

FLORIDA PUBLIC SERVICE COMMISSION**INSTRUCTIONS FOR COMPLETING EXAMPLE
APPLICATION FOR AMENDMENT OF CERTIFICATE
(EXTENSION, QUICK TAKE EXTENSION, OR DELETION)****(Pursuant to Section 367.045, Florida Statutes, and
Rule 25-30.036, Florida Administrative Code)****General Information**

The attached form is an example application that may be completed by the applicant and filed with the Office of Commission Clerk to comply with Rule 25-30.036, Florida Administrative Code (F.A.C.). Any questions regarding this form should be directed to the Division of Engineering (850) 413-6910.

Instructions

1. Fill out the attached application form completely and accurately.
2. Complete all the items that apply to your utility. If an item is not applicable, please mark it "N.A." Do not leave any items blank.
3. Remit the proper filing fee pursuant to Rule 25-30.020, F.A.C., with the application.
4. Provide proof of noticing pursuant to Rule 25-30.030, F.A.C. This may be provided as a late-filed exhibit.
5. The completed application, attached exhibits, and the proper filing fee should be mailed to:

**Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850**

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2026 JUL 30 PM 4:21
COMMISSION
CLERK

**APPLICATION FOR AMENDMENT OF CERTIFICATE
(EXTENSION, QUICK TAKE EXTENSION, OR DELETION)**

**(Pursuant to Section 367.045, Florida Statutes, and
Rule 25-30.036, Florida Administrative Code)**

**To: Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, Florida 32399-0850**

The undersigned hereby makes application for amendment of Water Certificate No. 454-W and/or Wastewater Certificate No. NA to add ☒ or delete ☐ territory located in Lake County, Florida, and submits the following information:

Please check the type of amendment being requested. Based upon the type of amendment requested, please complete the following parts of the application. Where specific items are listed, only those items need to be completed under that part.

☒ Extension: Complete Parts I, II, V, and VI

☐ Quick Take: Complete Parts I, II (only items B-1, 2, 4, 6 and D-1, 2, 3), III, V, and VI

☐ Deletion: Complete Parts I, II (only items D-1, 2, 3), IV, V, and VI

PART I

APPLICANT INFORMATION

- A) Contact Information for Utility. The utility's certificated name, address, telephone number, Federal Employer Identification Number, and if applicable, fax number, e-mail address, and website address. The utility's name should reflect the business and/or fictitious name(s) registered with the Department of State's Division of Corporations:

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

Utility Name

215 Magnolia Drive

Office Street Address

Lady Lake

City

FL

State

32159

Zip Code

Same as Street Address

Mailing Address (if different from Street Address)

City	State	Zip Code
(352) 753-3000	() -	
Phone Number	Fax Number	
38-3144541		
Federal Employer Identification Number		
rscott2@suncommunities.com		
E-Mail Address		
https://www.suncommunities.com/florida/water-oak-country-club-estates		
Website Address		

B) The contact information of the authorized representative to contact concerning this application:

Becky Scott		
Name		
27777 Franklin Road, Suite 300		
Mailing Address		
Southfield	MI	48034
City	State	Zip Code
(248) 846-8522	() -	
Phone Number	Fax Number	
rscott2@suncommunities.com		
E-Mail Address		

PART II TERRITORY AMENDMENT

Part II should be completed as follows based upon the type of amendment requested.

Extension: Complete all items under Part II

Quick Take Extension: Only need to complete items B-1, 2, 4, 6 and D-1, 2, 3.

Deletion: Only need to complete items D-1, 2, 3.

A) NEED FOR SERVICE IN THE PROPOSED AREA

- 1) Exhibit See below - The number of customers currently being served and proposed to be served, by customer class and meter size, including a description of the types of customers anticipated to be served, i.e., single family homes, mobile homes, duplexes, golf course clubhouse, commercial.

261 Home Sites, Event Lawn, Dog Park, Mailbox Center, Restrooms, Pool, Pavilion, Spa and Parking; currently 17 customers but a total expansion of 261 home sites. All residential meters are 5/8" x 3/4".

- 2) Exhibit The Utility did not receive any requests for water and/or wastewater service from property owners, developers, or their representatives for areas not currently served by the Utility. - Provide a copy of all requests from service from property owners or developers in areas not currently served.

- 3) Exhibit The proposed service territory is currently designated as Residential and Mixed Use under the applicable local government's Comprehensive Plan. The proposed utility service area is consistent with the existing future land use designation and anticipated development patterns identified within the Comprehensive Plan. No changes are needed for the proposed development. - Provide a copy of the current land use designation of the proposed service territory as described in the local comprehensive plan at the time the application is filed. If the proposed development will require a revision to the comprehensive plan, describe the steps taken and to be taken to facilitate those changes, including changes needed to address the proposed need for service.

- 4) Exhibit See below. - Provide a statement of any known land use restrictions, such as environmental restrictions imposed by governmental authorities.

The Utility is not aware of any existing land use restrictions, environmental restrictions, or other governmental regulations that would prevent or materially limit the provision of water and/or wastewater service within the proposed service territory.

B) TERRITORY DESCRIPTION, MAPS, FACILITIES, AND TECHNICAL ABILITY

- 1) Exhibit A - Special Warranty Deed by Hilltop Manors Inc. to SUN WATER OAK EXPANSION LLC; 6 pages in total - If the utility is planning to build a new water or wastewater treatment plant to serve the proposed territory, provide documentation of the utility's right to access and continued use of the land upon which the new utility treatment facilities that will serve the proposed territory will be located. This documentation shall be in the form of a recorded warranty deed, recorded quit claim deed accompanied by title insurance, recorded lease such as a 99-year lease, or recorded easement. The applicant may submit an unrecorded copy of the instrument granting the utility's right to access and continued use of the land

upon which the utility treatment facilities are or will be located, provided the applicant files a recorded copy within the time prescribed in the order granting the amendment to the certification of authorization.

- 2) Exhibit B - Description of Territory to be Served; 6 pages in total - Provide a legal description of the territory proposed to be served in the format prescribed in Rule 25-30.029, F.A.C. In addition, if the extension of territory is adjacent to existing territory, provide one complete legal description of the resulting territory including both existing and expanded portions.
- 3) Exhibit C - Water & Sewer As-Builts; 2 pages; Exhibit D - Water Oak Country Club Estates Water Mains Sizes; 1 page; 3 pages in total - Provide a detailed system map showing the proposed lines and treatment facilities, with the territory proposed to be served plotted thereon, consistent with the legal description provided in B-1 above. If the territory to be served is adjacent to the utility's existing territory, provide a complete map showing both existing and expanded territories. The map shall be of sufficient scale and detail to enable correlation with the description of the territory.
- 4) Exhibit E - WaterOak System Map Exhibit; 5 pages in total - Provide an official county tax assessment map or other map showing township, range, and section, with a scale such as 1" = 200' or 1" = 400', with the proposed territory plotted thereon, consistent with the legal description provided in B-1 above.
- 5) Exhibit F - Water Oak Utility Statement of System Capacity; 3 pages in total - Provide a statement describing the capacity of the existing lines, the capacity of the existing treatment facilities, and the design capacity of the proposed extension.

Combined system capacity (WTP No. 1 + WTP No. 2): approximately 1,572,400 GPD (1.57 MGD); Please see Exhibit F for additional details regarding system capacity.

- 6) Exhibit G - Current Permits Issued Summary; 2 pages; H - Potable Water Clearance - Partial; 0080548-009-DSGP; 1 page; I - Notification of Acceptance of Use of a General Permit; 0080548-009-DSGP; 4 pages; J - Notice of Permit Issuance; 0080548-008-WC; 18 pages; K - Potable Water TOTAL Clearance; 0080548-008-WC; 2 pages - Provide a copy of all current permits issued by the Department of Environmental Protection (DEP) and by the water management district.
- 7) Exhibit L - 260302 3354010 Water Oak Club Estates ICL JN; 6 pages; M - Secondary Water Quality Standards Report - 3354010 Water Oak Utility, Lake, WTP#1 & #2, VOC's, SOC's, Rads, 4-2024.; 48 pages - Provide a copy of the most recent DEP and/or county health department sanitary survey, compliance inspection report, and secondary water quality standards report.
- 8) Exhibit N - Water Oak Country Club Estates Regulatory Correspondence Summary; 4 pages; O - Various correspondence as outlined in the summary previously; 41 pages - Provide a copy of all correspondence with the DEP, county

health department, and water management district, including consent orders and warning letters, and the utility's responses to the same, for the past five years.

4

C) FINANCIAL ABILITY

- 1) Exhibit P - WaterOak Financing Statement; 3 pages in total - Provide a detailed statement regarding the proposed method of financing the construction and the projected impact on the utility's capital structure.

100% common equity (no debt) per the FPSC PAA order — this is consistent across the entire Water Oak utility; All construction has been financed through parent-company equity investment — no external debt, bonds, or special assessments; See detailed document in above mentioned Exhibit.

- 2) Exhibit Q - Water Oak Rate Impact Statement; 4 pages in total - Provide a statement regarding the projected impact of the extension on the utility's monthly rates and service availability charges.

The PAA Order (PSC-2026-0232-PAA-WU) set rates with the Hilltop expansion already factored into WTP No. 2's capacity, the rate base, and the revenue requirement. Adding ~296 Hilltop customers will generate incremental revenue without requiring any rate adjustment.

D) PROPOSED TARIFF AND RATE INFORMATION

- 1) Exhibit R - ORDER NO. PSC-2026-0232-PAA-WU; DOCKET NO. 20250088-WU; 36 pages in total - Provide a tariff containing all rates, classifications, charges, rules, and regulations, which shall be consistent with Chapter 25-9, F.A.C. See Rule 25-30.036, F.A.C., for information about water and wastewater tariffs that are available and may be completed by the applicant and included in the application.

- 2) Exhibit R - ORDER NO. PSC-2026-0232-PAA-WU; 36 pages in total, same exhibit as D2 - Provide the number of the most recent order of the Commission establishing or changing the applicant's rates and charges.

PSC-2026-0232-PAA-WU

- 3) Exhibit S - WaterOak Affidavit Tariffs AnnualReports; 3 pages in total - An affidavit that the utility has tariffs and annual reports on file with the Commission.

PART III QUICK TAKE EXTENSION ADDITIONAL INFORMATION

- A) Exhibit _____ - Provide a written statement that the proposed new territory includes a maximum of 25 equivalent residential connections within such territory at the time the territory is at buildout. In addition, the statement should include a description of the types of customers anticipated to be served by the extension, i.e., single family homes, mobile homes, duplexes, golf course clubhouse, or commercial.

- B) Exhibit _____ - Provide a written statement that upon investigation:

- 1) There is no other utility in the area of the proposed territory that is willing and capable of providing reasonably adequate service to the new territory.

- 2) The person(s) or business(es) requesting water or wastewater service have demonstrated to the utility that service is necessary because: (Check all that apply)

- (a) a private well has been contaminated or gone dry ☐,
(b) a septic tank has failed ☐, or
(c) service is otherwise not available ☐.

PART IV TERRITORY DELETION ADDITIONAL INFORMATION

- A) Exhibit _____ - Provide a statement specifying the reasons for the proposed deletion of territory.

- B) Exhibit _____ - Provide a legal description of the territory proposed to be deleted in the format prescribed in Rule 25-30.029, F.A.C., along with a complete legal description of the remaining territory.

- C) Exhibit _____ - Provide a detailed system map with the territory proposed to be deleted and retained plotted thereon, consistent with the legal description provided in B above. The map shall show the existing lines and treatment facilities in the area retained and shall be of sufficient scale and detail to enable correlation with the description of the territory.
- D) Exhibit _____ - Provide an official county tax assessment map or other map, showing township, range, and section with a scale such as 1" = 200' or 1" = 400', with the territory proposed to be deleted plotted thereon, consistent with the legal description provided in B above.
- E) Exhibit _____ - Provide a description of the number of current active connections within the territory to be deleted, as well as the number of connections retained. For each active connection in the area to be deleted, if any, the statement must detail the effect of the proposed deletion on the ability of those customers to receive water and wastewater services, including alternative source(s) of service.

PART V NOTICING REQUIREMENTS

Exhibit We will be filing this as a late-filed exhibit - Provide proof of noticing pursuant to Rule 25-30.030, F.A.C. This may be provided as a late-filed exhibit.

PART VI SIGNATURE

Please sign and date the utility's completed application.

APPLICATION SUBMITTED
BY:


Applicant's Signature

REBECCA SCOTT
Applicant's Name (Printed)

DIRECTOR MH OPERATIONS
Applicant's Title

07/27/2026
Date

INSTRUMENT#: 2018137944 OR BK 5203 PG 2054 PAGES: 3 11/29/2018 8:28:37 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: \$27.00 DEED DOC:\$13300.00

Exhibit A

This Instrument Prepared By
Donald J. Curotto, Esquire
SHUTTS & BOWEN LLP
300 S. Orange Avenue, Suite 1600
Orlando, Florida 32801

Tax Parcel I.D. Nos:
0918240004-000-02100. (As to Parcels 2 and 3)
0918240004-000-02200. (As to Parcel 4)
0918240004-000-02000. (As to Parcel 5)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 28th day of November, 2018, by HILLTOP MANORS, INC., a Florida corporation, whose mailing address is 3930 RCA Blvd., Suite 3008, Palm Beach Gardens, Florida 33410 (hereinafter referred to as the "Grantor"), to SUN WATER OAK EXPANSION LLC, a Michigan limited liability company, whose address is 27777 Franklin Road, Suite 200, Southfield, Michigan 48034 (hereinafter referred to as the "Grantee").

WITNESSETH:

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, all that certain land situate in Lake County, Florida (the "Lands"), more particularly described as follows:

SEE ATTACHED EXHIBIT A

TOGETHER WITH all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, but subject to property taxes for the year of closing, covenants, restrictions, and public utility easements of record, existing zoning and governmental regulations, and other matters of record.

TO HAVE AND TO HOLD the same in fee simple forever.

AND THE GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Lands, and will warrant and defend fee simple title to the Lands against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed, and delivered in the presence of:

GRANTOR:

HILLTOP MANORS, INC.,
A Florida corporation

Milane U. Reinaldo
Print: LYLIANA M. REINALDO

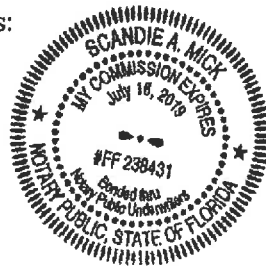
Susana M. Mercedes
Print: SUSANA M. MERCEDES

By: M. S. Jennings
Print: Milton Samuel Jennings
Title: President

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me on November 26, 2018, by MILTON SAMUEL JENNINGS, the PRESIDENT of HILLTOP MANORS, INC., a Florida corporation, on behalf of the corporation. Said person is personally known to me OR has produced FLORIDA DRIVER LICENSE as identification.

My Commission Expires:



Scandie A. Mick
Print: SCANDIE A. MICK
Notary Public, State of FLORIDA

EXHIBIT A
THE LANDS

PARCEL NO. 1: THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4).

PARCEL NO. 2: THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), LESS THE NORTH 10 FEET OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4).

PARCEL NO. 3: THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), LESS THE NORTH 10 FEET THEREOF.

ALL OF THE ABOVE PARCELS ARE LOCATED IN SECTION 9, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:

DESCRIPTION: LOT 1

A PARCEL OF LAND LYING WITHIN SECTION 9, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE N89°01'17"E, ALONG THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 9 AND ALONG THE CENTERLINE OF GRIFFIN AVENUE (50 FOOT WIDE) A DISTANCE OF 993.88 FEET; THENCE S00°29'38"E, A DISTANCE OF 25.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF GRIFFIN AVENUE AND THE POINT OF BEGINNING; THENCE N89°01'17"E, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 331.28 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE DEPARTING FROM SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID EAST BOUNDARY LINE S00°27'39"E, A DISTANCE OF 648.22 FEET; THENCE DEPARTING FROM SAID EAST BOUNDARY LINE S88°54'56"W, A DISTANCE OF 330.91 FEET; THENCE N00°29'38"W, ALONG THE WEST BOUNDARY LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9 A DISTANCE OF 648.83 FEET TO THE POINT OF BEGINNING. RESERVING THE WEST 50 FEET THEREOF FOR A NON-EXCLUSIVE EASEMENT.

PARCEL NO. 4: THE WEST 3/4 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTH 10 FEET OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT OF WAY

PARCEL NO. 5: THE NORTH QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. ALSO, AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 6 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST 6 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 9, TOWNSHIP 18 SOUTH, RANGE 24 EAST.

This Instrument Prepared By
Donald J. Curotto, Esquire
SHUTTS & BOWEN LLP
300 S. Orange Avenue, Suite 1600
Orlando, Florida 32801

Tax Parcel I.D. Nos:
0918240004-000-02100. (As to Parcels 2 and 3)
0918240004-000-02200. (As to Parcel 4)
0918240004-000-02000. (As to Parcel 5)

E-RECORDED simplifile
ID: BK 5203 Pg 2054
County: Lake
Date: 11/29/18 Time: 8:28 am

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 28th day of November, 2018, by **HILLTOP MANORS, INC., a Florida corporation**, whose mailing address is 3930 RCA Blvd., Suite 3008, Palm Beach Gardens, Florida 33410 (hereinafter referred to as the "Grantor"), to **SUN WATER OAK EXPANSION LLC, a Michigan limited liability company**, whose address is 27777 Franklin Road, Suite 200, Southfield, Michigan 48034 (hereinafter referred to as the "Grantee").

WITNESSETH:

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, all that certain land situate in Lake County, Florida (the "Lands"), more particularly described as follows:

SEE ATTACHED EXHIBIT A

TOGETHER WITH all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, but subject to property taxes for the year of closing, covenants, restrictions, and public utility easements of record, existing zoning and governmental regulations, and other matters of record.

TO HAVE AND TO HOLD the same in fee simple forever.

AND THE GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Lands, and will warrant and defend fee simple title to the Lands against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed, and delivered in the presence of:

GRANTOR:

HILLTOP MANORS, INC.,
A Florida corporation

Liliana F. Reynolds
Print: LILIANA F. REYNOLDS

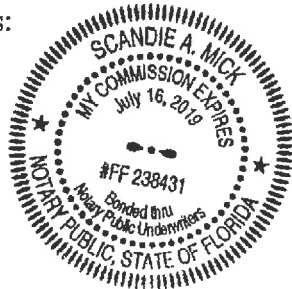
Susana M. Mercedes
Print: SUSANA M. MERCEDES

By: Milton Samuel Jennings
Print: Milton Samuel Jennings
Title: President

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me on November 26, 2018, by MILTON SAMUEL JENNINGS, the PRESIDENT of HILLTOP MANORS, INC., a Florida corporation, on behalf of the corporation. Said person is personally known to me OR has produced FLORIDA DRIVER LICENSE as identification.

My Commission Expires:



Scandie A. Mick
Print: SCANDIE A. MICK
Notary Public, State of FLORIDA

EXHIBIT A
THE LANDS

PARCEL NO. 1: THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4).

PARCEL NO. 2: THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), LESS THE NORTH 10 FEET OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4).

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ALL OF THE ABOVE PARCELS ARE LOCATED IN SECTION 9, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:

DESCRIPTION: LOT 1

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COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE N89°01'17"E, ALONG THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 9 AND ALONG THE CENTERLINE OF GRIFFIN AVENUE (50 FOOT WIDE) A DISTANCE OF 993.88 FEET; THENCE S00°29'38"E, A DISTANCE OF 25.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF GRIFFIN AVENUE AND THE POINT OF BEGINNING; THENCE N89°01'17"E, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 331.28 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE DEPARTING FROM SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID EAST BOUNDARY LINE S00°27'39"E, A DISTANCE OF 648.22 FEET; THENCE DEPARTING FROM SAID EAST BOUNDARY LINE S88°54'56"W, A DISTANCE OF 330.91 FEET; THENCE N00°29'38"W, ALONG THE WEST BOUNDARY LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9 A DISTANCE OF 648.83 FEET TO THE POINT OF BEGINNING. RESERVING THE WEST 50 FEET THEREOF FOR A NON-EXCLUSIVE EASEMENT.

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PARCEL NO. 5: THE NORTH QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. ALSO, AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 6 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST 6 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 9, TOWNSHIP 18 SOUTH, RANGE 24 EAST.

Description of Territory to be Served

Water Oak Utility — Water Oak Country Club Estates

Prepared in the format prescribed by Rule 25-30.029, Florida Administrative Code

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

Certificate No. 454-W • Lake County, Florida

FPSC Docket No. 20250088-WU • Sections 8, 9, 16 & 17, Township 18 South, Range 24 East

Source: ALTA/ACSM Land Title Survey of Water Oak Country Club Estates, prepared by Stokes, Anderson & Associates (Joseph M. Stokes, Jr., P.S.M.), Job No. 14-660, field date 9/22/2014, revised description 11/18/2014, LB 7524. Legal descriptions below are transcribed verbatim from that survey.

I. Rule 25-30.029 Format

This description is organized to satisfy Rule 25-30.029, F.A.C.: the territory is described by section, township (South) and range (East), with metes-and-bounds descriptions used where a section-based description is not practical; Lake County is identified; and because the Hilltop expansion is adjacent to the existing Water Oak territory, one complete legal description of the entire resulting territory is provided.

II. Existing Certificated Territory — Water Oak Community

The existing Water Oak service territory (the Water Oak Country Club Estates community, exclusive of the Hilltop expansion parcel) is comprised of the following parcels of record, all lying in Township 18 South, Range 24 East, Lake County, Florida:

Parcel A

That part of Sections 9 and 16, Township 18 South, Range 24 East, Lake County, Florida, more particularly described as follows: From the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 16, Township 18 South, Range 24 East, run South 89°44'25" West along the boundary between said Sections 9 and 16 a distance of 21.97 feet to the Point of Beginning of the following described parcel of land. From said Point of Beginning, run North 54°16'49" East 34.30 feet, thence North 12°03'59" East 175.76 feet, thence South 48°46'20" East 207.84 feet, thence South 10°01'35" West 80.26 feet, thence South 87°12'30" West 258.25 feet, thence North 54°16'49" East 62.84 feet to the Point of Beginning and end of description.

Parcel B

That part of Sections 9 and 16, Township 18 South, Range 24 East, Lake County, Florida, more particularly described as follows: From the North 1/4 corner of said Section 16, Township 18 South, Range 24 East, run South 0°37'08" East 652.20 feet, thence South 88°50'55" West 368.22 feet, thence North 0°55'26" West 974.71 feet, thence North 89°34'42" East 372.71 feet to the North-South mid-section line of said Section 9,

Township 18 South, Range 24 East, thence South 0°44'36" East along said North-South mid-section line 317.80 feet to the Point of Beginning and end of description.

Parcel C

The South 3/4 of the Southwest 1/4 of the Southeast 1/4, in Section 9, Township 18 South, Range 24 East, Lake County, Florida.

Parcel D

Lots 29 and 30, less the South 330 feet thereof, and that part of the South one-half of Lot 35 bounded and described as follows: Begin at the Northeast corner of said Lot 29, run thence North 0°32'19" West to the Northerly line of the South one-half of Lot 35; thence South 88°13'31" West along the Northerly line of the South one-half of said Lot 35 to the Northwest corner of the South one-half of said Lot 35; thence South 1°22'56" East along the Westerly line of said Lot 35 to the Northwest corner of said Lot 30; thence Easterly along the Northerly line of Lot 30 to the Point of Beginning; together with that part of the East one-half of Malaca Avenue (now vacated) lying North of the Westerly extension of the Northerly line of the South 330 feet of said Lot 30, and South of the Westerly extension of the North line of the South one-half of said Lot 35, all lying and being in Sligh and Teague Addition to the Town of Lady Lake, Florida, according to the official plat thereof, recorded in Plat Book 8, Pages 9 through 11, inclusive, Public Records of Lake County, Florida.

Parcel E

That part of Sections 8, 9, 16 and 17, Township 18 South, Range 24 East, Lake County, Florida, more particularly described as follows: From the Southwest corner of Section 9, Township 18 South, Range 24 East, run North 0°49'12" West along the West boundary of said Section 9, a distance of 1966.92 feet to the Point of Beginning of the following described parcel of land: From said Point of Beginning, run North 89°05'05" East 663.81 feet, thence North 0°48'03" West 658.14 feet, thence North 88°52'06" East 1992.09 feet, thence South 0°44'36" East 2662.63 feet, thence South 0°37'08" East 652.20 feet, thence South 88°50'55" West 693.57 feet, thence South 0°58'16" East 648.51 feet, thence South 89°10'10" West 210.50 feet, thence South 01°05'42" East 331.21 feet, thence South 89°14'10" West 420.39 feet, thence South 0°51'00" East 645.84 feet, thence South 88°12'58" West 219.34 feet, to a point that is a Northerly extension of the East line of the above described Parcel D, thence South 00°26'09" East, along said Northerly extension, 16.72 feet to the Northeast corner of the above described Parcel D, said point being on the North line of the South 1/2 of Lot 35, Sligh and Teague Addition to the Town of Lady Lake, recorded in Plat Book 8, Page 9, Public Records of Lake County, Florida, thence South 89°08'55" West along the North line of said Parcel D and the North line of said South 1/2 a distance of 452.24 feet to the Northwest corner of said Parcel D and a point on the centerline of Malaca Avenue as shown on said Sligh and Teague Addition to the Town of Lady Lake, thence South 01°02'07" East along the West line of said Parcel D and along said centerline of Malaca Avenue 617.17 feet to the Southwest corner of said Parcel D and a point on a Westerly extension of the North line of the South 330 feet of Lots 29 and 30 of the aforesaid Sligh and Teague Addition to the Town of Lady Lake, thence South 89°14'59" West along said Westerly extension 15.00 feet to the West side of Malaca Avenue according to said plat of Sligh and Teague Addition to the Town of Lady Lake and a point on the East line of Lot 31 of the aforesaid Sligh and Teague Subdivision, thence South 01°02'07" East along the East line of said Lot 31 and the West line of Malaca Avenue 322.60 feet, thence South 89°14'12" West 667.46 feet, thence South 0°11'48" East 104.66 feet, thence South 89°41'02" West 1169.33 feet, thence North 03°01'45" West 1404.74 feet to the Point of Curvature of a curve concave Southwesterly and having a radius of 2010.08 feet, thence Northwesterly along said curve through a central angle of 14°11'17" an arc length of 497.75 feet to the end of said curve, thence North 72°46'58" East 10.0

feet to a point on a curve concave Southwesterly having a radius of 2020.08 feet, thence Northwesterly along said curve through a central angle of 26°16'46" an arc length of 926.54 feet to the end of said curve, thence North 02°03'58" West 16.21 feet, thence North 89°41'20" East 779.89 feet, thence North 0°57'45" West 663.88 feet, thence North 89°36'12" East 10.31 feet, thence North 00°44'46" West 1932.18 feet, thence North 89°45'28" East 978.53, thence North 0°49'12" West 37.36 feet to the Point of Beginning and end of this description.

LESS AND EXCEPT (from Parcel E):

LESS: A parcel of land in Section 16 and 17, Township 18 South, Range 24 East, Lake County, Florida, described as follows: Commencing at the West 1/4 corner of Section 16, Township 18 South, Range 24 East, run South 0°15'20" East along the West line of said Section 91.09 feet to the Point of Beginning, thence South 89°43'16" East 321.31 feet, thence North 28°53'58" West 349.39 feet, thence South 87°48'04" West 299.33 feet, thence South 0°25'57" East 292.05 feet, thence South 89°43'16" East 144.46 feet to the Point of Beginning.

ALSO LESS: Road right-of-way over and across the North side thereof.

ALSO LESS: That part of Sections 9 and 16, Township 18 South, Range 24 East, Lake County, Florida, more particularly described as follows: From the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 16, Township 18 South, Range 24 East, run South 89°44'25" West along the boundary between said Sections 9 and 16 a distance of 21.97 feet to the Point of Beginning of the following described parcel of land. From said Point of Beginning, run North 54°16'49" East 34.30 feet, thence North 12°03'59" East 175.76 feet, thence South 48°46'20" East 207.84 feet, thence South 10°01'35" West 80.26 feet, thence South 87°12'30" West 258.25 feet, thence North 54°16'49" East 62.84 feet to the Point of Beginning and end of this description.

