization N/A	\$ -	\$ -	\$ -	\$ -
Total Accumulated Amortization		\$ -	\$ -	\$ -	\$ -
Total Acquisition Adjustments		\$ -	\$ -	\$ -	\$ -

**ACCUMULATED DEPRECIATION (ACCT. 108) AND AMORTIZATION (ACCT. 110)**

DESCRIPTION (a)	WATER (b)	SEWER (c)	OTHER THAN REPORTING SYSTEMS (d)	TOTAL (e)
<b>ACCUMULATED DEPRECIATION</b>				
Account 108				
Balance first of year	\$ 458,389	\$ 770,110	N/A	\$ 1,228,499
Credits during year:				
Accruals charged:				
to Account 108.1 (1)	51,827	59,926		111,753
to Account 108.2 (2)				
to Account 108.3 (2)				
Other Accounts (Specify)				
Rounding				
Salvage				
Other Credits (specify) :				
<b>Total credits</b>	<b>51,827</b>	<b>59,926</b>		<b>111,753</b>
Debits during year:				
Book cost of plant retired	-	-		
Cost of removal				
Other debits (specify)				
<b>Total debits</b>				
Balance end of year	\$ 510,216	\$ 830,036	N/A	\$ 1,340,252

<b>ACCUMULATED AMORTIZATION</b>				
Account 110				
Balance first of year N/A	N/A	N/A	N/A	N/A
Credits during year:				
Accruals charged:				
to Account 110.2 (2)				
Other Accounts (specify):				
<b>Total credits</b>				
Debits during year:				
Book cost of plant retired				
Other debits (specify)				
<b>Total debits</b>				
Balance end of year	N/A	N/A	N/A	N/A

- (1) Account 108 for Class B utilities.
- (2) Not applicable for Class B utilities.
- (3) Account 110 for Class B utilities.

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

**YEAR OF REPORT**  
**December 31, 2016**

**REGULATORY COMMISSION EXPENSE  
AMORTIZATION OF RATE CASE EXPENSE (ACCTS. 666 AND 766)**

DESCRIPTION OF CASE (DOCKET NO.) (a)	EXPENSE INCURRED DURING YEAR (b)	CHARGED OFF DURING YEAR	
		ACCT. (c)	AMOUNT (d)
Docket No. 01-0087-WS		666	3,190
Total	\$ -		\$ 3,190

**NONUTILITY PROPERTY (ACCOUNT 121)**

Report separately each item of property with a book cost of \$25,000 or more included in Account 121.  
Other items may be grouped by classes of property

DESCRIPTION (a)	BEGINNING YEAR (b)	ADDITIONS (c)	REDUCTIONS (d)	ENDING YEAR BALANCE (e)
None	\$ -	\$ -	\$ -	\$ -
Total Nonutility Property	\$ -	\$ -	\$ -	\$ -

**SPECIAL DEPOSITS (ACCOUNTS 132 AND 133)**

Report hereunder all special deposits carried in Accounts 132 and 13

DESCRIPTION OF SPECIAL DEPOSITS (a)	YEAR END BOOK COST (b)
SPECIAL DEPOSITS (Account 132): None	\$ -
Total Special Deposits	\$ -
OTHER SPECIAL DEPOSITS (Account 133): None	\$ -
Total Other Special Deposits	\$ -

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

**YEAR OF REPORT**  
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**INVESTMENTS AND SPECIAL FUNDS**  
**ACCOUNTS 123-127**

Report hereunder all investments and special funds carried in Accounts 123 through 12

DESCRIPTION OF SECURITY OR SPECIAL FUND (a)	FACE OR PAR VALUE (b)	YEAR END BOOK COST (c)
INVESTMENT IN ASSOCIATED COMPANIES (Account 123): N/A	\$ -	\$ -
<b>Total Investment In Associated Companies</b>		<b>\$ -</b>
UTILITY INVESTMENTS (Account 124): N/A	\$ -	\$ -
<b>Total Utility Investments:</b>		<b>\$ -</b>
OTHER INVESTMENTS (Account 125): N/A	\$ -	\$ -
<b>Total Other Investments:</b>		<b>\$ -</b>
SPECIAL FUNDS (Class A Utilities: Accounts 126 & 127; Class B Utilities: Account 127)) N/A		\$ -
<b>Total Special Funds</b>		<b>\$ -</b>



**ACCOUNTS AND NOTES RECEIVABLE - NET**  
**ACCOUNTS 141 - 144**

Report hereunder all accounts and notes receivable included in Accounts 141, 142 and 144. Amounts included in Accounts 142 and 144 should be listed individuall

DESCRIPTION (a)		TOTAL (b)
CUSTOMER ACCOUNTS RECEIVABLE (Account 141):		
Combined Water & Wastewater	\$ 29,663	
Wastewater		
Other		
Total Customer Accounts Receivable		\$ 29,663
OTHER ACCOUNTS RECEIVABLE (Acct. 142):		
	\$ -	
Total Other Accounts Receivable		
NOTES RECEIVABLE (Acct. 144):		
	\$ -	
Total Notes Receivable		
Total Accounts and Notes Receivable		<u>29,663</u>
ACCUMULATED PROVISION FOR UNCOLLECTABLE ACCOUNTS (Account 143):		
Balance First of Year	\$ -	
Add: Provision for uncollectables for current yea	-	
Others		
Total Additions		
Deduct accounts written off during year:		
Utility accounts	-	
Others		
Total accounts written off		
Balance end of year		-
Total Accounts and Notes Receivable - Ne		<u>\$ 29,663</u>

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

**YEAR OF REPORT**  
**December 31, 2016**

**ACCOUNTS RECEIVABLE FROM ASSOCIATED COMPANIES**  
**ACCOUNT 145**

Report each account receivable from associated companies separately

DESCRIPTION (a)	TOTAL (b)
None	\$ -
Total	\$ -

**NOTES RECEIVABLE FROM ASSOCIATED COMPANIES**  
**ACCOUNT 146**

Report each note receivable from associated companies separately

DESCRIPTION (a)	INTEREST RATE (b)	TOTAL (c)
None		\$ -
Total		\$ -

**MISCELLANEOUS CURRENT AND ACCRUED ASSETS**  
**ACCOUNT 174**

DESCRIPTION - Provide itemized listing (a)	TOTAL (c)
None	\$ -
Total	\$ -

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

**YEAR OF REPORT**  
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**UNAMORTIZED DEBT DISCOUNT AND EXPENSE AND PREMIUM ON DEBT**  
Report the net discount and expense or premium separately for each security issu

DESCRIPTION (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
UNAMORTIZED DEBT DISCOUNT AND EXPENSE (Account 181):		
N/A	\$ -	\$ -
Total Unamortized Debt Discount and Expense		
UNAMORTIZED PREMIUM ON DEBT (Account 251):		
N/A	\$ -	\$ -
Total Unamortized Premium on Debt	\$ -	\$ -

**EXTRAORDINARY PROPERTY LOSSES**  
**ACCOUNT 182**

Report each item separately

DESCRIPTION (a)	TOTAL (b)
EXTRAORDINARY PROPERTY LOSSES (Acct. 182):	
N/A	\$ -
Total Extraordinary Property Losse:	\$ -

**MISCELLANEOUS DEFERRED DEBITS  
ACCOUNT 186**

DESCRIPTION - Provide itemized listing (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
DEFERRED RATE CASE EXPENSE (Class A Utilities: Account 186.1):	-	\$ -
	-	-
Total Deferred Rate Case Expense	\$ -	\$ -
OTHER DEFERRED DEBITS (Class A Utilities: Account 186.2):		
Water Tank Painting	\$ 5,904	-
Def CUP Permit	-	5,053
Deferred Permit - Sewer	-	713
Deferred Permit - Water	3,091	\$ -
Total Other Deferred Debits	\$ 8,995	\$ 5,766
REGULATORY ASSETS (Class A Utilities: Account 186.3):		
None	\$ -	\$ -
Total Regulatory Assets	\$ -	\$ -
<b>TOTAL MISCELLANEOUS DEFERRED DEBITS</b>	<b>\$ 8,995</b>	<b>\$ 5,766</b>

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

**YEAR OF REPORT**  
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**CAPITAL STOCK  
ACCOUNTS 201 AND 204\***

DESCRIPTION (a)	RATE (b)	TOTAL (d)
<b>COMMON STOCK</b>		
Par or stated value per share	None	None
Shares authorized		
Shares issued and outstanding		
Total par value of stock issued	\$ -	\$ -
Dividends declared per share for year	None	None
<b>PREFERRED STOCK</b>		
Par or stated value per share	\$ -	\$ -
Shares authorized		
Shares issued and outstanding		
Total par value of stock issued	\$ -	\$ -
Dividends declared per share for year	None	None

\* Account 204 not applicable for Class B utilities

**BONDS  
ACCOUNT 221**

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE* (c)	
N/A	%		\$ -
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
Total			\$ -

\* For variable rate obligations, provide the basis for the rate. (I.e.. Prime + 2%, etc)

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility

**YEAR OF REPORT**  
**December 31, 2016**

**STATEMENT OF RETAINED EARNINGS (Members Equity)**

- Dividends should be shown for each class and series of capital stock. Show amounts as dividends per share.
- Show separately the state and federal income tax effect of items shown in Account No. 43!

