

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

Sun Communities d/b/a Sunlake Estates Utilities
Exact Legal Name of Respondent

516-W 448-S
Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 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 d/b/a Sunlake Estates Utilities

(EXACT NAME OF UTILITY)

1045 Great Lakes Blvd, Grand Island, Florida 32735 Mailing Address	Same as Mailing Address Street Address	Lake County
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Telephone Number 248-208-2556 Date Utility First Organized June 2013

Fax Number _____ E-mail Address rscott2@suncommunities.com

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

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

Individual
 Sub Chapter S Corporation
 1120 Corporation
 Partnership

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

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

CONTACTS:

Name	Title	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 4803</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 4803</u>	\$ _____
<u>Paul Jarvis</u>	<u>Head of MH</u>	<u>27777 Franklin Rd. Suite 300 Southfield, MI 4803</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 4803</u>	\$ <u>None</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

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

YEAR OF REPORT DECEMBER 31, 2025

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ 115,590	173,384	_____	\$ 288,974
Commercial _____		_____	_____	_____	-
Industrial _____		_____	_____	_____	-
Multiple Family _____		_____	_____	_____	-
Guaranteed Revenues _____		_____	_____	_____	-
Other (Specify) _____		_____	_____	_____	-
Total Gross Revenue _____		\$ 115,590	\$ 173,384	\$ -	\$ 288,974
Operation Expense (Must tie to pages W-3 and S-3)					
	W-3 S-3	\$ 87,110	\$ 111,940	\$ _____	\$ 199,050
Depreciation Expense _____	F-5	37,306	71,931	_____	109,237
CIAC Amortization Expense _____	F-8	-	-	_____	-
Taxes Other Than Income _____	F-7	6,860	7,511	_____	14,371
Income Taxes _____	F-7	-	-	_____	-
Total Operating Expense _____		\$ 131,275	191,382	-	\$ 322,658
Net Operating Income (Loss) _____		\$ (15,685)	\$ (17,998)	\$ -	\$ (33,684)
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ -
_____		_____	_____	_____	-
_____		_____	_____	_____	-
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ -
Interest Expense _____		_____	_____	_____	-
_____		_____	_____	_____	-
_____		_____	_____	_____	-
Net Income (Loss) _____		\$ (15,685)	\$ (17,998)	\$ -	\$ (33,684)

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

YEAR OF REPORT DECEMBER 31, 2025

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ 2,163,511	\$ 942,813
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	<u>1,235,130</u>	<u>329,645</u>
Net Utility Plant _____		\$ <u>928,381</u>	\$ <u>613,168</u>
Cash _____		_____	_____
Customer Accounts Receivable (141)_____		_____	_____
Other Assets (Specify): _____		_____	_____
_____		_____	_____
_____		_____	_____
_____		_____	_____
Total Assets _____		\$ <u>928,381</u>	\$ <u>613,168</u>
Liabilities and Capital:			
Common Stock Issued (201) _____	F-6	-	_____
Preferred Stock Issued (204) _____	F-6	-	_____
Other Paid in Capital (211) _____		_____	_____
Retained Earnings (215) _____	F-6	-	-
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	<u>7,816</u>	<u>41,500</u>
Total Capital _____		\$ <u>7,816</u>	\$ <u>41,500</u>
Long Term Debt (224) _____	F-6	\$ -	\$ _____
Accounts Payable (231) _____		_____	_____
Notes Payable (232) _____		_____	_____
Customer Deposits (235) _____		_____	_____
Accrued Taxes (236) _____		<u>14,371</u>	<u>12,176</u>
Other Liabilities (Specify) _____		_____	_____
Due to Parent _____		_____	<u>620,401</u>
_____		_____	_____
Advances for Construction _____		_____	_____
Contributions in Aid of Construction - Net (271-272) _____	F-8	<u>-</u>	_____
Total Liabilities and Capital _____		\$ <u>22,187</u>	\$ <u>674,077</u>