ALSO LESS: That part of Sections 9 and 16, Township 18 South, Range 24 East, Lake County, Florida, more particularly described as follows: From the North 1/4 corner of said Section 16, Township 18 South, Range 24 East, run South 0°37'08" East 652.20 feet, thence South 88°50'55" West 368.22 feet, thence North 00°55'26" West 974.71 feet, thence North 89°34'42" East 372.71 feet to the North-South mid-section line of said Section 9, Township 18 South, Range 24 East, thence South 0°44'36" East along said North-South mid-section line 317.80 feet to the Point of Beginning and end of this description.

Parcel F — Golf Course

That part of Sections 8 and 9, Township 18 South, Range 24 East, Lake County, Florida, described as follows: From the Southeast corner of Section 8, same being the Southwest corner of Section 9, run South 89°36'12" West, along the South line of said Section 8, a distance of 981.00 feet; thence North 00°44'46" West, 1932.18 feet to the Northwest corner of Lot 3, Block 23, Conant, as recorded in Plat Book 1, Page 8, Public Records of Sumter County, Florida; thence North 89°45'28" East, 978.53 feet to the East line of the aforesaid Section 8, same being the West line of the aforesaid Section 9; thence North 00°49'12" West along the line between said Section 8 and Section 9, a distance of 37.36 feet to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 9; thence North 89°05'05" East, 663.81 feet to the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 9; thence South 68°03'21" East, 111.41 feet; thence South 88°43'52" East, 339.19 feet; thence South 00°26'01" East, 491.31 feet; thence South 50°28'04" East, 167.65 feet; thence South 10°09'06" East, 195.35 feet; thence South 08°47'14" West, 402.48 feet; thence South 39°34'03" West, 279.41 feet; thence North 74°45'59" West, 52.72 feet; thence South 11°56'00" West, 107.35 feet; thence South 17°04'28" West, 240.25 feet; thence South 61°57'42" West, 117.67 feet; thence North 48°46'20" West, 70.13 feet; thence South 12°03'59" West, 175.76 feet; thence South 54°16'49" West, 34.30 feet more or less to the South line

of the Southwest 1/4 of the aforesaid Section 9, Township 18 South, Range 24 East; thence South 89°44'25" West, along said South line, 641.21 feet to the Point of Beginning and end of this description.

Together with the easements granted by that certain Grant of Easements dated December 1, 1993 and recorded December 16, 1993 in Official Records Book 1265, Page 1080, Public Records of Lake County, Florida.

III. Proposed Territory Extension — Hilltop

The Hilltop expansion parcel is the portion of the Water Oak development being added to the certificated territory. The specific Hilltop parcel description should be inserted below exactly as shown on the Hilltop plat/survey. If the Hilltop area is one of the parcels above, identify it here by reference; otherwise insert its standalone metes-and-bounds description.

PARCEL NO.1: THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4).

PARCEL NO.2: THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), LESS THE NORTH 10 FEET OF THE WEST ONEHALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4).

PARCEL NO.3: THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), LESS THE NORTH 10 FEET THEREOF.
ALL OF THE ABOVE PARCELS ARE LOCATED IN SECTION 9, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.
LESS AND EXCEPT THE FOLLOWING:

DESCRIPTION: LOT 1

A PARCEL OF LAND LYING WITHIN SECTION 9, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE N89°01'17"E, ALONG THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 9 AND ALONG THE CENTERLINE OF GRIFFIN AVENUE (50 FOOT WIDE) A DISTANCE OF 993.88 FEET; THENCE S00°29'38"E, A DISTANCE OF 25.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF GRIFFIN AVENUE AND THE POINT OF BEGINNING; THENCE N89°01'17"E, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 331.28 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE DEPARTING FROM SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID EAST BOUNDARY LINE S00°27'39"E, A DISTANCE OF 648.22 FEET; THENCE DEPARTING FROM SAID EAST BOUNDARY LINE S88°54'56"W, A DISTANCE OF 330.91 FEET; THENCE N00°29'38"W, ALONG THE WEST BOUNDARY LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9 A DISTANCE OF 648.83 FEET TO THE POINT OF BEGINNING. RESERVING THE WEST 50 FEET THEREOF FOR A NON-EXCLUSIVE EASEMENT.

PARCEL NO.4: THE WEST 3/4 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTH 10 FEET OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT OF WAY
PARCEL NO.5: THE NORTH QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. ALSO, AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 6 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE

EAST 6 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN

SECTION 9, TOWNSHIP 18 SOUTH, RANGE 24 EAST. **IV. Complete Resulting Territory
(Existing + Hilltop Combined)**

As required by Rule 25-30.029 for an extension adjacent to existing territory, the following is one complete legal description of the entire resulting service territory. This is the unified "Water Oak" boundary description shown on the survey, which describes the overall property as a single continuous parcel:

Water Oak — Complete Boundary

BEGINNING at the Southwest corner of Section 9, Township 18 South, 24 East, thence coincident with the South boundary of said Section 9, S 89°54'56" E a distance of 641.37 feet; thence departing said South boundary, N 55°20'21" E a distance of 34.62 feet; thence N 12°27'19" E a distance of 174.82 feet; thence S 48°52'33" E a distance of 69.04 feet; thence N 62°17'53" E a distance of 117.67 feet; thence N 17°24'39" E a distance of 240.25 feet; thence N 12°16'11" E a distance of 107.35 feet; thence S 74°25'48" E a distance of 52.72 feet; thence N 39°54'14" E a distance of 279.41 feet; thence N 09°07'25" E a distance of 402.48 feet; thence N 09°48'55" E a distance of 195.35 feet; thence N 50°07'53" W a distance of 167.65 feet; thence N 00°05'50" W a distance of 491.31 feet; thence N 88°23'41" W a distance of 339.19 feet; thence N 68°11'13" W a distance of 111.28 feet; thence N 00°27'03" W a distance of 633.12 feet to a point that is on a line that is 25.00 feet South of, and parallel with the North boundary of the Southwest 1/4, of said Section 9, (said line is also the apparent South right-of-way boundary of Griffin Avenue per field evidence); thence coincident with said parallel line, N 89°11'55" E a distance of 1991.98 feet to a point that is on the East boundary of the Southwest 1/4, of said Section 9; thence departing said parallel line coincident with said East boundary, S 00°24'45" E a distance of 1638.46 feet to point that is on the North boundary of the South 3/4, of the Southwest 1/4, of the Southeast 1/4, of said Section 9; thence departing said East boundary coincident with said North boundary, N 88°56'35" E a distance of 1321.41 feet to a point on the East boundary of said Southwest 1/4, of the Southeast 1/4; thence departing said North boundary coincident with said East boundary, S 00°18'27" E a distance of 994.87 feet to a point on the South boundary of said Southwest 1/4; thence departing said East boundary coincident with said South boundary, S 88°47'07" W a distance of 1319.65 feet to a point on the East boundary of the Northwest 1/4 of Section 16, Township 18 South, Range 24 East; thence departing said South boundary coincident with the East boundary of said Northwest 1/4, S 00°18'18" E a distance of 652.20 feet; thence S 89°11'08" W a distance of 693.83 feet; thence S 00°38'05" E a distance of 648.51 feet; thence S 89°30'21" W a distance of 210.50 feet; thence S 00°51'00" E a distance of 331.10 feet; thence S 89°39'18" W a distance of 420.20 feet; thence S 00°28'53" E a distance of 646.45 feet; thence S 88°35'51" W a distance of 219.29 feet; thence S 00°08'26" E a distance of 634.90 feet to a point on a line that is parallel with and 330.00 feet North of the South boundary of Lots 29 and 30 of Sligh and Teague Addition to the City of Lady Lake, as recorded in Plat Book 8, Page 9 of the Public Records of Lake County, Florida; thence coincident with said parallel line, S 89°34'40" W a distance of 461.64 feet to a point on the West right-of-way boundary of Malaca Avenue; thence departing said parallel line coincident with said West right-of-way boundary, S 00°41'56" E a distance of 322.60 feet to the North right-of-way boundary of Lake Griffin Road; thence departing said West right-of-way boundary, S 89°36'32" W a distance of 666.31 feet; thence S 00°19'55" W a distance of 104.95 feet; thence S 89°59'50" W a distance of 1169.37 feet to the Easterly right-of-way boundary of U.S. Highway 27/441; thence coincident with said Easterly right-of-way boundary the following four (4) calls: 1.) N 02°44'13" W a distance of 1405.68 feet to a curve concave to the West, having a radius of 2010.08 feet, a delta angle of 14°08'05", and subtended by a chord bearing N 09°48'00" W, with a chord length of 494.63 feet; 2.) thence

coincident with said curve for a distance of 495.88 feet; 3.) thence N 75°09'40" E a distance of 9.98 feet to a curve concave to the West; having a radius of 2020.08 feet, a delta angle of 26°18'48", subtended by a chord bearing N 29°58'27" W, with a chord length of 919.60 feet, 4.) thence coincident with said curve for a distance of 927.73 feet; thence departing said Easterly right-of-way boundary, N 01°36'56" W a distance of 16.39 feet; thence S 89°59'26" E a distance of 780.18 feet; thence N 00°39'14" W a distance of 663.49 feet to a point on the South boundary of Section 8, Township 18 South, Range 24 East; thence coincident with said South boundary, N 89°56'05" E a distance of 991.15 feet to the Point of Beginning;

LESS AND EXCEPT (from the complete territory):

LESS: A parcel of land in Section 16 and 17, Township 18 South, Range 24 East, Lake County, Florida, described as follows: Commencing at the West 1/4 corner of Section 16, Township 18 South, Range 24 East, run South 0°15'20" East along the West line of said Section 91.09 feet to the Point of Beginning, thence South 89°43'16" East 321.31 feet, thence North 28°53'58" West 349.39 feet, thence South 87°48'04" West (South 67°48'04" West per vesting deed) 299.33 feet, thence South 0°25'57" East 292.05 feet, thence South 89°43'16" East 144.46 feet to the Point of Beginning.

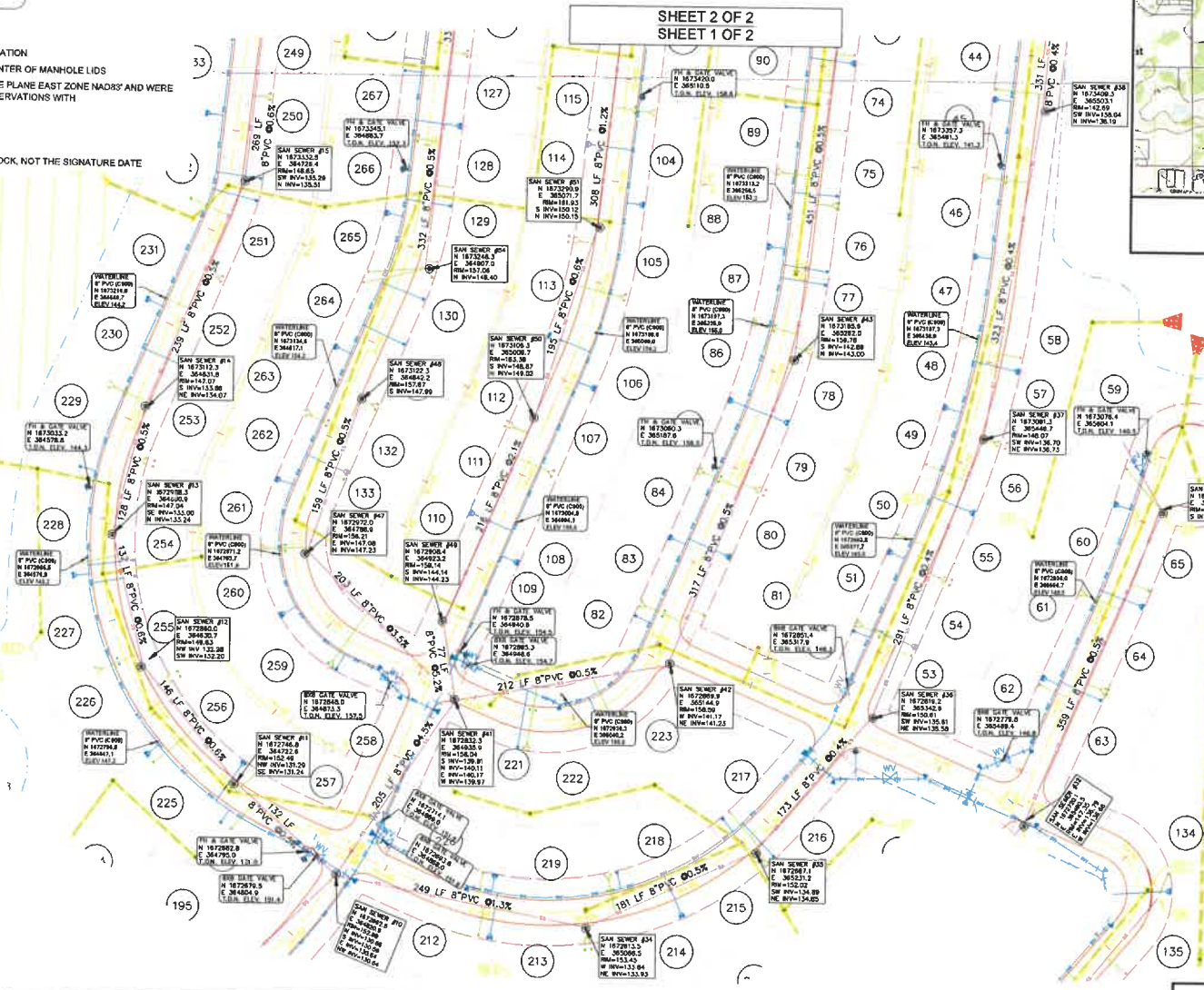
Preparation note: All section/township/range references, bearings, distances, and curve data above are transcribed from the referenced ALTA/ACSM Land Title Survey (Stokes, Anderson & Associates. LB 7524). Before filing with the Florida Public Service Commission, this description should be reviewed and certified by the surveyor of record and by counsel (Jones Walker / Dean Mead), the Hilltop expansion parcel (Section III) confirmed and inserted.

Exhibit C

LEGEND	
LF	= LINEAR FEET, SEE NOTE 2
LS	= LAND SURVEYOR
FH	= FIRE HYDRANT
⊙	= SANITARY SEWER MANHOLE

SURVEYOR'S NOTES

- PURPOSE: AS-BUILT LOCATION OF NEW STORM DRAIN INSTALLATION
- THE SEWER PIPE LENGTHS ARE MEASURED BETWEEN THE CENTER OF MANHOLE LIDS
- COORDINATES SHOWN HEREON REFER TO THE FLORIDA STATE PLANE EAST ZONE NAD83 AND WERE ESTABLISHED WITH REAL TIME KINEMATIC NETWORK GPS OBSERVATIONS WITH THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN)
- THIS IS NOT A BOUNDARY SURVEY.
- DATE OF FIELD SURVEY 01/27/2023
- THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE



THE SURVEY DEPICTED HEREIN IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

MARK LAVIN O'NEIL
STATE OF FLORIDA
LAND SURVEYOR
DATE

MARK LAVIN O'NEIL, PLS No 6119
5400 N. HWY A1A UNIT D-9
VERO BEACH, FL 32963
PH: (888) 255-0803
E-MAIL: moneil86@hotmail.com

REVISIONS	DATE

THIS IS NOT A BOUNDARY SURVEY

FIELD BOOK: DRAWN: SHEET: **1** **2** OF

PAGE(S): SCALE: 1"=50'

FIELD DATE: 01/27/2023 JOB #

LPS
308 BROADVIEW CALDWAY
KEY COLONY BEACH, FL
PHONE (407) 249-9881

WATER & SEWER AS-BUILT
WATER OAK COUNTRY CLUB ESTATES
HILLTOP EXPANSION - PHASE 2
GRIFFIN AVE, LADY LAKE, FLA 32159

USGS QUAD SHEET - LADY LAKE

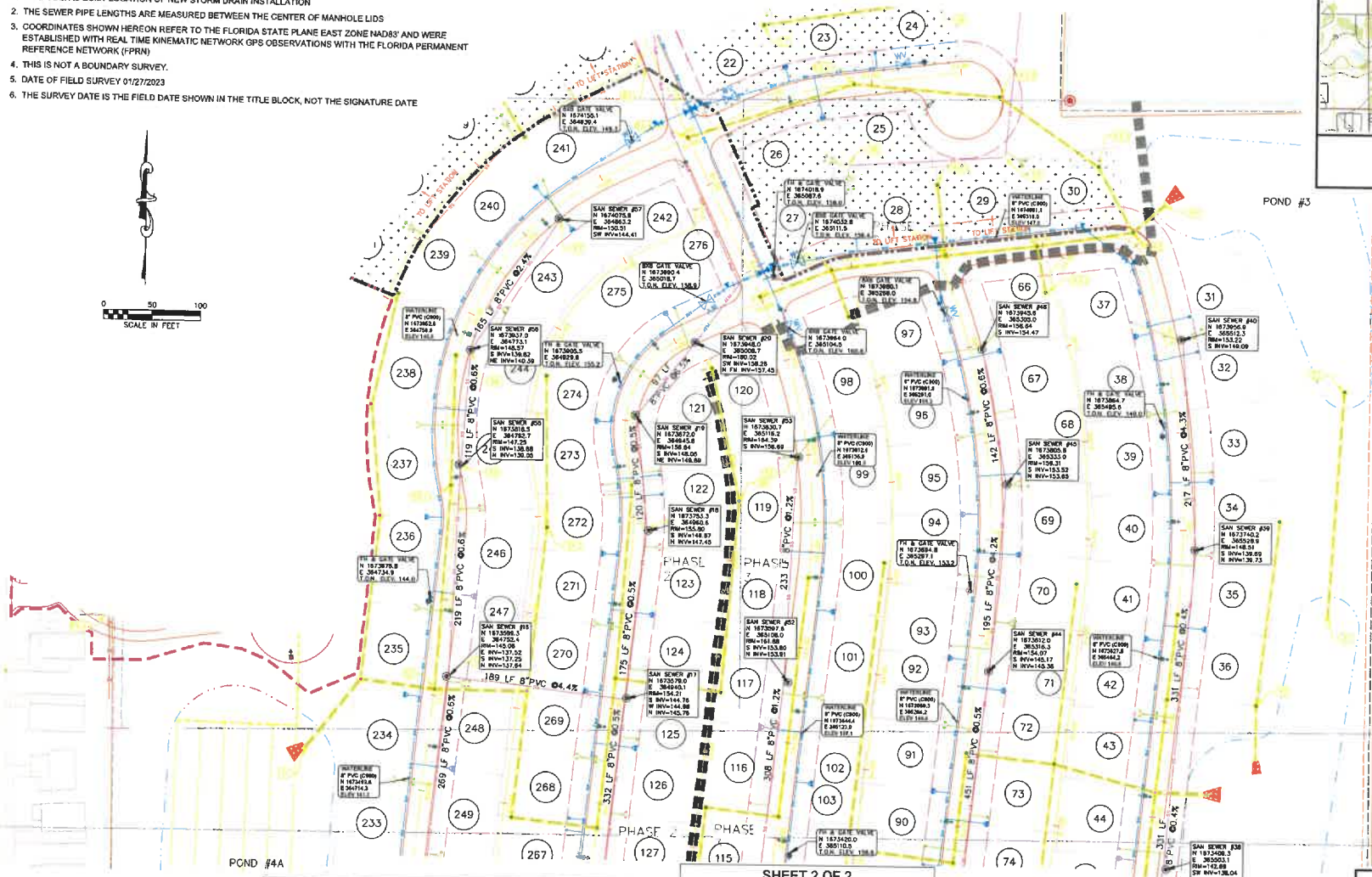
SEC. 9 TWP 18 RGE 24
LAKE COUNTY, FLORIDA

AUTOCAD DRAWING NAME: DRAWING

LEGEND

- LF = LINEAR FEET, SEE NOTE 2
- FM = FORCE MAIN
- LS = LAND SURVEYOR
- ⊙ = SANITARY SEWER MANHOLE

- SURVEYOR'S NOTES**
- PURPOSE: AS-BUILT LOCATION OF NEW STORM DRAIN INSTALLATION
 - THE SEWER PIPE LENGTHS ARE MEASURED BETWEEN THE CENTER OF MANHOLE LIDS
 - COORDINATES SHOWN HEREON REFER TO THE FLORIDA STATE PLANE EAST ZONE NAD83 AND WERE ESTABLISHED WITH REAL TIME KINEMATIC NETWORK GPS OBSERVATIONS WITH THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN)
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THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

SHEET 2 OF 2
SHEET 1 OF 2

THIS IS NOT A BOUNDARY SURVEY



MARK LAVIN O'NEIL, PLS No 0119
6400 N. HWY A1A UNIT D-9
VERO BEACH, FL 32903
PH: (907) 292-0803
E-MAIL: monell88@hotmail.com

REVISIONS	DATE

FIELD BOOK	DRAWN	SHEET
PAGES:	SCALE 1"=50'	2 OF 2
FIELD DATE 01/27/2023	JOB #	



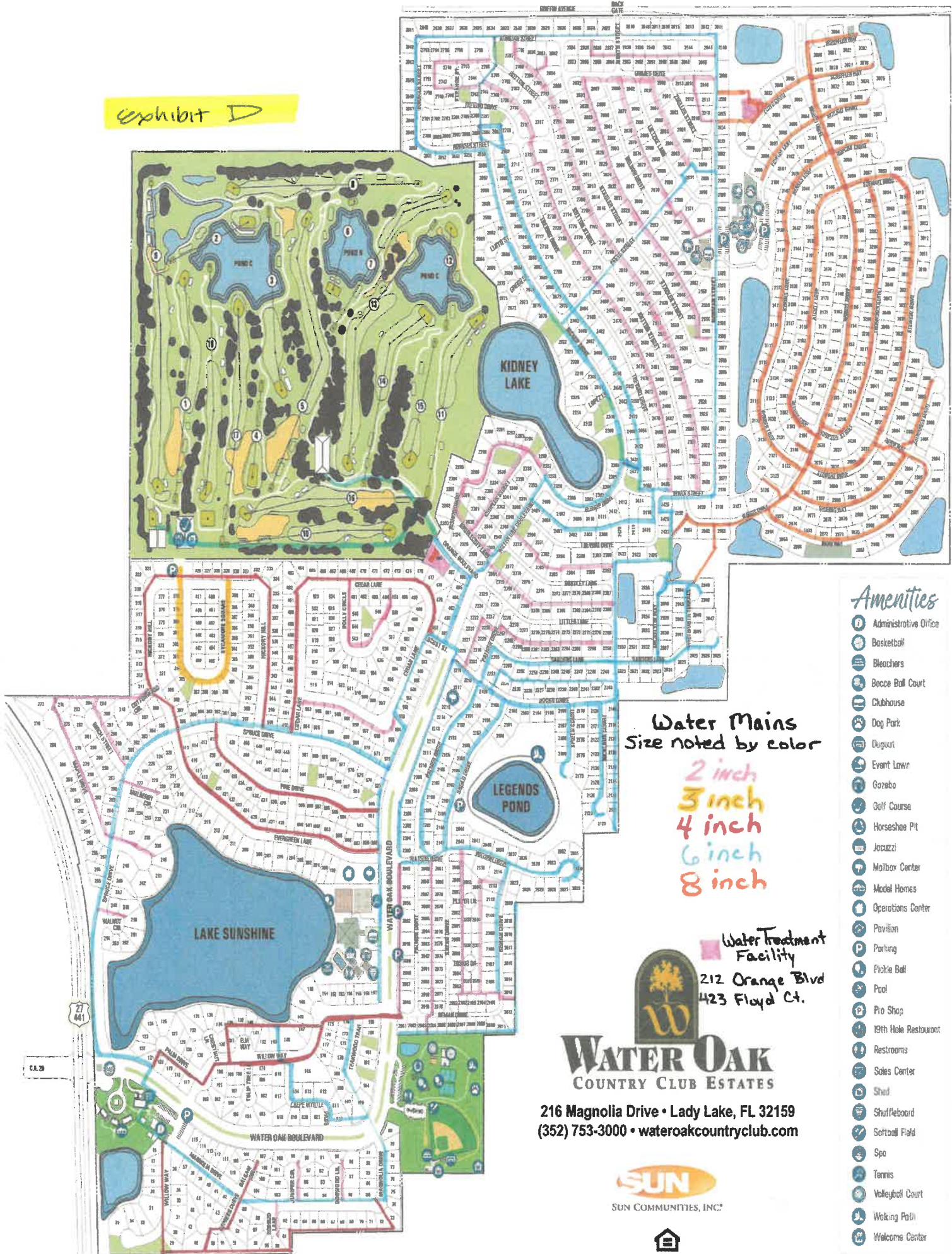
WATER & SEWER AS-BUILT
WATER OAK COUNTRY CLUB ESTATES
HILLTOP EXPANSION - PHASE 2
GRIFFIN AVE, LADY LAKE, FLA 32159

USGS QUAD SHEET - LADY LAKE

SEC. 9 TWP 18 RGE 24
LAKE COUNTY, FLORIDA

AUTOCAD DRAWING NAME: DRAWING

Exhibit D



Water Mains
Size noted by color

2 inch
3 inch
4 inch
6 inch
8 inch

Water Treatment
Facility
212 Orange Blvd
423 Floyd Ct.

Amenities

- Administrative Office
- Basketball
- Bleachers
- Bocce Ball Court
- Clubhouse
- Dog Park
- Dugout
- Event Lawn
- Gazebo
- Golf Course
- Horseshoe Pit
- Jacuzzi
- Mailbox Center
- Model Homes
- Operations Center
- Pavilion
- Parking
- Pickle Ball
- Pool
- Pro Shop
- 19th Hole Restaurant
- Restrooms
- Sales Center
- Shed
- Shuffleboard
- Softball Field
- Spa
- Tennis
- Volleyball Court
- Walking Path
- Welcome Center

WATER OAK
COUNTRY CLUB ESTATES

216 Magnolia Drive • Lady Lake, FL 32159
(352) 753-3000 • wateroakcountryclub.com

SUN
SUN COMMUNITIES, INC.®



SYSTEM MAP & PROPOSED TERRITORY EXHIBIT

Sun Communities Finance, LLC d/b/a Water Oak Utility — Certificate No. 454-W

Water Oak Country Club Estates & Hilltop Expansion • PWS ID 3354010

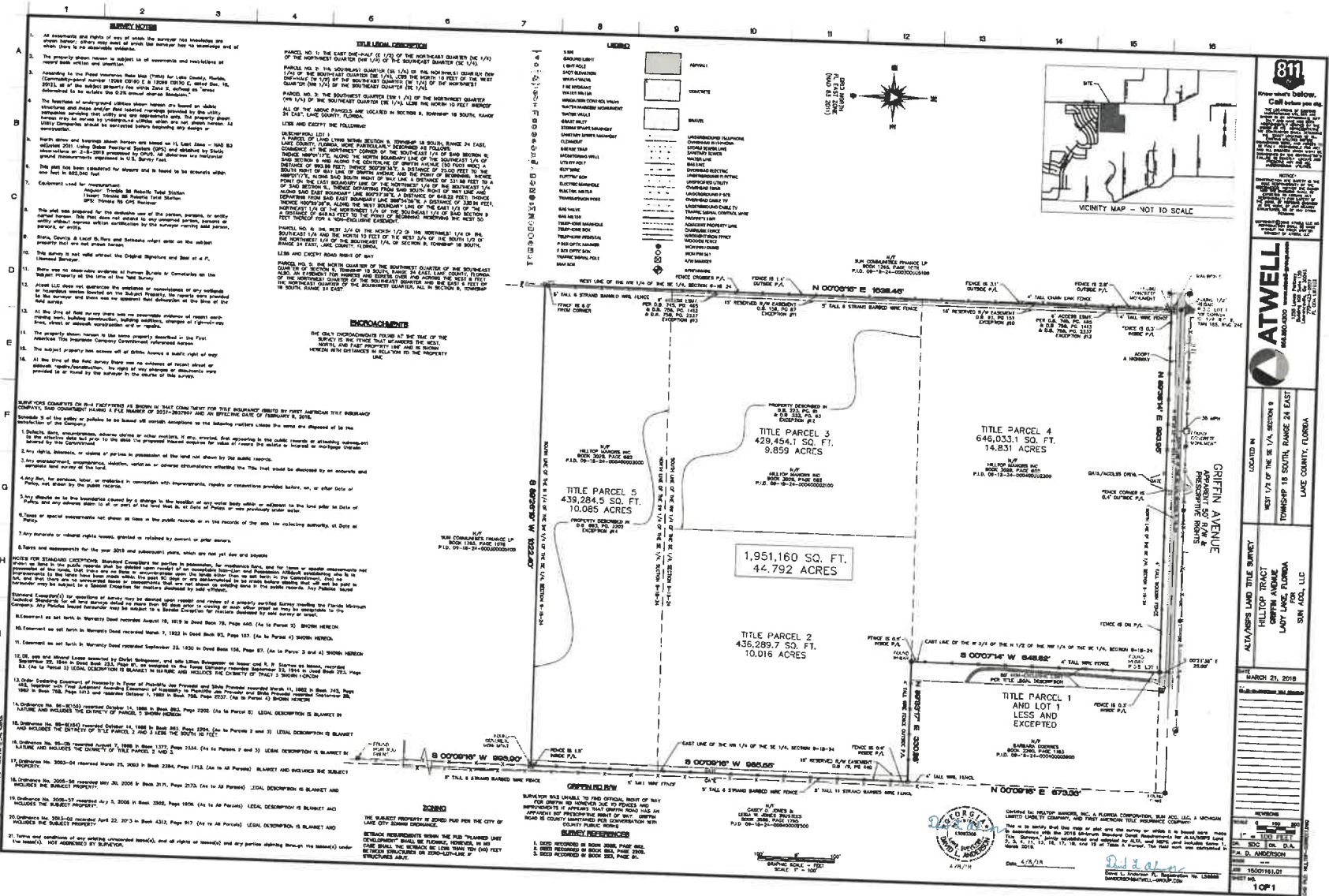
Sections 8, 9, 16 & 17, Township 18 South, Range 24 East — Lake County, Florida

FPSC Docket No. 20250088-WU • Certificate Amendment per Rule 25-30.030, F.A.C.