ACCT. NO. (a)	DESCRIPTION (b)	AMOUNTS (c)
215	Unappropriated Retained Earnings: Balance beginning of year (Deficit)	\$ (577,971)
439	Changes to account: Adjustments to Retained Earnings (requires Commission approval prior to use): Credits: _____	_____
	Total Credits	_____
	Debits: _____	_____
	Total Debits	_____
435	Balance transferred from Income	(5,585)
436	Appropriations of Retained Earnings: _____	_____
	Total appropriations of Retained Earnings:	_____
437	Dividends declared: Preferred stock dividends declared _____	_____
438	Common stock dividends declared _____	_____
	Total Dividends Declared	_____
	Year end Balance	(583,556)
214	Appropriated Retained Earnings (state balance and purpose of each appropriated amount at year end): _____	_____
214	Total Appropriated Retained Earnings	_____
	Total Retained Earnings (Deficit)	\$ (583,556)
Notes to Statement of Retained Earnings:		

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility

**YEAR OF REPORT**  
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**ADVANCES FROM ASSOCIATED COMPANIES**  
**ACCOUNT 223**

Report each advance separately.

DESCRIPTION (a)	TOTAL (b)
N/A	\$ -
<b>Total</b>	\$ -

**OTHER LONG TERM DEBT**  
**ACCOUNT 224**

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE* (c)	
None	%		\$ -
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
<b>Total</b>			<b>NONE</b>

\* For variable rate obligations, provide the basis for the rate. (i.e.. Prime + 2%, etc)

**UTILITY NAME:** Sun Communities Finance LLC d/b/a Water Oak Utility

**NOTES PAYABLE (ACCTS. 232 AND 234)**

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE* (c)	
NOTES PAYABLE (Account 232): N/A			\$ -
Total Account 232			\$ -
NOTES PAYABLE TO ASSOC. COMPANIES (Account 234):			\$ -
N/A			
Total Account 234			

\* For variable rate obligations, provide the basis for the rate. (i.e.. Prime +2%, etc)

**ACCOUNTS PAYABLE TO ASSOCIATED COMPANIES**  
**ACCOUNT 233**

Report each account payable separately.

DESCRIPTION (a)	TOTAL (b)
Accounts Payable - Intercompany	\$ 1,576,800
Total	\$ 1,576,800



**ACCRUED INTEREST AND EXPENSE**  
**ACCOUNTS 237 AND 427**

DESCRIPTION OF DEBT (a)	BALANCE BEGINNING OF YEAR (b)	INTEREST ACCRUED DURING YEAR		INTEREST PAID DURING YEAR (e)	BALANCE END OF YEAR (f)
		ACCT. DEBIT (c)	AMOUNT (d)		
ACCOUNT NO. 237.1 - Accrued Interest on Long Term Deb					
None	\$ -		\$ -	\$ -	\$ -
Total Account No. 237.1	-				-
ACCOUNT NO. 237.2 - Accrued Interest in Other Liabilitie					
None	-	427.0			-
Total Account 237.2	-				
Total Account 237 (1)	\$ -				\$ -
INTEREST EXPENSED:					
Total accrual Account 237		237			
Less Capitalized Interest Portion of AFUDC:					
None					
Net Interest Expensed to Account No. 427 (2)			\$ -		

(1) Must Agree to F-2(a), Beginning and Ending Balance of Accrued Interest  
(2) Must agree to F-3(c), Current Year Interest Expense

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility

**YEAR OF REPORT  
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**MISCELLANEOUS CURRENT AND ACCRUED LIABILITIES  
ACCOUNT 241**

DESCRIPTION (a)	BALANCE END OF YEAR (b)
None	\$ -
Total Miscellaneous Current and Accrued Liabilities	\$ -

**ADVANCES FOR CONSTRUCTION  
ACCOUNT 252**

NAME OF PAYOR * (a)	BALANCE BEGINNING OF YEAR (b)	ACCT.		CREDITS (e)	BALANCE END OF YEAR (f)
		DEBIT (c)	AMOUNT (d)		
None			\$ -	\$ -	\$ -
					-
					-
					-
					-
					-
					-
					-
					-
					-
					-
					-
Total	\$ -		\$ -	\$ -	\$ -

\* Report advances separately by reporting group, designating water or wastewater in column (a)

**OTHER DEFERRED CREDITS  
ACCOUNT 253**

DESCRIPTION - Provide itemized listing (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
REGULATORY LIABILITIES (Class A Utilities: Account 253.1)		
N/A	\$ -	\$ -
<b>Total Regulatory Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>
OTHER DEFERRED LIABILITIES (Class A Utilities: Account 253.2)		
N/A	\$ -	\$ -
<b>Total Deferred Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL OTHER DEFERRED CREDITS</b>	<b>\$ -</b>	<b>\$ -</b>

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

**YEAR OF REPORT**  
**December 31, 2016**

**CONTRIBUTIONS IN AID OF CONSTRUCTION  
ACCOUNT 271**

DESCRIPTION (a)	WATER (b)	SEWER (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$ 167,027	\$ 233,719	N/A	\$ 400,746
Add credits during year	7,889	3,243		11,132
Less debits charged during				-
Total Contributions In Aid of Constructor	\$ 174,916	\$ 236,962	\$ -	\$ 411,878

**ACCUMULATED AMORTIZATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION  
ACCOUNT 272**

DESCRIPTION (a)	WATER (b)	SEWER (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance First of year	\$ 139,138	\$ 140,419	N/A	\$ 279,557
Debits during year	7,433	3,389		10,822
Credits during year (specify)				
Total Accumulated Amortization of Contributions In Aid of Constructor	\$ 146,571	\$ 143,808		\$ 290,379

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utilit

**YEAR OF REPORT**  
**December 31, 2016**

**RECONCILIATION OF REPORTED NET INCOME WITH TAXABLE INCOME FOR FEDERAL INCOME TAXES  
(UTILITY OPERATIONS)**

<p>1. The reconciliation should include the same detail as furnished on schedule M-1 of the federal income tax return for the year. The reconciliation shall be submitted even though there is no taxable income for the year. Descriptions should clearly indicate the nature of each reconciling amount and show the computation of all tax accruals.</p> <p>2. If the utility is a member of a group which files a consolidated federal tax return, reconcile reported net income with taxable net income as if a separate return were to be filed, indicating intercompany amounts to be eliminated in such consolidated return. State names of group members, tax assigned to each group member, and basis of allocation, assignment, or sharing of the consolidated tax among group member</p>		
DESCRIPTION (a)	REFERENCE (b)	AMOUNT (c)
Net income for the year	F-3 (c)	N/A
Reconciling items for the year:		
Taxable income not reported on the books:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Deductions recorded on books not deducted for return:		-
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Income recorded on books not included in return:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Deduction on return not charged against book income:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Federal tax net income		\$ -
Computation of tax:		
The Utility is a partnership, therefore this schedule is not applicable		

**WATER  
OPERATION  
SECTION**

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UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT  
 December 31, 2016

SCHEDULE OF YEAR END WATER RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER UTILITY (d)
101	Utility Plant In Service	W-4(b)	\$ 1,225,476
	Less:		
	Nonused and Useful Plant (1)		
108.1	Accumulated Depreciator	W-6(b)	(510,216)
110.1	Accumulated Amortizior		
271	Contributions in Aid of Constructioi	W-7	(174,916)
252	Advances for Constructor	F-20	
	Subtotal		540,344
	Add:		
272	Accumulated Amortization of Contribution: in Aid of Constructor	W-8(a)	146,571
	Subtotal		686,915
	Plus or Minus		
114	Acquisition Adjustments (2)	F-7	
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	
	Working Capital Allowance (3)		16,148
	Other (Specify): Completed Construction not Classifie		-
	WATER RATE BASE		\$ 703,063
	UTILITY OPERATING INCOME	W-3	\$ (16,034)
CHIEVED RATE OF RETURN (Water Operating Income/Water Rate Bas			-- %

- NOTES: (1) Class A calculate consistent with last rate proceeding. Class B estimated if not known.  
 (2) Include only those Acquisition Adjustments that have been approved by the Commission.  
 (3) Calculation consistent with last rate proceeding.  
 In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.



UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

**YEAR OF REPORT**  
**December 31, 2016**

**WATER OPERATING STATEMENT**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER UTILITY (d)
400	UTILITY OPERATING INCOME Operating Revenues	W-9	174,730
469	Less: Guaranteed Revenue and AFP	W-9	
	Net Operating Revenues:		174,730
401	Operating Expenses	W-10(a)	129,187
403	Depreciation Expense	W-6(a)	51,827
	Less: Amortization of CIAC	W-8(a)	(7,433)
	Net Depreciation Expense		44,394
406	Amortization of Utility Plant Acquisition Adjustmen	F-7	
407	Amortization Expense (Other than CIAC)	F-8	
408.10	Taxes Other Than Income Utility Regulatory Assessment Fee		7,777
408.11	Property Taxes		7,441
408.12	Payroll Taxes		1,965
408.13	Other Taxes & Licenses:		
408	Total Taxes Other Than Income		17,183
409.1	Income Taxes	F-16	
410.10	Deferred Federal Income Taxes:		
410.11	Deferred State Income Taxes		
411.10	Provision for Deferred Income Taxes - Credi		
412.10	Investment Tax Credits Deferred to Future Period		
412.11	Investment Tax Credits Restored to Operating Incom		
	Utility Operating Expenses		190,764
	Utility Operating Income (Loss)		(16,034)
469	Add Back: Guaranteed Revenue (and AFPI)	W-9	-
413	Income From Utility Plant Leased to Other:		
414	Gains (Losses) From Disposition of Utility Propert		
420	Allowance for Funds Used During Constructio		
	Total Utility Operating Income (Loss)		\$ (16,034)

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

**YEAR OF REPORT**  
**December 31, 2016**

**WATER UTILITY PLANT ACCOUNTS**

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization	\$ 1,350	\$ -	\$ -	\$ 1,350
302	Franchises	-	-	-	-
303	Land and Land Rights	3,050	-	-	3,050
304	Structure and Improvements	38,247	-	-	38,247
305	Collecting and Impounding Reservoirs	-	-	-	-
306	Lake, River and Other Intakes	-	-	-	-
307	Wells and Springs	37,995	-	-	37,995
308	Infiltration Galleries and Tunnels	-	-	-	-
309	Supply Mains	82,324	6,739	-	89,063
310	Power Generation Equipment	73,123	-	-	73,123
311	Pumping Equipment	95,421	-	-	95,421
320	Water Treatment Equipment	54,770	-	-	54,770
330	Distribution Reservoirs and Standpipes	85,903	-	-	85,903
331	Transmission and Distribution Mains	210,969	12,575	-	223,544
333	Services	10,135	-	-	10,135
334	Meters and Meter Installations	367,406	47,594	-	415,000
335	Hydrants	22,978	-	-	22,978
336	Backflow Prevention Devices	-	-	-	-
339	Other Plant / Miscellaneous Equipment	20,557	-	-	20,557
340	Office Furniture and Equipment	684	-	-	684
341	Transportation Equipment	11,768	26,790	-	38,558
342	Stores Equipment	-	-	-	-
343	Tools, Shop and Garage Equipment	3,467	-	-	3,467
344	Laboratory Equipment	-	-	-	-
345	Power Operated Equipment	11,631	-	-	11,631
346	Communication Equipment	-	-	-	-
347	Miscellaneous Equipment	-	-	-	-
348	Other Tangible Plant	-	-	-	-
<b>TOTAL WATER PLANT</b>		<b>\$ 1,131,778</b>	<b>\$ 93,698</b>	<b>\$ -</b>	<b>\$ 1,225,476</b>

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

**W-4(a)**

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT  
 December 31, 2016

WATER UTILITY PLANT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 INTANGIBLE PLANT (d)	.2 SOURCE OF SUPPLY AND PUMPING PLANT (e)	.3 WATER TREATMENT PLANT (f)	.4 TRANSMISSION AND DISTRIBUTION PLANT (g)	.5 GENERAL PLANT (h)
301	Organization	\$ 1,350	\$ 1,350				
302	Franchises						
303	Land and Land Rights	3,050		\$ -	\$ 3,050	\$ -	\$ -
304	Structure and Improvements	38,247			38,247		
305	Collecting and Impounding Reservoirs						
306	Lake, River and Other Intakes						
307	Wells and Springs	37,995		37,995			
308	Infiltration Galleries and Tunnels						
309	Supply Main Water Oak Country Club	89,063		89,063			
310	Power Generation Equipment	73,123		73,123			
311	Pumping Equipment	95,421			95,421		
320	Water Treatment Equipment	54,770			54,770		
330	Distribution Reservoirs and Standpipes	85,903				85,903	
331	Transmission and Distribution Mains	223,544				223,544	
333	Services	10,135				10,135	
334	Meters and Meter Installations	415,000				415,000	
335	Hydrants	22,978				22,978	
336	Backflow Prevention Devices						
339	Other Plant / Miscellaneous Equipment	20,557			20,557		
340	Office Furniture and Equipment	684					684
341	Transportation Equipment	38,558					38,558
342	Stores Equipment						
343	Tools, Shop and Garage Equipment	3,467					3,467
344	Laboratory Equipment						
345	Power Operated Equipment	11,631					11,631
346	Communication Equipment						
347	Miscellaneous Equipment						
348	Other Tangible Plant						
	TOTAL WATER PLANT	\$ 1,225,476	\$ 1,350	\$ 200,181	\$ 212,045	\$ 757,560	\$ 54,340

W-4(b)

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

**YEAR OF REPORT**  
**December 31, 2016**

**BASIS FOR WATER DEPRECIATION CHARGES**

ACCT. NO. (a)	ACCOUNT NAME (b)	AVERAGE SERVICE LIFE IN YEARS (c)	AVERAGE NET SALVAGE IN PERCENT (d)	DEPRECIATION RATE APPLIED IN PERCENT (100% - d) / c (e)
301	Organization	32	%	3.13 %
302	Franchises		%	%
304	Structure and Improvements	33	%	3.03 %
305	Collecting and Impounding Reservoirs		%	%
306	Lake, River and Other Intakes		%	%
307	Wells and Springs	30	%	3.33 %
308	Infiltration Galleries and Tunnels		%	%
309	Supply Mains	32	%	3.13 %
310	Power Generation Equipment	17	%	5.88 %
311	Pumping Equipment	15	%	6.67 %
320	Water Treatment Equipment	7	%	14.29 %
330	Distribution Reservoirs and Standpipes	40	%	2.50 %
331	Transmission and Distribution Mains	40	%	2.50 %
333	Services	35	%	2.86 %
334	Meters and Meter Installations	17	%	5.88 %
335	Hydrants	40	%	2.50 %
336	Backflow Prevention Devices		%	%
339	Other Plant / Miscellaneous Equipment	20	%	5.00 %
340	Office Furniture and Equipment	15	%	6.67 %
341	Transportation Equipment	6	%	16.67 %
342	Stores Equipment		%	%
343	Tools, Shop and Garage Equipment	15	%	6.67 %
344	Laboratory Equipment		%	%
345	Power Operated Equipment	10	%	10.00 %
346	Communication Equipment		%	%
347	Miscellaneous Equipment		%	%
348	Other Tangible Plant		%	%
Water Plant Composite Depreciation Rate *			%	%

\* If depreciation rates prescribed by this Commission are on a total composite basis, entries should be made on this line only.

