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**WATER and/or WASTEWATER UTILITIES**

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

**ANNUAL REPORT**

OF

WS746-15-AR

**Sun Communities Operating Limited  
Partnership**

EXACT LEGAL NAME OF RESPONDENT

**516-W / 448-S**

Certificate Number(s)

Submitted To The

**STATE OF FLORIDA**



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FLORIDA PUBLIC SERVICE  
COMMISSION  
2016 JUN 30 PM 2:29  
DIVISION OF  
ACCOUNTING & FINANCE

**PUBLIC SERVICE COMMISSION**

FOR THE

**YEAR ENDED DECEMBER 31, 2015**



## INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

Officers and Directors  
Sun Communities Operating Limited Partnership  
d/b/a Saddle Oak Club  
Southfield, MI 48034

Management is responsible for the financial statements of Sun Communities Operating Limited Partnership d/b/a Saddle Oak Club, included in the accompanying Annual Report, which comprise the statement of assets, liabilities, and equity of Sun Communities Operating Limited Partnership d/b/a Saddle Oak Club as of December 31, 2015 and the statement of revenue and expenses for the year ended December 31, 2015 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.

*CJNW CPAs*

CJN&W CPAs  
June 22, 2016

## GENERAL INSTRUCTIONS

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

Florida Public Service Commission  
Division of Economic Regulation  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

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

## GENERAL DEFINITIONS

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

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

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

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

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

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

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

**EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER)-** (Rule 25-30.515 (8), Florida Administrative Code)  
(a) 350 gallons per day  
(b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or  
(c) The number of gallons which has been approved by the DEP for a single family residential unit.

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

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

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

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

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

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# **FINANCIAL SECTION**

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REPORT OF

Sun Communities Operating Limited Partnership  
(Exact name of utility)

6045 S.W. 55th Court	6045 S.W. 55th Court	
Ocala, FL 34474	Ocala, FL 34474	Marion
Mailing Address	Street Address	County
Telephone Number (352) 873-0494	Date Utility First Organized	April, 1981
Fax Number (352) 873-7358	E-mail Address	LRiley@suncommunities.com
Sunshine State One-Call of Florida, Inc. Member No.	HC2098	

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

Individual  Sub Chapter S Corporation  1120 Corporation  Partnership

Name, Address and Phone where records are located: The American Center, 27777 Franklin Road, Suite 200  
Southfield, Michigan 48034-8205 (248-208-2500)

Names of subdivisions where service is provided: Saddle Oak Club

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Lindsay Riley	Vice President	2777 Franklin Road, #200 Southfield, Mi. 48034	
Person who prepared this report: Anthony Quinn De Santis, CPA	CJN&W CPAs	2560 Gulf-to-Bay Blvd. Clearwater, Fl.	
Officers and Managers: Karen Dearing	CFO	2777 Franklin Road, #200 Southfield, Mi. 48034	\$ -

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

Name	Percent Ownership In Utility	Principle Business Address	Salary Charged Utility
Sun Communities Operating Ltd Partnership	100%	The American Center 27777 Franklin Road Southfield, MI 48034-8205	N/A

**INCOME STATEMENT**

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential _____		\$ 39,568	\$ 43,002		\$ 82,570
Commercial _____					-
Industrial _____					-
Multiple Family _____					-
Guarenteed Revenues _____					-
Other (Specify) _____					-
Total Gross Revenue _____		39,568	43,002	N/A	82,570
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	42,278	60,205		102,483
Depreciation Expense _____	F-5	15,914	15,750		31,664
CIAC Amortization Expense _____	F-8	-	-		-
Taxes Other Than Income _____		2,568	2,722	-	5,290
Income Taxes _____	F-7	-	-		-
Total Operating Expenses _____		60,760	78,677		139,437
Net Operating Income (Loss)		(21,192)	(35,675)	-	(56,867)
Other Income:					
Nonutility Income _____		-	-	684	684
Gain/Loss on Sale of Asset _____		-	-		-
_____					-
Other Deductions:					
Miscellaneous Nonutilty Expenses _____		-	-		-
Interest Expense _____		-	-		-
_____		-	-		-
_____					-
_____					-
Net Income (Loss)		\$ (21,192)	\$ (35,675)	\$ 684	\$ (56,183)