DEP General Permit 0080548-009-DSGP (Hilltop Expansion, issued 7/8/2021)

HILLTOP EXPANSION — ALTA/ACSM BOUNDARY SURVEY (Atwell, 3/21/2018)

W½ of the SE¼, Section 9, T18S, R24E — 44.792 acres (4 title parcels)



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Fax: 954-561-1112
www.atwell-survey.com

ALTA/PLAT LAND TITLE SURVEY
HELTON TRACT
GRIFIN AVENUE
LAWY LANE
SOUTH COUNTY, FLORIDA
FOR
SUN ACOL, LLC

LOCATED IN
NEST 1/4 OF THE SE 1/4, SECTION 8
TOWNSHIP 18 SOUTH RANGE 24 EAST
LAND COUNTY, FLORIDA

REVISIONS
DATE
BY
DESCRIPTION
1
10/11/18
D. D. ANDERSON
15001181.01
1 OF 1

DEP GENERAL PERMIT — HILLTOP EXPANSION WATER MAIN

Permit No. 0080548-009-DSGP • ~1,760 LF 6" PVC + ~15,720 LF 8" PVC C900



**FLORIDA DEPARTMENT OF
Environmental Protection**

CENTRAL DISTRICT OFFICE
3319 MAGUIRE BLVD, SUITE 232
ORLANDO FLORIDA 32803

Ron DeSantis
Governor

Jeanette Núñez
Lt. Governor

Shawn Hamilton
Interim Secretary

Notification of Acceptance of Use of a General Permit

Permittee:

John McLaren, COO
Sun Water Oak Expansion, LLC
27777 Franklin Rd., Suite 200
Southfield, MI 48034
erthomas@suncommunities.com

Permit Number: 0080548-009-DSGP

Issue date: July 8, 2021

Expiration Date: July 7, 2026

County: Lake

Project Name: Hilltop Expansion

Water Supplier: Water Oak Country Club Estates

PWS ID: 3354010

PWS Type: Community

Dear Mr. McLaren:

On June 25, 2021, the Florida Department of Environmental Protection received a "Notice of Intent to Use the General Permit for Construction of Water Main Extensions for PWSs" [DEP Form No. [62-555.900\(7\)](#)], under the provisions of Rule [62-4.530](#) and Chapter [62-555](#), Florida Administrative Code (F.A.C.). The proposed project includes the construction of approximately 1,760 linear feet of 6-inch PVC water main and 15,720 linear feet of 8-inch water main with fittings, valves and appurtenances to serve mobile home units. The project is located on the south side of Griffin Avenue approximately 1 mile east of County Road 25 and is adjacent to Water Oak Community.

Based upon the submitted Notice and accompanying documentation, this correspondence is being sent to advise that the Department does not object to the use of such general permit at this time. Please be advised that the permittee is required to abide by Rule [62-555.405, F.A.C.](#), all applicable rules in Chapters [62-4](#), [62-550](#), [62-555](#), F.A.C., and the General Conditions for All General Drinking Water Permits (found in [62-4.540, F.A.C.](#)).

The permittee shall comply with all sampling requirements specific to this project. These requirements are attached for review and implementation.

Pursuant to Rule [62-555.345, F.A.C.](#), the permittee shall submit a certification of construction completion [DEP Form No. [62-555.900\(9\)](#)] to the Department and obtain approval, or clearance, from the Department before placing any water main extension constructed under this general permit into operation for any purpose other than disinfection or testing for leaks.

www.dep.state.fl.us

DEP PERMIT — WATER DISTRIBUTION SYSTEM PLAN (Sheet 3)

Permittee:
Sun Water Oak Expansion, LLC
John McLaren, COO
Page 3 of 3

DEP File No.:
0080548-009-DSGP
July 8, 2021

CLEARANCE REQUIREMENTS

Requirements for clearance upon completion of projects are as follows:

- 1) **Clearance Form**
Submission of a fully completed Department of Environmental Protection (DEP) Form [62-555.900\(9\)](#) *Certification of Construction Completion and Request for Clearance to Place Permitted PWS Components into Operation* and a copy of this general permit notification.
- 2) **Record Drawings, if deviations were made**
Submission of the portion of record drawings showing deviations from the DEP construction permit, including preliminary design report or drawings and specifications, if there are any deviations from said permit (Note that it is necessary to submit a copy of only the portion of record drawings showing deviations and not a complete set of record drawings.).
- 3) **Bacteriological Results**
Copies of satisfactory bacteriological analysis (a.k.a. Main Clearance), taken within sixty (60) days of completion of construction, from locations within the distribution system or water main extension to be cleared, in accordance with Rules [62-555.315\(6\)](#), [62-555.340](#), and [62-555.330](#), F.A.C. and American Water Works Association (AWWA) Standard C 651-92, as follows:
 - The proposed main at all points of connection to the existing main
 - At all terminal ends of the proposed water mains.
 - On straight run of pipes between two isolation valves. The maximum interval between two sampling locations shall be 1,200 ft. Per section 5.1.3 Sampling procedure of AWWA 651, no hydrants shall be used for sampling.
 - Beginning and end of lines for each segment to be partially completed.

Each location shall be sampled on two consecutive days, with sample points and chlorine residual readings clearly indicated on the report. A sketch or description of all bacteriological sampling locations must also be provided.

You may submit the entire clearance document package in electronic format to DEP_CD@dep.state.fl.us. If the file is very large, you may post it to the Water Electronic Submittal folder on the Central District's ftp site at:
ftp://ftp.dep.state.fl.us/pub/incoming/Central_District/Water%20Electronic%20Applications.

After posting the document, send an e-mail to DEP_CD@dep.state.fl.us, alerting us that it has been posted.

Any submitted drawings (should be sized 11" x 17") and the engineer of record's signed seal and dates on the required document must be legible for acceptance.

Forms: <http://www.dep.state.fl.us/water/drinkingwater/forms.htm>

As an alternative to submitting the requests to place Potable Water System components into operation, the permittee may submit a request for clearance on the DEP Business Portal. Use of the Business Portal often results in shorter processing time. Permittees with frequent requests may find this

NOTES & CORRELATION TO LEGAL DESCRIPTION

Existing Territory: Water Oak Country Club Estates — ~1,265 residential + 50 general service connections, served by WTP No. 1 and WTP No. 2 (PWS ID 3354010). Located in Sections 8, 9, 16 & 17, Township 18 South, Range 24 East, Lake County, per Certificate No. 454-W (Order PSC-1997-0034-FOF-WS).

Proposed Expansion (Hilltop): The West ½ of the SE ¼ of Section 9, Township 18 South, Range 24 East, Lake County (per HILLTOP-ALTA survey, Atwell, 3/21/2018) — 4 title parcels totaling 44.792 acres (1,951,160 sq ft). Located on the south side of Griffin Avenue, approximately 1 mile east of County Road 25, immediately adjacent to the existing Water Oak community.

Proposed Facilities (DEP Permit 0080548-009-DSGP): Approximately 1,760 linear feet of 6-inch PVC water main and 15,720 linear feet of 8-inch PVC (C900) water main, with fittings, valves, fire hydrants, and appurtenances. The new mains connect to the existing Water Oak distribution system via point(s) of connection at the shared boundary.

As-Built Drawings: WS-HILLTOP Phase 2 (2/6/2023), Phase 4 (1/10/2023), and Northern (2/5/2023) as-built surveys by Mark Lavin O'Neil, PLS No. 6119 (scale 1"=50'), confirming water and sewer installation. Florida State Plane East Zone coordinates (NAD83).

The territory described in this exhibit is consistent with the legal description filed with the Certificate Amendment Application per Rule 25-30.036, F.A.C. The existing and expanded territories are shown together as required when the extension is adjacent to existing territory.

NOTICE: This exhibit is compiled from the referenced surveys, DEP permit, and as-built drawings as a reference compilation. For the official Rule 25-30.030 filing, the system map must be prepared and sealed by the engineer/surveyor of record on an official county base map at the prescribed scale.

Statement of System Capacity

Water Oak Utility

Sun Communities Finance, LLC d/b/a Water Oak Utility
Certificate No. 454-W • PWS ID 3354010 • Lake County, Florida
Sections 8, 9, 16 & 17, Township 18 South, Range 24 East

A. Existing Distribution System Capacity

The existing Water Oak water distribution system consists of a composite network of:

- 2-inch to 3-inch Cross-Linked Polyethylene (PEX) pipe
- 4-inch to 8-inch Polyvinyl Chloride (PVC) pipe
- 15 fire hydrants

The system is served by two 10-inch diameter wells and four hydropneumatic storage tanks with a combined storage capacity of **90,000 gallons** (two 20,000-gallon tanks + two 25,000-gallon tanks). The DEP-permitted production capacity of the existing WTP No. 1 is **334,000 gallons per day (GPD)**.

B. Existing Treatment Facility Capacity

Water Treatment Plant No. 1 (Existing)

- DEP-permitted capacity: 334,000 GPD
- Served by Well No. 1 (1,000 GPM) and Well No. 2 (750 GPM)
- Four hydropneumatic storage tanks ($2 \times 20,000 \text{ gal} + 2 \times 25,000 \text{ gal} = 90,000 \text{ gal total}$)
- Treatment: hypochlorination (groundwater)
- Currently serves ~1,265 residential + 50 general service customers

Water Treatment Plant No. 2 (Constructed)

DEP Permit No.: 0080548-008-WC (issued October 1, 2020)

Rated design capacity: 1,238,400 GPD (1.238 MGD)

- Two new 10-inch supply wells:
 - North Well No. 1 — 60 HP Xylem vertical turbine pump, rated ± 860 GPM at ~200 ft TDH (total depth 220 ft)

- South Well No. 2 — 60 HP Xylem vertical turbine pump, rated ± 860 GPM at ~ 200 ft TDH (total depth 215 ft)
- Two 25,000-gallon horizontal hydropneumatic tanks (Dixie Tank, ASME-rated) = 50,000 gal total storage
- Sodium hypochlorite disinfection (12.5% solution, Stenner Model 85MHP40 metering pumps, 40 GPD each)
- 120 KW standby generator (LP gas, 1,000-gallon underground tank, ~ 36 -hour continuous runtime)
- DEP Classification: Category V, Class C (0.25–3 MGD range)
- Location: Lot 15, Section 9, T18S, R24E — Griffin Avenue, Lady Lake, Lake County
- WTP No. 2 interconnects with WTP No. 1 and serves both the existing community and the Hilltop expansion

Combined system capacity (WTP No. 1 + WTP No. 2): approximately 1,572,400 GPD (1.57 MGD)

C. Design Capacity of the Proposed Hilltop Expansion

DEP General Permit No.: 0080548-009-DSGP (issued July 8, 2021; expiration July 7, 2026)

Permittee: Sun Water Oak Expansion, LLC

The Hilltop expansion water distribution system is designed to serve a **± 296 -unit manufactured home park expansion** on approximately **41.86 acres** (Parcels 7, 8, 9, 10, 15, 16), consisting of:

Component	Specification
6-inch PVC water main	$\sim 1,760$ linear feet
8-inch PVC (C900) water main	$\sim 15,720$ linear feet
Fittings, valves, appurtenances	Per construction plans
Fire hydrants	Per distribution plan
Total distribution piping	$\sim 17,480$ linear feet
Units to be served	± 296 manufactured home units

The Hilltop expansion is served by **WTP No. 2** (1.238 MGD capacity), which was specifically designed and permitted to provide potable water and fire protection services to both the existing development and the proposed Hilltop expansion. The new mains connect to the existing Water Oak distribution system at point(s) of connection at the shared boundary along Griffin Avenue.

D. Capacity Adequacy Summary

Metric	Value
Combined WTP capacity	~ 1.57 MGD

Existing customers	~1,265 residential + 50 general service
Hilltop expansion (proposed)	±296 additional units
Total customers after expansion	~1,611
Remaining available capacity (after current avg. demand)	~1.25 MGD

The combined WTP No. 1 + WTP No. 2 system provides ample capacity to serve the existing territory and the proposed Hilltop expansion. WTP No. 2 was specifically designed and permitted by the Florida Department of Environmental Protection to serve the Hilltop expansion.

Sources: DEP Permit 0080548-008-WC (WTP No. 2, 10/1/2020); DEP General Permit 0080548-009-DSGP (Hilltop water mains, 7/8/2021); FPSC PAA Order PSC-2026-0232-PAA-WU (Docket 20250088-WU, 6/22/2026).

Current Permits Issued by the Department of Environmental Protection and the Water Management District

Water Oak Utility

Sun Communities Finance, LLC d/b/a Water Oak Utility
Certificate No. 454-W • PWS ID 3354010 • Lake County, Florida
Sections 8, 9, 16 & 17, Township 18 South, Range 24 East

Florida Department of Environmental Protection (FDEP)

Permit No. 0080548-008-WC

Permit Number	0080548-008-WC
Permit Type	Construction Permit (Public Water System)
Project	Water Oak Country Club Estates Water Treatment Plant No. 2 — new WTP including well pumps, two 25,000-gal hydropneumatic tanks, sodium hypochlorite storage & feed system, mechanical/chemical utility building, and 120 KW auxiliary power generator
Permittee	Sun Communities, Inc. (John McLaren, COO)
Issue Date	October 1, 2020
Expiration Date	September 30, 2025
Status	CLEARED FOR SERVICE — Total Water Clearance issued June 5, 2023 (deviations noted: 8" PRV installed at point of entry; diesel generator with secondary containment installed in lieu of LP gas due to supply chain issues)
Clearance Document	Potable Water TOTAL Clearance, dated 06/05/2023

Permit No. 0080548-009-DSGP

Permit Number	0080548-009-DSGP
Permit Type	General Permit — Construction of Water Main Extensions for PWSs
Project	Hilltop Expansion — approximately 1,760 linear feet of 6-inch PVC water main and 15,720 linear feet of 8-inch PVC (C900) water main with fittings, valves and appurtenances to serve mobile home units. Located on the south side of Griffin Avenue approximately 1 mile east of County

Permittee	Road 25, adjacent to Water Oak Community. Sun Water Oak Expansion, LLC (John McLaren, COO)
Issue Date	July 8, 2021
Expiration Date	July 7, 2026
Status	PARTIALLY CLEARED — Partial Clearance 1 issued September 27, 2021 (1,781 LF of 6-inch PVC water main cleared for service). Remainder of project pending final clearance.
Clearance Document	Potable Water Clearance — Partial, dated 09/27/2021



FLORIDA DEPARTMENT OF Environmental Protection

CENTRAL DISTRICT OFFICE
3319 MAGUIRE BLVD, SUITE 232
ORLANDO FLORIDA 32803

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

September 27, 2021

POTABLE WATER CLEARANCE - PARTIAL

John McLaren, COO
Sun Water Oak Expansion, LLC
27777 Franklin Rd., Suite 200
Southfield, MI 48034
cthomas@suncommunities.com

EXHIBIT 11

Clearance Type: Partial
Lake County
Permit Number: 0080548-009-DSGP
PWS Name: Water Oak Country Club Estates
PWS ID: 3354010
Project Name: Hilltop Expansion
Project Location: on the south side of Griffin Avenue approximately 1 mile east of County Road.
25 and is adjacent to Water Oak Community

Dear John McLaren:

This letter acknowledges receipt of the certification, dated September 1, 2021, for the subject water distribution system extension. The submitted information demonstrates that the water distribution system extension has been constructed in accordance with the FDEP Permit Number above and related plans and materials for the partial work described below and that satisfactory bacteriological tests were conducted in accordance with the AWWA standards. Based on the certification and satisfactory bacteriological results, the Department is partially clearing the system for service. Separate clearance is required for the remainder of the project.

Partial clearance limited to: the construction of approximately 1,781 linear feet of 6-inch PVC water main with fittings, valves and appurtenances.

If you have any questions or comments regarding this partial clearance, please contact Mohamed Abouelkheir by telephone at 407-897-2966 or by e-mail at Mohamed.Abouelkheir@FloridaDep.gov.

Sincerely,

Mohamed Abouelkheir

Mohamed Abouelkheir, MBA
Engineering Specialist
Permitting and Waste Cleanup Program

cc: Daniel R. Gibbs, P.E., Atwell, LLC [dgibbs@atwell-group.com]
Lu Burson, Daissan A. Villareal, Mohamed Abouelkheir, FDEP

www.dep.state.fl.us



FLORIDA DEPARTMENT OF Environmental Protection

CENTRAL DISTRICT OFFICE
3319 MAGUIRE BLVD, SUITE 232
ORLANDO FLORIDA 32803

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Interim Secretary

Notification of Acceptance of Use of a General Permit

Permittee:

John McLaren, COO
Sun Water Oak Expansion, LLC
27777 Franklin Rd., Suite 200
Southfield, MI 48034
cthomas@suncommunities.com

Permit Number: 0080548-009-DSGP

Issue date: July 8, 2021

Expiration Date: July 7, 2026

County: Lake

Project Name: Hilltop Expansion

Water Supplier: Water Oak Country Club Estates

PWS ID: 3354010

PWS Type: Community

Dear Mr. McLaren:

Exhibit I

On June 25, 2021, the Florida Department of Environmental Protection received a "Notice of Intent to Use the General Permit for Construction of Water Main Extensions for PWSs" [DEP Form No. [62-555.900\(7\)](#)], under the provisions of Rule [62-4.530](#) and Chapter [62-555](#), Florida Administrative Code (F.A.C.). The proposed project includes the construction of approximately 1,760 linear feet of 6-inch PVC water main and 15,720 linear feet of 8-inch water main with fittings, valves and appurtenances to serve mobile home units. The project is located on the south side of Griffin Avenue approximately 1 mile east of County Road 25 and is adjacent to Water Oak Community.

Based upon the submitted Notice and accompanying documentation, this correspondence is being sent to advise that the Department does not object to the use of such general permit at this time. Please be advised that the permittee is required to abide by Rule [62-555.405, F.A.C.](#), all applicable rules in Chapters [62-4](#), [62-550](#), [62-555](#), F.A.C., and the General Conditions for All General Drinking Water Permits (found in [62-4.540, F.A.C.](#)).

The permittee shall comply with all sampling requirements specific to this project. These requirements are attached for review and implementation.

Pursuant to Rule [62-555.345, F.A.C.](#), the permittee shall submit a certification of construction completion [DEP Form No. [62-555.900\(9\)](#)] to the Department and obtain approval, or clearance, from the Department before placing any water main extension constructed under this general permit into operation for any purpose other than disinfection or testing for leaks.

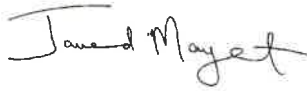
Permittee:
Sun Water Oak Expansion, LLC
John McLaren, COO
Page 2 of 3

DEP File No.:
0080548-009-DSGP
July 8, 2021

Within 30 days after the sale or legal transfer of ownership of the permitted project that has not been cleared for service in total by the Department, both the permittee and the proposed permittee shall sign and submit an application for transfer of the permit using Form [62-555.900\(8\), F.A.C.](#), with the appropriate fee. The permitted construction is not authorized past the 30-day period unless the permit has been transferred.

This permit will expire five years from the date of issuance. If the project has been started and not completed by that time, a new permit must be obtained before the expiration date in order to continue work on the project, per Rule [62-4.030, F.A.C.](#)

Sincerely,



Javed Mayet, P.E.
Engineering Specialist
Permitting and Waste Cleanup

cc: Daniel R. Gibbs, P.E., Atwell, LLC [dgibbs@atwell-group.com]
Javed Mayet, Reggie Phillips, Jill Farris, Viviana Useche, FDEP

CLEARANCE REQUIREMENTS

Requirements for clearance upon completion of projects are as follows:

1) Clearance Form

Submission of a fully completed Department of Environmental Protection (DEP) Form [62-555.900\(9\)](#) *Certification of Construction Completion and Request for Clearance to Place Permitted PWS Components into Operation* and a copy of this general permit notification.

2) Record Drawings, if deviations were made

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3) Bacteriological Results

Copies of satisfactory bacteriological analysis (a.k.a. Main Clearance), taken within sixty (60) days of completion of construction, from locations within the distribution system or water main extension to be cleared, in accordance with Rules [62-555.315\(6\)](#), [62-555.340](#), and [62-555.330](#), F.A.C. and American Water Works Association (AWWA) Standard C 651-92, as follows:

- The proposed main at all points of connection to the existing main
- At all terminal ends of the proposed water mains.
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Forms: <http://www.dep.state.fl.us/water/drinkingwater/forms.htm>

As an alternative to submitting the requests to place Potable Water System components into operation, the permittee may submit a request for clearance on the DEP Business Portal. Use of the Business Portal often results in shorter processing time. Permittees with frequent requests may find this

Permittee:
Sun Water Oak Expansion, LLC
John McLaren, COO
Page 4 of 3

DEP File No.:
0080548-009-DSGP
July 8, 2021

function beneficial. Electronic Requests for PWS Component certification may be made at
<https://www.fldepportal.com/DepPortal/go/submit-registration>.

For further clarification contact: Javed Mayet,
Suite 232
3319 Maguire Boulevard,
Orlando, Florida 32803-3767
(407) 897-4128



FLORIDA DEPARTMENT OF Environmental Protection

CENTRAL DISTRICT OFFICE
3319 MAGUIRE BLVD, SUITE 232
ORLANDO FLORIDA 32803

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

October 1, 2020

ELECTRONIC CORRESPONDENCE

Exhibit J

**In the matter of an
Application for Permit by:**

John McLaren, Chief Operating Officer
Sun Communities, Inc.
27777 Franklin Road, Suite 200
Southfield, Michigan 48034-8205
jmclaren@suncommunities.com

DEP File No. 0080548-008-WC
County: Lake

NOTICE OF PERMIT ISSUANCE

Enclosed is Permit Number 0080548-008-WC for the construction of the new Water Oak Country Club Estates Water Treatment Plant No. 2, issued pursuant to Section 403.861(9), Florida Statutes.

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until a subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the subsequent order may modify or take a different position than this action.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under [Sections 120.569](#) and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver may not apply to persons who have not received a clear point of entry.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

EXECUTION AND CLERKING

Executed in Orlando, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Erin Rasnake
Program Administrator
Permitting and Waste Cleanup Program

Enclosures: Permit No. 0080548-008-WC

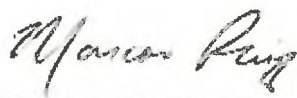
CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this permit and all copies were sent on the filing date below to the following listed persons:

Douglas A. VanDeursen, P.E., DNM Engineering and Associates, Inc.
[dnmengineering@embarqmail.com]
FDEP: Reggie Philips, Jill Farris, Daissan A. Villareal

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, F.S., with the designated Department Clerk, receipt of which is hereby acknowledged.



Clerk

October 1, 2020
Date



FLORIDA DEPARTMENT OF Environmental Protection

CENTRAL DISTRICT OFFICE
3319 MAGUIRE BLVD, SUITE 232
ORLANDO FLORIDA 32803

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

October 1, 2020

ELECTRONIC CORRESPONDENCE

PERMITTEE

Sun Communities, Inc.
27777 Franklin Road, Suite 200
Southfield, Michigan 48034-8205

PWS ID NUMBER: 3354010

PERMIT NUMBER: 0080548-008-WC

DATE OF ISSUANCE: October 1, 2020

EXPIRATION DATE: September 30, 2025

COUNTY: Lake

PROJECT: Water Oak Country Club Estates Water
Treatment Plant No. 2

This permit is issued under the provisions of Chapter 403, Florida Statutes (F.S.), and Florida Administrative Code (F.A.C.) Chapters 62-4, 62-550, 62-555, and 62-560. The above named permittee is hereby authorized to perform the work or operate the facility shown on the application and approved drawings, plans, and other documents attached hereto or on file with the Department and made a part hereof and specifically described as follows:

TO CONSTRUCT: New Water Oak Country Club Estates Water Treatment Plant (WTP) No. 2, including well pumps, hydropneumatic pressure tanks, sodium hypochlorite storage and feed system, mechanical/chemical utility building, auxiliary power generator and associated yard piping. The new WTP No. 2 will interconnect with the existing WTP No. 1 to provide potable water and fire protection services to the existing development and proposed Water Oak Country Club Estates Hilltop expansion. Sun Communities, Inc. is proposing to construct +/-296 - unit manufactured home park expansion on a +/- 41.86 acres on Parcels 7, 8, 9, 10, 15, 16. The proposed WTP No.2 will be located on Parcel 15.

The new WTP No. 2 components shall be placed in service at the same time with the proposed water distribution system for the Water Oak Country Club Estates Hilltop expansion located at 106 Evergreen Lane in Lady Lake, Lake County, FL. Separate permit application shall be required for the new water distribution system for the Hilltop Expansion.

The Department may allow the placement in operation of the new Water Oak Country Club Estates WTP No. 2, ahead of the distribution system, for the purpose of cleaning and flushing the water distribution system for the Water Oak Country Club Estates Hilltop expansion, through a temporary jumper connection fitted with a reduced pressure zone back-flow prevention assembly (RPZ).

PROPOSED CONSTRUCTION INCLUDES THE FOLLOWING COMPONENTS:

1. New water supply well pumps

- a. A 10-inch **North Well No. 1** was completed on June 2, 2020 under Permit Number 160690-1 from the St. Johns River Water Management District. The well was constructed by the combination method to a total depth of 220 feet. The well has a 10-inch black steel primary casing from 0 feet to 138 feet and open hole from 138 feet to 220 feet. Pumping and drawdown test was done on June 18, 2020. Static water level was reported at 66 feet below top of casing and a pumping water level of 69 feet below top of casing after 4 hours of pumping at a pumping rate of 950 gallons per minute (GPM).

The well location coordinates are: Latitude 28°56'14.14" N., Longitude 81°54'43.03" W. The well was sampled on June 23, 2020 and chemically tested for primary inorganics, turbidity, synthetic organic contaminants, volatile inorganic contaminants, Gross Alpha and Radium 228, secondary contaminants, total sulfide, alkalinity, dissolved iron, dissolved oxygen and pH. Water quality test results were below the maximum contaminant level (MCL) and turbidity was below 1 NTU. **The 10-sample bacteriological well survey results will be submitted at the time of clearance**

The well will be equipped with a 60 horsepower (HP) Xylem Model DWT-9THC vertical turbine pump with a rated design capacity of +/- 860 GPM at approximately 200 feet Total Dynamic Head (TDH).