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

**YEAR OF REPORT**  
**December 31, 2016**

**ANALYSIS OF ENTRIES IN WATER ACCUMULATED DEPRECIATION**

ACCT. NO. (a)	ACCOUNT NAME (b)	BALANCE AT BEGINNING OF YEAR (c)	ACCRUALS (d)	OTHER CREDITS * (e) (1)	TOTAL CREDITS (d + e) (f)
301	Organization	\$ 1,262	\$ 42		\$ 42
302	Franchises	-			
304	Structure and Improvements	11,785	1,159		1,159
305	Collecting and Impounding Reservoirs	-			
306	Lake, River and Other Intakes	-			
307	Wells and Springs	34,923	1,407		1,407
308	Infiltration Galleries and Tunnels	-			
309	Supply Mains	17,662	2,678		2,678
310	Power Generation Equipment	33,420	4,301		4,301
311	Pumping Equipment	30,490	6,362		6,362
320	Water Treatment Equipment	54,770	-		
330	Distribution Reservoirs and Standpipes	36,341	2,148		2,148
331	Transmission and Distribution	65,520	5,431		5,431
333	Services	3,347	290		290
334	Meters and Meter Installations	88,499	23,011		23,011
335	Hydrants	5,702	574		574
336	Backflow Prevention Devices	-			
339	Other Plant / Miscellaneous Equipment	20,557	-		
340	Office Furniture and Equipment	684	-		
341	Transportation Equipment	5,269	4,193		4,193
342	Stores Equipment	-			
343	Tools, Shop and Garage Equipment	2,263	231		231
344	Laboratory Equipment	-			
345	Power Operated Equipment	11,631	-		
346	Communication Equipment	-			
347	Miscellaneous Equipment	-			
348	Other Tangible Plant	34,264	-		
<b>TOTAL WATER ACCUMULATED DEPRECIATION</b>		<b>\$ 458,389</b>	<b>\$ 51,827</b>	<b>\$ -</b>	<b>\$ 51,827</b>

\* Specify nature of transaction.  
 Use ( ) to denote reversal entries.  
 Note (1): Reclass entry

**W-6(a)**  
**GROUP 1**

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT  
 December 31, 2016

ANALYSIS OF ENTRIES IN WATER ACCUMULATED DEPRECIATION (CONT'D)

ACCT. NO. (a)	ACCOUNT NAME (b)	PLANT RETIRED (g)	SALVAGE AND INSURANCE (h)	COST OF REMOVAL AND OTHER CHARGES (i)	TOTAL CHARGES (g-h+i+j)	BALANCE AT END OF YEAR (c+f-k)
301	Organization	\$ -	\$ -	\$ -	\$ -	1,304
302	Franchises					
304	Structure and Improvements					12,944
305	Collecting and Impounding Reservoirs					
306	Lake, River and Other Intakes					
307	Wells and Springs					36,330
308	Infiltration Galleries and Tunnels					
309	Supply Mains					20,340
310	Power Generation Equipment					37,721
311	Pumping Equipment					36,852
320	Water Treatment Equipment					54,770
330	Distribution Reservoirs and Standpipes					38,489
331	Transmission and Distribution					70,951
333	Services					3,637
334	Meters and Meter Installations					111,510
335	Hydrants					6,276
336	Backflow Prevention Devices					
339	Other Plant / Miscellaneous Equipment					20,557
340	Office Furniture and Equipment					684
341	Transportation Equipment					9,462
342	Stores Equipment					
343	Tools, Shop and Garage Equipment					2,494
344	Laboratory Equipment					
345	Power Operated Equipment					11,631
346	Communication Equipment					
347	Miscellaneous Equipment					
348	Other Tangible Plant					34,264
TOTAL WATER ACCUMULATED DEPRECIATION		\$ -	\$ -	\$ -	\$ -	\$ 510,216

W-6(b)  
 GROUP 1

**UTILITY NAME:** Sun Communities Finance LLC d/b/a Water Oak Utility  
**SYSTEM NAME / COUNTY:** Water Oak Country Club / Lake

**YEAR OF REPORT**  
**December 31, 2016**

**CONTRIBUTIONS IN AID OF CONSTRUCTION  
ACCOUNT 271**

DESCRIPTION (a)	REFERENCE (b)	WATER (c)
Balance First of Year		\$ 167,027
Add credits during year: Contributions Received From Capacity, Capacity, Main Extension and Customer Connection Charge	W-8(a)	7,889
Contributions received from Developer or Contractor Agreements in cash or property	W-8(b)	
<b>Total Credits</b>		<b>7,889</b>
Less debits charged during the year (All debits charged during the year must be explained below)		
<b>Total Contributions In Aid of Constructio</b>		<b>\$ 174,916</b>

If any prepaid CIAC has been collected, provide a supporting schedule showing how the amount is determined.

Explain all Debits charged to Account 271 during the year below:

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UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

**YEAR OF REPORT**  
**December 31, 2016**

**WATER CIAC SCHEDULE "A"**  
**ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION RECEIVED FROM CAPACITY, MAIL**  
**EXTENSION AND CUSTOMER CONNECTION CHARGES RECEIVED DURING THE YEAR**

DESCRIPTION OF CHARGE (a)	NUMBER OF CONNECTIONS (b)	CHARGE PER CONNECTION (c)	AMOUNT (d)
Capacity Fees	23	\$ 343	\$ 7,889
			-
			-
<b>Total Credits</b>			<b>\$ 7,889</b>

**ACCUMULATED AMORTIZATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION**  
**ACCOUNT 272**

DESCRIPTION (a)	WATER (b)
Balance first of year	\$ 139,138
Debits during year:	
Accruals charged to Account	7,433
Other Debits (specify):	
Total debits	7,433
Credits during year (specify):	
Total credits	
Balance end of year	\$ 146,571





UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

**YEAR OF REPORT**  
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**WATER OPERATING REVENUE**

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER CUSTOMERS (d)	AMOUNTS (e)
460	Water Sales: Unmetered Water Revenue			
	Metered Water Revenue:			
461.1	Metered Sales to Residential Customers	1,105	1,114	\$ 158,191
461.2	Metered Sales to Commercial Customers	23	23	14,901
461.3	Metered Sales to Industrial Customers			
461.4	Metered Sales to Public Authorities			
461.5	Metered Sales to Multiple Family Dwellings			
	Total Metered Sales	1,128	1,137	173,092
462.1	Fire Protection Revenue: Public Fire Protection			
462.2	Private Fire Protection			
	Total Fire Protection Revenue			
464	Other Sales to Public Authorities			
465	Sales to Irrigation Customers	16	16	1,638
466	Sales for Resale			
467	Interdepartmental Sales			
	Total Water Sales	1,144	1,153	174,730
469	Other Water Revenues: Guaranteed Revenues			
470	Forfeited Discounts			
471	Miscellaneous Service Revenues			
472	Rents From Water Property			
473	Interdepartmental Rents			
474	Other Water Revenues			
	Total Other Water Revenues			
	Total Water Operating Revenues			\$ 174,730

\* Customer is defined by Rule 25-30.210(1), Florida Administrative Code

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

**YEAR OF REPORT**  
**December 31, 2016**

**WATER UTILITY EXPENSE ACCOUNTS**

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 SOURCE OF SUPPLY AND EXPENSES - OPERATIONS (d)	.2 SOURCE OF SUPPLY AND EXPENSES - MAINTENANCE (e)
601	Salaries and Wages - Employees	\$ 23,143	\$ -	\$ -
603	Salaries and Wages - Officers, Directors and Majority Stockholders			
604	Employee Pensions and Benefits			
610	Purchased Water			
615	Purchased Power	6,850	6,850	
616	Fuel for Power Production			
618	Chemicals	4,835		
620	Materials and Supplies	477		
631	Contractual Services - Engineering			
632	Contractual Services - Accounting	7,875		
633	Contractual Services - Legal	1,493		
634	Contractual Services - Mgt. Fees	28,992		
635	Contractual Services - Testing	13,794		
636	Contractual Services - Other	29,262		
641	Rental of Building/Real Property			
642	Rental of Equipment			
650	Transportation Expense			
656	Insurance - Vehicle			
657	Insurance - General Liability			
658	Insurance - Workmens Comp.	276		
659	Insurance - Other			
660	Advertising Expense			
666	Regulatory Commission Expenses - Amortization of Rate Case Expense			
667	Regulatory Commission Exp.-Other			
670	Bad Debt Expense			
675	Miscellaneous Expense:	12,190		
Total Water Utility Expenses:		\$ 129,187	\$ 6,850	

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT  
 December 31, 2016

WATER EXPENSE ACCOUNT MATRIX

.3 WATER TREATMENT EXPENSES - OPERATIONS (f)	.4 WATER TREATMENT EXPENSES - MAINTENANCE (g)	.5 TRANSMISSION & DISTRIBUTION EXPENSES - OPERATIONS (h)	.6 TRANSMISSION & DISTRIBUTION EXPENSES - MAINTENANCE (i)	.7 CUSTOMER ACCOUNTS EXPENSE (j)	.8 ADMIN. & GENERAL EXPENSES (k)
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,143
4,835					
	477				
					7,875
					1,493
					28,992
13,794					
25,123				3,788	351
					276
					12,190
\$ 43,752	\$ 477			\$ 3,788	\$ 74,320