**GROSS UTILITY PLANT**

<b>Plant Accounts: (101 - 107) Inclusive</b>	<b>Water</b>	<b>Sewer</b>	<b>Plant Other Than Reporting Systems</b>	<b>Total</b>
Utility Plant In Service (101) _____	\$ 459,292	\$ 390,545	N/A	\$ 849,837
Construction Work In Progress (105) _____				-
Other (Specify) _____				-
_____				-
<b>Total Utility Plant</b> _____	<b>\$ 459,292</b>	<b>\$ 390,545</b>	<b>N/A</b>	<b>\$ 849,837</b>

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

<b>Account 108</b>	<b>Water</b>	<b>Wastewater</b>	<b>Other Than Reporting Systems</b>	<b>Total</b>
Balance First Of Year _____	\$ 247,507	\$ 262,173	N/A	\$ 509,680
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	15,914	15,750		31,664
Salvage _____				-
Other credits (specify) _____				-
_____				-
<b>Total credits</b> _____	<b>15,914</b>	<b>15,750</b>		<b>31,664</b>
<b>Deduct Debits During Year:</b>				
Book cost of plant retired_(1) _____	11,808	-		11,808
Cost of removal _____				-
Other debits (specify) _____				-
Rounding _____				-
<b>Total debits</b> _____	<b>11,808</b>	<b>-</b>		<b>11,808</b>
<b>Balance End of Year</b> _____	<b>\$ 251,613</b>	<b>\$ 277,923</b>	<b>N/A</b>	<b>\$ 529,536</b>

(1) Florida PSC Rate Base Adjustment.

UTILITY NAME: Sun Communities Operating Limited Partnership

**YEAR OF REPORT**  
December 31, 2015

**CAPITAL STOCK (201 - 204)**

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

**RETAINED EARNINGS (215)**

	Appropriated	Un-Appropriated
Balance first of year _____	N/A	\$ -
Charges during the year (specify):		
Current Year Income _____	-	
_____		
_____		
Balance end of year _____	\$	\$

**PROPRIETARY CAPITAL (218)**

	Proprietor or Partner	Partner
Balance first of year _____	\$ (224,108)	N/A
Charges during the year (specify):		
Current year loss _____	(56,183)	
Rounding _____	(1)	
_____		
Balance end of year _____	\$ (280,292)	\$

**LONG TERM DEBT (224)**

Description of Obligation (Including Nominal Date of Issue and Date of Maturity)	Interest		Principal Per Balance Sheet Date
	Rate	# of Payments	
_____	_____ %	_____	\$ -
_____	_____ %	_____	-
_____	_____ %	_____	-
_____	_____ %	_____	-
Total _____			N/A

UTILITY NAME: Sun Communities Operating Limited Partnership

<b>YEAR OF REPORT</b> December 31, 2015
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**TAXES ACCRUED (236)**

(a)	WATER (b)	SEWER (c)	OTHER (d)	TOTAL (e)
Income Taxes:				
Federal income tax _____	\$ -	\$ -	N/A	\$ -
State income tax _____	-	-		
Taxes Other Than Income:				
State ad valorem tax _____	-	-		
Local property tax _____				
Regulatory assessment fee _____	1,781	1,935		3,716
Other (Specify):	-	-		
Total taxes accrued _____	\$ 1,781	\$ 1,935		\$ 3,716

**PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES**

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
US Water	\$ 15,104	\$ 15,446	Plant operation
CJN&W CPAs	1,400	1,400	Accounting and tax prep
Sundstrom & Mindlin, LLP	681	681	Legal
DNM Engineering	449	449	Engineering
Davis Supply	487	1,492	Repairs and Maintenance
Mike Scott Plumbing	1,122	-	Repairs and Maintenance
Waynes Diversified Services	10,434	12,378	Repairs and Maintenance
American	-	22,594	Sludge Removal
Meeks Plumbing	3,383	-	Repairs and Maintenance, Construction
	-	-	
	-	-	
	-	-	