- b. A 10-inch **South Well No. 2** was completed on March 13, 2020 under Permit Number 160690-1 from the St. Johns River Water Management District. The well was constructed by the combination method to a total depth of 215 feet. The well has a 10-inch black steel primary casing from 0 feet to 143 feet and open hole from 143 feet to 215 feet. Pumping and drawdown test was done on May 6, 2020. Static water level was reported at 68 feet below top of casing and a pumping water level of 77 to 79 feet below top of casing after 4 hours of pumping at a pumping rate of 900 to 1,100 gallons per minute (GPM).

The well location coordinates are: Latitude 28°56'13.92" N., Longitude 81°54'43.05" W. The well was sampled on April 16, 2020 and chemically tested for primary inorganics, turbidity, synthetic organic contaminants, volatile inorganic contaminants, Gross Alpha and Radium 228, secondary contaminants, total sulfide, alkalinity, dissolved iron, dissolved oxygen and pH. Water quality test results were below the maximum contaminant level (MCL) and turbidity was below 1 NTU. **The 10-sample bacteriological well survey results will be submitted at the time of clearance**

The well will be equipped with a 60 horsepower (HP) Xylem Model DWT-9THC vertical turbine pump with a rated design capacity of +/- 860 GPM at approximately 200 feet Total Dynamic Head (TDH).

2. A **6 feet high chain link security fence** will be installed along the perimeter of Lot 15 where WTP No. 2 will be constructed. The security fence will have a 12-foot wide double gate which is lockable.
3. **Two 25,000-gallon (Gal) horizontal hydropneumatic tanks** manufactured by Dixie Tank Company, or approved equivalent, with NSF certified interior coating and with openings per the design drawings submitted. The hydropneumatic tanks will meet the ASME Section VIII Unfired Pressure Vessels Code Requirements. Each of the tanks will approximately have 10 feet and 6 inches outside diameter with 9 feet and ½-inch straight shell length, to be constructed on top of a steel tank saddle with concrete saddle support and concrete footing. The hydropneumatic tanks shall have an 8-inch DIP bypass piping to permit operation of the system while the tanks are being repaired or painted. Each tank shall have an access manway, a drain, and control equipment consisting of a pressure gauge, water sight glass, automatic or manual air blow off, means for adding air, and pressure operated start stop controls for the pumps. A pressure relief valve shall be installed and be capable of handling the full pumpage rate of flow at the pressure vessel design limit. Each of the hydropneumatic tanks shall be equipped with an air compressor with liquid level switch.
4. **Sodium Hypochlorite Storage and Feed System**
The system will use a 12.5% sodium hypochlorite solution (Ultra-CHLOR) which will be injected into the raw piping from Wells No. 1 and No. 2 through a Stenner Model 85MHP40 40 gallons per day (GPD) positive displacement metering chemical feed pump with an anti-siphon valve, one for each well. The sodium hypochlorite that will be used is certified to National Sanitation Foundation (NSF) /ANSI Standard 60, Drinking Water Treatment Chemicals-Health Effects and guaranteed to meet ANSI/AWWA B300 Standard for Hypochlorites. Two (2) additional Stenner Model 85MHP40, 40 GPD chemical feed pumps will be stored within a standby/safety equipment cabinet located within the facility's proposed utility building for backup purposes if the main feeder pump(s) need to be replaced.

The sodium hypochlorite solution will be stored within an Assman Model IMT250 250-Gals heavy duty polyethylene double wall bulk storage tank which will be located within the proposed mechanical/chemical utility building with proper ventilation. The storage tank will be equipped with a 3-inch Schedule 80 PVC vent to the outside of the utility building. The storage drum is typically refilled on a monthly or as needed basis. The 250-Gals heavy duty polyethylene solution storage tank proposed for this facility shall be equipped with a cover, a drain valve, and provide means for measuring the liquid level within the tank, such as a volume scale relative to the size of the tank affixed to the side of the tank for visual measurement. All piping associated with the chlorination storage and feed system shall be Schedule 80 PVC piping bearing the NSF logo for potable water use.
5. The water treatment facility will be equipped with the necessary **safety or protective equipment** and at a minimum shall include rubber apron, rubber gloves, and respirator

which will be stored within the proposed standby/safety equipment cabinet to be located within the proposed utility building. In addition, a Guardian Model G1902P Safety **Eyewash and Shower Station**, or approved equivalent, is proposed to be installed on the outside of the Chlorination Equipment Room of the proposed Utility Building.

6. **Standby Generator-** 120 KW auxiliary power generator to provide power during events where the main power is interrupted. The proposed standby power for operation of that portion of the system's water source, treatment, and pumping facilities is able to deliver drinking water meeting all applicable primary or secondary standards at a rate at least equal to the average daily water demand for the system.

Fuel Tank- The fuel source for the proposed auxiliary power backup generator is Liquefied Petroleum (LP) Gas. A 1,000-gallon underground storage tank, typically provided by the LP Gas Company, is proposed for the facility which is typically filled to 80% (800-gallons) of the total volume. The auxiliary power backup generator consumes approximately 22.2 gallons per hour and is capable of providing auxiliary power for up to 36 hours continuously. The fuel tank is proposed to be located greater than 100 feet away from the proposed public supply wells

7. The proposed **mechanical/chemical utility building** has been designed and will be constructed to meet the requirements of Section 5.1.14 of Recommended Standards for Water Works (RSWW) which requires: a. the floor surfaces to be smooth and impervious, slip-proof and well drained; b. Vents from feeders, storage facilities and equipment exhaust shall discharge to the outside atmosphere above grade and remote from air intakes.
8. **Yard Piping-** The total length of all proposed yard piping for WTP No.: 2 is approximately 112 linear feet (LF) of 6-inch Ductile Iron Pipe, 205 LF of 8-inch Ductile Iron Pipe, 60 LF of 1-1/4-inch Schedule 40 PVC Piping with associated valves and fittings.
9. Other ancillary works

The **Water Oak Country Club Estates WTP No. 2**, after cleared for service by the Department, will be a Community Public Water System, with a rated design capacity of 1,238,400 gallons per day (GPD) (1.238 MGD). After the construction of the WTP expansion and after it has been placed into operation, the plant will be classified as **Category V Class C WTP** (0.25 MGD up to 3 MGD). Staffing must be by a Class C or higher operator with 5 visits per week and one visit each weekend for a total of 0.6 hour per week. The lead/chief operator must be Class C or higher. **The WTP shall be placed in service at the same time with the potable water distribution system to serve the Water Oak Country Club Estates Hilltop expansion.**

IN ACCORDANCE WITH: The construction plans, engineering report, and specifications received on September 15, 2020 and the response to the request for additional information (RAI) received on September 30, 2020.

LOCATION: Project site is located in Section 9, Township 18 South, Range 24 East at Griffin Avenue in Lady Lake, Lake County, Florida.

This permit does not pertain to any wastewater, storm water, or dredge and fill aspects of the project. Work must be conducted in accordance with the General and Specific Conditions, attached hereto.

The permittee shall be aware of and operate under the Permit Conditions below. These applicable conditions are binding upon the permittee and enforceable pursuant to Chapter 403, Florida Statutes. [F.A.C. Rule 62-555.533(1)].

A. GENERAL CONDITIONS

1. The terms, conditions, requirements, limitations and restrictions set forth in this permit, are "permit conditions" and are binding and enforceable pursuant to Sections 403.141, 403.727, or 403.859 through 403.861, F.S. The permittee is placed on notice that the Department will review this permit periodically and may initiate enforcement action for any violation of these conditions.
2. This permit is valid only for the specific processes and operations applied for and indicated in the approved drawings or exhibits. Any unauthorized deviation from the approved drawings, exhibits, specifications, or conditions of this permit may constitute grounds for revocation and enforcement action by the Department.
3. As provided in Subsections 403.087(6) and 403.722(5), F.S., the issuance of this permit does not convey any vested rights or any exclusive privileges. Neither does it authorize any injury to public or private property or any invasion of personal rights, nor any infringement of federal, state, or local laws or regulations. This permit is not a waiver of or approval of any other department permit that may be required for other aspects of the total project which are not addressed in this permit.
4. This permit conveys no title to land or water, does not constitute State recognition or acknowledgment of title, and does not constitute authority for the use of submerged lands unless herein provided and the necessary title or leasehold interests have been obtained from the State. Only the Trustees of the Internal Improvement Trust Fund may express State opinion as to title.
5. This permit does not relieve the permittee from liability for harm or injury to human health or welfare, animal, or plant life, or property caused by the construction or operation of this permitted source, or from penalties therefore; nor does it allow the permittee to cause pollution in contravention of Florida Statutes and Department rules, unless specifically authorized by an order from the Department.

6. The permittee shall properly operate and maintain the facility and systems of treatment and control (and related appurtenances) that are installed and used by the permittee to achieve compliance with the conditions of this permit, as required by Department rules. This provision includes the operation of backup or auxiliary facilities or similar systems when necessary to achieve compliance with the conditions of the permit and when required by Department rules.
7. The permittee, by accepting this permit, specifically agrees to allow authorized Department personnel, upon presentation of credentials or other documents as may be required by law and at reasonable times (reasonable time may depend on the nature of the concern being investigated), access to the premises where the permitted activity is located or conducted to:
 - a. Have access to and copy any records that must be kept under conditions of the permit;
 - b. Inspect the facility, equipment, practices, or operations regulated or required under this permit; and
 - c. Sample or monitor any substances or parameters at any location reasonably necessary to assure compliance with this permit or Department rules.
8. If, for any reason, the permittee does not comply with or will be unable to comply with any condition or limitation specified in this permit, the permittee shall immediately provide the Department with the following information:
 - a. A description of and cause of noncompliance; and
 - b. The period of noncompliance, including dates and times; or, if not corrected, the anticipated time the noncompliance is expected to continue, and steps being taken to reduce, eliminate, and prevent recurrence of the noncompliance. The permittee shall be responsible for any and all damages which may result and may be subject to enforcement action by the Department for penalties or for revocation of this permit.
9. In accepting this permit, the permittee understands and agrees that all records, notes, monitoring data and other information relating to the construction or operation of this permitted source which are submitted to the Department may be used by the Department as evidence in any enforcement case involving the permitted source arising under the Florida Statutes or Department rules, except where such use is prescribed by Sections 403.111 and 403.73, F.S. Such evidence shall only be used to the extent it is consistent with the Florida Rules of Civil Procedure and appropriate evidentiary rules.
10. The permittee agrees to comply with changes in Department rules and Florida Statutes after a reasonable time for compliance; provided, however, the permittee does not waive any other rights granted by Florida Statutes or Department rules. A reasonable time for compliance with a new or amended surface water quality standard, other than those standards addressed in Rule 62-302.500, shall include a reasonable time to obtain or be denied a mixing zone for the new or amended standard.

11. This permit is transferable only upon Department approval in accordance with Rules 62-4.120 and 62-730.300, F.A.C., as applicable. The permittee shall be liable for any non-compliance of the permitted activity until the transfer is approved by the Department.
12. This permit or a copy thereof shall be kept at the work site of the permitted activity.
13. This permit also constitutes:
 - a. Determination of Best Available Control Technology (BACT)
 - b. Determination of Prevention of Significant Deterioration (PSD)
 - c. Certification of compliance with State Water Quality Standards (Section 401, PL 92-500)
 - d. Compliance with New Source Performance Standards
14. The permittee shall comply with the following:
 - a. Upon request, the permittee shall furnish all records and plans required under Department rules. During enforcement actions, the retention period for all records will be extended automatically unless otherwise stipulated by the Department.
 - b. The permittee shall hold at the facility or other location designated by this permit records of all monitoring information (including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation) required by the permit, copies of all reports required by this permit, and records of all data used to complete the application for this permit. These materials shall be retained at least three years from the date of the sample, measurement, report, or application unless otherwise specified by Department rule.
 - c. Records of monitoring information shall include:
 - i. the date, exact place, and time of sampling or measurements;
 - ii. the person responsible for performing the sampling or measurements;
 - iii. the dates analyses were performed;
 - iv. the person responsible for performing the analyses;
 - v. the analytical techniques or methods used;
 - vi. the results of such analyses.
15. When requested by the Department, the permittee shall within a reasonable time furnish any information required by law which is needed to determine compliance with the permit. If the permittee becomes aware the relevant facts were not submitted or were incorrect in the permit application or in any report to the Department, such facts or information shall be corrected promptly.

SPECIFIC CONDITIONS

B. Construction Activities

1. Permit Modification

All construction must be in accordance with this permit. Before commencing work on project changes for which a construction permit modification is required per 62-555.536(1), the permittee shall submit to the Department a written request for a permit modification. Each such request shall be accompanied by one copy of a revised construction permit application, the proper processing fee and one copy of either a revised preliminary design report or revised drawings, specifications and design data. [F.A.C. Rule 62-555.536].

2. Professional Engineer Supervision

Permitted construction or alteration of public water supply systems must be supervised during construction by a professional engineer registered in the State of Florida if the project was designed under the responsible charge of a professional engineer licensed in the State of Florida. The permittee must retain the service of a professional engineer registered in the State of Florida to observe that construction of the project is in accordance with the engineering plans and specifications as submitted in support of the application for this permit. [F.A.C. Rule 62-555.520(3)].

3. Artifacts

If prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoe remains, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, the permitted project should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The permittee, or other designee, should contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section at 850.245.6333 or 800.847.7278, as well as the appropriate permitting agency office. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources and the permitting agency. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, *Florida Statutes*.

4. Delays and Extension of Permit

If delays will cause project completion to extend beyond the expiration date of this permit, the permittee shall submit to the Department a request to extend the expiration date of this permit including the appropriate processing fee. This request shall specify the reasons for the delay and shall be submitted to the Department for approval prior to the expiration date of this permit. Note that no specific construction permit shall be extended so as to remain in effect longer than five years. [F.A.C. Rule 62-555.536(4)].

5. Permit Transfer

In accordance with General Condition #11 of this permit, this permit is transferable only upon Department approval. Persons proposing to transfer this permit must apply jointly for a transfer of the permit within 30 days after the sale or legal transfer of ownership of the permitted project that has not been cleared for service by the Department using form, 62-555.900(8), Application for Transfer of a PWS Construction Permit along with the appropriate fee. [F.A.C. Rule 62-555.536(5)]

6. Obligation to Obtain Other Permits

This permit satisfies Drinking Water permitting requirements only and does not authorize construction or operation of this facility prior to obtaining all other necessary permits from other program areas within the Department, or required permits from other state, federal, or local agencies.

7. Limits on Authorizing Connections

This permit is for CONSTRUCTION ONLY of the components found on Page 1 of this permit. This permit shall not infer that the clearance necessary for connection will be granted. Partial clearance may be granted, if required.

8. Gasoline Contamination

If gasoline contamination is found at the construction site, work shall be stopped and the proper authorities notified. With the approval of the Department, ductile iron pipe and fittings, and solvent resistant gaskets materials shall be used in the contaminated area. The ductile iron pipe shall extend 100 feet beyond any solvent noted. Any contaminated soil that is excavated shall be placed on an impermeable mat, covered with waterproof covering, and held for disposal. If the site cannot be properly cleaned, then consultation with the Department is necessary prior to continuing with the project construction.

9. Wetlands Jurisdiction

This permit does not constitute approval of construction on jurisdictional wetland areas; therefore, such approval must be obtained separately from the Water Management District or from DEP Environmental Resource Permitting (ERP) Section, as applicable. Permittee shall provide a copy of the permit approval to the Department when water main installation involves activities on wetlands.

10. Security

Permittee shall ensure that the well and drinking water treatment facilities will be protected to prevent tampering, vandalism, and sabotage as required by Rule 62-555.315(1) & 62-555.320(5), F.A.C.

C. Construction Standards

1. National Sanitation Foundation (NSF)

All products, including paints, which shall come into contact with potable water, either directly or indirectly, shall conform to National Sanitation Foundation (NSF) International, Water Chemicals Codex, Food Chemicals Codex, American Water Works Association (AWWA) Standards and the Food and Drug Administration, as provided in Rule 62-555.320(3), F.A.C.

2. American Water Works Association (AWWA)

Water supply facilities, including mains, pipe, fittings, valves, fire hydrants, and other materials shall be installed in accordance with the latest applicable AWWA Standards and Department rules and regulations. The system shall be pressure and leak tested in accordance with AWWA Standard C600 C603, or C605, as applicable, and disinfected in accordance with AWWA Standard C651-653, as well as in accordance with Rule 62-555.340, F.A.C.

3. Lead Free

The installation or repairs of any public water system, or any plumbing in residential or nonresidential facilities providing water for human consumption, which is connected to a public water system shall be lead free in accordance with Rule 62-555.322, F.A.C.

4. Asbestos

If any existing asbestos cement (AC) pipes are replaced under this permit, the permittee shall do so in accordance with the applicable rules of Federal Asbestos Regulation and Florida DEP requirements. For specific requirements applicable to AC pipes, the permittee should contact the Central District Office by telephone at (407) 897-4100 prior to commencing any such activities. Please be aware that a notification is required to be submitted to the Department at least 10 days prior to the start of a regulated project.

5. Hazard and Reuse Setbacks

Setback distances between potable water wells and sanitary hazards shall be in accordance with 62-555.312, F.A.C. Reclaimed water land application areas, if applicable, must not be located within the setback distance from potable water supply wells established in Chapter 62-610, F.A.C.

6. Line Separation

Permittee shall maintain vertical clearance and horizontal separation between water mains and sanitary sewers, storm sewers, etc. unless approved otherwise by the Department, as provided in Rule 62-555.314, F.A.C., and Section 8.6 of *Recommended Standards for Water Works*, a manual adopted by reference in Rule 62-555.330(3), F.A.C.

7. Color Coding of Pipes

The new or altered aboveground piping at the drinking water treatment plant shall be color coded and labeled as recommended in Section 2.14 of "Recommended Standards for Water Works, 1997 Edition". [F.A.C. Rule 62-555.320(10)]

8. Cross Connections

Permittee shall ensure that there shall be no cross-connection with any non-potable water source in accordance with Rule 62-555.360, F.A.C.

D. Operational Requirements

1. Staffing

The Water Oak Country Club Estates WTP No. 2, after cleared for service by the Department, will be a Community Public Water System, with a rated design capacity of 1,238,400 gallons per day (GPD) (1.238 MGD). After the construction of the WTP expansion and after it has been placed into operation, the plant will be classified as Category V Class C WTP (0.25 MGD up to 3 MGD). Staffing must be by a Class C or higher operator with 5 visits per week and one visit each weekend for a total of 0.6 hour per week. The lead/chief operator must be Class C or higher. The WTP shall be placed in service at the same time with the potable water distribution system to serve the Water Oak Country Club Estates Hilltop expansion. [F.A.C. Rule 62-699.310].

2. Operation and Maintenance to comply with Water Quality Standards

The supplier of water shall operate and maintain the public water system so as to comply with applicable standards in Rules 62-550 and 62-555.350, F.A.C.

3. Operation and Maintenance Manual

The permittee shall provide an operation and maintenance manual for the new or altered treatment facilities to fulfill the requirements under subsection 62-555.350(13), F.A.C. The manual shall contain operation and control procedures, and preventative maintenance and repair procedures, for all plant equipment and shall be made available for reference at the plant or at a convenient location near the plant. Bound and indexed equipment manufacturer manuals shall be considered sufficient to meet the requirements of the subsection.

4. Monthly Operating Reports (MORs)

The permittee shall submit monthly operation reports (MORs), DEP Form 62-555.900(3), for the groundwater treatment, to the Department, no later than the tenth of each succeeding month. Systems with multiple treatment plants must also submit DEP Form 62-555.900(11) entitled "Monthly Operation Report for Summation of Finished-Water Production by CWSs That Have Multiple Treatment Plants."

5. Record Drawings

The permittee shall have complete record drawings produced for the project in accordance with Rule 62-555.530(4), F.A.C.

6. State Watch Office

The permittee or suppliers of water shall telephone the State Watch Office (SWO), at 1-800-320-0519 immediately (i.e., within two hours) after discovery of any actual or suspected sabotage or security breach, or any suspicious incident, involving a public water system in accordance with Rule 62-555.350(10), F.A.C.

7. Capacity Development

For a new system, as a condition of clearance, the permittee must provide for the specific Public Water System a list of positions with employee names, titles and responsibilities. For the required licensed operator(s) provide a copy of the license specific to the water system for each operator. If a position is vacant, indicate the projected hiring date. Also, indicate the positions/employees who are responsible for acting on behalf of the water system in case of emergency, those authorized to spend money, or to make other decisions. Provide telephone numbers and email contact addresses for these responsible positions/employees. Show only positions/employee information pertaining to the water system. [F.A.C. Rule 62-555.525]

E. Monitoring Provisions

1. Compliance Monitoring by System Type

Permittee shall follow the guidelines of Chapters 62-550, 62-555, and 62-560, F.A.C., regarding public drinking water system standards, monitoring, reporting, permitting, construction, and operation.

This facility is a Community Water System as defined in Rule 62-550.200(12), F.A.C., and shall comply with the applicable chemical, radiological, lead and copper, and bacteriological monitoring requirements of Chapter 62-550, F.A.C. Such requirements shall be initiated within the quarter that the water treatment facility is placed into service (i.e. January—March or April—June, the preceding are examples of quarters) and the results submitted to the Department.

2. Chlorine Residual

The Water Treatment Plant shall maintain throughout the distribution system, a minimum continuous and effective free chlorine residual of 0.2 mg/L (or its equivalent). A minimum system pressure of 20 psi must be maintained throughout the system. Also, safety equipment shall be provided and located outside of chlorine room.

F. Clearance Requirements

1. Clearance Letter

The permittee must instruct the engineer of record to request system clearance from the Department within sixty (60) days of completion of construction, testing and disinfecting the system. Bacteriological test results shall be considered unacceptable if the test were

completed more than 60 days before the Department received the results. [F.A.C. Rule 62-555.340(2)(c)]

Permitted construction or alteration of a public water system may not be placed into service until a letter of clearance has been issued by this Department. [F.A.C. Rule 62-555.345]

2. Requirements to Obtain Clearance

After submitting the permit clearance package, the permittee shall contact the Department by telephone at 407.897.4100 or by email at DEP_CD@dep.state.fl.us to establish a date/time for an inspection of the components contained in this permit.

- a. The engineer's *Certification of Construction Completion and Request for Clearance to Place Permitted PWS Components Into Operation* {DEP Form 62-555.900(9)};
- b. Certified record drawings, if there are any changes noted for the permitted project.
- c. Copy of a satisfactory pressure test of the process piping performed in accordance with AWWA Standards. [F.A.C. Rule 62-555.320(21)(a)(1)]
- d. Analytical results from two consecutive days of satisfactory bacteriological samples from locations found in paragraph 3 below.
- e. Submit the 10-sample bacteriological well survey results in accordance with Rule 62-555.315(6), F.A.C.
- f. Submit a separate application package that includes DEP Form 62-555-900(l), drawings and specifications for the proposed water distribution system for the Water Oak Country Club Estates Hilltop expansion. The WTP shall be placed in service at the same time with the potable water distribution system to serve the Water Oak Country Club Estates Hilltop expansion.

The Department may allow the placement in operation of the new Water Oak Country Club Estates WTP No. 2, ahead of the distribution system, for the purpose of cleaning and flushing the water distribution system for the Water Oak Country Club Estates Hilltop expansion, through a temporary jumper connection fitted with an RPZ backflow prevention device.

- g. Provide evidence that the required operation and maintenance(O&M) manual for the water treatment plant is in place, which will be updated thereafter as necessary to reflect plant modifications. The manual shall contain operation and control procedures, and preventive maintenance and repair procedures, for all plant equipment and shall be made available for reference at the plant or at a convenient location near the plant. Bound and indexed equipment manufacturer manuals shall be considered sufficient to meet the requirements of this subsection. [F.A.C. 62-555.350 (13)].

- h. Provide the name(s), license number(s), and contact information of the person(s) and/or companies who will monitor treatment and operation of the facility.[F.A.C 62-555.345 (1)].

Company:
Contact Person:
License Number:
Mailing Address:
City, State, Zip:
Office Number:
Email:

- i. Provide contact information of the person responsible for paying the annual operating license fee.

PWS Owner:
Contact Person:
Mailing Address:
City, State, Zip:
Office Number:
Email Address:

- j. Provide the contact information of the compliance officer that should receive any notices, reports, correspondence regarding the water system.

Name:
Company:
Mailing Address:
Phone:
E-mail Address:

3. Cleaning, Disinfecting, and Bacteriological Samples

The new facilities shall be cleaned, disinfected, and bacteriologically cleared in accordance with Chapter 62-555, F.A.C. The bacteriological clearance data shall be submitted to the Department with the engineer's certification of construction completion. [Section 62-555.340 and 62-555.315(6)(b), F.A.C.]

Bacteriological Sampling Locations: Copies of results from satisfactory bacteriological samples shall be submitted with the clearance package. Samples shall be taken from locations listed below, in accordance with Rules 62-555.315(6), 62-555.340, and 62-555.330, F.A.C. and American Water Works Association (AWWA) Standard C 651-92.

- At each of 6-inch DIP water main from Wells No. 1 and 2.
- At each of the 8-inch DIP influent pipe to the hydropneumatic tanks.
- At the common 8-inch DIP discharge pipe of the two hydropneumatic tanks.
- Beginning and end of the 8-inch main within Parcel 15 lot boundary, connecting to the proposed water distribution system of the Water Oak Country Club Estates Hilltop expansion, located on the north and east of the WTP.

- All other WTP No. 2 new piping.

Each location shall be sampled on two separate days (at least 6 hours apart) with sample point locations and chlorine residual readings **clearly indicated** on the report and/or drawings.

Bacteriological sample results will be considered unacceptable if the tests were completed more than 60 days before the Department receives the results.

In order to facilitate the issuance of a letter of clearance, the Department requests that all of the above information be submitted as one package.

You may submit the entire clearance document package in electronic format to DEP_CD@dep.state.fl.us. If the file is very large, you may post it to the Water Electronic Submittal folder on the Central District's ftp site at:
ftp://ftp.dep.state.fl.us/pub/incoming/Central_District/Water%20Electronic%20Applications.

After posting the document, send an e-mail to DEP_CD@dep.state.fl.us, alerting us that it has been posted.

Any submitted drawings (should be sized 11" x 17") and the engineer of record's signed seal and dates on the required document must be legible for acceptance.

Forms: <http://www.dep.state.fl.us/water/drinkingwater/forms.htm>

As an alternative to submitting the requests to place Potable Water System components into operation, the permittee may submit a request for clearance on the DEP Business Portal. Use of the Business Portal often results in shorter processing time. Permittees with frequent requests may find this function beneficial. Electronic Requests for PWS Component certification may be made at <https://www.fldepportal.com/DepPortal/go/submit-registration>.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Erin Rasnake
Program Administrator
Permitting and Waste Cleanup Program

**FLORIDA DEPARTMENT OF
Environmental Protection**

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

PW Clearance Electronic Submission

Potable Water TOTAL Clearance

06/05/2023

Dear Douglas VanDeursen,

Exhibit K

Clearance Type: TOTAL

Construction Permit Number: 0080548-008-WC

Supplier PWS ID: 3354010

Project Name: WATER OAK CC WTF NO 2

Permittee: SUN COMMUNITIES

PWS Supplier: SUN COMMUNITIES

PWS Owner: SUN COMMUNITIES

Deviations (when applicable): An 8" Pressure Reducing Valve was installed prior to the point of entry to the distribution system to regulate pressure within the resort; A diesel fuel auxiliary power generator with secondary containment was installed due to supply chain issues and manufacturer lead times to provide an LP gas powered generator.

This letter acknowledges receipt of the clearance request form and supporting information, dated 06/05/2023. The submitted information demonstrates the system extension has been constructed in accordance with the FDEP Permit Number above and related plans and materials and that satisfactory pressure and bacteriological tests were conducted in accordance with the AWWA standards. Based on the certification and satisfactory bacteriological results, the Department is clearing the system for service.

Please contact us at pamala.yates@floridadep.gov with any questions. Thank you. Pam Yates

Enclosures:

All Supporting documentation provided by the applicant can be found here:

<https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/3354010/facility!search>

This link will not be available immediately. These documents will be available no later than 3 days from the date of issuance of this letter.