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

**YEAR OF REPORT**  
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**PUMPING AND PURCHASED WATER STATISTICS**

MONTH (a)	WATER PURCHASED FOR RESALE (Omit 000's) (b)	FINISHED WATER PUMPED FROM WELLS (Omit 000's) (c)	WATER USED FOR LINE FLUSHING, FIGHTING FIRES, ETC. (d)	TOTAL WATER PUMPED AND PURCHASED (Omit 000's) [(b)+(c)-(d)] (e)	WATER SOLD TO CUSTOMERS (Omit 000's) (f)
January		8,037	-	8,037	8,474
February		6,560	-	6,560	5,659
March		8,344	-	8,344	6,211
April		8,617	-	8,617	7,274
May		10,610	-	10,610	5,052
June		9,894	-	9,894	16,969
July		7,886	-	7,886	8,526
August		7,306	-	7,306	8,588
September		6,981	-	6,981	7,807
October		9,706	-	9,706	6,682
November		8,457	-	8,457	8,180
December		8,821	-	8,821	9,856
Total for year	N/A	101,219	N/A	101,219	99,278

If water is purchased for resale, indicate the following:

Vendor N/A

Point of delivery \_\_\_\_\_

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

N/A

List for each source of supply	CAPACITY OF WELL	GALLONS PER DAY FROM SOURCE	TYPE OF SOURCE
Well #1	1,440,000 gpd	28,000	Aquifer
Well #2	576,000 gpd	11,000	Aquifer

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT  
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**WATER TREATMENT PLANT INFORMATION**  
Provide a separate sheet for each water treatment facility

Permitted Capacity of Plant (GPD):	1,080,000		
Location of measurement of capacity (i.e. Wellhead, Storage Tank):	Wellhead		
Type of treatment (reverse osmosis, sedimentation, chemical, aerated, etc)	Chlorinator		
<b>LIME TREATMENT</b>			
Unit rating (i.e., GPM, pounds per gallon):	N/A	Manufacturer	Unknown
<b>FILTRATION</b>			
Type and size of area:			
Pressure (in square feet)	125 psig	Manufacturer	Calgon
Gravity (in GPM/square feet)	2,100 gpm	Manufacturer	Calgon

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

**YEAR OF REPORT**  
**December 31, 2016**

**CALCULATION OF THE WATER SYSTEMS EQUIVALENT RESIDENTIAL UNITS**

METER SIZE (a)	TYPE OF METER (b)	EQUIVALENT FACTOR (c)	NUMBER OF METERS (d)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
All Residential		1.0	1,114	1,114
5/8"	Displacement	1.0	20	20
3/4"	Displacement	1.5		
1"	Displacement	2.5	2	5
1 1/2"	Displacement or Turbine	5.0	3	15
2"	Displacement, Compound or Turbine	8.0	12	96
3"	Displacement	15.0	2	30
3"	Compound	16.0		
3"	Turbine	17.5		
4"	Displacement or Compound	25.0		
4"	Turbine	30.0		
6"	Displacement or Compound	50.0		
6"	Turbine	62.5		
8"	Compound	80.0		
8"	Turbine	90.0		
10"	Compound	115.0		
10"	Turbine	145.0		
12"	Turbine	215.0		
Total Water System Meter Equivalents				1,280

**CALCULATION OF THE WATER SYSTEM EQUIVALENT RESIDENTIAL CONNECTIONS**

Provide a calculation used to determine the value of one water equivalent residential connection (ERC).

Use 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 residence customers for the same period and divide the result by 365 days.
- (b) If no historical flow data are available, use:  
 $ERC = ( \text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 350 \text{ gallons per day} )$

ERC Calculation:

$$\begin{array}{r}
 ERC = \quad 99,278 \text{ gallons, divided by} \\
 \quad \quad 350 \text{ gallons per day} \\
 \quad \quad \underline{365} \text{ days} \\
 \quad \quad \underline{777.1} \text{ ERC's}
 \end{array}$$

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

**YEAR OF REPORT**  
**December 31, 2016**

**OTHER WATER SYSTEM INFORMATION**

Furnish information below for each system. A separate page should be supplied where necessary.	
1. Present ERC's * that system can efficiently serve.	<u>1,280</u>
2. Maximum number of ERC's * which can be served.	<u>1,280</u>
3. Present system connection capacity (in ERC's *) using existing lines.	<u>1,280</u>
4. Future system connection capacity (in ERC's *) upon service area buildout.	<u>1,280</u>
5. Estimated annual increase in ERC's * .	<u>None- System is built out</u>
6. Is the utility required to have fire flow capacity? If so, how much capacity is required?	<u>Yes</u> <u>500 GPM</u>
7. Attach a description of the fire fighting facilities.	<u>15 fire hydrants</u>
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.	<u>None</u>
9. When did the company last file a capacity analysis report with the DEP?	<u>N/A</u>
10. If the present system does not meet the requirements of DEP rules:	
a. Attach a description of the plant upgrade necessary to meet the DEP rules.	<u>N/A</u>
b. Have these plans been approved by DEP?	<u>N/A</u>
c. When will construction be	<u>N/A</u>
d. Attach plans for funding the required upgrading.	
e. Is this system under any Consent Order of the DEP?	<u>No</u>
11. Department of Environmental Protection ID #	<u>PWS No. 3354010</u>
12. Water Management District Consumptive Use Permit #	<u>20-069-0161M</u>
a. Is the system in compliance with the requirements of the CUP?	<u>Yes</u>
b. If not, what are the utility's plans to gain compliance?	<u>N/A</u>

\* An ERC is determined based on the calculation on the bottom of Page W-13



**WASTEWATER  
OPERATION  
SECTION**



UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

**YEAR OF REPORT**  
**December 31, 2016**

**SCHEDULE OF YEAR END WASTEWATER RATE BASE**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WASTEWATER UTILITY (d)
101	Utility Plant In Service	S-4(a)	\$ 1,205,015
	Less:		
	Nonused and Useful Plant (1)		
108.1	Accumulated Depreciation	S-6(b)	(830,036)
110.1	Accumulated Amortization		
271	Contributions in Aid of Construction	S-7	(236,962)
252	Advances for Construction	F-20	
	Subtotal		138,017
272	Add: Accumulated Amortization of Contribution: in Aid of Construction	S-8(a)	143,808
	Subtotal		281,825
114	Plus or Minus Acquisition Adjustments (2)	F-7	
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	
	Working Capital Allowance (3)		24,152
	Other (Specify): Completed Construction not Classified		-
	WASTEWATER RATE BASE		\$ 305,977
	UTILITY OPERATING INCOME	S-3	\$ 10,449
	ACHIEVED RATE OF RETURN (Wastewater Operating Income/Wastewater Rate Base)		3.41 %

- NOTES: (1) Class A calculate consistent with last rate proceeding. Class B estimated if not known.  
 (2) Include only those Acquisition Adjustments that have been approved by the Commission.  
 (3) Calculation consistent with last rate proceeding.  
 In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

**YEAR OF REPORT**  
**December 31, 2016**

**WASTEWATER OPERATING STATEMENT**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WASTEWATER UTILITY (d)
400	UTILITY OPERATING INCOME Operating Revenues	S-9	\$ 277,012
530	Less: Guaranteed Revenue and AFP	S-9	
	Net Operating Revenues		277,012
401	Operating Expenses	S-10(a)	193,212
403	Depreciation Expense	S-6(a)	59,926
	Less: Amortization of CIAC	S-8(a)	(3,389)
	Net Depreciation Expense		56,537
406	Amortization of Utility Plant Acquisition Adjustment	F-7	
407	Amortization Expense (Other than CIAC) (Loss on plant abandonment)	F-8	
408.10	Taxes Other Than Income Utility Regulatory Assessment Fee		12,330
408.11	Property Taxes		2,294
408.12	Payroll Taxes		1,965
408.13	Other Taxes & Licenses		225
408	Total Taxes Other Than Income		16,814
409.1	Income Taxes	F-16	
410.10	Deferred Federal Income Taxes		
410.11	Deferred State Income Taxes		
411.10	Provision for Deferred Income Taxes - Credi		
412.10	Investment Tax Credits Deferred to Future Period		
412.11	Investment Tax Credits Restored to Operating Income		
	Utility Operating Expenses		266,563
	Utility Operating Income		10,449
530	Add Back: Guaranteed Revenue (and AFPI		
413	Income From Utility Plant Leased to Other:		
414	Gains (Losses) From Disposition of Utility Propert		
420	Allowance for Funds Used During Constructio		
	Total Utility Operating Income		\$ 10,449