UTILITY NAME: Sun Communities Operating Limited Partnership

<b>YEAR OF REPORT</b> December 31, 2015
--

**CONTRIBUTIONS IN AID OF CONSTRUCTION (271)**

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year _____	N/A	N/A	\$ -
2. Add credits during year:			
_____	-	-	-
3. Total _____	-	-	-
4. Deduct charges during year _____			
5. Balance end of year _____	-	-	-
6. Less Accumulated Amortization _____			-
7. Net CIAC _____			

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

Report below all developers or contractors agreements from which cash or property was received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
_____			\$ -	\$ -
_____				
_____				
_____				
Sub-total _____			NONE	NONE
Report below all capacity charges, main extension charges and customer connections charges received during the year.				
Description of Charge	Number of Connections	Charge per Connection		
None				
_____				
_____				
_____				
Total Credits During Year (Must agree with line # 2 above) _____			\$ -	\$ -

**ACCUMULATED AMORTIZATION OF CIAC**

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

**WATER  
OPERATION  
SECTION**

**WATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization	\$ -	\$ -	\$ -	\$ -
302	Franchises	-	-	-	-
303	Land and Land Rights	3,643	-	-	3,643
304	Structure and Improvements	5,057	1,364	-	6,421
305	Collecting and Impounding Reservoirs	-	-	-	-
306	Lake, River and Other Intakes	-	-	-	-
307	Wells and Springs	22,064	-	-	22,064
308	Infiltration Galleries and Tunnels	-	-	-	-
309	Supply Mains	-	-	-	-
310	Power Generation Equipment	21,266	-	-	21,266
311	Pumping Equipment	30,689	-	-	30,689
320	Water Treatment Equipment	24,977	-	-	24,977
330	Distribution Reservoirs and Standpipes	43,795	-	-	43,795
331	Transmission and Distribution Mains	247,985	6,070	(9,899)	244,156
333	Services	1,588	-	-	1,588
334	Meters and Meter Installations	50,103	5,246	(1,909)	53,440
335	Hydrants	-	-	-	-
339	Other Plant and Miscellaneous Equipment	-	-	-	-
340	Office Furniture and Equipment	-	-	-	-
341	Transportation Equipment	-	-	-	-
342	Stores Equipment	-	-	-	-
343	Tools, Shop and Garage Equipment	-	-	-	-
344	Laboratory Equipment	-	-	-	-
345	Power Operated Equipment	-	-	-	-
346	Communication Equipment	7,253	-	-	7,253
347	Miscellaneous Equipment	-	-	-	-
348	Other Tangible Plant	-	-	-	-
	<b>Total Water Plant</b>	<b>\$ 458,420</b>	<b>\$ 12,680</b>	<b>\$ (11,808)</b>	<b>\$ 459,292</b>

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

UTILITY NAME: Sun Communities Operating Limited Partnership

YEAR OF REPORT  
December 31, 2015

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

ACCT. NO. (a)	ACCOUNT NAME (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of year (f-g+h=i) (i)
301	Organization	-	-	%	\$ -	\$ -	\$ -	\$ -
302	Franchises	-	-	%	-	-	-	-
304	Structure and Improvements	27	-	%	1,336	-	212	1,548
305	Collecting and Impounding Reservoirs	-	-	%	-	-	-	-
306	Lake, River and Other Intakes	-	-	%	-	-	-	-
307	Wells and Springs	27	-	%	9,595	-	816	10,411
308	Infiltration Galleries and Tunnels	-	-	%	-	-	-	-
309	Supply Mains	-	-	%	-	-	-	-
310	Power Generation Equipment	17	-	%	21,266	-	-	21,266
311	Pumping Equipment	17	-	%	26,776	-	1,804	28,580
320	Water Treatment Equipment	17	-	%	15,088	-	1,469	16,557
330	Distribution Reservoirs and Standpipes	33	-	%	19,926	-	1,327	21,253
331	Transmission and Distribution Mains	38	-	%	115,892	9,899	6,472	112,465
333	Services	35	-	%	634	-	45	679
334	Meters and Meter Installations	17	-	%	32,130	1,909	3,044	33,265
335	Hydrants	-	-	%	-	-	-	-
339	Other Plant and Miscellaneous Equipment	-	-	%	-	-	-	-
340	Office Furniture and Equipment	-	-	%	-	-	-	-
341	Transportation Equipment	-	-	%	-	-	-	-
342	Stores Equipment	-	-	%	-	-	-	-
343	Tools, Shop and Garage Equipment	-	-	%	-	-	-	-
344	Laboratory Equipment	-	-	%	-	-	-	-
345	Power Operated Equipment	-	-	%	-	-	-	-
346	Communication Equipment	10	-	%	4,864	-	725	5,589
347	Miscellaneous Equipment	-	-	%	-	-	-	-
348	Other Tangible Plant	-	-	%	-	-	-	-
	Totals				\$ 247,507	\$ 11,808	\$ 15,914	\$ 251,613