Attachments:

Community Public Drinking Water Systems

If you have any questions or comments regarding this TOTAL clearance, please contact Pamala Yates via e-mail at Pamala.Yates@FloridaDEP.gov for further information.

Sincerely,
STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



FLORIDA DEPARTMENT OF Environmental Protection

Central District Office
3319 Maguire Blvd. Suite 232
Orlando, FL 32803

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

March 16, 2026

Exhibit L

Bruce Thelen, Licensing Coordinator
Sun Communities Inc.
412 Palmer Drive
Lady Lake, FL 32159
bthelen@suncommunitites.com

Re: Water Oak Country Club Estates
PW Facility ID #3354010
Lake County

Dear Mr. Thelen:

Department personnel conducted an inspection of the above-referenced facility on March 2, 2026. Based on the information provided during and following the inspection, the facility was determined to be in compliance with the Department's rules and regulations. A copy of the inspection report is attached for your records, and any non-compliance items which may have been identified at the time of the inspection have been corrected.

The Department appreciates your efforts to maintain this facility in compliance with state and federal rules. Should you have any questions or comments, please contact Jonah Nieves at 407-897-2912 or via e-mail at Jonah.nieves@floridadep.gov.

Sincerely,

David Smicherko

David Smicherko, Environmental Manager
Central District
Florida Department of Environmental Protection

cc: drinkingwater@uswatercorp.net

State of Florida
Department of Environmental Protection
Central District
SANITARY SURVEY REPORT

Plant Name WATER OAK COUNTRY CLUB ESTATES County Lake PWS ID # 3354010
Plant Location 412 Palmer Dr, Lady Lake, FL 32159 Phone 352-753-3000
Owner Name Sun Communities Inc; Attn: April Rolle Phone 248-864-0393
Owner Address 27777 Franklin Rd. Suite 200, Southfield, MI, 48034
Contact Person Lara Parker Title General Manager Phone 352-753-3000
This Survey Date 03/02/2023 Last Survey Date 12/18/2020 Last Compliance Inspection Date 8/10/99

PWS TYPE: Community

PLANT CATEGORY & CLASS: 5C

MAX-DAY DESIGN CAPACITY: 2,294,400 gpd

PWS STATUS: Approved

TREATMENT PROCESSES IN USE

Hypochlorination

SERVICE AREA CHARACTERISTICS

Mobile home park

Food Service: ☐ Yes ☐ No ☒ N/A

Number of Service Connections 1,026

Population Served 1,465 Basis 1/2026 MOR

OPERATION & MAINTENANCE LOG: Yes

Location WTP 1

Comments _____

CERTIFIED OPERATOR: Yes

Operator(s) & Certification Class-Number:

James Pirtle C-24219

Hrs/day: Required Visit* Actual Visit*

Days/wk: Required 5+1 Actual 5+1

Non-consecutive Days? ☐ Yes ☐ No ☒ N/A

Comments *Visit must total 0.6 hr/week

MONTHLY OPERATION REPORTS (MORs)

MORs submitted regularly? ☒ Yes ☐ No ☐ N/A

Data missing from MORs? ☒ No ☐ Yes ☐ N/A

Average Day (from MORs) 39,180 / 282,787 gpd

Maximum Day (from MORs) 358,000 / 635,720 gpd

Comments Location has two plants, both with different

MOR inputs, both listed as plant 1 / plant 2

Flow Measuring Device Flow Meter x4

Meter Size & Type 6" & 8" Water Specialties

Date Last Calibrated 6/26/2025 x4

RAW WATER SOURCE

☒ GROUND; Number of Wells 4

☐ PURCHASED from PWS ID # _____

☐ Emergency Water Source _____

Emergency Water Capacity _____

STANDBY POWER SOURCE: Yes

Source Kohler

Capacity of Standby (kW) 250kW

Switchover: ☒ Automatic ☐ Manual

Hrs Operated Under Load _____

What equipment does it operate?

☒ Well Pumps _____

☐ High Service Pumps _____

☒ Treatment Equipment _____

Satisfy avg. daily demand? ☒ Yes ☐ No ☐ Unknown

Audio-visual alarm? ☒ Yes ☐ No

Comments _____

PLANS AND MAPS

Coliform Sampling Plan ☒ Yes ☐ No ☐ N/A

D/DBP Monitoring Plan ☒ Yes ☐ No ☐ N/A

Lead and Copper Plan ☒ Yes ☐ No ☐ N/A

Distribution System Map ☒ Yes ☐ No ☐ N/A

Emergency Response Plan ☒ Yes ☐ No ☐ N/A

Comments _____

PREVENTIVE MAINTENANCE/O&M

Operation & Maintenance Manual ☒ Yes ☐ No

Preventive Maintenance Program ☒ Yes ☐ No ☐ N/A

Flushing Program ☒ Yes ☐ No ☐ N/A

Records ☒ Yes ☐ No ☐ N/A

Isolation Valve Exercise ☒ Yes ☐ No ☐ N/A

Records ☒ Yes ☐ No ☐ N/A

Comments Facility notes and plans are currently

located at plant 1, however, logs for plant 2 are still

located at plant 2

CROSS CONNECTION CONTROL

BFPAs None noted # Tested N/A

WWTP RPZ N/A Date Tested N/A

Written Plan Yes Date 2009

Comments _____

GROUND WATER SOURCE

Well Number (Florida Unique Well ID #)		1 (AAH6748)	2 (AAH6747)		
Year Drilled		1980	1985		
Depth Drilled		700'	270'		
Drilling Method		Rotary	Cable tool		
Type of Grout		Neat cement	Neat cement		
Static Water Level		73'	75'		
Pumping Water Level		Unknown	Unknown		
Design Well Yield		Unknown	Unknown		
Test Yield		Unknown	Unknown		
Actual Yield (if different than rated capacity)		Unknown	Unknown		
Strainer		Unknown	Open hole		
Length (outside casing)		159'	159'		
Diameter (outside casing)		10"	10"		
Material (outside casing)		Black steel	Black steel		
Well Contamination History		None	*Bacteriological		
Is inundation of well possible?		No	No		
6' X 6' X 4" Concrete Pad		Yes	Yes		
SET BACKS	Septic Tank	N/A	N/A		
	Reuse Water	N/A	N/A		
	WW Plumbing	>100'	>100'		
	Other Sanitary Hazard	Golf course <100'	Golf course <100'		
PUMP	Type	Vertical turbine	Submersible		
	Manufacturer Name	Peerless	Goulds		
	Model Number	10HXB8	Unknown		
	Rated Capacity (gpm)	1,000	750		
	Motor Horsepower	100	60		
Well casing 12" above grade?		Yes	Yes		
Well Casing Sanitary Seal		OK	OK		
Raw Water Sampling Tap		Yes	Yes		
Above Ground Check Valve		Yes	Yes		
Security		Yes	Yes		
Well Vent Protection		Yes	Yes		

COMMENTS *Approved for four-log virus treatment on May 2012.

PWS ID # 3354010
Date 3/2/2023

CHLORINATION (Disinfection)

Type: ☐ Gas ☒ Hypo
Make Stenner (2) Capacity 17 gpd
Chlorine Feed Rate 65% stroke, 85% stroke
Avg. Amount of Cl₂ gas used N/A
Chlorine Residuals: Plant 1.48 Remote 0.82
Remote tap location grimes drive
DPD Test Kit: ☐ On-site ☒ With operator
☐ None ☐ Not Used Daily
Injection Points Prior to hydropneumatic tank
Booster Pump Info _____
Comments _____

Chlorine Gas Use Requirements	YES	NO	Comments
Dual System	☐	☐	
Auto-switchover	☐	☐	
Alarms:			
Loss of Cl ₂ capability	☐	☐	
Loss of Cl ₂ residual	☐	☐	
Cl ₂ leak detection	☐	☐	
Scale	☐	☐	
Chained Cylinders	☐	☐	
Reserve Supply	☐	☐	
Adequate Air-pak	☐	☐	
Sign of Leaks	☐	☐	
Fresh Ammonia	☐	☐	
Ventilation	☐	☐	
Room Lighting	☐	☐	
Warning Signs	☐	☐	
Repair Kits	☐	☐	
Fitted Wrench	☐	☐	
Housing/Protection	☐	☐	

AERATION (Gases, Fe, & Mn Removal)

Type _____ Capacity _____
Aerator Condition _____
Visible Algae Growth _____
Protective Screen Condition _____
Frequency of Cleaning _____
Date Last Inspected/Cleaned _____
Comments _____

STORAGE FACILITIES

(G) Ground (C) Clearwell (E) Elevated
(B) Bladder (H) Hydropneumatic / flow-through

Tank Type/Number	H	H
Capacity (gal)	20,000	20,000
Material	Steel	Steel
Gravity Drain	Yes	Yes
By-Pass Piping	Yes	Yes
Protected Openings	Yes	Yes
Sight Glass or Level Indicator	Yes	Yes
PRV/ARV	PRV	PRV
Pressure Gauge	Yes	Yes
On/Off Pressure	40/60	40/60
Access Secured	Yes	Yes
Access Manhole	Yes	Yes
Tank Sample Tap Location	On tank	On tank
Date of Inspection	6/13/2021	6/6/2021
Date of Cleaning	6/13/2021	6/6/2021

Comments Next tank inspection upcoming within this year

HIGH SERVICE PUMPS

Pump Number		
Type		
Make		
Model		
Capacity (gpm)		
Motor HP		
Date Installed		

Comments _____

DEFICIENCIES:

Areas of Concern	Rule	Corrective Action	Date Corrected	Significant Deficiency?
At the time of inspection, no deficiencies were noted				

MONITORING REMINDER:

- Nitrate and nitrite samples are required to be collected from the point of entry (POE) to the distribution system annually. The 2023 results have not been received.
- The consumer confidence report (CCR) must be delivered to consumers and the Department no later than July 1, 2023, and certification of delivery of the CCR must be submitted to the Department no later than August 10, 2023.
- Monitoring schedules are available on the Central District's Drinking Water site:

<https://floridadep.gov/central/central/content/resources-drinking-water-facilities-and-operators>

COMMENTS:

- Contact FRWA (Florida Rural Water Association) at 850-668-2746, or frwa@frwa.net, for free technical assistance with your system. FRWA has extended benefits offered to members.
- Provide documentation that the finished-drinking-water meter has been calibrated at least every 5 years.
Checking the calibration of finished-drinking-water meters at treatment plants shall be performed in accordance with the equipment manufacturer's recommendations or in accordance with a written preventive maintenance program established by the supplier of water. [Rule 62-555.350(2), F.A.C.]
- Suppliers of water shall submit written notification to the Department before beginning work or alterations to the public water system. Each notification shall be submitted to the appropriate Department of Environmental Protection District Office or Approved County Health Department and shall include the following: a description of the scope, purpose, and location of the work or alterations; and assurance that the work or alterations will comply with applicable requirements listed in Rule 62-555.330, F.A.C. Suppliers of water may begin such work or alterations 14 days after providing notification to the Department unless they are advised by the Department that the notification is incomplete or that a construction permit is required.
- Suppliers of water shall telephone the SWO at 1-800-320-0519 immediately (i.e., within two hours) after discovery of any actual or suspected sabotage or security breach, or any suspicious incident, involving a public water system. [Rule 62-555.350(10)(a), F.A.C.]
- Suppliers of water shall telephone, and speak directly to a person at, the appropriate DEP District Office as soon as possible, but never later than noon of the next business day, in the event of any of the following emergency or abnormal operating conditions:
 - The occurrence of any abnormal color, odor, or taste in a public water system's raw or finished water;
 - The failure of a public water system to comply with applicable disinfection requirements; or
 - The breakdown of any water treatment or pumping facilities, or the break of any water main, in a public water system if the breakdown or break is expected to adversely affect finished-water quality, interrupt water service to 150 or more service connections or 350 or more people, interrupt water service to any one service connection for more than eight hours, or necessitate the issuance of a precautionary "boil water" notice in accordance with the Department of Health's "Guidelines for the Issuance of Precautionary Boil Water Notices" as adopted in Rule 62-555.335, F.A.C. [Rule 62-555.350(10)(b), F.A.C.]
- Suppliers of water shall notify affected water customers in writing or via telephone, newspaper, radio, or television; and telephone, and speak directly to a person at, the appropriate DEP District Office by no later than the previous business day before taking PWS components out of operation for planned maintenance or repair work if the work is expected to adversely affect finished-water quality, interrupt water service to 150 or more service connections or 350

PWS ID # 3354010
Date 3/2/2023

or more people, interrupt water service to any one service connection for more than eight hours, or necessitate the issuance of a precautionary "boil water" notice in accordance with the Department of Health's "Guidelines for the Issuance of Precautionary Boil Water Notices" as adopted in Rule 62-555.335, F.A.C. [Rule 62-555.350(10)(d), F.A.C.]

- Suppliers of water shall issue precautionary "boil water" notices as required or recommended in the Department of Health's "Guidelines for the Issuance of Precautionary Boil Water Notices" as adopted in Rule 62-555.335, F.A.C. [Rule 62-555.350(11), F.A.C.]



Inspector Signature

Jonah Nieves

Printed Name

Environmental Specialist

Title

3/10/2026

Date



Reviewer Signature

David Smicherko

Printed Name

Environmental Manager

Title

3/16/2026

Date

A2404328

PUBLIC WATER SYSTEM INFORMATION (to be completed by sampler – please type or print legibly)

System Name: Water Oak Utility PWS I.D. #: 335-4010

System Type (check one): ☒ Community ☐ Nontransient Noncommunity ☐ Transient Noncommunity

Address: 3 Water Oak Boulevard

City: Lady Lake ZIP Code: 32159

Phone # 866-753-8292 Fax #: 727-849-429 E-Mail Address: mrotteveel@uswatercorp.net

SAMPLE INFORMATION (to be completed by sampler)

Sample Number: A240432800 1 Sample Date: 4/17/24 Sample Time: 6:50 ☒ AM ☐ PM (Circle One)

Sample Location (be specific): POE (WTP #1) Location Code: _____

Disinfectant Residual (Required when reporting results for trihalomethanes and haloacetic acids): 2.2 mg/L Field pH: 8.5

Sample Type (Check Only One)

- ☐ Distribution
☒ Entry Point (to Distribution)
☐ Plant Tap (not for compliance with 62-550)
☐ Raw (at well or intake)
☐ Max Residence Time
☐ Ave Residence Time
☐ Near First Customer

Reason(s) for Sample (Check all that apply)

- ☒ Routine Compliance with 62-550 ☐ Replacement (of Invalidated Sample)
☐ Confirmation of MCL Exceedance* ☐ Special (not for compliance with 62-550)
☐ Composite of Multiple Sites** ☐ Clearance (permitting)
☐ Other: _____

Sampling Procedure Used or Other Comments: _____

VOC/SOC/Gross Alpha/Uranium/RA226/RA228/Primary Inorganics/Secondary Contaminants

*See 62-550.500(6) for requirements and restrictions.
And 62-550.512(3) for nitrate or nitrite exceedances.

**See 62-550.550(4) for requirements and
attach a results page for each site.

SAMPLER CERTIFICATION

I, Curtis Carter, Certified Operator, do HEREBY CERTIFY
(Print Name) (Print Title)

that the above public water system and sample collection information is complete and correct.

Signature: Curtis Carter Date: 4/17/24

Certified Operator #: C25257 Phone #: 866-753-8292 Sampler's Fax #: 727-849-4219

Sampler's E-mail: mrotteveel@uswatercorp.net

Exhibit M

REVIEWED

By A. Cameron at 10:21 am, May 15, 2024

Florida Department of Environmental Protection
Safe Drinking Water Program Laboratory Reporting Format

LABORATORY CERTIFICATION INFORMATION(to be completed by lab – please type or print legibly)

Lab Name: Advanced Environmental Laboratories, Inc. Florida DOH Certification #: E53076 Certification Expiration Date: 06/30/2024

ATTACH CURRENT DOH ANALYTE SHEET*

Address: 380 Northlake Blvd., Suite 1048, Altamonte Springs, FL 32701

Phone #: (407) 937-1594

Were any analyses subcontracted ☒ Yes ☐ No If yes, please provide DOH certification number(s): E84589,E82535,E82001,E82574

ATTACH DOH ANALYTE SHEET FOR EACH SUBCONTRACTED LAB

ANALYSIS INFORMATION (to be completed by lab) Date Sample(s) Received: 04/17/2024

PWS ID: (From Page 1): 3354010 Sample Number (From Page 1): A2404328001 Lab Assigned Report # Or Job ID: A2404328

Group(s) Analyzed & Results attached for compliance with Chapter 62-550, F.A.C. (Check all that apply):

Inorganics

- ☒ All except Asbestos
☐ Partial
☒ Nitrate
☒ Nitrite
☐ Asbestos

Synthetic Organics

- ☐ All 30
☒ All Except Dioxin
☒ Partial
☐ Dioxin Only

Volatile Organics

- ☒ All 21
☐ Partial

Disinfection Byproducts

- ☐ Trihalomethanes
☐ Haloacetic Acids
☐ Chlorite
☐ Bromate

Radionuclides

- ☒ Single Sample
☐ Qtrly Composite*

Secondaries

- ☐ All 14
☒ Partial

LAB CERTIFICATION

I, Brandon O'Hara, Laboratory Manager, do HEREBY CERTIFY
(Print Name) (Print Title)

that all attached analytical data are correct and unless noted meet all requirements of the National Environmental Laboratory Accreditation Conference (NELAC).

Signature: Brandon O'Hara

Date: 05/09/2024

- * Failure to provide a valid and current Florida DOH lab certification number and a current Analyte Sheet for the attached analysis results will result in rejection of the report, possible enforcement against the public water system for failure to sample, and may result in notification of the DOH Bureau of Laboratory Services.
- ** Please provide radiological sample dates & locations for each quarter.

CONFIRMATION & NOTIFICATION IS REQUIRED WITHIN 24 HRS FOR NITRATE OR NITRITE MCL EXCEEDANCES

NON-DETECTS ARE TO BE REPORTED AS THE MDL WITH "U" QUALIFIER. (Non-detects reported as "BDL" or with a "<" are not acceptable.)

COMPLIANCE DETERMINATION(to be completed by DEP or DOH – attach notes as necessary)

Sample Collection & Analysis Satisfactory: ☐ Yes ☐ No Replacement Sample or Report Requested (circle or highlight group(s) above)

Person Notified: _____ Date Notified: _____ DEP/DOH Reviewing Official: _____

Florida Department of Environmental Protection
Safe Drinking Water Program Laboratory Reporting Format

INORGANIC CONTAMINANTS
62-550.310(1)

Report Number / Job ID: A2404328001

PWS ID (From Page 1): 3354010

Contam ID	Contam Name	MCL	Units	Analysis Result	Qualifier*	Analytical Method	Lab MDL	Analysis Date	Analysis Time	DOH Lab Certification #
1040	Nitrate (as N)	10	mg/L	1.4		EPA 300.0	0.024	04/17/2024	23:20	E53076
1041	Nitrite (as N)	1	mg/L	0.0034	U	EPA 300.0	0.0034	04/17/2024	23:20	E53076
1005	Arsenic	0.01	mg/L	0.0010		EPA 200.8	0.00025	04/19/2024	01:29	E82574
1010	Barium	2	mg/L	0.012		EPA 200.7	0.0030	04/23/2024	11:29	E82535
1015	Cadmium	0.005	mg/L	0.00025	U	EPA 200.8	0.00025	04/19/2024	01:29	E82574
1020	Chromium	0.1	mg/L	0.0050	U	EPA 200.7	0.0050	04/23/2024	11:29	E82535
1024	Cyanide	0.2	mg/L	0.0040	U	SM 4500-CN-E	0.0040	04/26/2024	12:03	E84589
1025	Fluoride	4	mg/L	0.15		EPA 300.0	0.0099	04/17/2024	23:20	E53076
1030	Lead	0.015	mg/L	0.00050	U	EPA 200.8	0.00050	04/19/2024	01:29	E82574
1035	Mercury	0.002	mg/L	0.000025	U	EPA 245.1	0.000025	05/01/2024	12:37	E82535
1036	Nickel	0.1	mg/L	0.0080	U	EPA 200.7	0.0080	04/23/2024	11:29	E82535
1045	Selenium	0.05	mg/L	0.0012	U	EPA 200.8	0.0012	04/19/2024	01:29	E82574
1052	Sodium	160	mg/L	7.9		EPA 200.7	0.80	04/23/2024	11:29	E82535
1074	Antimony	0.006	mg/L	0.0010	U	EPA 200.8	0.0010	04/19/2024	01:29	E82574
1075	Beryllium	0.004	mg/L	0.0020	U	EPA 200.7	0.0020	04/23/2024	11:29	E82535
1085	Thallium	0.002	mg/L	0.00025	U	EPA 200.8	0.00025	04/19/2024	01:29	E82574

Florida Department of Environmental Protection
Safe Drinking Water Program Laboratory Reporting Format

SECONDARY CONTAMINANTS
62-550.320

Report Number / Job ID: A2404328001

PWS ID (From Page 1): 3354010

Contam ID	Contam Name	MCL	Units	Analysis Result	Qualifier*	Analytical Method	Lab MDL	Analysis Date	Analysis Time	DOH Lab Certification #
1002	Aluminum	0.2	mg/L	0.024	U	EPA 200.7	0.024	04/23/2024	11:29	E82535
1017	Chloride	250	mg/L	12		EPA 300.0	0.039	04/18/2024	15:30	E53076
1022	Copper	1	mg/L	0.0050	U	EPA 200.7	0.0050	04/23/2024	11:29	E82535
1025	Fluoride	2	mg/L	0.15		EPA 300.0	0.0099	04/17/2024	23:20	E53076
1028	Iron	0.3	mg/L	0.038	U	EPA 200.7	0.038	04/23/2024	11:29	E82535
1032	Manganese	0.05	mg/L	0.0050	U	EPA 200.7	0.0050	04/23/2024	11:29	E82535
1050	Silver	0.1	mg/L	0.00050	U	EPA 200.8	0.00050	04/19/2024	01:29	E82574
1055	Sulfate	250	mg/L	14		EPA 300.0	0.034	04/18/2024	15:30	E53076
1095	Zinc	5	mg/L	0.050	U	EPA 200.7	0.050	04/23/2024	11:29	E82535
1920	Odor	3	TON	1.0	U	SM 2150 B	1.0	04/18/2024	07:45	E53076
1925	pH (field pH from page 1)	6.5 - 8.5		7.27	Q	SM 4500H+B		04/25/2024	10:19	E53076
1930	Total Dissolved Solids	500	mg/L	150		SM 2540 C	10	04/19/2024	14:35	E53076
2905	Foaming Agents	0.5	mg/L	0.045	I	SM 5540 C	0.040	04/18/2024	11:15	E82001

**Florida Department of Environmental Protection
Safe Drinking Water Program Laboratory Reporting Format**

RADIONUCLIDES
62-550.310(6)

Report Number / Job ID: A2404328001

PWS ID (From Page 1): 3354010

Contam ID	Contam Name	MCL	Units	Analysis Result	Qualifier*	Analytical Method	Lab MDL	RDL	Analysis Error	Analysis Date	Analysis Time	DOH Lab Certification #
4006	Combined Uranium	30	ug/L	0.53	I	EPA 200.8	0.20	1		04/19/2024	01:29	E82574

** If the result exceeds 5 pCi/L, a measurement for radium-226 is required. Uranium is reported separately under Contam ID 4006.

*** If the results exceed 5 pCi/L, a measurement for radium-226 is required. If the results exceed 15 pCi/L, a measurement for Combined Uranium must be reported separately. The DEP/DOH will subtract the U value from the Gross Alpha (ID 4002) to determine compliance with MCL for Gross Alpha (Excl. U) of 15pCi/L. If the result for ID 4002 Gross Alpha (Including Uranium) does not exceed 15pCi/L, Combined Uranium need not be measured nor reported.

**** If using Uranium testing methods ASTM D5174 or EPA 200.8 only, then Analysis Error need not be reported.

Florida Department of Environmental Protection
Safe Drinking Water Program Laboratory Reporting Format

VOLATILE ORGANICS

62-550.310(4)(a)

Report Number / Job ID: A2404328001

PWS ID (From Page 1): 3354010

Contam ID	Contam Name	MCL	Units	Analysis Result	Qualifier*	Analytical Method	Lab MDL	RDL	Analysis Date	Analysis Time	DOH Lab Certification #
2378	1,2,4-Trichlorobenzene	70	ug/L	0.50	U	EPA 524.2	0.50	0.5	04/22/2024	12:53	E82535
2380	cis-1,2-Dichloroethylene	70	ug/L	0.24	U	EPA 524.2	0.24	0.5	04/22/2024	12:53	E82535
2955	Xylenes (total)	10000	ug/L	0.48	U	EPA 524.2	0.48	0.5	04/22/2024	12:53	E82535
2964	Dichloromethane	5	ug/L	0.49	U	EPA 524.2	0.49	0.5	04/22/2024	12:53	E82535
2968	o-Dichlorobenzene	600	ug/L	0.44	U	EPA 524.2	0.44	0.5	04/22/2024	12:53	E82535
2969	para-Dichlorobenzene	75	ug/L	0.40	U	EPA 524.2	0.40	0.5	04/22/2024	12:53	E82535
2976	Vinyl Chloride	1	ug/L	0.28	U	EPA 524.2	0.28	0.5	04/22/2024	12:53	E82535
2977	1,1-Dichloroethylene	7	ug/L	0.40	U	EPA 524.2	0.40	0.5	04/22/2024	12:53	E82535
2979	trans-1,2-Dichloroethylene	100	ug/L	0.41	U	EPA 524.2	0.41	0.5	04/22/2024	12:53	E82535
2980	1,2-Dichloroethane	3	ug/L	0.44	U	EPA 524.2	0.44	0.5	04/22/2024	12:53	E82535
2981	1,1,1-Trichloroethane	200	ug/L	0.32	U	EPA 524.2	0.32	0.5	04/22/2024	12:53	E82535
2982	Carbon tetrachloride	3	ug/L	0.36	U	EPA 524.2	0.36	0.5	04/22/2024	12:53	E82535
2983	1,2-Dichloropropane	5	ug/L	0.33	U	EPA 524.2	0.33	0.5	04/22/2024	12:53	E82535
2984	Trichloroethylene	3	ug/L	0.25	U	EPA 524.2	0.25	0.5	04/22/2024	12:53	E82535
2985	1,1,2-Trichloroethane	5	ug/L	0.44	U	EPA 524.2	0.44	0.5	04/22/2024	12:53	E82535
2987	Tetrachloroethylene	3	ug/L	0.49	U	EPA 524.2	0.49	0.5	04/22/2024	12:53	E82535
2989	Monochlorobenzene	100	ug/L	0.37	U	EPA 524.2	0.37	0.5	04/22/2024	12:53	E82535
2990	Benzene	1	ug/L	0.16	U	EPA 524.2	0.16	0.5	04/22/2024	12:53	E82535
2991	Toluene	1000	ug/L	0.20	U	EPA 524.2	0.20	0.5	04/22/2024	12:53	E82535
2992	Ethylbenzene	700	ug/L	0.33	U	EPA 524.2	0.33	0.5	04/22/2024	12:53	E82535
2996	Styrene	100	ug/L	0.26	U	EPA 524.2	0.26	0.5	04/22/2024	12:53	E82535

Note: Results indicating non-detection with a reported lab MDL > .5 ug/L will not be accepted for compliance.