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT  
 December 31, 2016

WASTEWATER UTILITY PLANT ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
351	Organization	\$ 1,350	\$ -	\$ -	\$ 1,350
352	Franchises	-	-	-	-
353	Land and Land Rights	120,500	-	-	120,500
354	Structure and Improvements	36,906	9,100	-	46,006
355	Power Generation Equipment	5,803	-	-	5,803
360	Collection Sewers - Force	101,933	-	-	101,933
361	Collection Sewers - Gravity	21,964	-	-	21,964
362	Special Collecting Structures	3,578	-	-	3,578
363	Services to Customers	26,940	-	-	26,940
364	Flow Measuring Devices	6,010	1,389	-	7,399
365	Flow Measuring Installations	-	-	-	-
366	Reuse Services	-	-	-	-
367	Reuse Meters and Meter Installations	-	-	-	-
370	Receiving Wells	71,485	-	-	71,485
371	Pumping Equipment	175,609	6,829	-	182,438
374	Reuse Distribution Reservoirs	-	-	-	-
375	Reuse Transmission and Distribution System	-	-	-	-
380	Treatment & Disposal Equipment	486,387	27,524	-	513,911
381	Plant Sewers	1,051	-	-	1,051
382	Outfall Sewer Lines	6,748	-	-	6,748
389	Other Plant / Miscellaneous Equipment	65,824	-	-	65,824
390	Office Furniture & Equipment	684	-	-	684
391	Transportation Equipment	12,102	-	-	12,102
392	Stores Equipment	-	-	-	-
393	Tools, Shop and Garage Equipment	3,394	-	-	3,394
394	Laboratory Equipment	274	-	-	274
395	Power Operated Equipment	11,631	-	-	11,631
396	Communication Equipment	-	-	-	-
397	Miscellaneous Equipment	-	-	-	-
398	Other Tangible Plant	-	-	-	-
Total Wastewater Plant		\$ 1,160,173	\$ 44,842	\$ -	\$ 1,205,015

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

S-4(a)  
 GROUP 1

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT  
 December 31, 2016

WASTEWATER UTILITY PLANT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	.1 INTANGIBLE PLANT (g)	.2 COLLECTION PLANT (h)	.3 SYSTEM PUMPING PLANT (l)	.4 TREATMENT AND DISPOSAL PLANT (j)	.5 RECLAIMED WASTEWATER TREATMENT PLANT (k)	.6 RECLAIMED WASTEWATER DISTRIBUTION PLANT (l)	.7 GENERAL PLANT (m)
351	Organization	\$ 1,350						
352	Franchises							
353	Land and Land Rights		\$ -	\$ -	\$ 120,500	\$ -	\$ -	\$ -
354	Structure and Improvements			46,006				
355	Power Generation Equipment				5,803			
360	Collection Sewers - Force		101,933					
361	Collection Sewers - Gravity		21,964					
362	Special Collecting Structures		3,578					
363	Services to Customers		26,940					
364	Flow Measuring Devices		7,399					
365	Flow Measuring Installations							
366	Reuse Services							
367	Reuse Meters and Meter Installations							
370	Receiving Wells			71,485				
371	Pumping Equipment			182,438				
374	Reuse Distribution Reservoirs							
375	Reuse Transmission and Distribution System							
380	Treatment & Disposal Equipment				513,911			
381	Plant Sewers				1,051			
382	Outfall Sewer Lines				6,748			
389	Other Plant / Miscellaneous Equipment				65,824			
390	Office Furniture & Equipment							684
391	Transportation Equipment							12,102
392	Stores Equipment							
393	Tools, Shop and Garage Equipment							3,394
394	Laboratory Equipment							274
395	Power Operated Equipment							11,631
396	Communication Equipment							
397	Miscellaneous Equipment							
398	Other Tangible Plant							
	Total Wastewater Plant	\$ 1,350	\$ 161,814	\$ 299,929	\$ 713,837	\$ -	\$ -	\$ 28,085

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

S-4(b)  
 GROUP 1

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT  
 December 31, 2016

**BASIS FOR WASTEWATER DEPRECIATION CHARGES**

ACCT. NO. (a)	ACCOUNT NAME (b)	AVERAGE SERVICE LIFE IN YEARS (c)	AVERAGE NET SALVAGE IN PERCENT (d)	DEPRECIATION RATE APPLIED IN PERCENT (100% - d) / c (e)
351	Organization	27	%	3.70 %
352	Franchises		%	%
354	Structure and Improvements	27	%	3.70 %
355	Power Generation Equipment	15	%	6.67 %
360	Collection Sewers - Force	17	%	5.88 %
361	Collection Sewers - Gravity	45	%	2.22 %
362	Special Collecting Structures	37	%	2.70 %
363	Services to Customers	35	%	2.86 %
364	Flow Measuring Devices	5	%	20.00 %
365	Flow Measuring Installations		%	%
366	Reuse Services		%	%
367	Reuse Meters and Meter Installations		%	%
370	Receiving Wells	25	%	4.00 %
371	Pumping Equipment	18	%	5.56 %
374	Reuse Distribution Reservoirs		%	%
375	Reuse Transmission and Distribution System		%	%
380	Treatment & Disposal Equipment	15	%	6.67 %
381	Plant Sewers	32	%	3.13 %
382	Outfall Sewer Lines	30	%	3.33 %
389	Other Plant / Miscellaneous Equipment	15	%	6.67 %
390	Office Furniture & Equipment	15	%	6.67 %
391	Transportation Equipment	6	%	16.67 %
392	Stores Equipment		%	%
393	Tools, Shop and Garage Equipment	15	%	6.67 %
394	Laboratory Equipment	12	%	8.33 %
395	Power Operated Equipment	10	%	10.00 %
396	Communication Equipment		%	%
397	Miscellaneous Equipment		%	%
398	Other Tangible Plant		%	%
Wastewater Plant Composite Depreciation Rate *			%	%

\* If depreciation rates prescribed by this Commission are on a total composite basis, entries should be made on this line only.

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT  
 December 31, 2016

ANALYSIS OF ENTRIES IN SEWER ACCUMULATED DEPRECIATION

ACCT. NO. (a)	ACCOUNT NAME (b)	BALANCE AT BEGINNING OF YEAR (c)	ACCRUALS (d)	OTHER CREDITS * (1) (e)	TOTAL CREDITS (d + e) (f)
351	Organization	\$ 1,350	\$ -	\$ -	\$ -
352	Franchises	-	-	-	-
354	Structure and Improvements	15,887	1,536	-	1,536
355	Power Generation Equipment	3,227	387	-	387
360	Collection Sewers - Force	98,464	3,469	-	3,469
361	Collection Sewers - Gravity	4,804	488	-	488
362	Special Collecting Structures	2,742	97	-	97
363	Services to Customers	9,729	770	-	770
364	Flow Measuring Devices	6,010	139	-	139
365	Flow Measuring Installations	-	-	-	-
366	Reuse Services	-	-	-	-
367	Reuse Meters and Meter Installations	-	-	-	-
370	Receiving Wells	51,778	2,859	-	2,859
371	Pumping Equipment	93,849	9,947	-	9,947
374	Reuse Distribution Reservoirs	-	-	-	-
375	Reuse Transmission and Distribution System	-	-	-	-
380	Treatment & Disposal Equipment	306,558	33,345	-	33,345
381	Plant Sewers	528	33	-	33
382	Outfall Sewer Lines	3,137	225	-	225
389	Other Plant / Miscellaneous Equipment	59,259	4,388	-	4,388
390	Office Furniture & Equipment	684	-	-	-
391	Transportation Equipment	5,715	2,017	-	2,017
392	Stores Equipment	-	-	-	-
393	Tools, Shop and Garage Equipment	2,252	226	-	226
394	Laboratory Equipment	274	-	-	-
395	Power Operated Equipment	11,631	-	-	-
396	Communication Equipment	-	-	-	-
397	Miscellaneous Equipment	-	-	-	-
398	Other Tangible Plant	92,232	-	-	-
Total Depreciable Wastewater Plant in Service		\$ 770,110	\$ 59,926	\$ -	\$ 59,926