\* This amount should tie to Sheet F-5

**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	\$ 9,351
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
604	Employee Pensions and Benefits _____	2,626
610	Purchased Water _____	
615	Purchased Power _____	4,457
616	Fuel for Power Production _____	
618	Chemicals _____	
620	Materials and Supplies _____	
630	Contractual Services:	
	Billing _____	
	Operator and Management _____	15,168
	Testing _____	
	Other _____	5,869
640	Rents _____	
650	Transportation Expense _____	
655	Insurance Expense _____	426
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
670	Bad Debt Expense _____	
675	Miscellaneous Expenses _____	4,381
	Total Water Operation and Maintenance Expense _____	\$ 42,278 *
	* This amount should tie to Sheet F-3.	

**WATER CUSTOMERS**

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
<b>Residential Service</b>					
5/8"	D	1.0	381	381	381
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
<b>General Service</b>					
5/8"	D	1.0	2	2	2
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0	-	-	-
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers		1.0			
Other (Specify):					
** D = Displacement C = Compound T = Turbine			<b>Total</b>		
			383	383	383

UTILITY NAME: Sun Communities Operating Limited Partnership  
 SYSTEM NAME: Saddle Oak Club

**YEAR OF REPORT**  
**December 31, 2015**

**PUMPING AND PURCHASED WATER STATISTICS**

MONTH (a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (1) (f)
January	-	1,990	-	1,990	-
February	-	1,580	-	1,580	-
March	-	2,440	-	2,440	5,256
April	-	2,778	-	2,778	-
May	-	3,073	-	3,073	-
June	-	3,113	-	3,113	8,312
July	-	2,564	-	2,564	-
August	-	2,042	-	2,042	-
September	-	2,045	-	2,045	6,177
October	-	2,743	-	2,743	-
November	-	2,491	-	2,491	-
December	-	2,344	-	2,344	6,867
Total for year	N/A	29,203	-	29,203	26,612

If water is purchased for resale, indicate the following:

Vendor N/A  
 Point of Delivery N/A

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**MAINS (Feet)**

Kind of Pipe (Cast Iron, coated steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
All PVC	Unknown	Unknown	-	-	Unknown
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-

UTILITY NAME: Sun Communities Operating Limited Partnership  
 SYSTEM NAME: Saddle Oak Club

**YEAR OF REPORT**  
 December 31, 2015

**WELLS AND WELL PUMPS**  
 (If Available)

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1988	1985	1989	
Types of Well Construction and Casing _____				
Depth of Wells _____	286	120	160	
Diameters of Wells _____	8"	6"	4"	
Pump - GPM _____	360	87	95	
Motor - HP _____	10	7.5	5	
Motor Type * _____				
Yeilds of Wells in GPD _____				
Auxillary Power _____			Generator	
* Submersable, centrifugal, etc.				

**RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Steel			
Capacity of Tank _____	20,000			
Ground of Elevated _____	Hydro			

**HIGH SERVICE PUMPING**

(a)	(b)	(c)	(d)	(e)
<b>MOTORS</b>				
Manufacturer _____	None			
Type _____				
Rated Horsepower _____				
(a)	(b)	(c)	(d)	(e)
<b>PUMPS</b>				
Manufacturer _____	None			
Type _____				
Capacity in GPM _____				
Average Number of Hours Operated Per Day _____				
Auxiliary Power _____				

UTILITY NAME: Sun Communities Operating Limited Partnership

<b>YEAR OF REPORT</b> December 31, 2015
--

**SOURCE OF SUPPLY**

List for each source of supply (Ground, Surface, Purchased Water, etc):			
Gallons per day of source _____	480,000	_____	_____
Type of source _____	Ground	_____	_____