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

YEAR OF REPORT DECEMBER 31, 2025

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>965,326</u>	\$ <u>1,198,185</u>	\$ _____	\$ <u>2,163,511</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____ 0
Other (Specify) _____	_____	_____	_____	_____ 0
_____	_____	_____	_____	_____ 0
Total Utility Plant _____	\$ <u>965,326</u>	\$ <u>1,198,185</u>	\$ <u>0</u>	\$ <u>2,163,511</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>329,643</u>	\$ <u>796,250</u>	\$ _____	\$ <u>1,125,893</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ <u>37,306</u>	\$ <u>71,931</u>	\$ _____	\$ <u>109,237</u>
Salvage _____	_____	_____	_____	_____ 0
Other Credits (specify) _____	_____	_____	_____	_____ 0
Total Credits _____	\$ <u>366,949</u>	\$ <u>868,181</u>	\$ <u>0</u>	\$ <u>1,235,130</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____ 0
Cost of removal _____	_____	_____	_____	_____ 0
Other debits (specify) _____	_____	_____	_____	_____ 0
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____ 0
Balance End of Year _____	\$ <u>366,949</u>	\$ <u>868,181</u>	\$ <u>0</u>	\$ <u>1,235,130</u>

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

YEAR OF REPORT DECEMBER 31, 2025

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 _____	\$ 41,500 _____	\$ _____
Changes during the year (Specify): Retained Earnings _____	(33,684) _____	_____
Capital Contributions _____	_____	_____
Balance end of year _____	\$ 7,816 _____	\$ _____ -

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 d/b/a Sunlake Estates Utilities

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 _____	_____	_____	_____	_____ -
Regulatory assessment fee _____	6,860	7,511	_____	14,371
Other (Specify) _____	_____	_____	_____	_____ -
_____	_____	_____	_____	_____ -
Total Tax Expense _____	\$ 6,860	\$ 7,511	\$ -	\$ 14,371

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
<u>RCM Utilities LLC</u>	\$ 62,544	\$ _____	<u>Line Repairs/replacement</u>
<u>Speed Read Technologies</u>	\$ 676,564	\$ _____	<u>Meter Services</u>
<u>Sundstrom & Mindlin LLP</u>	\$ 1,940	\$ 1,940	<u>Legal Services</u>
<u>Terra South environmental</u>	\$ 14,405	\$ _____	<u>Water Line Repair Replace</u>
<u>US Water Corporation</u>	\$ 600	\$ _____	<u>Monitoring Services</u>
<u>Jones Walker</u>	\$ 5,505	\$ 5,505	<u>Legal Services</u>
<u>Milian, Swain & Associates</u>	\$ 1,763	\$ 1,763	<u>Legal Services</u>
<u>Utility Tech LLC</u>	\$ 7,500	\$ _____	<u>Hydrant Testing</u>
<u>Florida Public Service</u>	\$ 14,371	\$ _____	<u>Psc Regulation</u>
<u>Gary S Morse</u>	\$ 713	\$ 713	<u>Legal Services</u>
<u>General Utilities</u>	\$ 45,328	\$ _____	<u>Monitoring Services</u>

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

YEAR OF REPORT DECEMBER 31, 2025

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ _____	\$ 0	\$ 0
2) Add credits during year _____	\$ 0	\$ 0	\$ 0
3) Total _____	\$ 0	\$ 0	\$ 0
4) Deduct charges during the year _____	\$ _____	\$ _____	\$ 0
5) Balance end of year _____	\$ 0	\$ 0	\$ 0
6) Less Accumulated Amortization _____	\$ 0	\$ 0	\$ 0
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 _____	\$ 0	\$ 0	\$ 0
Add Debits During Year: _____	_____	_____	0
Deduct Credits During Year: _____	_____	_____	0
Balance End of Year (Must agree with line #6 above.)	\$ 0	\$ 0	\$ 0

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

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

YEAR OF REPORT DECEMBER 31, 2025

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 %
Total	\$ <u>_____</u>	<u>100.00</u> %		<u>_____</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 d/b/a Sunlake Estates Utilities

YEAR OF REPORT 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_____	\$ 15,000			\$ 15,000
302	Franchises_____				0
303	Land and Land Rights_____				0
304	Structures and Improvements_____	69,663			69,663
305	Collecting and Impounding Reservoirs_____				0
306	Lake, River and Other Intakes_____				0
307	Wells and Springs_____	24,855			24,855
308	Infiltration Galleries and Tunnels_____				0
309	Supply Mains_____	38,103			38,103
310	Power Generation Equipment_____	81,691			81,691
311	Pumping Equipment_____	74,182			74,182
320	Water Treatment Equipment_____	98,746			98,746
330	Distribution Reservoirs and Standpipes_____	6,879			6,879
331	Transmission and Distribution Lines_____	258,562	22,513		281,075
333	Services_____				0
334	Meters and Meter Installations_____	233,246			233,246
335	Hydrants_____	41,886			41,886
336	Backflow Prevention Devices_____				0
339	Other Plant and Miscellaneous Equipment_____				0
340	Office Furniture and Equipment_____				0
341	Transportation Equipment_____				0
342	Stores Equipment_____				0
343	Tools, Shop and Garage Equipment_____				0
344	Laboratory Equipment_____				0
345	Power Operated Equipment_____				0
346	Communication Equipment_____				0
347	Miscellaneous Equipment_____				0
348	Other Tangible Plant_____				0
	Total Water Plant_____	\$ 942,813	\$ 22,513	\$ 0	\$ 965,326