\* Specify nature of transaction.  
 Use ( ) to denote reversal entries.  
 Note: (1) Rounding

S-6(a)  
 GROUP 1



UTILITY NAME Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT  
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ANALYSIS OF ENTRIES IN SEWER ACCUMULATED DEPRECIATION (CONT'D)

ACCT. NO. (a)	ACCOUNT NAME (b)	PLANT RETIRED (g)	SALVAGE AND INSURANCE (h)	COST OF REMOVAL AND OTHER CHARGES (i)	TOTAL CHARGES (g-h+i) (j)	BALANCE AT END OF YEAR (c+f-k) (k)
351	Organization	\$ -	\$ -	\$ -	\$ -	1,350
352	Franchises					17,423
354	Structure and Improvements					3,614
355	Power Generation Equipment					101,933
360	Collection Sewers - Force					5,292
361	Collection Sewers - Gravity					2,839
362	Special Collecting Structures					10,499
363	Services to Customers					6,149
364	Flow Measuring Devices					
365	Flow Measuring Installations					
366	Reuse Services					
367	Reuse Meters and Meter Installations					
370	Receiving Wells					54,637
371	Pumping Equipment					103,796
374	Reuse Distribution Reservoirs					
375	Reuse Transmission and Distribution System					
380	Treatment & Disposal Equipment					339,903
381	Plant Sewers					561
382	Outfall Sewer Lines					3,362
389	Other Plant / Miscellaneous Equipment					63,647
390	Office Furniture & Equipment					684
391	Transportation Equipment					7,732
392	Stores Equipment					
393	Tools, Shop and Garage Equipment					2,478
394	Laboratory Equipment					274
395	Power Operated Equipment					11,631
396	Communication Equipment					
397	Miscellaneous Equipment					
398	Other Tangible Plant					92,232
Total Depreciable Wastewater Plant in Service		\$ -	\$ -	\$ -	\$ -	830,036

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT  
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CONTRIBUTIONS IN AID OF CONSTRUCTION  
ACCOUNT 271

DESCRIPTION (a)	REFERENCE (b)	WASTEWATER (b)
Balance First of Year		\$ 233,719
Add credits during year: Contributions Received From Capacity, Capacity, Main Extension and Customer Connection Charge	S-8(a)	3,243
Contributions received from Developer or Contractor Agreements in cash or property	S-8(b)	
Total Credits		3,243
Less debits charged during the year (All debits charged during the year must be explained below)		
Total Contributions In Aid of Constructio:		\$ 236,962

If any prepaid CIAC has been collected, provide a supporting schedule showing how the amount is determined.

Explain all Debits charged to Account 271 during the year below:

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UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

**YEAR OF REPORT**  
**December 31, 2016**

**WASTEWATER CIAC SCHEDULE "A"**  
**ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION RECEIVED FROM CAPACITY, MAIN**  
**EXTENSION AND CUSTOMER CONNECTION CHARGES RECEIVED DURING THE YEAR**

DESCRIPTION OF CHARGE (a)	NUMBER OF CONNECTIONS (b)	CHARGE PER CONNECTION (c)	AMOUNT (d)
Capacity Fees	23	\$ 141	\$ 3,243
			-
Total Credits			\$ 3,243

**ACCUMULATED AMORTIZATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION**  
**ACCOUNT 272**

DESCRIPTION (a)	WASTEWATER (b)
Balance first of year	\$ 140,419
Debits during year	
Accruals charged to Account	3,389
Other Debits (specify):	
Total debits	3,389
Credits during year (specify):	
Total credits	
Balance end of year	\$ 143,808



**WASTEWATER OPERATING REVENUE**

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER CUSTOMERS (d)	AMOUNTS (e)
<b>WASTEWATER SALES</b>				
521.1	Flat Rate Revenues Residential Revenues			\$ -
521.2	Commercial Revenues			
521.3	Industrial Revenues			
521.4	Revenues From Public Authorities			
521.5	Multiple Family Dwelling Revenues			
521.6	Other Revenues			
521	<b>Total Flat Rate Revenues</b>			-
522.1	Measured Revenues Residential Revenues	1,105	1,114	\$ 268,690
522.2	Commercial Revenues	11	11	8,322
522.3	Industrial Revenues			
522.4	Revenues From Public Authorities			
522.5	Multiple Family Dwelling Revenues (Units)			
522	<b>Total Measured Revenues</b>	<b>1,116</b>	<b>1,125</b>	<b>277,012</b>
523	Revenues From Public Authorities			
524	Revenues From Other Systems			
525	Interdepartmental Revenues			
	<b>Total Wastewater Sales</b>	<b>1,116</b>	<b>1,125</b>	<b>\$ 277,012</b>
<b>OTHER WASTEWATER REVENUES</b>				
530	Guaranteed Revenues			\$ -
531	Sale Of Sludge			
532	Forfeited Discounts			
534	Rents From Wastewater Property			
535	Interdepartmental Rents			
536	Other Wastewater Revenues (Including Allowance for Funds Prudently Invested or AFP)			
	<b>Total Other Wastewater Revenues</b>			<b>\$ -</b>

\* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

**WASTEWATER OPERATING REVENUE**

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER CUSTOMERS (d)	AMOUNTS (e)
<b>RECLAIMED WATER SALES</b>				
<b>Flat Rate Reuse Revenues</b>				
540.1	Residential Reuse Revenue:			\$ -
540.2	Commercial Reuse Revenue:			
540.3	Industrial Reuse Revenue:			
540.4	Reuse Revenues From Public Authority:			
540.5	Other Reuse Revenue:			
540	<b>Total Flat Rate Reuse Revenues</b>			
<b>Measured Reuse Revenues</b>				
541.1	Residential Reuse Revenue:			
541.2	Commercial Reuse Revenue:			
541.3	Industrial Reuse Revenue:			
541.4	Reuse Revenues From Public Authority:			
541	<b>Total Measured Reuse Revenue:</b>			
544	Reuse Revenues From Other System:			
<b>Total Reclaimed Water Sales</b>				
<b>Total Wastewater Operating Revenues</b>				<b>\$ 277,012</b>

\* Customer is defined by Rule 25-30.210(1), Florida Administrative Code

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT  
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WASTEWATER UTILITY EXPENSE ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1	.2	.3	.4	.5	.6
			COLLECTION EXPENSES - OPERATIONS (d)	SOURCE OF SUPPLY AND EXPENSES - MAINTENANCE (e)	PUMPING EXPENSES - OPERATIONS (f)	PUMPING EXPENSES - MAINTENANCE (g)	TREATMENT & DISPOSAL EXPENSES - OPERATIONS (h)	TREATMENT & DISPOSAL EXPENSES - MAINTENANCE (i)
701	Salaries and Wages - Employees	\$ 23,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
703	Salaries and Wages - Officers, Directors and Majority Stockholders							
704	Employee Pensions and Benefits							
710	Purchased Sewage Treatment							
711	Sludge Removal Expense	40,446					40,446	
715	Purchased Power	7,864					7,864	
716	Fuel for Power Production							
718	Chemicals	12,844					12,844	
720	Materials and Supplies	1,369						
731	Contractual Services - Engineering							
732	Contractual Services - Accounting	7,875						
733	Contractual Services - Legal	2,460						
734	Contractual Services - Mgt. Fees	33,000						
735	Contractual Services - Testing	8,381					8,381	
736	Contractual Services - Other	54,780					677	19,981
741	Rental of Building/Real Property							
742	Rental of Equipment							
750	Transportation Expense							
756	Insurance - Vehicle							
757	Insurance - General Liability							
758	Insurance - Workmens Comp.	277						
759	Insurance - Other							
760	Advertising Expense							
766	Regulatory Commission Expenses - Amortization of Rate Case Expense							
767	Regulatory Commission Exp.-Other							
770	Bad Debt Expense							
775	Miscellaneous Expenses	773						
Total Wastewater Utility Expenses		\$ 193,212	\$ -	\$ -	\$ -	\$ -	\$ 70,212	\$ 19,981

