

**CLASS "C"**  
**WATER AND/OR WASTEWATER UTILITIES**

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

***ANNUAL REPORT***

OF

Sun Communities Finance LLC d/b/a Water Oak Utility  
Exact Legal Name of Respondent

454-W  
Certificate Number(s)

*Submitted To The*

***STATE OF FLORIDA***

***PUBLIC SERVICE COMMISSION***

FOR THE

**YEAR ENDED DECEMBER 31, 2025**

## 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 Accounting and Finance  
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 Accounting and Finance, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

## GENERAL DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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# FINANCIAL SECTION

REPORT OF

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

(EXACT NAME OF UTILITY)

106 Evergreen Drive Lady Lake, Florida 32159	Same as Mailing Address	Lake
Mailing Address	Street Address	County

Telephone Number 352-753-3000 Date Utility First Organized April 1981

Fax Number \_\_\_\_\_ E-mail Address mharmon1@suncommunities.com

Sunshine State One-Call of Florida, Inc. Member No. 4266

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

- Individual
  Sub Chapter S Corporation
  1120 Corporation
  Partnership

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

Name of subdivisions where services are provided: Water Oak Mobile Home Park

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Becky Scott</u>	<u>Director MH Ops</u>	<u>27777 Franklin Rd. Suite 300 Southfield, MI 48034</u>	\$ _____
Person who prepared this report: <u>Gregory Wright</u>	<u>Utility Consultant</u>	<u>6805 Overseas Highway Marathon, FL 33050</u>	\$ _____
Officers and Managers: <u>John McLaren</u>	<u>President</u>	<u>27777 Franklin Rd. Suite 300 Southfield, MI 48034</u>	\$ _____
<u>Paul Jarvis</u>	<u>Head of MH</u>	<u>27777 Franklin Rd. Suite 300 Southfield, MI 48034</u>	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

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	Principal Business Address	Salary Charged Utility
<u>Sun Communities Finance LLC</u>	<u>100%</u>	<u>27777 Franklin Rd. Suite 300 Southfield, MI 48034</u>	\$ none
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

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

<b>YEAR OF REPORT</b> DECEMBER 31, <b>2025</b>
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INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
<b>Gross Revenue:</b>					
Residential _____		\$ 192,430	_____	_____	\$ 192,430
Commercial _____		_____	_____	_____	-
Industrial _____		_____	_____	_____	-
Multiple Family _____		_____	_____	_____	-
Guaranteed Revenues _____		_____	_____	_____	-
Other (Specify) _____		_____	_____	_____	-
<b>Total Gross Revenue</b> _____		<b>\$ 192,430</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 192,430</b>
<b>Operation Expense (Must tie to pages W-3 and S-3)</b>					
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 166,792	\$ -	\$ _____	\$ 166,792
Depreciation Expense _____	F-5	118,625	-	_____	118,625
CIAC Amortization Expense _____	F-8	-	-	_____	-
Taxes Other Than Income _____	F-7	17,847	-	_____	17,847
Income Taxes _____	F-7	-	-	_____	-
<b>Total Operating Expense</b> _____		<b>\$ 303,264</b>	<b>-</b>	<b>-</b>	<b>\$ 303,264</b>
<b>Net Operating Income (Loss)</b> _____		<b>\$ (110,833)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (110,833)</b>
<b>Other Income:</b>					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ -
_____		_____	_____	_____	-
_____		_____	_____	_____	-
<b>Other Deductions:</b>					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ -
Interest Expense _____		_____	_____	_____	-
_____		_____	_____	_____	-
_____		_____	_____	_____	-
_____		_____	_____	_____	-
<b>Net Income (Loss)</b> _____		<b>\$ (110,833)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (110,833)</b>