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

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			2.50 %	3,750		375	4,125
304	Structures and Improvements			3.57 %	30,206		2,487	\$ 32,693
305	Collecting and Impounding Reservoirs							
306	Lake, River and Other Intakes							
307	Wells and Springs			3.70 %	16,373		920	17,293
308	Infiltration Galleries & Tunnels							
309	Supply Mains			3.13 %	4,171		1,193	5,364
310	Power Generating Equipment			5.00 %	70,599		4,085	74,684
311	Pumping Equipment			5.00 %	63,181		3,709	66,890
320	Water Treatment Equipment			3.57 %	22,121		3,525	25,646
330	Distribution Reservoirs & Standpipes			3.33 %	3,656		229	3,885
331	Trans. & Dist. Mains			2.50 %	44,011		7,027	51,038
333	Services			2.50 %				
334	Meter & Meter Installations			5.00 %	55,841		11,662	67,503
335	Hydrants			5.00 %	15,734		2,094	17,828
336	Backflow Prevention Devices							
339	Other Plant and Miscellaneous Equipment							
340	Office Furniture and Equipment							
341	Transportation Equipment							
342	Stores Equipment							
343	Tools, Shop and Garage Equipment							
344	Laboratory Equipment							
345	Power Operated Equipment							
346	Communication Equipment							
347	Miscellaneous Equipment							
348	Other Tangible Plant							
	Totals				\$ 329,643	\$ 0	\$ 37,306	\$ 366,949 *

* This amount should tie to Sheet F-5.

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

YEAR OF REPORT	
DECEMBER 31,	2025

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 15,119
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	2,613
610	Purchased Water	
615	Purchased Power	12,600
616	Fuel for Power Production	
618	Chemicals	4,110
620	Materials and Supplies	5,314
630	Contractual Services:	
	Billing	4,130
	Professional	41,134
	Testing	1,988
	Other	
640	Rents	
650	Transportation Expense	103
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	
	Total Water Operation And Maintenance Expense	\$ <u>87,110</u> *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	466	466	466
3/4"	D	1.5			0
1"	D	2.5			0
1 1/2"	D,T	5.0			0
General Service					
5/8"	D	1.0			0
3/4"	D	1.5			0
1"	D	2.5			0
1 1/2"	D,T	5.0			0
2"	D,C,T	8.0			0
3"	D	15.0			0
3"	C	16.0			0
3"	T	17.5			0
Unmetered Customers					0
Other (Specify)					0
** D = Displacement C = Compound T = Turbine			Total	466	466

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

SYSTEM NAME: _____

YEAR OF REPORT DECEMBER 31, 2025

PUMPING AND PURCHASED WATER STATISTICS

(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) (f)
January_____	_____	3,226	_____	3,226	_____
February_____	_____	3,545	_____	3,545	_____
March_____	_____	4,199	_____	4,199	_____
April_____	_____	5,121	_____	5,121	_____
May_____	_____	4,669	_____	4,669	_____
June_____	_____	4,515	_____	4,515	_____
July_____	_____	4,976	_____	4,976	_____
August_____	_____	4,148	_____	4,148	_____
September_____	_____	4,266	_____	4,266	_____
October_____	_____	4,121	_____	4,121	_____
November_____	_____	4,765	_____	4,765	_____
December_____	_____	4,020	_____	4,020	_____
Total for Year_____	<u>0</u>	<u>51,571</u>	<u>0</u>	<u>51,571</u>	<u>217,912</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	2-inch	3,102	_____	_____	3,102
	6-inch	8,389	_____	_____	8,389
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

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

YEAR OF REPORT DECEMBER 31, 2025
--

SYSTEM NAME: _____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1,969	1,999	_____	_____
Types of Well Construction and Casing _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	12-inch	12-inch	_____	_____
Diameters of Wells _____	500	588	_____	_____
Pump - GPM _____	_____	_____	_____	_____
Motor - HP _____	_____	_____	_____	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