S-10(a)  
 GROUP 1

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

YEAR OF REPORT  
 December 31, 2016

WASTEWATER UTILITY EXPENSE ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	.7	.8	.9	.10	.11	.12
		CUSTOMER ACCOUNTS EXPENSE (j)	ADMIN. & GENERAL EXPENSES (k)	RECLAIMED WATER TREATMENT EXPENSES - OPERATIONS (l)	RECLAIMED WATER TREATMENT EXPENSES - MAINTENANCE (m)	RECLAIMED WATER DISTRIBUTION EXPENSES - OPERATIONS (n)	RECLAIMED WATER DISTRIBUTION EXPENSES - MAINTENANCE (o)
701	Salaries and Wages - Employees	\$ -	\$ 23,143	\$ -		\$ -	\$ -
703	Salaries and Wages - Officers, Directors and Majority Stockholders						
704	Employee Pensions and Benefits						
710	Purchased Sewage Treatment						
711	Sludge Removal Expense						
715	Purchased Power						
716	Fuel for Power Production						
718	Chemicals						
720	Materials and Supplies		1,369				
731	Contractual Services - Engineering						
732	Contractual Services - Accounting		7,875				
733	Contractual Services - Legal		2,460				
734	Contractual Services - Mgt. Fees		33,000				
735	Contractual Services - Testing						
736	Contractual Services - Other	3,788	30,334				
741	Rental of Building/Real Property						
742	Rental of Equipment						
750	Transportation Expense						
756	Insurance - Vehicle						
757	Insurance - General Liability						
758	Insurance - Workmens Comp.		277				
759	Insurance - Other						
760	Advertising Expense						
766	Regulatory Commission Expenses - Amortization of Rate Case Expense						
767	Regulatory Commission Exp.-Other						
770	Bad Debt Expense						
775	Miscellaneous Expenses		773				
Total Wastewater Utility Expenses		\$ 3,788	\$ 99,231	\$ -	\$ -	\$ -	\$ -

S-10(b)  
 GROUP 1



UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

**YEAR OF REPORT**  
**December 31, 2016**

**CALCULATION OF THE WASTEWATER SYSTEMS EQUIVALENT RESIDENTIAL UNITS**

METER SIZE (a)	TYPE OF METER (b)	EQUIVALENT FACTOR (c)	NUMBER OF METERS (d)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
All Residential		1.0	1,114	1,114
5/8"	Displacement	1.0	4	4
3/4"	Displacement	1.5		
1"	Displacement	2.5	2	5
1 1/2"	Displacement or Turbine	5.0	2	10
2"	Displacement, Compound or Turbine	8.0	3	24
3"	Displacement	15.0		
3"	Compound	16.0		
3"	Turbine	17.5		
4"	Displacement or Compound	25.0		
4"	Turbine	30.0		
6"	Displacement or Compound	50.0		
6"	Turbine	62.5		
8"	Compound	80.0		
8"	Turbine	90.0		
10"	Compound	115.0		
10"	Turbine	145.0		
12"	Turbine	215.0		
Total Wastewater System Meter Equivalents				1,157

**CALCULATION OF THE WASTEWATER SYSTEM EQUIVALENT RESIDENTIAL CONNECTIONS**

Provide a calculation used to determine the value of one wastewater equivalent residential connection (ERC).

Use 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 residence customers for the same period and divide the result by 365 days.
- (b) If no historical flow data are available, use:

$$ERC = ( \text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 280 \text{ gallons per day} )$$

For wastewater only utilities:

Subtract all general use and other non-residential customer gallons from the total gallons treated.

Divide the remainder (SFR customers) by 365 days to reveal single family residence customer gallons per day.

**NOTE:** Total gallons treated includes both treated and purchased treatment

ERC Calculation:	(	22,929,000	/ 365 days ) / 280 gpd =	224
		(total gallons treated)		

**UTILITY NAME:** Sun Communities Finance LLC d/b/a Water Oak Utility  
**SYSTEM NAME / COUNTY:** Water Oak Country Club / Lake

**YEAR OF REPORT**  
**December 31, 2016**

**WASTEWATER TREATMENT PLANT INFORMATION**  
 Provide a separate sheet for each wastewater treatment facility

Permitted Capacity	200,000		
Basis of Permit Capacity (1)	GPD		
Manufacturer	Waste Tech		
Type (2)	Extended Air		
Hydraulic Capacity	200,000		
Average Daily Flow	62,819		
Total Gallons of Wastewater Treated	22,929,000		
Method of Effluent Disposal			

- (1) Basis of permitted capacity as stated on the Florida DEP WWTP Operating Permit (i.e. average annual daily flow, etc)
- (2) Contact stabilization, advanced treatment, etc.

UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility  
 SYSTEM NAME / COUNTY: Water Oak Country Club / Lake

**YEAR OF REPORT**  
**December 31, 2016**

**OTHER WASTEWATER SYSTEM INFORMATION**

Furnish information below for each system. A separate page should be supplied where necessary.	
1. Present ERC's * that system can efficiently serve.	<u>1,157</u>
2. Maximum number of ERC's * which can be served.	<u>1,157</u>
3. Present system connection capacity (in ERC's *) using existing lines.	<u>1,157</u>
4. Future system connection capacity (in ERC's *) upon service area buildout.	<u>1,157</u>
5. Estimated annual increase in ERC's *.	<u>None - System is built out</u>
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.	<u>None</u>
7. If the utility uses reuse as a means of effluent disposal, attach 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?	<u>No</u>
If so, when?	<u>N/A</u>
9. Has the utility been required by the DEP or water management district to implement reuse?	<u>No</u>
If so, what are the utility's plans to comply with the DE	<u></u>
10. When did the company last file a capacity analysis report with the DEP?	<u>N/A</u>
11. If the present system does not meet the requirements of DEP rules:	
a. Attach a description of the plant upgrade necessary to meet the DEP rules.	<u></u>
b. Have these plans been approved by DEP?	<u>N/A</u>
c. When will construction begin?	<u>N/A</u>
d. Attach plans for funding the required upgrading.	<u>N/A</u>
e. Is this system under any Consent Order of the DEP?	<u>N/A</u>
11. Department of Environmental Protection ID #	<u>FLA010529-001</u>

\* An ERC is determined based on the calculation on the bottom of Page S-11

**Reconciliation of Revenue to  
Regulatory Assessment Fee Revenue  
Water Operations  
Class A & B**

**Company: Sun Communities Finance, LLC d/b/a Water Oak Utility**

**For the Year Ended December 31, 2016**

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues per Sch. F-3	Gross Water Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Unmetered Water Revenues (460)	\$ -	\$ -	\$ -
Total Metered Sales ((461.1 - 461.5)	173,092	171,194	1,898
Total Fire Protection Revenue (462.1 - 462.2)	-	-	-
Other Sales to Public Authorities (464)	-	-	-
Sales to Irrigation Customers (465)	1,638	1,638	-
Sales for Resale (466)	-	-	-
Interdepartmental Sales (467)	-	-	-
Total Other Water Revenues (469 - 474)	-	-	-
<b>Total Water Operating Revenue</b>	<b>\$ 174,730</b>	<b>\$ 172,832</b>	<b>\$ 1,898</b>
<b>LESS: Expense for Purchased Water from FPSC-Regulated Utility</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Water Operating Revenues</b>	<b>\$ 174,730</b>	<b>\$ 172,832</b>	<b>\$ 1,898</b>

**Explanations:**

Amended RAF to be filed.

**Instructions:**

For the current year, reconcile the gross water revenues reported on Schedule F-3 with the gross water revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).

**Reconciliation of Revenue to  
Regulatory Assessment Fee Revenue  
Wastewater Operations  
Class A & B**

**Company: Sun Communities Finance, LLC d/b/a Water Oak Utility**

**For the Year Ended December 31, 2016**

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues per Sch. F-3	Gross Wastewater Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Total Flat-Rate revenues (521.1 - 521.6)	\$ -	\$ -	\$ -
Total Measured Revenues (522.1 - 522.5)	277,012	274,002	3,010
Revenues from Public Authorities (523)	-	-	-
Revenues from Other Systems (524)	-	-	-
Interdepartmental Revenues (525)	-	-	-
Total Other Wastewater Revenues (530 - 536)	-	-	-
Reclaimed Water Sales (540.1 - 544)	-	-	-
<b>Total Wastewater Operating Revenue</b>	<b>\$ 277,012</b>	<b>\$ 274,002</b>	<b>\$ 3,010</b>
<b>LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Wastewater Operating Revenues</b>	<b>\$ 277,012</b>	<b>\$ 274,002</b>	<b>\$ 3,010</b>

Explanations:  
Amended RAF to be filed.

**Instructions:**

For the current year, reconcile the gross water revenues reported on Schedule F-3 with the gross water revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).