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

<b>YEAR OF REPORT</b> DECEMBER 31, 2025
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COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ <u>3,002,596</u>	\$ <u>2,998,456</u>
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	<u>1,211,248</u>	<u>1,092,623</u>
Net Utility Plant _____		\$ <u>1,791,348</u>	\$ <u>1,905,833</u>
Cash _____		_____	_____
Customer Accounts Receivable (141)_____		_____	_____
Other Assets (Specify): _____		_____	_____
_____		_____	_____
_____		_____	_____
<b>Total Assets</b> _____		<b>\$ <u>1,791,348</u></b>	<b>\$ <u>1,905,833</u></b>
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) _____	F-6	-	_____
Preferred Stock Issued (204) _____	F-6	-	_____
Other Paid in Capital (211) _____		_____	_____
Retained Earnings (215) _____	F-6	-	-
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	<u>(1,590,213)</u>	<u>(1,479,380)</u>
<b>Total Capital</b> _____		<b>\$ <u>(1,590,213)</u></b>	<b>\$ <u>(1,479,380)</u></b>
Long Term Debt (224) _____	F-6	\$ -	\$ _____
Accounts Payable (231) _____		_____	_____
Notes Payable (232) _____		_____	_____
Customer Deposits (235) _____		_____	_____
Accrued Taxes (236) _____		17,847	19,179
Other Liabilities (Specify) _____		_____	_____
Due to Parent _____		_____	3,529,738
_____		_____	_____
Advances for Construction _____		_____	_____
Contributions in Aid of Construction - Net (271-272) _____	F-8	-	-
<b>Total Liabilities and Capital</b> _____		<b>\$ <u>(1,572,367)</u></b>	<b>\$ <u>2,069,537</u></b>

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

YEAR OF REPORT DECEMBER 31, 2025
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**GROSS UTILITY PLANT**

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>3,002,596</u>	\$ <u>0</u>	\$ _____	\$ <u>3,002,596</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____0
Other (Specify) _____	_____	_____	_____	_____0
_____	_____	_____	_____	_____0
<b>Total Utility Plant</b> _____	<b>\$ <u>3,002,596</u></b>	<b>\$ <u>0</u></b>	<b>\$ <u>0</u></b>	<b>\$ <u>3,002,596</u></b>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>1,092,623</u>	\$ <u>0</u>	\$ _____	\$ <u>1,092,623</u>
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	\$ <u>118,625</u>	\$ <u>0</u>	\$ _____	\$ <u>118,625</u>
Salvage _____	_____	_____	_____	_____0
Other Credits (specify) _____	_____	_____	_____	_____0
<b>Total Credits</b> _____	<b>\$ <u>1,211,248</u></b>	<b>\$ <u>0</u></b>	<b>\$ <u>0</u></b>	<b>\$ <u>1,211,248</u></b>
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____0
Cost of removal _____	_____	_____	_____	_____0
Other debits (specify) _____	_____	_____	_____	_____0
<b>Total Debits</b> _____	<b>\$ _____</b>	<b>\$ _____</b>	<b>\$ _____</b>	<b>\$ _____0</b>
<b>Balance End of Year</b> _____	<b>\$ <u>1,211,248</u></b>	<b>\$ <u>0</u></b>	<b>\$ <u>0</u></b>	<b>\$ <u>1,211,248</u></b>

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

YEAR OF REPORT DECEMBER 31, 2025
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CAPITAL STOCK ( 201 - 204 )

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

RETAINED EARNINGS ( 215 )

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

PROPRIETARY CAPITAL ( 218 )

		Partner
Balance first of year _____	\$ (1,479,380)	\$ _____
Changes during the year (Specify): Retained Earnings _____ Capital Contributions _____	_____ (110,833) _____	_____ _____ _____
Balance end of year _____	\$ (1,590,213)	\$ _____ -

LONG TERM DEBT ( 224 )

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

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

YEAR OF REPORT	
DECEMBER 31,	2025

**TAX EXPENSE**

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____ -
State income Tax _____	_____	_____	_____	_____ -
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	_____	_____ -
Local property tax _____	9,782	_____	_____	9,782
Regulatory assessment fee _____	8,065	_____	_____	8,065
Other (Specify) _____	_____	_____	_____	_____ -
_____	_____	_____	_____	_____ -
<b>Total Tax Expense _____</b>	<b>\$ 17,847</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17,847</b>