Florida Department of Environmental Protection
Safe Drinking Water Program Laboratory Reporting Format

SYNTHETIC ORGANICS

62-550.310(4)(b)

Report Number / Job ID: A2404328001 PWS ID (From Page 1): 3354010

Contam ID	Contam Name	MCL	Units	Analysis Result	Qualifier*	Analytical Method	Lab MDL	RDL	Extraction Date	Analysis Date	Analysis Time	DOH Lab Certification #
2005	Endrin	2	ug/L	0.0069	U	EPA 508	0.0069	0.01	04/23/2024	05/03/2024	20:37	E82574
2010	Lindane	0.2	ug/L	0.0071	U	EPA 508	0.0071	0.02	04/23/2024	05/03/2024	20:37	E82574
2015	Methoxychlor	40	ug/L	0.0068	U	EPA 508	0.0068	0.1	04/23/2024	05/03/2024	20:37	E82574
2020	Toxaphene	3	ug/L	0.12	U	EPA 508	0.12	1	04/23/2024	05/03/2024	20:37	E82574
2031	Dalapon	200	ug/L	0.90	U	EPA 515.3	0.90	1	04/29/2024	05/02/2024	23:16	E82574
2032	Diquat	20	ug/L	0.37	U	EPA 549.2	0.37	0.4	04/19/2024	04/23/2024	16:58	E82574
2033	Endothall	100	ug/L	6.0	U	EPA 548.1	6.0	9	04/22/2024	04/23/2024	16:59	E82574
2034	Glyphosate	700	ug/L	5.9	U	EPA 547	5.9	6		04/30/2024	18:29	E82574
2035	Di(2-ethylhexyl)adipate	400	ug/L	0.50	U	EPA 525.2	0.50	0.6	04/22/2024	04/27/2024	02:25	E82574
2036	Oxamyl (Vydate)	200	ug/L	1.8	U	EPA 531.1	1.8	2		05/03/2024	23:54	E82574
2037	Simazine	4	ug/L	0.060	U	EPA 525.2	0.060	0.07	04/22/2024	04/27/2024	02:25	E82574
2039	Di(2-ethylhexyl)phthalate	6	ug/L	0.50	U	EPA 525.2	0.50	0.6	04/22/2024	04/27/2024	02:25	E82574
2040	Picloram	500	ug/L	0.090	U	EPA 515.3	0.090	0.1	04/29/2024	05/02/2024	23:16	E82574
2041	Dinoseb	7	ug/L	0.18	U	EPA 515.3	0.18	0.2	04/29/2024	05/02/2024	23:16	E82574
2042	Hexachlorocyclopentadinene	50	ug/L	0.019	U	EPA 508	0.019	0.1	04/23/2024	05/03/2024	20:37	E82574
2046	Carbofuran	40	ug/L	0.67	U	EPA 531.1	0.67	0.9		05/03/2024	23:54	E82574
2050	Atrazine	3	ug/L	0.090	U	EPA 525.2	0.090	0.1	04/22/2024	04/27/2024	02:25	E82574
2051	Alachlor	2	ug/L	0.15	U	EPA 525.2	0.15	0.2	04/22/2024	04/27/2024	02:25	E82574
2065	Heptachlor	0.4	ug/L	0.0060	U	EPA 508	0.0060	0.04	04/23/2024	05/03/2024	20:37	E82574
2067	Heptachlor Epoxide	0.2	ug/L	0.0052	U	EPA 508	0.0052	0.02	04/23/2024	05/03/2024	20:37	E82574
2105	2,4-D	70	ug/L	0.095	U	EPA 515.3	0.095	0.1	04/29/2024	05/02/2024	23:16	E82574
2110	2,4,5-TP (Silvex)	50	ug/L	0.090	U	EPA 515.3	0.090	0.2	04/29/2024	05/02/2024	23:16	E82574
2274	Hexachlorobenzene	1	ug/L	0.0063	U	EPA 508	0.0063	0.1	04/23/2024	05/03/2024	20:37	E82574
2306	Benzo(a)pyrene	0.2	ug/L	0.015	U	EPA 525.2	0.015	0.02	04/22/2024	04/27/2024	02:25	E82574
2326	Pentachlorophenol	1	ug/L	0.038	U	EPA 515.3	0.038	0.04	04/29/2024	05/02/2024	23:16	E82574
2383	Polychlorinated biphenyls (PCBs)	0.5	ug/L	0.093	U	EPA 508	0.093	0.1	04/23/2024	05/03/2024	20:37	E82574
2931	Dibromochloropropane	0.2	ug/L	0.0061	U	EPA 504.1	0.0061	0.02	04/18/2024	04/19/2024	15:17	E82574
2946	Ethylene Dibromide (EDB)	0.02	ug/L	0.0090	U	EPA 504.1	0.0090	0.01	04/18/2024	04/19/2024	15:17	E82574
2959	Chlordane	2	ug/L	0.053	U	EPA 508	0.053	0.2	04/23/2024	05/03/2024	20:37	E82574

Note: Results indicating non-detection with a reported lab MDL >50% of the MCL will not be accepted for compliance.

Reporting Format 62-550.730
Effective January 1995, Revised December 2012

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*Results must be reported with appropriate qualifiers in accordance with Florida Administration Code Rule 62-160, Table 1. Results qualified with A, F, H, N, O, T, Z, ?, *, are unacceptable for compliance with 62-550. Results qualified with a J, Q, R, or Y must be accompanied by written justification and will be evaluated on a case by case basis. To avoid a monitoring violation, unacceptable results must be replaced with acceptable results from samples collected during the same monitoring period.

A2404328

PUBLIC WATER SYSTEM INFORMATION (to be completed by sampler – please type or print legibly)System Name: Water Oak UtilityPWS I.D. #: 335-4010System Type (check one): ☒ Community☐ Nontransient Noncommunity☐ Transient NoncommunityAddress: 3 Water Oak BoulevardCity: Lady LakeZIP Code: 32159Phone # 888-753-8292Fax #: 727-849-429E-Mail Address: mrottevel@uswatercorp.net**SAMPLE INFORMATION** (to be completed by sampler)Sample Number: A2404328002 Sample Date: 4/17/24 Sample Time: 0925 AM PM (Circle One)Sample Location (be specific): POE (WTP #2) Location Code: _____

Disinfectant Residual (Required when reporting results for trihalomethanes and haloacetic acids): _____ mg/L Field pH: _____

Sample Type (Check Only One)☐ Distribution☒ Entry Point (to Distribution)☐ Plant Tap (not for compliance with 62-550)☐ Raw (at well or intake)☐ Max Residence Time☐ Ave Residence Time☐ Near First Customer**Reason(s) for Sample (Check all that apply)**☒ Routine Compliance with 62-550☐ Replacement (of Invalidated Sample)☐ Confirmation of MCL Exceedance☐ Special (not for compliance with 62-550)☐ Composite of Multiple Sites☐ Clearance (permitting)☐ Other: _____

Sampling Procedure Used or Other Comments: _____

VOC/SOC/Gross Alpha/Uranium/RA226/RA228/Primary Inorganics/Secondary Contaminants*See 62-550.500(8) for requirements and restrictions.
And 62-550.512(3) for nitrate or nitrite exceedances.*See 62-550.550(4) for requirements and
attach a results page for each site.**SAMPLER CERTIFICATION**I, Curtis Carter
(Print Name)Certified Operator
(Print Title)

do HEREBY CERTIFY

that the above public water system and sample collection information is complete and correct.

Signature: Curtis CarterDate: 4/17/24Certified Operator #: C25257 Phone #: 888-753-8292Sampler's Fax #: 727-849-4219Sampler's E-mail: mrottevel@uswatercorp.net

Florida Department of Environmental Protection
Safe Drinking Water Program Laboratory Reporting Format

LABORATORY CERTIFICATION INFORMATION (to be completed by lab -- please type or print legibly)

Lab Name: Advanced Environmental Laboratories, Inc. Florida DOH Certification #: E53076 Certification Expiration Date: 06/30/2024

ATTACH CURRENT DOH ANALYTE SHEET*

Address: 380 Northlake Blvd., Suite 1048, Altamonte Springs, FL 32701

Phone #: (407) 937-1594

Were any analyses subcontracted ☒ Yes ☐ No If yes, please provide DOH certification number(s): E84589, E82535, E82001, E82574

ATTACH DOH ANALYTE SHEET FOR EACH SUBCONTRACTED LAB

ANALYSIS INFORMATION (to be completed by lab) Date Sample(s) Received: 04/17/2024

PWS ID: (From Page 1): 3354010 Sample Number (From Page 1): A2404328002 Lab Assigned Report # Or Job ID: A2404328

Group(s) Analyzed & Results attached for compliance with Chapter 62-550, F.A.C. (Check all that apply):

Inorganics

- ☒ All except Asbestos
☐ Partial
☒ Nitrate
☒ Nitrite
☐ Asbestos

Synthetic Organics

- ☐ All 30
☒ All Except Dioxin
☒ Partial
☐ Dioxin Only

Volatile Organics

- ☒ All 21
☐ Partial

Disinfection Byproducts

- ☐ Trihalomethanes
☐ Haloacetic Acids
☐ Chlorite
☐ Bromate

Radionuclides

- ☒ Single Sample
☐ Qtrly Composite*

Secondaries

- ☐ All 14
☒ Partial

LAB CERTIFICATION

I, Brandon O'Hara, Laboratory Manager, do HEREBY CERTIFY
(Print Name) (Print Title)

that all attached analytical data are correct and unless noted meet all requirements of the National Environmental Laboratory Accreditation Conference (NELAC).

Signature: Brandon O'Hara

Date: 05/09/2024

- * Failure to provide a valid and current Florida DOH lab certification number and a current Analyte Sheet for the attached analysis results will result in rejection of the report, possible enforcement against the public water system for failure to sample, and may result in notification of the DOH Bureau of Laboratory Services.
** Please provide radiological sample dates & locations for each quarter.

CONFIRMATION & NOTIFICATION IS REQUIRED WITHIN 24 HRS FOR NITRATE OR NITRITE MCL EXCEEDANCES
NON-DETECTS ARE TO BE REPORTED AS THE MDL WITH "U" QUALIFIER. (Non-detects reported as "BDL" or with a "<" are not acceptable.)

COMPLIANCE DETERMINATION (to be completed by DEP or DOH -- attach notes as necessary)

Sample Collection & Analysis Satisfactory: ☐ Yes ☐ No Replacement Sample or Report Requested (circle or highlight group(s) above)

Person Notified: _____ Date Notified: _____ DEP/DOH Reviewing Official: _____

Florida Department of Environmental Protection
Safe Drinking Water Program Laboratory Reporting Format

INORGANIC CONTAMINANTS
62-550.310(1)

Report Number / Job ID: A2404328002

PWS ID (From Page 1): 3354010

Contam ID	Contam Name	MCL	Units	Analysis Result	Qualifier*	Analytical Method	Lab MDL	Analysis Date	Analysis Time	DOH Lab Certification #
1040	Nitrate (as N)	10	mg/L	1.5		EPA 300.0	0.024	04/17/2024	23:35	E53076
1041	Nitrite (as N)	1	mg/L	0.0034	U	EPA 300.0	0.0034	04/17/2024	23:35	E53076
1005	Arsenic	0.01	mg/L	0.00096	I	EPA 200.8	0.00025	04/19/2024	01:34	E82574
1010	Barium	2	mg/L	0.011		EPA 200.7	0.0030	04/23/2024	11:33	E82535
1015	Cadmium	0.005	mg/L	0.00025	U	EPA 200.8	0.00025	04/19/2024	01:34	E82574
1020	Chromium	0.1	mg/L	0.0050	U	EPA 200.7	0.0050	04/23/2024	11:33	E82535
1024	Cyanide	0.2	mg/L	0.0040	U	SM 4500-CN-E	0.0040	04/23/2024	14:44	E84589
1025	Fluoride	4	mg/L	0.14		EPA 300.0	0.0099	04/17/2024	23:35	E53076
1030	Lead	0.015	mg/L	0.00050	U	EPA 200.8	0.00050	04/19/2024	01:34	E82574
1035	Mercury	0.002	mg/L	0.000025	U	EPA 245.1	0.000025	05/01/2024	12:39	E82535
1036	Nickel	0.1	mg/L	0.0080	U	EPA 200.7	0.0080	04/23/2024	11:33	E82535
1045	Selenium	0.05	mg/L	0.0012	U	EPA 200.8	0.0012	04/19/2024	01:34	E82574
1052	Sodium	160	mg/L	8.1		EPA 200.7	0.80	04/23/2024	11:33	E82535
1074	Antimony	0.006	mg/L	0.0010	U	EPA 200.8	0.0010	04/19/2024	01:34	E82574
1075	Beryllium	0.004	mg/L	0.0020	U	EPA 200.7	0.0020	04/23/2024	11:33	E82535
1085	Thallium	0.002	mg/L	0.00025	U	EPA 200.8	0.00025	04/19/2024	01:34	E82574

Florida Department of Environmental Protection
Safe Drinking Water Program Laboratory Reporting Format

SECONDARY CONTAMINANTS
62-550.320

Report Number / Job ID: A2404328002

PWS ID (From Page 1): 3354010

Contam ID	Contam Name	MCL	Units	Analysis Result	Qualifier*	Analytical Method	Lab MDL	Analysis Date	Analysis Time	DOH Lab Certification #
1002	Aluminum	0.2	mg/L	0.024	U	EPA 200.7	0.024	04/23/2024	11:33	E82535
1017	Chloride	250	mg/L	12		EPA 300.0	0.039	04/18/2024	16:16	E53076
1022	Copper	1	mg/L	0.0050	U	EPA 200.7	0.0050	04/23/2024	11:33	E82535
1025	Fluoride	2	mg/L	0.14		EPA 300.0	0.0099	04/17/2024	23:35	E53076
1028	Iron	0.3	mg/L	0.038	U	EPA 200.7	0.038	04/23/2024	11:33	E82535
1032	Manganese	0.05	mg/L	0.0050	U	EPA 200.7	0.0050	04/23/2024	11:33	E82535
1050	Silver	0.1	mg/L	0.00050	U	EPA 200.8	0.00050	04/19/2024	01:34	E82574
1055	Sulfate	250	mg/L	15		EPA 300.0	0.034	04/18/2024	16:16	E53076
1095	Zinc	5	mg/L	0.050	U	EPA 200.7	0.050	04/23/2024	11:33	E82535
1920	Odor	3	TON	1.0	U	SM 2150 B	1.0	04/18/2024	07:45	E53076
1925	pH (field pH from page 1)	6.5 - 8.5		7.40	Q	SM 4500H+B		04/25/2024	10:19	E53076
1930	Total Dissolved Solids	500	mg/L	130		SM 2540 C	10	04/19/2024	14:35	E53076
2905	Foaming Agents	0.5	mg/L	0.077	I	SM 5540 C	0.040	04/18/2024	11:15	E82001

Florida Department of Environmental Protection
Safe Drinking Water Program Laboratory Reporting Format

RADIONUCLIDES

62-550.310(6)

Report Number / Job ID: A2404328002

PWS ID (From Page 1): 3354010

Contam ID	Contam Name	MCL	Units	Analysis Result	Qualifier**	Analytical Method	Lab MDL	RDL	Analysis Error	Analysis Date	Analysis Time	DOH Lab Certification #
4006	Combined Uranium	30	ug/L	0.46	I	EPA 200.8	0.20	1		04/19/2024	01:34	E82574

** If the result exceeds 5 pCi/L, a measurement for radium-226 is required. Uranium is reported separately under Contam ID 4006.

*** If the results exceed 5 pCi/L, a measurement for radium-226 is required. If the results exceed 15 pCi/L, a measurement for Combined Uranium must be reported separately. The DEP/DOH will subtract the U value from the Gross Alpha (ID 4002) to determine compliance with MCL for Gross Alpha (Excl. U) of 15pCi/L. If the result for ID 4002 Gross Alpha (Including Uranium) does not exceed 15pCi/L, Combined Uranium need not be measured nor reported.

**** If using Uranium testing methods ASTM D5174 or EPA 200.8 only, then Analysis Error need not be reported.

Florida Department of Environmental Protection
Safe Drinking Water Program Laboratory Reporting Format

VOLATILE ORGANICS

62-550.310(4)(a)

Report Number / Job ID: A2404328002

PWS ID (From Page 1): 3354010

Contam ID	Contam Name	MCL	Units	Analysis Result	Qualifier*	Analytical Method	Lab MDL	RDL	Analysis Date	Analysis Time	DOH Lab Certification #
2378	1,2,4-Trichlorobenzene	70	ug/L	0.50	U	EPA 524.2	0.50	0.5	04/22/2024	13:20	E82535
2380	cis-1,2-Dichloroethylene	70	ug/L	0.24	U	EPA 524.2	0.24	0.5	04/22/2024	13:20	E82535
2955	Xylenes (total)	10000	ug/L	0.48	U	EPA 524.2	0.48	0.5	04/22/2024	13:20	E82535
2964	Dichloromethane	5	ug/L	0.49	U	EPA 524.2	0.49	0.5	04/22/2024	13:20	E82535
2968	o-Dichlorobenzene	600	ug/L	0.44	U	EPA 524.2	0.44	0.5	04/22/2024	13:20	E82535
2969	para-Dichlorobenzene	75	ug/L	0.40	U	EPA 524.2	0.40	0.5	04/22/2024	13:20	E82535
2976	Vinyl Chloride	1	ug/L	0.28	U	EPA 524.2	0.28	0.5	04/22/2024	13:20	E82535
2977	1,1-Dichloroethylene	7	ug/L	0.40	U	EPA 524.2	0.40	0.5	04/22/2024	13:20	E82535
2979	trans-1,2-Dichloroethylene	100	ug/L	0.41	U	EPA 524.2	0.41	0.5	04/22/2024	13:20	E82535
2980	1,2-Dichloroethane	3	ug/L	0.44	U	EPA 524.2	0.44	0.5	04/22/2024	13:20	E82535
2981	1,1,1-Trichloroethane	200	ug/L	0.32	U	EPA 524.2	0.32	0.5	04/22/2024	13:20	E82535
2982	Carbon tetrachloride	3	ug/L	0.36	U	EPA 524.2	0.36	0.5	04/22/2024	13:20	E82535
2983	1,2-Dichloropropane	5	ug/L	0.33	U	EPA 524.2	0.33	0.5	04/22/2024	13:20	E82535
2984	Trichloroethylene	3	ug/L	0.25	U	EPA 524.2	0.25	0.5	04/22/2024	13:20	E82535
2985	1,1,2-Trichloroethane	5	ug/L	0.44	U	EPA 524.2	0.44	0.5	04/22/2024	13:20	E82535
2987	Tetrachloroethylene	3	ug/L	0.49	U	EPA 524.2	0.49	0.5	04/22/2024	13:20	E82535
2989	Monochlorobenzene	100	ug/L	0.37	U	EPA 524.2	0.37	0.5	04/22/2024	13:20	E82535
2990	Benzene	1	ug/L	0.16	U	EPA 524.2	0.16	0.5	04/22/2024	13:20	E82535
2991	Toluene	1000	ug/L	0.20	U	EPA 524.2	0.20	0.5	04/22/2024	13:20	E82535
2992	Ethylbenzene	700	ug/L	0.33	U	EPA 524.2	0.33	0.5	04/22/2024	13:20	E82535
2996	Styrene	100	ug/L	0.26	U	EPA 524.2	0.26	0.5	04/22/2024	13:20	E82535

Note: Results indicating non-detection with a reported lab MDL > .5 ug/L will not be accepted for compliance.

**Florida Department of Environmental Protection
Safe Drinking Water Program Laboratory Reporting Format**

SYNTHETIC ORGANICS
62-550.310(4)(b)

Report Number / Job ID: A2404328002 PWS ID (From Page 1): 3354010

Contam ID	Contam Name	MCL	Units	Analysis Result	Qualifier*	Analytical Method	Lab MDL	RDL	Extraction Date	Analysis Date	Analysis Time	DOH Lab Certification #
2005	Endrin	2	ug/L	0.0069	U	EPA 508	0.0069	0.01	04/23/2024	05/03/2024	20:58	E82574
2010	Lindane	0.2	ug/L	0.0071	U	EPA 508	0.0071	0.02	04/23/2024	05/03/2024	20:58	E82574
2015	Methoxychlor	40	ug/L	0.0068	U	EPA 508	0.0068	0.1	04/23/2024	05/03/2024	20:58	E82574
2020	Toxaphene	3	ug/L	0.12	U	EPA 508	0.12	1	04/23/2024	05/03/2024	20:58	E82574
2031	Dalapon	200	ug/L	0.90	U	EPA 515.3	0.90	1	04/29/2024	05/02/2024	23:47	E82574
2032	Diquat	20	ug/L	0.37	U	EPA 549.2	0.37	0.4	04/19/2024	04/23/2024	17:07	E82574
2033	Endothall	100	ug/L	6.0	U	EPA 548.1	6.0	9	04/22/2024	04/23/2024	17:13	E82574
2034	Glyphosate	700	ug/L	5.9	U	EPA 547	5.9	6		04/30/2024	19:14	E82574
2035	DI(2-ethylhexyl)adipate	400	ug/L	0.50	U	EPA 525.2	0.50	0.6	04/22/2024	04/27/2024	02:50	E82574
2036	Oxamyl (Vydate)	200	ug/L	1.8	U	EPA 531.1	1.8	2		05/04/2024	02:20	E82574
2037	Simazine	4	ug/L	0.060	U	EPA 525.2	0.060	0.07	04/22/2024	04/27/2024	02:50	E82574
2039	DI(2-ethylhexyl)phthalate	6	ug/L	0.50	U	EPA 525.2	0.50	0.6	04/22/2024	04/27/2024	02:50	E82574
2040	Picloram	500	ug/L	0.090	U	EPA 515.3	0.090	0.1	04/29/2024	05/02/2024	23:47	E82574
2041	Dinoseb	7	ug/L	0.18	U	EPA 515.3	0.18	0.2	04/29/2024	05/02/2024	23:47	E82574
2042	Hexachlorocyclopentadiene	50	ug/L	0.019	U	EPA 508	0.019	0.1	04/23/2024	05/03/2024	20:58	E82574
2046	Carbofuran	40	ug/L	0.67	U	EPA 531.1	0.67	0.9		05/04/2024	02:20	E82574
2050	Atrazine	3	ug/L	0.090	U	EPA 525.2	0.090	0.1	04/22/2024	04/27/2024	02:50	E82574
2051	Alachlor	2	ug/L	0.15	U	EPA 525.2	0.15	0.2	04/22/2024	04/27/2024	02:50	E82574
2065	Heptachlor	0.4	ug/L	0.0060	U	EPA 508	0.0060	0.04	04/23/2024	05/03/2024	20:58	E82574
2067	Heptachlor Epoxide	0.2	ug/L	0.0052	U	EPA 508	0.0052	0.02	04/23/2024	05/03/2024	20:58	E82574
2105	2,4-D	70	ug/L	0.095	U	EPA 515.3	0.095	0.1	04/29/2024	05/02/2024	23:47	E82574
2110	2,4,5-TP (Silvex)	50	ug/L	0.090	U	EPA 515.3	0.090	0.2	04/29/2024	05/02/2024	23:47	E82574
2274	Hexachlorobenzene	1	ug/L	0.0063	U	EPA 508	0.0063	0.1	04/23/2024	05/03/2024	20:58	E82574
2306	Benzo(a)pyrene	0.2	ug/L	0.015	U	EPA 525.2	0.015	0.02	04/22/2024	04/27/2024	02:50	E82574
2326	Pentachlorophenol	1	ug/L	0.038	U	EPA 515.3	0.038	0.04	04/29/2024	05/02/2024	23:47	E82574
2383	Polychlorinated biphenyls (PCBs)	0.5	ug/L	0.093	U	EPA 508	0.093	0.1	04/23/2024	05/03/2024	20:58	E82574
2931	Dibromochloropropane	0.2	ug/L	0.0061	U	EPA 504.1	0.0061	0.02	04/18/2024	04/19/2024	16:17	E82574
2946	Ethylene Dibromide (EDB)	0.02	ug/L	0.0091	U	EPA 504.1	0.0091	0.01	04/18/2024	04/19/2024	16:17	E82574
2959	Chlordane	2	ug/L	0.053	U	EPA 508	0.053	0.2	04/23/2024	05/03/2024	20:58	E82574

Note: Results indicating non-detection with a reported lab MDL >50% of the MCL will not be accepted for compliance.

Reporting Format 62-550.730
Effective January 1995, Revised December 2012

Page: 40 of 48

*Results must be reported with appropriate qualifiers in accordance with Florida Administration Code Rule 62-160, Table 1. Results qualified with A, F, H, N, O, T, Z, ?, *, are unacceptable for compliance with 62-550. Results qualified with a J, Q, R, or Y must be accompanied by written justification and will be evaluated on a case by case basis. To avoid a monitoring violation, unacceptable results must be replaced with acceptable results from samples collected during the same monitoring period.

A2404328

PUBLIC WATER SYSTEM INFORMATION (to be completed by sampler -- please type or print legibly)

System Name: Water Oak Utility

PWS I.D. #: 335-4010

System Type (check one): ☒ Community

☐ Nontransient Noncommunity

☐ Transient Noncommunity

Address: 3 Water Oak Boulevard

City: Lady Lake

ZIP Code: 32159

Phone # 866-753-8292

Fax #: 727-849-429

E-Mail Address: mrotteveel@uswatercorp.net

SAMPLE INFORMATION (to be completed by sampler)

Sample Number: A2404328001

Sample Date: 4/17/24

Sample Time: 6:50

☒ AM ☐ PM (Circle One)

Sample Location (be specific): POE (WTP #1)

Location Code: _____

Disinfectant Residual (Required when reporting results for trihalomethanes and haloacetic acids): 2.2 mg/L

Field pH: 8.5

Sample Type (Check Only One)

☐ Distribution

☒ Entry Point (to Distribution)

☐ Plant Tap (not for compliance with 62-550)

☐ Raw (at well or intake)

☐ Max Residence Time

☐ Ave Residence Time

☐ Near First Customer

Reason(s) for Sample (Check all that apply)

☒ Routine Compliance with 62-550

☐ Replacement (of Invalidated Sample)

☐ Confirmation of MCL Exceedance*

☐ Special (not for compliance with 62-550)

☐ Composite of Multiple Sites**

☐ Clearance (permitting)

☐ Other: _____

Sampling Procedure Used or Other Comments: _____

VOC/SOC/Gross Alpha/Uranium/RA226/RA228/Primary Inorganics/Secondary Contaminants

*See 62-550.500(6) for requirements and restrictions.
And 62-550.512(3) for nitrate or nitrite exceedances.

**See 62-550.550(4) for requirements and
attach a results page for each site.

SAMPLER CERTIFICATION

I, Curtis Carter
(Print Name)

Certified Operator
(Print Title)

do HEREBY CERTIFY

that the above public water system and sample collection information is complete and correct.

Signature: Curtis Carter

Date: 4/17/24

Certified Operator #: C25257 Phone #: 866-753-8292

Sampler's Fax #: 727-849-4219

Sampler's E-mail: mrotteveel@uswatercorp.net

**Florida Department of Environmental Protection
Safe Drinking Water Program Laboratory Reporting Format**

LABORATORY CERTIFICATION INFORMATION (to be completed by lab – please type or print legibly)

Lab Name: KNL Environmental Testing Florida DOH Certification #: E84025 Certification Expiration Date: June Renewal

ATTACH CURRENT DOH ANALYTE SHEET*

Address: 3202 N. Florida Ave. Tampa, FL 33603 Phone #: 813-229-2879

Were any analyses subcontracted? ☐ Yes ☒ No If yes, please provide DOH certification number(s): _____

ATTACH DOH ANALYTE SHEET FOR EACH SUBCONTRACTED LAB*

ANALYSIS INFORMATION (to be completed by lab) Date Sample(s) Received: 4-19-24

PWS ID (From Pg 1): 3354010 Sample # (From Pg 1): A2404328001 Lab Assigned Report # or Job ID: 24-7037

Group(s) Analyzed & Results attached for compliance with Chapter 62-550, F.A.C. (Check all that apply):

Inorganics

- ☐ All Except Asbestos
☐ Partial
☐ Nitrate
☐ Nitrite
☐ Asbestos

Synthetic Organics

- ☐ All 30
☐ All Except Dioxin
☐ Partial
☐ Dioxin Only

Volatile Organics

- ☐ All 21
☐ Partial

Disinfection Byproducts

- ☐ Trihalomethanes
☐ Haloacetic Acids
☐ Chlorite
☐ Bromate

Radionuclides

- ☒ Single Sample
☐ Qtrly Composite**

Secondaries

- ☐ All 14
☐ Partial

LAB CERTIFICATION

I, Thomas J. Weeks _____, do HEREBY CERTIFY
(Print Name) (Print Title)

that all attached analytical data are correct and unless noted meet all requirements of the National Environmental Laboratory Accreditation Conference (NELAC).