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility:			
Type _____	_____	_____	_____
Make _____	_____	_____	_____
Permitted Capacity (GPD)	_____	_____	_____
High service pumping	_____	_____	_____
Gallons per minute _____ See Page W-5	_____	_____	_____
Reverse Osmosis _____	_____	_____	_____
Lime treatment	_____	_____	_____
Unit Rating _____	_____	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft. _____	_____	_____	_____
Gravity GPD/Sq. Ft. _____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator _____	Chem Tech 30 gpd	_____	_____
Ozone _____	_____	_____	_____
Other _____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____

UTILITY NAME: Sun Communities Operating Limited Partnership  
SYSTEM NAME: Saddle Oak Club

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### OTHER WATER SYSTEM INFORMATION

Furnish information below for each system not physically connected with another facility. A separate page should be supplied where necessary.

1.	Present ERC's * the system can efficiently serve	383
2.	Maximum number of ERC's * which can be served	397
3.	Present system connection capacity (in ERC's *) using existing lines	383
4.	Future connection capacity (in ERC's *) upon service area buildout	397
5.	Estimated annual increase in ERC's* <u>None - Utility is built-out</u>	
6.	Is the utility required to have fire flow capacity? <u>No</u> If so, how much capacity is required? <u>N/A</u>	
7.	Attach a description of the fire fighting facilities. <u>None</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>None</u>	
10.	If the present system does not meet the requirements of DEP rules, submit the following: a. Attach a description of the plant upgrade necessary to meet DEP rules. 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 with DEP? <u>No</u>	
11.	Department of Environmental Protection ID # <u>642-4620</u>	
12.	Water Management District Consumptive Use Permit # <u>20-006-792-04</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 one of the following methods:  
(a) if actual flow data are available from the preceding 12 months:  
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.  
(b) If no historical flow data available are available for use:  
ERC = (Total SFR gallons sold (omit 000)/365 days/350 gallons per day).

**WASTEWATER  
OPERATION  
SECTION**

**WASTEWATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization	\$ -	\$ -	\$ -	\$ -
352	Franchises	-	-	-	-
353	Land and Land Rights	5,000	-	-	5,000
354	Structure and Improvements	130,209	-	-	130,209
355	Power Generation Equipment	4,465	-	-	4,465
360	Collection Sewers - Force	24,137	-	-	24,137
361	Collection Sewers - Gravity	88,751	-	-	88,751
362	Special Collecting Structures	-	-	-	-
363	Services to Customers	18,250	-	-	18,250
364	Flow Measuring Devices	774	-	-	774
365	Flow Measuring Installations	2,344	-	-	2,344
370	Receiving Wells	15,312	-	-	15,312
371	Pumping Equipment	11,548	1,700	-	13,248
380	Treatment and Disposal Equipment	58,259	9,028	-	67,287
381	Plant Sewers	-	-	-	-
382	Outfall Sewer Lines	-	-	-	-
389	Other Plant and Miscellaneous Equipment	6,327	-	-	6,327
390	Office Furniture and Equipment	2,196	-	-	2,196
391	Transportation Equipment	-	-	-	-
392	Stores Equipment	-	-	-	-
393	Tools, Shop and Garage Equipment	-	-	-	-
394	Laboratory Equipment	-	-	-	-
395	Power Operated Equipment	9,035	-	-	9,035
396	Communication Equipment	3,210	-	-	3,210
397	Miscellaneous Equipment	-	-	-	-
398	Other Tangible Plant	-	-	-	-
	<b>Total Sewer Plant</b>	<b>\$ 379,817</b>	<b>\$ 10,728</b>	<b>\$ -</b>	<b>\$ 390,545</b>