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

Report all information concerning outside 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
Propump & Controls _____	\$ 37,140	\$ _____	Equipment & Repairs _____
RCM Utilities _____	\$ 78,659	\$ _____	Lift Station Maintenance _____
Speedread Technology _____	\$ 15,087	\$ _____	Meter Maintenance _____
Sundstrom & Mindlin LLP _____	\$ 3,640	\$ _____	Legal Fees _____
US Water Service _____	\$ 63,545	\$ _____	Service Provider _____
Jones Walker _____	\$ 6,230	\$ _____	Legal Fees _____
Milian Swaim & Associates _____	\$ 5,400	\$ _____	Legal Fees _____
Florida Public Service _____	\$ 9,065	\$ _____	PSC Fees _____
Gary Morse _____	\$ 1,575	\$ _____	Legal Fees _____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

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

YEAR OF REPORT DECEMBER 31, 2025
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**CONTRIBUTIONS IN AID OF CONSTRUCTION ( 271 )**

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ 174,916	\$ 0	\$ 174,916
2) Add credits during year _____	\$ 0	\$ 0	\$ 0
3) Total _____	\$ 174,916	\$ 0	\$ 174,916
4) Deduct charges during the year _____	\$ _____	\$ _____	\$ 0
5) Balance end of year _____	\$ 174,916	\$ 0	\$ 174,916
6) Less Accumulated Amortization _____	\$ 174,916	\$ 0	\$ 174,916
7) Net CIAC _____	\$ 0	\$ 0	\$ 0

**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 _____		\$ 0	\$ 0
Report below all capacity charges, main extension charges and customer connection charges received during the year.			
Description of Charge	Number of Connections	Charge per Connection	
_____	_____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ _____

**ACCUMULATED AMORTIZATION OF CIAC (272)**

	Water	Wastewater	Total
Balance First of Year _____	\$ 174,916	\$ 0	\$ 174,916
Add Debits During Year: _____	_____	_____	0
Deduct Credits During Year: _____	_____	_____	0
Balance End of Year (Must agree with line #6 above.)	\$ 174,916	\$ 0	\$ 174,916

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

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

<b>YEAR OF REPORT</b> DECEMBER 31, <u>2025</u>
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**SCHEDULE "A"**

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

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

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

**APPROVED AFUDC RATE**

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



**WATER  
OPERATING  
SECTION**

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

<b>YEAR OF REPORT</b>	
DECEMBER 31,	2025

**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_____				0
303	Land and Land Rights_____	73,415			73,415
304	Structures and Improvements_____	266,732			266,732
305	Collecting and Impounding Reservoirs_____				0
306	Lake, River and Other Intakes_____				0
307	Wells and Springs_____	92,795			92,795
308	Infiltration Galleries and Tunnels_____				0
309	Supply Mains_____	247,903			247,903
310	Power Generation Equipment_____	211,677			211,677
311	Pumping Equipment_____	412,453			412,453
320	Water Treatment Equipment_____	81,807	4,140		85,947
330	Distribution Reservoirs and Standpipes_____	461,428			461,428
331	Transmission and Distribution Lines_____	345,285			345,285
333	Services_____	10,135			10,135
334	Meters and Meter Installations_____	454,347			454,347
335	Hydrants_____	78,744			78,744
336	Backflow Prevention Devices_____				0
339	Other Plant and Miscellaneous Equipment_____	202,392			202,392
340	Office Furniture and Equipment_____	684			684
341	Transportation Equipment_____	38,558			38,558
342	Stores Equipment_____				0
343	Tools, Shop and Garage Equipment_____	7,120			7,120
344	Laboratory Equipment_____				0
345	Power Operated Equipment_____	11,631			11,631
346	Communication Equipment_____				0
347	Miscellaneous Equipment_____				0
348	Other Tangible Plant_____				0
	<b>Total Water Plant_____</b>	<b>\$ 2,998,456</b>	<b>\$ 4,140</b>	<b>\$ 0</b>	<b>\$ 3,002,596</b>