Signature: _____ Date: 5-2-24

* Failure to provide a valid and current Florida DOH lab certification number and a current Analyte Sheet for the attached analysis results will result in rejection of the report, possible enforcement against the public water system for failure to sample, and may result in notification of the DOH Bureau of Laboratory Services.

** Please provide radiological sample dates & locations for each quarter.

CONFIRMATION & NOTIFICATION IS REQUIRED WITHIN 24 HRS FOR NITRATE OR NITRITE MCL EXCEEDANCES
NON-DETECTS ARE TO BE REPORTED AS THE MDL WITH A "U" QUALIFIER. (Non-detects reported as "BDL" or with a "<" are not acceptable.)

COMPLIANCE DETERMINATION (to be completed by DEP or DOH -- attach notes as necessary)

Sample Collection & Analysis Satisfactory: ☐ Yes ☐ No _____ Replacement Sample or Report Requested (circle or highlight group(s) above)

Person Notified: _____ Date Notified: _____ DEP/DOH Reviewing Official: _____

KNL Environmental Testing
3202 N. Florida Ave.
Tampa, FL 33603

Ph: (813) 229-2879 Fax: (813) 229-0002

**Florida Department of Environmental Protection
Safe Drinking Water Program Laboratory Reporting Format**

RADIONUCLIDES
62-550.310(6)

KNL Report Number/Job ID: 24.7037
PWS ID(From Page 1): 3354010

Client ID: AEL-Altamonte Springs // WTP #1 POE // A2404328001

Contam ID	Contam Name	MCL	Units	Analysis Result	Qualifier *	Analytical Method	Lab MDL	RDL	Analysis Error	Analysis Date	Analysis Time	DOH Lab Certification #
4002	Gross Alpha (incl Uranium)	15 ***	pCi/L	1.4	I	EPA 900.0	1.0	3	1.1	4-30-24	0824	E84025
4020	Radium-226	5	pCi/L	1.3		EPA 903.0 *****	0.3	1	0.4	5-1-24	1301	E84025
4030	Radium-228		pCi/L	0.7	U	EPA Ra-05	0.7	1	0.5	4-26-24	1632	E84025

Reporting Format 62-550.730
Effective January 1995, Revised February 2010.

- * Qualifier Codes: U = indicates that the compound was analyzed for but not detected.
I = the reported value is between the laboratory detection limit and the laboratory practical quantitation limit.
- ** If the result exceeds 5 pCi/L, a measurement for radium-226 is required. Uranium is reported separately under Contam ID 4006.
- *** If the results exceed 5 pCi/L, a measurement for radium-226 is required. If the results exceed 15 pCi/L, a measurement for Combined Uranium must be reported separately. The DEP/DOH will subtract the U value from the Gross Alpha (ID 4002) to determine compliance with MCL for Gross Alpha (Excl.U) of 15 pCi/L. If the result for ID 4002 Gross Alpha (incl.Uranium) does not exceed 15 pCi/L, Combined Uranium need not be measured nor reported.
- **** If using Uranium testing methods ASTM D5174 or EPA 200.8 only, then Analysis Error need not be reported.
- ***** 85% carrier recovery

Page of

Test results meet all requirements of the 2016 TNI standards. Statement of estimated uncertainty available upon request. Test results refer only to sample(s) listed.
Contact person: Thomas Weeks (813) 229-2879.

Approved by:



Thomas J. Weeks
Laboratory Director

A2404328

PUBLIC WATER SYSTEM INFORMATION (to be completed by sampler – please type or print legibly)

System Name: Water Oak Utility PWS I.D. #: 335-4010
System Type (check one): ☒ Community ☐ Nontransient Noncommunity ☐ Transient Noncommunity
Address: 3 Water Oak Boulevard
City: Lady Lake ZIP Code: 32159
Phone # 866-753-8292 Fax #: 727-849-429 E-Mail Address: mrottevel@uswatercorp.net

SAMPLE INFORMATION (to be completed by sampler)

Sample Number: A2404328002 Sample Date: 4/17/24 Sample Time: 0925 AM PM (Circle One)
Sample Location (be specific): POE (WTP #2) Location Code: _____

Disinfectant Residual (Required when reporting results for trihalomethanes and haloacetic acids): _____ mg/L Field pH: _____

Sample Type (Check Only One)

- ☐ Distribution
- ☒ Entry Point (to Distribution)
- ☐ Plant Tap (not for compliance with 62-550)
- ☐ Raw (at well or intake)
- ☐ Max Residence Time
- ☐ Ave Residence Time
- ☐ Near First Customer

Reason(s) for Sample (Check all that apply)

- ☒ Routine Compliance with 62-550
- ☐ Confirmation of MCL Exceedance*
- ☐ Composite of Multiple Sites**
- ☐ Other: _____
- ☐ Replacement (of Invalidated Sample)
- ☐ Special (not for compliance with 62-550)
- ☐ Clearance (permitting)

Sampling Procedure Used or Other Comments: _____

VOC/SOC/Gross Alpha/Uranium/RA226/RA228/Primary Inorganics/Secondary Contaminants

*See 62-550.500(6) for requirements and restrictions.
And 62-550.512(3) for nitrate or nitrite exceedances.

**See 62-550.550(4) for requirements and
attach a results page for each site.

SAMPLER CERTIFICATION

I, Curtis Carter, Certified operator, do HEREBY CERTIFY
(Print Name) (Print Title)

that the above public water system and sample collection information is complete and correct.

Signature: Curtis Carter Date: 4/17/24
Certified Operator #: C25257 Phone #: 866-753-8292 Sampler's Fax #: 727-849-4219
Sampler's E-mail: mrottevel@uswatercorp.net

**Florida Department of Environmental Protection
Safe Drinking Water Program Laboratory Reporting Format**

LABORATORY CERTIFICATION INFORMATION (to be completed by lab – please type or print legibly)

Lab Name: KNL Environmental Testing Florida DOH Certification #: E84025 Certification Expiration Date: June Renewal

ATTACH CURRENT DOH ANALYTE SHEET*

Address: 3202 N. Florida Ave. Tampa, FL 33603 Phone #: 813-229-2879

Were any analyses subcontracted? ☐ Yes ☒ No If yes, please provide DOH certification number(s): _____

ATTACH DOH ANALYTE SHEET FOR EACH SUBCONTRACTED LAB*

ANALYSIS INFORMATION (to be completed by lab) Date Sample(s) Received: 4-19-24

PWS ID (From Pg 1): 3354010 Sample # (From Pg 1): A2404328002 Lab Assigned Report # or Job ID: 24.7038

Group(s) Analyzed & Results attached for compliance with Chapter 62-550, F.A.C. (Check all that apply):

Inorganics

- ☐ All Except Asbestos
- ☐ Partial
- ☐ Nitrate
- ☐ Nitrite
- ☐ Asbestos

Synthetic Organics

- ☐ All 30
- ☐ All Except Dioxin
- ☐ Partial
- ☐ Dioxin Only

Volatile Organics

- ☐ All 21
- ☐ Partial

Disinfection Byproducts

- ☐ Trihalomethanes
- ☐ Haloacetic Acids
- ☐ Chlorite
- ☐ Bromate

Radionuclides

- ☒ Single Sample
- ☐ Quarterly Composite**

Secondaries

- ☐ All 14
- ☐ Partial

LAB CERTIFICATION

I, Thomas J. Weeks, Laboratory Director, do HEREBY CERTIFY
(Print Name) (Print Title)

that all attached analytical data are correct and unless noted meet all requirements of the National Environmental Laboratory Accreditation Conference (NELAC).

Signature: _____ Date: 5-2-24

* Failure to provide a valid and current Florida DOH lab certification number and a current Analyte Sheet for the attached analysis results will result in rejection of the report, possible enforcement against the public water system for failure to sample, and may result in notification of the DOH Bureau of Laboratory Services.

** Please provide radiological sample dates & locations for each quarter.

**CONFIRMATION & NOTIFICATION IS REQUIRED WITHIN 24 HRS FOR NITRATE OR NITRITE MCL EXCEEDANCES
NON-DETECTS ARE TO BE REPORTED AS THE MDL WITH A "U" QUALIFIER. (Non-detects reported as "BDL" or with a "<" are not acceptable.)**

COMPLIANCE DETERMINATION (to be completed by DEP or DOH – attach notes as necessary)

Sample Collection & Analysis Satisfactory: ☐ Yes ☐ No _____ Replacement Sample or Report Requested (circle or highlight group(s) above)

Person Notified: _____ Date Notified: _____ DEP/DOH Reviewing Official: _____

KNL Environmental Testing
3202 N. Florida Ave.
Tampa, FL 33603

Ph: (813) 229-2879 Fax: (813) 229-0002

**Florida Department of Environmental Protection
Safe Drinking Water Program Laboratory Reporting Format**

RADIONUCLIDES
62-550.310(6)

KNL Report Number/Job ID: 24.7038
PWS ID(From Page 1): 33540/O

Client ID: AEL-Altamonte Springs // WTP #2 POE // A2404328002

Contam ID	Contam Name	MCL	Units	Analysis Result	Qualifier *	Analytical Method	Lab MDL	RDL	Analysis Error	Analysis Date	Analysis Time	DOH Lab Certification #
4002	Gross Alpha (incl Uranium)	15 ***	pCi/L	1.9	I	EPA 900.0	0.7	3	0.9	4-30-24	1911	E84025
4020	Radium-226	5	pCi/L	1.0	I	EPA 903.0 *****	0.4	1	0.4	5-1-24	1301	E84025
4030	Radium-228		pCi/L	0.7	U	EPA Ra-05	0.7	1	0.5	4-26-24	1632	E84025

Reporting Format 62-550.730
Effective January 1995, Revised February 2010.

- * Qualifier Codes: U = indicates that the compound was analyzed for but not detected.
I = the reported value is between the laboratory detection limit and the laboratory practical quantitation limit.
- ** If the result exceeds 5 pCi/L, a measurement for radium-226 is required. Uranium is reported separately under Contam ID 4006.
- *** If the results exceed 5 pCi/L, a measurement for radium-226 is required. If the results exceed 15 pCi/L, a measurement for Combined Uranium must be reported separately. The DEP/DOH will subtract the U value from the Gross Alpha (ID 4002) to determine compliance with MCL for Gross Alpha (Excl.U) of 15 pCi/L. If the result for ID 4002 Gross Alpha (incl.Uranium) does not exceed 15 pCi/L, Combined Uranium need not be measured nor reported.
- **** If using Uranium testing methods ASTM D5174 or EPA 200.8 only, then Analysis Error need not be reported.
- ***** 82% carrier recovery

Page of

Test results meet all requirements of the 2016 TNI standards. Statement of estimated uncertainty available upon request. Test results refer only to sample(s) listed.
Contact person: Thomas Weeks (813) 229-2879.

Approved by:



Thomas J. Weeks
Laboratory Director

R 5/ 24.7036-38

**Results Requested By: 4/29/2024**[illegible]



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Phone: (407) 937-1594
Fax: (407) 937-1597

Workorder: Water Oaks Utilities (A2404328)

FINAL - REVISION

May 08, 2024

Melisa Rotteveel
US Water Services
4939 Cross Bayou Blvd.
New Port Richey, FL 34662

RE: Workorder: A2404328 Water Oaks Utilities

Dear Melisa Rotteveel:

Enclosed are the analytical results for sample(s) received by the laboratory on Wednesday April 17, 2024. Results reported herein conform to the most current NELAP standards, where applicable, unless otherwise narrated in the body of the report. The analytical results for the samples contained in this report were submitted for analysis as outlined by the Chain of Custody and results pertain only to these samples.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Brandon O'Hara

Brandon O'Hara, Laboratory Manager
BOhara@AELLab.com

Thursday, May 9, 2024 12:59:57 PM
Dates and times are displayed using (-04:00)
Page 1 of 48

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FINAL - REVISION

Workorder: Water Oaks Utilities (A2404328)

Sample Summary

Lab ID	Sample ID	Matrix	Method	Date Collected	Date Received	Analytes Reported	Basis
A2404328001	WTP #1 POE	DW	EPA 200.7	04/17/2024 08:50	04/17/2024 15:41	10	NA
A2404328001	WTP #1 POE	DW	EPA 200.8	04/17/2024 08:50	04/17/2024 15:41	8	NA
A2404328001	WTP #1 POE	DW	EPA 245.1	04/17/2024 08:50	04/17/2024 15:41	1	NA
A2404328001	WTP #1 POE	DW	EPA 300.0	04/17/2024 08:50	04/17/2024 15:41	5	NA
A2404328001	WTP #1 POE	DW	EPA 504.1	04/17/2024 08:50	04/17/2024 15:41	2	NA
A2404328001	WTP #1 POE	DW	EPA 508	04/17/2024 08:50	04/17/2024 15:41	10	NA
A2404328001	WTP #1 POE	DW	EPA 515.3	04/17/2024 08:50	04/17/2024 15:41	6	NA
A2404328001	WTP #1 POE	DW	EPA 524.2	04/17/2024 08:50	04/17/2024 15:41	21	NA
A2404328001	WTP #1 POE	DW	EPA 525.2	04/17/2024 08:50	04/17/2024 15:41	6	NA
A2404328001	WTP #1 POE	DW	EPA 531.1	04/17/2024 08:50	04/17/2024 15:41	2	NA
A2404328001	WTP #1 POE	DW	EPA 547	04/17/2024 08:50	04/17/2024 15:41	1	NA
A2404328001	WTP #1 POE	DW	EPA 548.1	04/17/2024 08:50	04/17/2024 15:41	1	NA
A2404328001	WTP #1 POE	DW	EPA 549.2	04/17/2024 08:50	04/17/2024 15:41	1	NA
A2404328001	WTP #1 POE	DW	SM 2150 B	04/17/2024 08:50	04/17/2024 15:41	1	NA
A2404328001	WTP #1 POE	DW	SM 2540 C	04/17/2024 08:50	04/17/2024 15:41	1	NA
A2404328001	WTP #1 POE	DW	SM 4500-CN-E	04/17/2024 08:50	04/17/2024 15:41	1	NA
A2404328001	WTP #1 POE	DW	SM 4500H+B	04/17/2024 08:50	04/17/2024 15:41	1	NA
A2404328001	WTP #1 POE	DW	SM 5540 C	04/17/2024 08:50	04/17/2024 15:41	1	NA
A2404328002	WTP #2 POE	DW	EPA 200.7	04/17/2024 09:25	04/17/2024 15:41	10	NA
A2404328002	WTP #2 POE	DW	EPA 200.8	04/17/2024 09:25	04/17/2024 15:41	8	NA
A2404328002	WTP #2 POE	DW	EPA 245.1	04/17/2024 09:25	04/17/2024 15:41	1	NA
A2404328002	WTP #2 POE	DW	EPA 300.0	04/17/2024 09:25	04/17/2024 15:41	5	NA
A2404328002	WTP #2 POE	DW	EPA 504.1	04/17/2024 09:25	04/17/2024 15:41	2	NA
A2404328002	WTP #2 POE	DW	EPA 508	04/17/2024 09:25	04/17/2024 15:41	10	NA
A2404328002	WTP #2 POE	DW	EPA 515.3	04/17/2024 09:25	04/17/2024 15:41	6	NA
A2404328002	WTP #2 POE	DW	EPA 524.2	04/17/2024 09:25	04/17/2024 15:41	21	NA
A2404328002	WTP #2 POE	DW	EPA 525.2	04/17/2024 09:25	04/17/2024 15:41	6	NA
A2404328002	WTP #2 POE	DW	EPA 531.1	04/17/2024 09:25	04/17/2024 15:41	2	NA
A2404328002	WTP #2 POE	DW	EPA 547	04/17/2024 09:25	04/17/2024 15:41	1	NA
A2404328002	WTP #2 POE	DW	EPA 548.1	04/17/2024 09:25	04/17/2024 15:41	1	NA
A2404328002	WTP #2 POE	DW	EPA 549.2	04/17/2024 09:25	04/17/2024 15:41	1	NA
A2404328002	WTP #2 POE	DW	SM 2150 B	04/17/2024 09:25	04/17/2024 15:41	1	NA
A2404328002	WTP #2 POE	DW	SM 2540 C	04/17/2024 09:25	04/17/2024 15:41	1	NA
A2404328002	WTP #2 POE	DW	SM 4500-CN-E	04/17/2024 09:25	04/17/2024 15:41	1	NA
A2404328002	WTP #2 POE	DW	SM 4500H+B	04/17/2024 09:25	04/17/2024 15:41	1	NA

Thursday, May 9, 2024 12:59:57 PM
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Phone: (407) 937-1594
Fax: (407) 937-1597

FINAL - REVISION

Workorder: Water Oaks Utilities (A2404328)

Sample Summary

Lab ID	Sample ID	Matrix	Method	Date Collected	Date Received	Analytes Reported	Basis
A2404328002	WTP #2 POE	DW	SM 5540 C	04/17/2024 09:25	04/17/2024 15:41	1	NA

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Fax: (407) 937-1597

FINAL - REVISION

Workorder: Water Oaks Utilities (A2404328)

Workorder Summary

Batch Comments

GCSJ/6300 - E515.3 Analysis, Water

The samples associated with this analysis batch were extracted on 04/30/2024 11:45.

GCSJ/6319 - E508 Analysis, Water

The upper control criterion was exceeded for several target analytes in Continuing Calibration Verification (CCV) standards for analytical batch GCSJ: 6319, indicating increased sensitivity. The client samples reported in this batch did not contain the analytes in question. Since the apparent problem equates to a potential high bias, the data quality is not affected. No further corrective action was required.

The samples associated with this analysis batch were extracted on 04/23/2024 15:00.

HPLJ/2622 - E549.2 Analysis, Water

The spike recovery of Diquat for the Laboratory Control Sample (LCS) and Laboratory Control Sample Duplicate (LCSD) was outside the upper control criterion. The analyte in question was not detected in the associated client samples. The error associated with elevated recovery equates to a high bias. The sample data is not significantly affected. No further corrective action was required.

The upper control criterion was exceeded for the following analyte in the matrix spike 5266367MS for analytical batch 2622: Diquat. The analyte(s) in question was not detected in the associated client samples. The error associated with elevated recovery equates to a high bias. The quality of the data is not affected. No further corrective action was required.

MSSJ/3907 - E548.1 Analysis, Water

The upper control criterion was exceeded for the target analyte Endothall in Continuing Calibration Verification (CCV) standards for analytical batch 3907, indicating increased sensitivity. The client samples reported in this batch did not contain the analyte in question. Since the apparent problem equates to a potential high bias, the data quality is not affected. No further corrective action was required.

The spike recoveries of Endothall for the Laboratory Control Sample (LCS) (139%) and Laboratory Control Sample Duplicate (LCSD) (168%) were outside the control criteria (63-131%). The analyte in question was not detected in the associated client samples. The error associated with elevated recovery equates to a high bias. The sample data is not significantly affected. No further corrective action was required.

All samples associated with this analysis batch were extracted on 04/22/2024 at 09:11.

MSSJ/3921 - E525.2 Analysis, Water

All samples associated with this analysis batch were extracted on: 04/22/2024 at 12:21.

WCAT/29547 - Cyanide, SM4500-CN-E, Water

J2405904001 was received by the lab past the recommended holding time. The analysis was performed as soon as possible after receipt by the laboratory. The data is qualified to indicate the holding time violation.

Thursday, May 9, 2024 12:59:57 PM
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Page 4 of 48

Certificate of Analysis

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Advanced Environmental Laboratories, Inc
380 North Lake Blvd., Suite 1048 Altamonte Springs, FL
Payments: P.O. Box 551580 Jacksonville, FL 32255-1580
Phone: (407) 937-1594
Fax: (407) 937-1597

FINAL - REVISION

Workorder: Water Oaks Utilities (A2404328)

QC Results Qualifiers

Parameter Qualifiers

- U The compound was analyzed for but not detected.
- I The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.
- Q Missed Hold Time

Lab Qualifiers

- A DOH Certification #E53076 (FL NELAC) AEL-Altamonte Springs
- G DOH Certification #E82001 (FL NELAC) AEL-Gainesville
- J DOH Certification #E82574 (FL NELAC) AEL-Jacksonville
DOD-ELAP Certification #L23-514 (ISO/IEC 17025:2017) AEL-Jacksonville
- M DOH Certification #E82535 (FL NELAC) AEL-Miami
- T DOH Certification #E84589 (FL NELAC) AEL-Tampa

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FINAL - REVISION

Workorder: Water Oaks Utilities (A2404328)

QC Results

QC Batch: CVAm/1451
Preparation Method: EPA 245.1
Associated Lab IDs: A2404328001, A2404328002

Analysis Method: EPA 245.1

Method Blank(5282116)

Parameter	Results	Units	PQL	MDL	Lab
Mercury	0.000025 U	mg/L	0.00010	0.000025	M

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FINAL - REVISION

Workorder: Water Oaks Utilities (A2404328)

QC Results

QC Batch: GCSJ/6257
Preparation Method: EPA 504.1
Associated Lab IDs: A2404328001, A2404328002

Analysis Method: EPA 504.1

Method Blank(5264008)

Parameter	Results	Units	PQL	MDL	Lab
Ethylene Dibromide (EDB)	0.0092 U	ug/L	0.020	0.0092	JA
1,2-Dibromo-3-Chloropropane	0.0062 U	ug/L	0.020	0.0062	JA

Surrogates

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Lab
Tetrachloro-m-xylene (S)	ug/L	1	1.10	112	64 - 150	J

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Workorder: Water Oaks Utilities (A2404328)

QC Results

QC Batch: GCSJ/8300
Preparation Method: EPA 515.3
Associated Lab IDs: A2404328001, A2404328002

Analysis Method: EPA 515.3

Method Blank(5278768)

Parameter	Results	Units	PQL	MDL	Lab
Dalapon	0.90 U	ug/L	5.0	0.90	J
2,4-D	0.095 U	ug/L	5.0	0.095	J
Pentachlorophenol	0.038 U	ug/L	0.50	0.038	J
Silvex (2,4,5-TP)	0.090 U	ug/L	1.0	0.090	J
Picloram	0.090 U	ug/L	0.50	0.090	J
Dinoseb	0.18 U	ug/L	2.5	0.18	J

Surrogates

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Lab
2,4-Dichlorophenylacetic acid (S)	ug/L	25	24	94	70 - 130	J

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Workorder: Water Oaks Utilities (A2404328)

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QC Results

QC Batch: GCSj/6319
Preparation Method: EPA 508
Associated Lab IDs: A2404328001, A2404328002

Analysis Method: EPA 508

Method Blank(5273968)

Parameter	Results	Units	PQL	MDL	Lab
Hexachlorocyclopentadiene	0.019 U	ug/L	0.020	0.019	J
Hexachlorobenzene	0.0063 U	ug/L	0.020	0.0063	J
gamma-BHC (Lindane)	0.0071 U	ug/L	0.020	0.0071	J
Heptachlor	0.0060 U	ug/L	0.020	0.0060	J
Heptachlor Epoxide	0.0052 U	ug/L	0.020	0.0052	J
Endrin	0.0069 U	ug/L	0.020	0.0069	J
Methoxychlor	0.0068 U	ug/L	0.020	0.0068	J
PCBs	0.093 U	ug/L	0.20	0.093	J
Chlordane (technical)	0.053 U	ug/L	0.20	0.053	J
Toxaphene	0.12 U	ug/L	0.20	0.12	J

Surrogates

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Lab
Decachlorobiphenyl (S)	mg/L	0.0005	0.000490	98	70 - 130	J

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Workorder: Water Oaks Utilities (A2404328)

QC Results

QC Batch: HPLJ/2622 Analysis Method: EPA 549.2
Preparation Method: EPA 549.2
Associated Lab IDs: A2404328001, A2404328002

Method Blank(5266364)

Parameter	Results	Units	PQL	MDL	Lab
Diquat	0.37 U	ug/L	5.0	0.37	J





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Workorder: Water Oaks Utilities (A2404328)

QC Results

QC Batch: HPLJ/2637
Preparation Method: EPA 547
Associated Lab IDs: A2404328001, A2404328002

Analysis Method: EPA 547

Method Blank(5277052)

Parameter	Results	Units	PQL	MDL	Lab
Glyphosate	5.9 U	ug/L	50	5.9	J

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Workorder: Water Oaks Utilities (A2404328)

QC Results

QC Batch: HPLJ2652 Analysis Method: EPA 531.1
Preparation Method: EPA 531.1
Associated Lab IDs: A2404328001, A2404328002

Method Blank(5287439)

Parameter	Results	Units	PQL	MDL	Lab
Oxamyl	1.8 U	ug/L	2.5	1.8	J
Carbofuran	0.67 U	ug/L	2.5	0.67	J

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Workorder: Water Oaks Utilities (A2404328)

QC Results

QC Batch: ICMJ/4239
Preparation Method: EPA 200.8
Associated Lab IDs: A2404328001, A2404328002

Analysis Method: EPA 200.8

Method Blank(5264416)

Parameter	Results	Units	PQL	MDL	Lab
Arsenic	0.00025 U	mg/L	0.0010	0.00025	J
Selenium	0.0012 U	mg/L	0.0050	0.0012	J
Silver	0.00050 U	mg/L	0.0020	0.00050	J
Cadmium	0.00025 U	mg/L	0.0010	0.00025	J
Antimony	0.0010 U	mg/L	0.0040	0.0010	J
Thallium	0.00025 U	mg/L	0.0010	0.00025	J
Lead	0.00050 U	mg/L	0.0020	0.00050	J
Uranium	0.20 U	ug/L	0.80	0.20	J

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Workorder: Water Oaks Utilities (A2404328)

QC Results

QC Batch: ICPm/4059
Preparation Method: EPA 200.7
Associated Lab IDs: A2404328001, A2404328002

Analysis Method: EPA 200.7

Method Blank(5270017)

Parameter	Results	Units	PQL	MDL	Lab
Aluminum	0.024 U	mg/L	0.20	0.024	M
Barium	0.0030 U	mg/L	0.010	0.0030	M
Beryllium	0.0020 U	mg/L	0.010	0.0020	M
Chromium	0.0050 U	mg/L	0.010	0.0050	M
Copper	0.0050 U	mg/L	0.010	0.0050	M
Iron	0.038 U	mg/L	0.20	0.038	M
Manganese	0.0050 U	mg/L	0.010	0.0050	M
Sodium	0.80 U	mg/L	1.0	0.80	M
Nickel	0.0080 U	mg/L	0.010	0.0080	M
Zinc	0.050 U	mg/L	0.10	0.050	M

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Workorder: Water Oaks Utilities (A2404328)

QC Results

QC Batch: MSSJ/3907
Preparation Method: EPA 548.1
Associated Lab IDs: A2404328001, A2404328002

Analysis Method: EPA 548.1

Method Blank(5268447)

Parameter	Results	Units	PQL	MDL	Lab
Endothali	6.0 U	ug/L	8.0	6.0	J

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Workorder: Water Oaks Utilities (A2404328)

QC Results

QC Batch: MSSJ/3921
Preparation Method: EPA 525.2
Associated Lab IDs: A2404328001, A2404328002

Analysis Method: EPA 525.2

Method Blank(6268822)

Parameter	Results	Units	PQL	MDL	Lab
Simazine	0.060 U	ug/L	0.50	0.060	J
Atrazine	0.090 U	ug/L	0.50	0.090	J
Alachlor	0.15 U	ug/L	0.50	0.15	J
Di(2-ethylhexyl) adipate	0.50 U	ug/L	1.0	0.50	J
bis(2-Ethylhexyl) phthalate	0.50 U	ug/L	2.0	0.50	J
Benzo[a]pyrene	0.015 U	ug/L	0.50	0.015	J

Surrogates

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Lab
p-Terphenyl-d14 (S)	mg/L	0.0050	0.0049	98	70 - 130	J

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Workorder: Water Oaks Utilities (A2404328)

QC Results

QC Batch: MSVm/5596
Preparation Method: EPA 524.2
Associated Lab IDs: A2404328001, A2404328002

Analysis Method: EPA 524.2

Method Blank(5269099)