\* This amount should tie to Sheet F-5

UTILITY NAME: Sun Communities Operating Limited Partnership

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ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account Name (b)	Average Service Life in Years (c)	Average Salvage In Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f+g+h=i) (i)
351	Organization	-	-	%	-	-	-	-
352	Franchises	-	-	%	-	-	-	-
354	Structure and Improvements	27	-	3.70 %	80,385	-	4,818	85,203
355	Power Generation Equipment	17	-	5.90 %	2,367	-	263	2,630
360	Collection Sewers - Force	27	-	3.70 %	20,123	-	893	21,016
361	Collection Sewers - Gravity	40	-	2.50 %	69,384	-	2,219	71,603
362	Special Collecting Structures (Lift Stations)	-	-	%	-	-	-	-
363	Services to Customers	35	-	2.90 %	17,560	-	522	18,082
364	Flow Measuring Devices	5	-	20.00 %	774	-	-	774
365	Flow Measuring Installations	35	-	2.90 %	1,775	-	67	1,842
370	Receiving Wells (Lift Stations)	25	-	4.00 %	12,313	-	612	12,925
371	Pumping Equipment	15	-	6.70 %	6,179	-	883	7,062
380	Treatment and Disposal Equipment	15	-	6.70 %	32,266	-	4,488	36,754
381	Plant Sewers	-	-	%	-	-	-	-
382	Outfall Sewer Lines	-	-	%	-	-	-	-
389	Other Plant and Miscellaneous Equipment	15	-	6.70 %	6,256	-	71	6,327
390	Office Furniture and Equipment	15	-	6.70 %	1,314	-	146	1,460
391	Transportation Equipment	-	-	%	-	-	-	-
392	Stores Equipment	-	-	%	-	-	-	-
393	Tools, Shop and Garage Equipment	-	-	%	-	-	-	-
394	Laboratory Equipment	-	-	%	-	-	-	-
395	Power Operated Equipment	10	-	10.00 %	8,588	-	447	9,035
396	Communication Equipment	10	-	10.00 %	2,889	-	321	3,210
397	Miscellaneous Equipment	-	-	%	-	-	-	-
398	Other Tangible Plant	-	-	%	-	-	-	-
	Totals				262,173		15,750	277,923

\* This amount should tie to Sheet F-5

**WASTEWATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 9,428
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
704	Employee Pensions and Benefits _____	2,626
710	Purchased Wastewater Treatment _____	
711	Sludge Removal Expense _____	
715	Purchased Power _____	4,457
716	Fuel for Power Production _____	309
718	Chemicals _____	
720	Materials and Supplies _____	
730	Contractual Services:	
	Operator and Management _____	34,847
	Testing _____	
	Other _____	7,147
740	Rents _____	
750	Transportation Expense _____	
755	Insurance Expense _____	
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
770	Bad Debt Expense _____	
775	Miscellaneous Expenses _____	1,391
	Total Wastewater Operation and Maintenance Expense _____	\$ 60,205 *

\* This amount should tie to Sheet F-3.

**WASTEWATER CUSTOMERS**

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
<b>Residential Service</b>					
5/8"	D	1.0	376	376	376
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
<b>General Service</b>					
5/8"	D	1.0	2	2	2
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0	-	-	-
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers		1.0			
Other (Specify):					
<b>Total</b>			<b>378</b>	<b>378</b>	<b>378</b>

\*\* D = Displacement  
C = Compound  
T = Turbine

**PUMPING EQUIPMENT**

Lift station number _____	#1						
Make or type and nameplate data of pump _____	Hydro-Matic						
Year installed _____	1995						
Rated capacity (GPM) _____	100						
Size (HP) _____	2HP						
Power:							
Electric _____	x						
Mechanical _____							
Nameplate data of motor _____							

**SERVICE CONNECTIONS**

Size (inches) _____	4"						
Type (PVC, VCP, etc) _____	PVC						
Average length _____	25'						
Number of active service connections _____	377						
Beginning of year _____	377						
Added during year _____							
Retired during year _____							
End of year _____	377						
Give full particulars concerning inactive connections _____							

**COLLECTING AND FORCE MAINS AND MANHOLES**

	Collecting Mains				Force Mains			
Size (inches) _____	8"	10"			6"	4"	3"	
Type of main _____	PVC	PVC			PVC	PVC	PVC	
Length of main (nearest foot):								
Beginning of year _____								
Added during year _____								
Retired during year _____								
End of year _____								

**MANHOLES:**

Size _____	8"	10"		
Type _____	Precast	Precast		
Number:				
Beginning of year _____	32			
Added during year(1) _____				
Retired during year(1) _____				
End of year _____	32			