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

YEAR OF REPORT	
DECEMBER 31,	2025

**ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER**

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
301	Organization			3.13 %	1,350		0	1,350
304	Structures and Improvements			3.03 %	37,074		8,082	\$ 45,156
305	Collecting and Impounding Reservoirs			%				
306	Lake, River and Other Intakes			%				
307	Wells and Springs			3.33 %	38,907		3,090	41,997
308	Infiltration Galleries & Tunnels			%				
309	Supply Mains			3.13 %	48,221		7,759	55,980
310	Power Generating Equipment			5.88 %	89,132		12,447	101,579
311	Pumping Equipment			6.67 %	120,475		27,511	147,986
320	Water Treatment Equipment			14.29 %	94,557		0	94,557
330	Distribution Reservoirs & Standpipes			2.50 %	60,366		11,536	71,902
331	Trans. & Dist. Mains			2.50 %	131,027		8,632	139,659
333	Services			2.86 %	5,957		290	6,247
334	Meter & Meter Installations			5.88 %	311,778		26,716	338,494
335	Hydrants			2.50 %	16,949		1,969	18,918
336	Backflow Prevention Devices			4.00 %				
339	Other Plant and Miscellaneous Equipment			5.00 %	46,252		10,120	56,372
340	Office Furniture and Equipment			6.67 %	684		0	684
341	Transportation Equipment			16.67 %	38,558		0	38,558
342	Stores Equipment			%				
343	Tools, Shop and Garage Equipment			6.67 %	5,440		475	5,915
344	Laboratory Equipment			%				
345	Power Operated Equipment			10.00 %	11,632		0	11,632
346	Communication Equipment			%				
347	Miscellaneous Equipment			%				
348	Other Tangible Plant			%	34,264			34,264
	Totals				\$ 1,092,623	\$ 0	\$ 118,625	\$ 1,211,248 *

\* This amount should tie to Sheet F-5.

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

YEAR OF REPORT	
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**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 11,931
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	
604	Employee Pensions and Benefits_____	3,038
610	Purchased Water_____	
615	Purchased Power_____	17,494
616	Fuel for Power Production_____	
618	Chemicals_____	10,837
620	Materials and Supplies_____	15,773
630	Contractual Services:	
	Billing_____	11,541
	Professional_____	69,001
	Testing_____	12,462
	Other_____	5,896
640	Rents_____	
650	Transportation Expense_____	
655	Insurance Expense_____	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
670	Bad Debt Expense_____	
675	Miscellaneous Expenses_____	8,820
	Total Water Operation And Maintenance Expense_____	\$ 166,792 *

\* 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	1311	1311	1311
3/4"	D	1.5			0
1"	D	2.5			0
1 1/2"	D,T	5.0			0
<b>General Service</b>					
5/8"	D	1.0			0
3/4"	D	1.5			0
1"	D	2.5	2	2	5
1 1/2"	D,T	5.0	3	3	15
2"	D,C,T	8.0	12	12	96
3"	D	15.0	2	2	30
3"	C	16.0			0
3"	T	17.5			0
Unmetered Customers					0
Other (Specify)					0
<b>** D = Displacement C = Compound T = Turbine</b>			<b>Total</b>	<b>1330</b>	<b>1457</b>

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

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SYSTEM NAME: \_\_\_\_\_

**PUMPING AND PURCHASED WATER STATISTICS**

(a)	(b)	(c)	(d)	(e)	(f)
	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [ (b)+(c)-(d) ]	Water Sold To Customers (Omit 000's)
January_____	_____	7,643	_____	7,643	_____
February_____	_____	5,900	_____	5,900	_____
March_____	_____	5,348	_____	5,348	_____
April_____	_____	11,439	_____	11,439	_____
May_____	_____	8,918	_____	8,918	_____
June_____	_____	11,940	_____	11,940	_____
July_____	_____	12,118	_____	12,118	_____
August_____	_____	10,041	_____	10,041	_____
September_____	_____	10,885	_____	10,885	_____
October_____	_____	10,305	_____	10,305	_____
November_____	_____	11,555	_____	11,555	_____
December_____	_____	11,030	_____	11,030	_____
Total for Year_____	<u>0</u>	<u>117,121</u>	<u>0</u>	<u>117,121</u>	<u>72,761</u>

If water is purchased for resale, indicate the following:  
 Vendor \_\_\_\_\_  
 Point of delivery \_\_\_\_\_

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

**MAINS (FEET)**

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
All PVC	unknown	unknown	unknown	unknown	unknown
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