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

HIGH SERVICE PUMPING

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

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

YEAR OF REPORT DECEMBER 31, 2025
--

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_ _ _ _	<u>639000</u>	<u> </u>	<u> </u>
Type of Source_ _ _ _ _ _ _ _	<u> </u>	<u> </u>	<u> </u>

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_ _ _ _ _ _ _ _ _ _	<u> </u>	<u> </u>	<u> </u>
Make_ _ _ _ _ _ _ _ _ _	<u> </u>	<u> </u>	<u> </u>
Permitted Capacity (GPD)_ _	<u> </u>	<u> </u>	<u> </u>
High service pumping	<u> </u>	<u> </u>	<u> </u>
Gallons per minute_ _ _ _	<u> </u>	<u> </u>	<u> </u>
Reverse Osmosis_ _ _ _ _ _	<u> </u>	<u> </u>	<u> </u>
Lime Treatment	<u> </u>	<u> </u>	<u> </u>
Unit Rating_ _ _ _ _ _ _ _	<u> </u>	<u> </u>	<u> </u>
Filtration	<u> </u>	<u> </u>	<u> </u>
Pressure Sq. Ft._ _ _ _ _ _	<u> </u>	<u> </u>	<u> </u>
Gravity GPD/Sq.Ft._ _ _ _	<u> </u>	<u> </u>	<u> </u>
Disinfection	<u> </u>	<u> </u>	<u> </u>
Chlorinator_ _ _ _ _ _ _ _	<u> </u>	<u> </u>	<u> </u>
Ozone_ _ _ _ _ _ _ _ _ _	<u> </u>	<u> </u>	<u> </u>
Other_ _ _ _ _ _ _ _ _ _	<u> </u>	<u> </u>	<u> </u>
Auxiliary Power_ _ _ _ _ _	<u> </u>	<u> </u>	<u> </u>

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

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. 466

2. Maximum number of ERCs * which can be served. 466

3. Present system connection capacity (in ERCs *) using existing lines. 466

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

5. Estimated annual increase in ERCs *. none

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

7. Attach a description of the fire fighting facilities. 40 Fire Hydrants

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

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

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

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

11. Department of Environmental Protection ID # PWS335155

12. Water Management District Consumptive Use Permit # 2454

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

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

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

YEAR OF REPORT DECEMBER 31, 2025

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ 15,000	_____	_____	\$ 15,000
352	Franchises_____	_____	_____	_____	-
353	Land and Land Rights_____	_____	_____	_____	-
354	Structures and Improvements_____	37,604	_____	_____	37,604
355	Power Generation Equipment_____	35,082	_____	_____	35,082
360	Collection Sewers - Force_____	15,507	_____	_____	15,507
361	Collection Sewers - Gravity_____	124,856	_____	_____	124,856
362	Special Collecting Structures_____	_____	_____	_____	-
363	Services to Customers_____	_____	_____	_____	-
364	Flow Measuring Devices_____	4,229	_____	_____	4,229
365	Flow Measuring Installations_____	_____	_____	_____	-
370	Receiving Wells_____	77,963	_____	_____	77,963
371	Pumping Equipment_____	451,319	9,487	_____	460,806
380	Treatment and Disposal Equipment_____	427,138	_____	_____	427,138
381	Plant Sewers_____	_____	_____	_____	-
382	Outfall Sewer Lines_____	_____	_____	_____	-
389	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	-
390	Office Furniture and Equipment_____	_____	_____	_____	-
391	Transportation Equipment_____	_____	_____	_____	-
392	Stores Equipment_____	_____	_____	_____	-
393	Tools, Shop and Garage Equipment_____	_____	_____	_____	-
394	Laboratory Equipment_____	_____	_____	_____	-
395	Power Operated Equipment_____	_____	_____	_____	-
396	Communication Equipment_____	_____	_____	_____	-
397	Miscellaneous Equipment_____	_____	_____	_____	-
398	Other Tangible Plant_____	_____	_____	_____	-
	Total Wastewater Plant_____	\$ 1,188,698	\$ 9,487	\$ -	\$ 1,198,185 *

* This amount should tie to sheet F-5.