UTILITY NAME: Sun Communities Operating Limited Partnership

**YEAR OF REPORT**  
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**TREATMENT PLANT**

Manufacturer _____			
Type _____	<u>Extnded Aeration</u>		
"Steel" or "Concrete" _____	<u>Concrete</u>		
Total Capacity _____	<u>75,800gpd</u>		
Average Daily Flow _____	<u>17,216</u>		
Effluent Disposal _____	<u>Perc Pond</u>		
Total Gallons of Wastewater Treated _____	<u>6,284,000</u>		

**MASTER LIFT STATION PUMPS**

Manufacturer _____						
Capacity _____ (PM) _____	<u>100</u>					
Motor: _____						
Manufacturer _____						
Horsepower _____	<u>2</u>					
Power (Electric or Mechanical) _____	<u>Electric</u>					

**PUMPING WASTEWATER STATISTICS**

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	<u>573,000</u>	<u>NA</u>	<u>573,000</u>
February _____	<u>500,000</u>		<u>500,000</u>
March _____	<u>590,000</u>		<u>590,000</u>
April _____	<u>494,000</u>		<u>494,000</u>
May _____	<u>417,000</u>		<u>417,000</u>
June _____	<u>455,000</u>		<u>455,000</u>
July _____	<u>448,000</u>		<u>448,000</u>
August _____	<u>580,000</u>		<u>580,000</u>
September _____	<u>435,000</u>		<u>435,000</u>
October _____	<u>506,000</u>		<u>506,000</u>
November _____	<u>499,000</u>		<u>499,000</u>
December _____	<u>787,000</u>		<u>787,000</u>
Total for year _____	<u>6,284,000</u>		<u>6,284,000</u>

If Wastewater Treatment is purchased, indicate the vendor:

UTILITY NAME: Sun Communities Operating Limited Partnership

**YEAR OF REPORT**  
December 31, 2015

**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>378</u>
2. Maximum number of ERC's * which can be served.	<u>378</u>
3. Present system connection capacity (in ERC's *) using existing lines.	<u>378</u>
4. Future system connection capacity (in ERC's *) upon service area buildout.	<u>378</u>
5. Estimated annual increase in ERC's * .	<u>None</u>
6	<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.	
	<u>N/A</u>
8. If the utility does not engage in reuse, has a reuse feasibility study been completed?	
	<u>No</u>
	<u>N/A</u>
9. Has the utility been required by the DEP or water management district to implement reuse?	
	<u>N/A</u>
If so, what are the utility's plans to comply with the DEP?	
	<u>N/A</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.	
b. Have these plans been approved by DEP?	<u>N/A</u>
c. When will con	<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>FLA012694</u>

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:

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

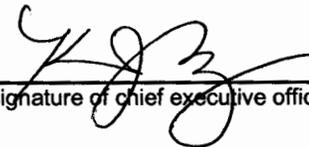
# CERTIFICATION OF ANNUAL REPORT

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

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

ITEMS CERTIFIED

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

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

1.	2.	3.	4.
( )	( )	( )	( )

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

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

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

**Reconciliation of Revenue to  
Regulatory Assessment Fee Revenue  
Water Operations  
Class C**

**Company: Sun Communities Operating Limited Partnership**

**For the Year Ended December 31, 2015**

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues per Sch. F-3	Gross Water Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 39,568	39,568	\$ -
Commercial	-	-	-
Industrial	-	-	-
Multiple Family	-	-	-
Guaranteed Revenues	-	-	-
Other (Irrigation)	-	-	-
<b>Total Water Operating Revenue</b>	<b>\$ 39,568</b>	<b>\$ 39,568</b>	<b>\$ -</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>\$ 39,568</b>	<b>\$ 39,568</b>	<b>\$ -</b>

Explanations:

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 C**

**Company: Sun Communities Operating Limited Partnership**

**For the Year Ended December 31, 2015**

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues per Sch. F-3	Gross Wastewater Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	43,002	\$ 43,002	\$ -
Commercial	-		-
Industrial	-	-	-
Multiple Family	-	-	-
Guaranteed Revenues	-	-	-
Other	-	-	-
<b>Total Wastewater Operating Revenue</b>	<b>\$ 43,002</b>	<b>\$ 43,002</b>	<b>\$ -</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>\$ 43,002</b>	<b>\$ 43,002</b>	<b>\$ -</b>
Explanations:			
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).			