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

YEAR OF REPORT DECEMBER 31, 2025
-------------------------------------

SYSTEM NAME: \_\_\_\_\_

**WELLS AND WELL PUMPS**

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	<u>1,980</u>	<u>1,984</u>	<u>2,023</u>	<u>2,023</u>
Types of Well Construction and Casing _____	_____	_____	_____	_____
Depth of Wells _____	<u>360</u>	<u>270</u>	<u>270</u>	<u>270</u>
Diameters of Wells _____	<u>10-inch</u>	<u>10-inch</u>	<u>10-inch</u>	<u>10-inch</u>
Pump - GPM _____	<u>1,000</u>	<u>400</u>	<u>750</u>	<u>750</u>
Motor - HP _____	<u>40</u>	<u>40</u>	_____	_____
Motor Type * _____	<u>Centrifugal</u>	<u>Centrifugal</u>	<u>Centrifugal</u>	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	<u>Generator</u>	<u>Generator</u>	<u>Generator</u>	<u>Generator</u>
* Submersible, centrifugal, etc.				

**RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	<u>Steel Hydro</u>	<u>Steel Grd Stg</u>	<u>Steel Hydro</u>	<u>Steel Hydro</u>
Capacity of Tank _____	<u>20,000</u>	<u>20,000</u>	<u>25,000</u>	<u>25,000</u>
Ground or Elevated _____	_____	_____	_____	_____

**HIGH SERVICE PUMPING**

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

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

<b>YEAR OF REPORT</b> DECEMBER 31, 2025
--

**SOURCE OF SUPPLY**

List for each source of supply ( Ground, Surface, Purchased Water etc. )			
Permitted Gals. per day_____	<u>39000</u>	_____	_____
Type of Source_____	<u>Aquifer</u>	_____	_____

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility:			
Type_____	<u>Chlorinator</u>	_____	_____
Make_____	_____	_____	_____
Permitted Capacity (GPD)_____	<u>1,080,000</u>	_____	_____
High service pumping	_____	_____	_____
Gallons per minute_____	_____	_____	_____
Reverse Osmosis_____	_____	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating_____	_____	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft._____	_____	_____	_____
Gravity GPD/Sq.Ft._____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator_____	<u>Sodium Hypo</u>	_____	_____
Ozone_____	_____	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	_____	_____	_____

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

YEAR OF REPORT DECEMBER 31, 2025
-------------------------------------

SYSTEM NAME: \_\_\_\_\_

**GENERAL WATER SYSTEM INFORMATION**

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

1. Present ERC's \* the system can efficiently serve. 1608

2. Maximum number of ERCs \* which can be served. 1608

3. Present system connection capacity (in ERCs \*) using existing lines. 1381

4. Future connection capacity (in ERCs \*) upon service area buildout. 1381

5. Estimated annual increase in ERCs \*. none

6. Is the utility required to have fire flow capacity? Yes  
 If so, how much capacity is required? 500 gpm

7. Attach a description of the fire fighting facilities. 15 Fire Hydrants

8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

- a. Attach a description of the plant upgrade necessary to meet the DEP rules.
- b. Have these plans been approved by DEP? \_\_\_\_\_
- c. When will construction begin? \_\_\_\_\_
- d. Attach plans for funding the required upgrading.
- e. Is this system under any Consent Order with DEF? No

11. Department of Environmental Protection ID # PWS335401

12. Water Management District Consumptive Use Permit # 20-069-0161M

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

b. If not, what are the utility's plans to gain complian \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\* An ERC is determined based on one of the following methods:  
 (a) If actual flow data are available from the preceding 12 months:  
 Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.  
 (b) If no historical flow data are available use:  
 ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

**WASTEWATER  
OPERATING  
SECTION  
(NOT APPLICABLE)**

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

YEAR OF REPORT  
DECEMBER 31, 2025

# CERTIFICATION OF ANNUAL REPORT

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

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

### Items Certified

1. <input type="checkbox"/>	2. <input type="checkbox"/>	3. <input type="checkbox"/>	4. <input type="checkbox"/>
--------------------------------	--------------------------------	--------------------------------	--------------------------------

Signed by:  
  
AF4FC44AF5664B0  
 \_\_\_\_\_  
 (signature of chief executive officer of the utility) \*

Date: 5/8/2026

1. <input type="checkbox"/>	2. <input type="checkbox"/>	3. <input type="checkbox"/>	4. <input type="checkbox"/>
--------------------------------	--------------------------------	--------------------------------	--------------------------------

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

Date: \_\_\_\_\_

\* 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.