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

YEAR OF REPORT DECEMBER 31, 2025

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
351	Organization			2.50	3,750		375	4,125
354	Structures and Improvements			3.70 %	8,450		1,391	9,841
355	Power Generation Equipment			5.00 %	27,123		1,754	28,877
360	Collection Sewers - Force			3.70 %	10,504		574	11,078
361	Collection Sewers - Gravity			2.50 %	45,832		3,121	48,953
362	Special Collecting Structures							
363	Services to Customers							
364	Flow Measuring Devices			20.00 %	4,229		-	4,229
365	Flow Measuring Installations							
370	Receiving Wells			6.70 %	56,869		5,224	62,093
371	Pumping Equipment			6.70 %	304,182		30,874	335,056
380	Treatment and Disposal Equipment			6.70 %	335,311		28,618	363,929
381	Plant Sewers							
382	Outfall Sewer Lines							
389	Other Plant and Miscellaneous Equipment							
390	Office Furniture and Equipment							
391	Transportation Equipment							
392	Stores Equipment							
393	Tools, Shop and Garage Equipment							
394	Laboratory Equipment							
395	Power Operated Equipment							
396	Communication Equipment							
397	Miscellaneous Equipment							
398	Other Tangible Plant							
	Totals				\$ 796,250	\$ -	\$ 71,931	\$ 868,181 *

* This amount should tie to Sheet F-5.

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

YEAR OF REPORT DECEMBER 31, 2025

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 15,119
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits	2,613
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	
715	Purchased Power	12,600
716	Fuel for Power Production	
718	Chemicals	6,112
720	Materials and Supplies	4,245
730	Contractual Services:	
	Billing	4,130
	Professional	41,086
	Testing	
	Other	25,933
740	Rents	
750	Transportation Expense	103
755	Insurance Expense	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	
	Total Wastewater Operation And Maintenance Expense	\$ 111,940 *

* 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 Equivalent Customers (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	466	466	466
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
Total			<u>466</u>	<u>466</u>	<u>466</u>

** D = Displacement
C = Compound
T = Turbine

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

YEAR OF REPORT DECEMBER 31, 2025
--

PUMPING EQUIPMENT

Lift Station Number _____	_____	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
Year installed _____	_____	_____	_____	_____	_____	_____
Rated capacity _____	_____	_____	_____	_____	_____	_____
Size _____	_____	_____	_____	_____	_____	_____
Power:						
Electric _____	_____	_____	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

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

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
	Size (inches) _____	8"	_____	_____	_____	4"	_____	_____
Type of main _____	PVC	_____	_____	_____	PVC	_____	_____	_____
Length of main (nearest foot) _____	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	_____	_____	_____	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	0	0	0	0	0	0	0	0

MANHOLES

Size (inches) _____	_____	_____	_____	_____
Type of Manhole _____	_____	_____	_____	_____
Number of Manholes:				
Beginning of year _____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	0	0	0	0

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

YEAR OF REPORT DECEMBER 31, 2025
--

SYSTEM NAME: _____

TREATMENT PLANT

Manufacturer _____	_____	_____	_____
Type _____	_____	_____	_____
"Steel" or "Concrete" _____	_____	_____	_____
Total Permitted Capacity _____	58000	_____	_____
Average Daily Flow _____	1	_____	_____
Method of Effluent Disposal _____	Perc Ponds	_____	_____
Permitted Capacity of Disposal _____	_____	_____	_____
Total Gallons of Wastewater treated _____	_____	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer _____	_____	_____	_____	_____	_____	_____
Capacity (GPM's) _____	_____	_____	_____	_____	_____	_____
Motor:						
Manufacturer _____	_____	_____	_____	_____	_____	_____
Horsepower _____	_____	_____	_____	_____	_____	_____
Power (Electric or Mechanical) _____	_____	_____	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	_____	_____	All
February _____	_____	_____	All
March _____	1,229,000	_____	All
April _____	_____	_____	All
May _____	735,000	_____	All
June _____	969,000	_____	All
July _____	842,000	_____	All
August _____	615,000	_____	All
September _____	620,000	_____	All
October _____	672,000	_____	All
November _____	688,000	_____	All
December _____	873	_____	All
Total for year _____	<u>6,370,873</u>	<u>0</u>	<u>All</u>

If Wastewater Treatment is purchased, indicate the vendor: _____

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

YEAR OF REPORT DECEMBER 31, 2025
--

SYSTEM NAME: _____

GENERAL WASTEWATER SYSTEM INFORMATION

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

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

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

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

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

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

YEAR OF REPORT
DECEMBER 31, 2025


CERTIFICATION OF ANNUAL REPORT

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

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

Items Certified

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

Signed by:

 AF4FC41AFF664B0...

 (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.