Parameter	Results	Units	PQL	MDL	Lab
Vinyl Chloride	0.28 U	ug/L	1.0	0.28	M
1,1-Dichloroethylene	0.40 U	ug/L	5.0	0.40	M
Methylene Chloride	0.49 U	ug/L	5.0	0.49	M
trans-1,2-Dichloroethylene	0.41 U	ug/L	5.0	0.41	M
cis-1,2-Dichloroethylene	0.24 U	ug/L	1.0	0.24	M
1,2-Dichloroethane	0.44 U	ug/L	1.0	0.44	M
1,1,1-Trichloroethane	0.32 U	ug/L	1.0	0.32	M
Carbon Tetrachloride	0.36 U	ug/L	1.0	0.36	M
Benzene	0.16 U	ug/L	1.0	0.16	M
1,2-Dichloropropane	0.33 U	ug/L	1.0	0.33	M
Trichloroethene	0.25 U	ug/L	1.0	0.25	M
1,1,2-Trichloroethane	0.44 U	ug/L	1.0	0.44	M
Toluene	0.20 U	ug/L	1.0	0.20	M
Tetrachloroethylene (PCE)	0.49 U	ug/L	1.0	0.49	M
Chlorobenzene	0.37 U	ug/L	1.0	0.37	M
Ethylbenzene	0.33 U	ug/L	1.0	0.33	M
Styrene	0.26 U	ug/L	1.0	0.26	M
1,4-Dichlorobenzene	0.40 U	ug/L	1.0	0.40	M
1,2-Dichlorobenzene	0.44 U	ug/L	1.0	0.44	M
1,2,4-Trichlorobenzene	0.50 U	ug/L	1.0	0.50	M
Xylene (Total)	0.48 U	ug/L	3.0	0.48	M

Surrogates

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery	Control Limits	Lab
1,2-Dichloroethane-d4 (S)	ug/L	50	49	97	80 - 120	M
Bromofluorobenzene (S)	ug/L	50	55	111	86 - 115	M
Toluene-d8 (S)	ug/L	50	48	95	81 - 118	M

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Workorder: Water Oaks Utilities (A2404328)

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QC Results

QC Batch: WCAa/6291
Preparation Method: EPA 300.0
Associated Lab IDs: A2404328001, A2404328002

Analysis Method: EPA 300.0

Method Blank(5265640)

Parameter	Results	Units	PQL	MDL	Lab
Chloride	0.039 U	mg/L	5.0	0.039	A
Sulfate	0.034 U	mg/L	5.0	0.034	A

Method Blank(5265644)

Parameter	Results	Units	PQL	MDL	Lab
Chloride	0.039 U	mg/L	5.0	0.039	A
Sulfate	0.034 U	mg/L	5.0	0.034	A

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Workorder: Water Oaks Utilities (A2404328)

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QC Results

QC Batch: WCAa/6293
Preparation Method: SM 2120 B
Associated Lab IDs: A2404328001, A2404328002

Analysis Method: SM 2120 B

Method Blank(5265957)

Parameter	Results	Units	PQL	MDL	Lab
Color	5.0 U	PCU	10	5.0	A

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Workorder: Water Oaks Utilities (A2404328)

QC Results

QC Batch: WCAa/6297
Preparation Method: SM 2540 C
Associated Lab IDs: A2404328001, A2404328002

Analysis Method: SM 2540 C

Method Blank(5267026)

Parameter	Results	Units	PQL	MDL	Lab
Total Dissolved Solids	10 U	mg/L	10	10	A

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Workorder: Water Oaks Utilities (A2404328)

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QC Results

QC Batch: WCAa/6308
Preparation Method: EPA 300.0
Associated Lab IDs: A2404328001, A2404328002

Analysis Method: EPA 300.0

Method Blank(5269079)

Parameter	Results	Units	PQL	MDL	Lab
Fluoride	0.0099 U	mg/L	0.10	0.0099	A
Nitrite (as N)	0.0034 U	mg/L	0.10	0.0034	A
Nitrate (as N)	0.024 U	mg/L	0.10	0.024	A

Method Blank(5269083)

Parameter	Results	Units	PQL	MDL	Lab
Fluoride	0.0099 U	mg/L	0.10	0.0099	A
Nitrite (as N)	0.0034 U	mg/L	0.10	0.0034	A
Nitrate (as N)	0.024 U	mg/L	0.10	0.024	A

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Workorder: Water Oaks Utilities (A2404328)

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QC Results

QC Batch: WCAg/15853
Preparation Method: SM 5540 C
Associated Lab IDs: A2404328001, A2404328002

Analysis Method: SM 5540 C

Method Blank(5264072)

Parameter	Results	Units	PQL	MDL	Lab
MBAS, as LAS, mol.wt.348	0.040 U	mg/L	0.20	0.040	G

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Workorder: Water Oaks Utilities (A2404328)

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QC Results

QC Batch: WCA/29443
Preparation Method: SM 4500-CN-E
Associated Lab IDs: A2404328002

Analysis Method: SM 4500-CN-E

Method Blank(5275899)

Parameter	Results	Units	PQL	MDL	Lab
Cyanide	0.0040 U	mg/L	0.010	0.0040	T





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Workorder: Water Oaks Utilities (A2404328)

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QC Results

QC Batch: WCAI/29547
Preparation Method: SM 4500-CN-E
Associated Lab IDs: A2404328001

Analysis Method: SM 4500-CN-E

Method Blank(5280343)

Parameter	Results	Units	PQL	MDL	Lab
Cyanide	0.0040 U	mg/L	0.010	0.0040	T

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Workorder: Water Oaks Utilities (A2404328)

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QC Cross Reference

Lab ID	Sample ID	Prep Batch	Prep Method
CVAm/1451 - EPA 245.1			
A2404328001	WTP #1 POE	DGMm/4417	EPA 245.1
A2404328002	WTP #2 POE	DGMm/4417	EPA 245.1
GCSj/6257 - EPA 504.1			
A2404328001	WTP #1 POE	EXTj/8842	EPA 504.1
A2404328002	WTP #2 POE	EXTj/8842	EPA 504.1
GCSj/6300 - EPA 515.3			
A2404328001	WTP #1 POE	GCSj/6299	EPA 515.3
A2404328002	WTP #2 POE	GCSj/6299	EPA 515.3
GCSj/6319 - EPA 508			
A2404328001	WTP #1 POE	EXTj/8898	EPA 508
A2404328002	WTP #2 POE	EXTj/8898	EPA 508
HPLj/2622 - EPA 549.2			
A2404328001	WTP #1 POE	EXTj/8851	EPA 549.2
A2404328002	WTP #2 POE	EXTj/8851	EPA 549.2
HPLj/2637 - EPA 547			
A2404328001	WTP #1 POE		
A2404328002	WTP #2 POE		
HPLj/2652 - EPA 531.1			
A2404328001	WTP #1 POE		
A2404328002	WTP #2 POE		
ICMj/4239 - EPA 200.8			
A2404328001	WTP #1 POE		
A2404328002	WTP #2 POE		
ICPm/4059 - EPA 200.7			
A2404328001	WTP #1 POE		
A2404328002	WTP #2 POE		
MSSj/3907 - EPA 548.1			
A2404328001	WTP #1 POE	EXTj/8861	EPA 548.1
A2404328002	WTP #2 POE	EXTj/8861	EPA 548.1

Thursday, May 9, 2024 12:59:57 PM
Dates and times are displayed using (-04:00)
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Advanced Environmental Laboratories, Inc
380 North Lake Blvd., Suite 1048 Altamonte Springs, FL
Payments: P.O. Box 551580 Jacksonville, FL 32255-1580
Phone: (407) 937-1594
Fax: (407) 937-1597

Workorder: Water Oaks Utilities (A2404328)

FINAL - REVISION

QC Cross Reference

Lab ID	Sample ID	Prep Batch	Prep Method
MSSJ/3921 - EPA 525.2			
A2404328001	WTP #1 POE	EXTj/8866	EPA 525.2
A2404328002	WTP #2 POE	EXTj/8866	EPA 525.2
MSVm/5596 - EPA 524.2			
A2404328001	WTP #1 POE		
A2404328002	WTP #2 POE		
WCAa/6291 - EPA 300.0			
A2404328001	WTP #1 POE		
A2404328002	WTP #2 POE		
WCAa/6297 - SM 2540 C			
A2404328001	WTP #1 POE		
A2404328002	WTP #2 POE		
WCAa/6308 - EPA 300.0			
A2404328001	WTP #1 POE		
A2404328002	WTP #2 POE		
WCAa/6328 - SM 4500H+B			
A2404328001	WTP #1 POE		
A2404328002	WTP #2 POE		
WCAa/6344 - SM 2150 B			
A2404328001	WTP #1 POE		
A2404328002	WTP #2 POE		
WCAg/15853 - SM 5540 C			
A2404328001	WTP #1 POE		
A2404328002	WTP #2 POE		
WCAI/29443 - SM 4500-CN-E			
A2404328002	WTP #2 POE		
WCAI/29547 - SM 4500-CN-E			
A2404328001	WTP #1 POE		

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Water Oak Country Club Estates Regulatory Correspondence Summary (DEP, County Health Department & Water Management District)

Overview

This document summarizes correspondence with the Florida Department of Environmental Protection (FDEP), the Lake County Water Resource Management Laboratory (county health department role), and the St. Johns River Water Management District (SJRWMD) for Water Oak Country Club Estates (PWS ID 3354010, DEP Permit No. 0080548). The correspondence covers two primary activities: (1) the Hilltop Expansion water distribution system and WTF No. 2 construction, and (2) Hydropneumatic Tank #1 replacement. No consent orders or warning letters are present — all correspondence reflects standard regulatory permitting, inspection, and clearance processes.

I. Hilltop Expansion — Engineering Report & Facility Plan (Sep 2, 2020)

- Document: Engineering Report and Facility Plan for WO CCE Hilltop Expansion WTF No. 2
- Prepared by: DNM Engineering & Associates, Inc. (P.O. Box 42, Ocala, FL)
- Scope: New water supply and treatment facility (WTF No. 2) to serve ±296 mobile home units on the Hilltop Expansion
- Key elements: Two new 10-inch wells, water treatment plant design, hydraulic capacity analysis, distribution system, sanitary hazard evaluation
- Permits referenced: SJRWMD Consumptive Use Permit 282-10; SJRWMD Well Construction Permits

II. DEP Request for Additional Information (RAI) — Response (Sep 30, 2020)

- From: DNM Engineering & Associates, Inc.
- To: Daissan A. Villareal, P.E., FDEP Central District — Drinking Water Program
- DEP Application No.: 0080548-WC
- Item 1: Bacteriological well survey — acknowledged not required for permit issuance; to be submitted at time of clearance
- Item 2: Well disinfection — revised plans to include disinfection per AWWA C654 Standard

- Item 3: Chemical feed equipment — added backup/standby hypochlorinator per RSWW §5.1.1; provided tank and sodium hypochlorite specifications confirming ANSI/AWWA B300 & ANSI/NSF 60 compliance

III. Notice of Intent to Use General Permit — Water Main Extension (Jun 25, 2021)

- Form: DEP Form 62-555.900(7) — Notice of Intent for Construction of Water Main Extensions for PWSs
- Project: Hilltop Expansion — approx. 1,760 LF of 6-inch PVC + 15,720 LF of 8-inch PVC water main
- Location: South side of Griffin Ave, approximately 1 mile east of County Road 25, adjacent to Water Oak Community
- Estimated cost: \$900,000
- Professional Engineer: Daniel R. Gibbs, P.E. (Atwell, LLC) — FL License No. 60088

IV. DEP General Permit Issued — 0080548-009-DSGP (Jul 8, 2021)

- Permit No.: 0080548-009-DSGP
- Permittee: Sun Water Oak Expansion, LLC (John McLaren, COO)
- Expiration: July 7, 2026
- FDEP confirmed "the Department does not object to the use of such general permit at this time"
- Condition: Clearance from DEP required before placing any water main into operation (per Rule 62-555.345, F.A.C.)

V. Certification of Construction Completion & Clearance Request (Phase 1)

- Form: DEP Form 62-555.900(9) — Certification of Construction Completion
- Permit No.: 0080548-009-DSGP
- Portion certified: Hilltop Expansion Phase 1 — 2 six-inch water main taps and 1,731 LF of 6-inch PVC water line
- Certified by: Daniel R. Gibbs, P.E. (Atwell, LLC)

VI. DEP Partial Clearance Letter (Sep 27, 2021)

- From: Mohamed Abouelkheir, MBA — Engineering Specialist, Permitting and Waste Cleanup Program, FDEP Central District
- To: John McLaren, COO — Sun Water Oak Expansion, LLC
- Clearance Type: PARTIAL
- Scope cleared: Approximately 1,781 linear feet of 6-inch PVC water main with fittings, valves, and appurtenances

- Basis: System extension constructed per FDEP Permit; satisfactory bacteriological tests per AWWA standards
- "Separate clearance is required for the remainder of the project"

VII. Hydropneumatic Tank #1 Inspection Report (Jun 13, 2021)

- Prepared by: DNM Engineering & Associates, Inc.
- Tank: Hydropneumatic Tank #1 — Modern Welding Company, approx. 2001, 20,000-gallon, welded steel, 36 ft × 10 ft diameter
- Required by: Rule 62-555.350(2), F.A.C. — structural and coating inspection at least every 5 years
- FINDING — Exterior coating: Good condition (recoated 2011; all readings above 4.0 mil minimum)
- FINDING — Exterior hardware: Moderate corrosion on manway fasteners, relief valve, and sight glass
- FINDING — Interior coating: POOR — approximately 25% of tank void of protective epoxy coating
- FINDING — Structural integrity: POOR — deteriorated welds and pitting in upper section; Non-ASME Code vessel
- FINDING — Front concrete support: Cracked in half
- FINDING — Max working pressure: 64 psi (shell governs); operating pressure must remain below this
- RECOMMENDATION: "In order to prevent catastrophic failure, hydropneumatic tank #1 should be replaced with a 'like for like' ASME Code pressure vessel with minimum design working pressure of 100 psi. Front concrete support should be replaced at time of installation."

VIII. Tank Replacement Notification to DEP

- Form: DEP Tank Replacement notification form (submitted to DEP_CD@dep.state.fl.us)
- Tank type: Hydropneumatic (H) — "like for like" replacement
- Installer: RCM Utilities — (352) 561-2990
- Contact: Jennifer Hardwick, Utility/Infrastructure Manager — (941) 374-5156
- Requirement: 14-day advance written notice per Rule 62-555.520(1)(c)1, F.A.C.

IX. DEP Confirmation — No Permit Required (Aug 19, 2021)

- From: Javed Mayet, P.E. — Engineering Specialist, FDEP Central District
- To: Jennifer Andrews (Sun Communities)
- cc: Manuel Cardona, FDEP; Jenny E. Farrell, FDEP
- Decision: "No Permit is required for your above tank replacement. You may go ahead with your replacement."

- Condition: Boil water notice must be provided to customers until two consecutive day satisfactory bacteriological reports are obtained

X. Lake County Water Lab — Bacteriological Testing

- Lab: Lake County Water Resource Management Laboratory — Certification No. E43183
- Lab Supervisor: Cathie Catusus — (352) 253-1686
- Client: Civil Earth Sitework (construction contractor)
- Samples: Two consecutive days of bacteriological sampling for clearance purposes
- Results: Total Coliform / E. coli — ABSENT (satisfactory for both samples)
- Purpose: Required for DEP clearance to place permitted PWS components into operation

XI. Summary of Regulatory Interactions

- FDEP (Drinking Water Program): Engineering report, RAI response, permit application, clearance requests, tank replacement notification — ALL items resolved favorably
- Lake County Water Lab (county health role): Bacteriological sampling and testing — SATISFACTORY results
- SJRWMD: Consumptive Use Permit (#282-10) and Well Construction Permits — referenced in Engineering Report as issued
- CONSENT ORDERS: NONE present in this folder
- WARNING LETTERS: NONE present in this folder
- VIOLATIONS: NONE — the utility was in full compliance with DEP requirements throughout all interactions



CERTIFICATION OF CONSTRUCTION COMPLETION AND REQUEST FOR CLEARANCE TO PLACE PERMITTED PWS COMPONENTS INTO OPERATION

See page 5 for instructions.

Exhibit O

I. General Project Information

A. Name of Project: Water Oak Estates Hilltop Expansion

B. Department of Environmental Protection (DEP) Construction Permit

Permit Number: 0080548-009-DSGP

Date Permit Was Issued: July 8, 2021

C. Portion of Project for Which Construction Is Substantially Complete and for Which Clearance Is Requested

☐ Entire Project

☒ Following Portion of Project: Hilltop Expansion Phase 1 to include 2-6" water main taps and 1,781 ft 6" pvc water line.

D. Permittee

PWS/Company Name: Sun Water Oak Expansion, LLC

PWS Identification Number: *

PWS Type: * ☐ Community ☐ Non-Transient Non-Community ☐ Transient Non-Community ☐ Consecutive

Contact Person: John McLaren

Contact Person's Title: President/COO

Contact Person's Mailing Address: 27777 Franklin Rd. Suite 200

City: Southfield

State: MI

Zip Code: 48034

Contact Person's Telephone Number: 248-208-2595

Contact Person's Fax Number: 248-598-1881

Contact Person's E-Mail Address: cthomas@suncommunities.com

* This information is required only if the permittee is a public water system (PWS).

E. Public Water System (PWS) Supplying Water to Project

PWS Name: Water Oak Country Club Estates (CUP # 282-8)

PWS Identification Number: 3354010

PWS Type: ☒ Community ☐ Non-Transient Non-Community ☐ Transient Non-Community ☐ Consecutive

PWS Owner: Sun Communities Finance, LLC

Contact Person: John McLaren

Contact Person's Title: President/COO

Contact Person's Mailing Address: 27777 Franklin Rd. Suite 200

City: Southfield

State: MI

Zip Code: 48034

Contact Person's Telephone Number: 248-208-2595

Contact Person's Fax Number: 248-598-1881

Contact Person's E-Mail Address: cthomas@suncommunities.com

F. Public Water System (PWS) that Will Own Project After It Is Placed into Permanent Operation

PWS Name: Water Oak Country Club Estates

PWS Identification Number: * 3354010

PWS Type: * ☒ Community ☐ Non-Transient Non-Community ☐ Transient Non-Community ☐ Consecutive

PWS Owner: Sun Communities Finance, LLC

Contact Person: John McLaren

Contact Person's Title: President/COO

Contact Person's Mailing Address: 27777 Franklin Rd. Suite 200

City: Southfield

State: MI

Zip Code: 48034

Contact Person's Telephone Number: 248-208-2595

Contact Person's Fax Number: 248-598-1881

Contact Person's E-Mail Address: cthomas@suncommunities.com

* This information is required only if the owner/operator is an existing PWS.

G. Professional Engineer in Responsible Charge of Inspecting Construction of Project*

Company Name: Atwell, LLC

Engineer: Daniel R Gibbs, PE

Engineer's Florida License Number: 60088

Engineer's Title: Project Manager

Engineer's Mailing Address: 1800 Parkway Place, Suite 700

City: Marietta

State: GA

Zip Code: 30067

Engineer's Telephone Number: 770-423-0807

Engineer's Fax Number: 770-423-1262

Engineer's E-Mail Address: dgibbs@atwell-group.com

* This information is required if construction of this project is inspected under the responsible charge of a professional engineer licensed in Florida. Whenever a project is designed under the responsible charge of a professional engineer licensed in Florida and is permitted by the Department, construction of the project shall be inspected under the responsible charge of a professional engineer licensed in Florida.

**INSPECTION
REPORT
FOR THE
WATER OAK COUNTRY CLUB
ESTATES
WATER TREATMENT PLANT
HYDROPNEUMATIC TANK #1**

PWS ID. No.: 3354010

**106 Evergreen Lane
Lady Lake, Lake County, Florida**

Prepared by:



***P.O. Box 42
Ocala, Florida 34478
352-624-2068
dnmengineering@embarqmail.com***

June 13, 2021

Water Oak Country Club Estates
Hydropneumatic Tank #1 Inspection

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POST-INSPECTION	7
SUMMARY & RECOMMENDATIONS	7

Water Oak Country Club Estates
Hydropneumatic Tank #1 Inspection

CERTIFICATIONS

ENGINEER:

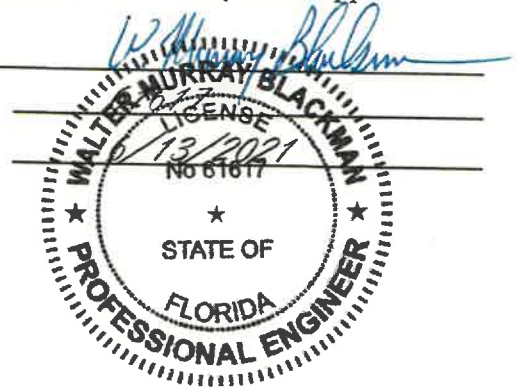
DNM Engineering & Associates, Inc.
W. Murray Blackman, P.E.
P.O. Box 42
Ocala, Florida 34478
(352) 624-2068

This inspection report describes the structural and coating integrity of the finished water storage tank through visual observations and non-destructive testing performed on the date(s) listed on the cover page. As the Professional Engineer responsible for preparation of this report, the undersigned certifies that the information contained in this report is true and correct to the best of his knowledge, the report was prepared in accordance with sound engineering principles, and the recommendations and schedules have been discussed with the public water system supplier.

Signature of Engineer: _____

Florida Registration No.: _____

Date: _____



INTRODUCTION

In accordance with Chapter 62-555.350(2) of the Florida Administrative Code, finished-drinking-water storage tanks, including conventional hydropneumatic tanks with an access manhole but excluding bladder- or diaphragm-type hydropneumatic tanks without an access manhole, shall be checked at least annually to ensure that hatches are closed and screens are in place; shall be cleaned at least every five years to remove biogrowths, calcium or iron/manganese deposits, and sludge from inside the tanks; and shall be inspected for structural and coating integrity at least once every five years by personnel under the responsible charge of a professional engineer licensed in Florida.

Cleaning, inspection and testing of the hydropneumatic water storage tank were performed by DNM Engineering & Associates, Inc.

TANK DESCRIPTION

Manufacturer:	Modern Welding Company
ASME Code Stamp:	No
Manufactured:	Approximately 2001
MAWP:	Unknown
Overall Length:	36 Feet
Diameter:	10 Feet
Nominal Volume:	20,000 Gallons
Construction:	Welded Steel

PRE-INSPECTION

The following summarizes the procedures implemented prior to inspection of the hydropneumatic pressure tank:

- The system was not taken offline. The existing 20,000-gallon hydropneumatic tank #2 (Dixie Tank) was utilized for distribution service and pressure while hydropneumatic tank #1 was bypassed and taken off-line for cleaning and inspection.
- The hydropneumatic tank drain valve was opened to drain the water from the tank.
- Upon draining the hydropneumatic tank, the access manway fasteners, manway cover and gasket were removed to open the tank for cleaning and inspection.
- The interior of the hydropneumatic tank was cleaned with a pressure washer and storage container filled with water from the system to remove any biogrowths, calcium or iron/manganese deposits, sand and/or sludge from the interior of the tank.

VISUAL INSPECTION

The following summarizes the noted observations during the visual inspection of the exterior and interior of the hydropneumatic tank:

Hydropneumatic Tank Exterior

- The exterior of the hydropneumatic tank was in good condition. There were no signs of deteriorated welds, pitting or structural damage.
- The manway fasteners and cover were observed to have moderate corrosion as well as small areas along the exterior of the shell.
- The relief valve located on the rear of the tank along with the sight glass valves and nipples are corroded. The air compressor is not operating and is scheduled to be replaced.
- The front concrete tank support is cracked in half.

Hydropneumatic Tank Interior

- The interior of the hydropneumatic tank was in poor condition. There were signs of deteriorated welds and pitting in the upper section of the tank.
- The interior protective epoxy coating was observed to be in poor condition. Approximately 25% of the tank was void of protective coating.
- Approximately 0.5 cubic feet of sand/sediment was removed from inside the tank during cleaning.

NONDESTRUCTIVE TESTING

The following summarizes the measured exterior paint coating, steel thickness, and interior epoxy coating of the hydropneumatic tank:

Hydropneumatic Tank's Exterior Paint Coatings

- The hydropneumatic tank's exterior paint coating was examined for dry film thickness using the Defelsko, PosiTest® FM Coating Thickness Gauge.
- A total of 21 dry film thickness readings were taken along the exterior perimeter of hydropneumatic tank's shell and heads. The readings ranged from 6.0 to 11.0 mils with an average of 8.2 mils along the exterior of the hydropneumatic tank. All of the dry film thickness readings were above the recommended minimum industry standard of 4.0 mils.

Hydropneumatic Tank's Steel Thickness

- The exterior of the hydropneumatic tank was examined for steel thickness using the Defelsko, PosiTector® UTG Ultrasonic Thickness Gauge.
- A total of 19 steel thickness readings were taken along the exterior perimeter of the hydropneumatic tank's shell and heads. The readings ranged from 0.384 to 0.436 inches with an average of 0.412 inches on the bell heads of the hydropneumatic tank. The readings ranged from 0.331 to 0.384 inches with an average of 0.345 inches along the perimeter of the hydropneumatic tank's shell.

Water Oak Country Club Estates
Hydropneumatic Tank #1 Inspection

- Based upon the requirements of ASME Section VIII and the minimum steel thickness measurements for the hydropneumatic tank's (HPT) bell head ends and shell, the maximum allowable working pressure is calculated as follows:

Assumptions:

- Calculations based upon a HPT with Longitudinal Stress (Circumferential Joints)
- Maximum Allowable Stress Value (S) for Grade 70 Steel = 17,500 psi
- Joint Efficiency (E): Ellipsoidal Bell Head (One Piece) = 0.85
Shell (Butt-Welded Joints, Not Examined) = 0.70

Bell Head Ends:

P = Maximum Allowable Working Pressure (PSI)

t = Minimum Measured Steel Thickness (0.361 Inches)

D = Measured Outside Diameter (120 inches)

Internal Pressure Formula (Outside Dimensions): 2:1 Ellipsoidal Head

$$P = \frac{(2)(S)(E)(t)}{D - 1.8(t)} = \frac{(2)(17,500)(0.85)(0.361)}{120 - 1.8(0.361)} = \underline{\underline{90 \text{ psi}}}$$

Shell:

P = Maximum Allowable Working Pressure (PSI)

t = Minimum Measured Steel Thickness (0.331 Inches)

R = Calculated Outside Radius (60 inches)

*Internal Pressure Formula (Outside Dimensions):
Cylindrical Shell*

$$P = \frac{(S)(E)(t)}{R - 0.4(t)} = \frac{(17,500)(0.70)(0.311)}{60 - 0.4(0.311)} = \underline{\underline{64 \text{ psi}}}$$

The operating pressure of the hydropneumatic tank should remain below the calculated maximum allowable working pressure of 64 psi.

Hydropneumatic Tank's Interior Epoxy Coating

- The hydropneumatic tank's interior epoxy coating was not examined for dry film thickness as approximately 25% of the interior was void of coating.

POST-INSPECTION

The following summarizes the procedures performed upon completion of the inspection of the hydropneumatic tank and the steps to be implemented to place the tank back into operation:

- The hydropneumatic tank drain valve was closed and the interior of the tank was disinfected in accordance with AWWA C652.
- The sealing surface and gasket of the manway access cover were cleaned and reinstalled.
- Two bacteriological samples from the discharge of the tank a minimum of 6 hours apart are to be taken by a certified operator.
- Upon receipt of satisfactory test results, submit to the Florida Department of Environmental Protection (FDEP) for review and return hydropneumatic tank #1 to service.

SUMMARY & RECOMMENDATIONS

The structural and coating integrity of hydropneumatic tank #1 that serves the Water Oak Country Club Estates located in Lady Lake, Lake County, Florida was inspected on June 13, 2021. The summary and recommendations are as follows:

- The exterior protective coating was in good condition. The exterior of the tank was recoated in 2011. All of the dry film thickness measurements were above the recommended minimum dry film thickness of 4.0 mils.
- The manway fasteners and cover were observed to have moderate corrosion as well as small areas along the exterior of the shell. The relief valve located on the rear of the tank along with the sight glass valves and nipples are corroded.
- The interior protective epoxy coating was observed to be in poor condition. Approximately 25% of the tank was void of protective coating.
- The structural integrity of hydropneumatic tank #1 was found to be in poor condition. The interior of the hydropneumatic tank was in poor condition. There were signs of deteriorated welds and pitting in the upper section of the tank. The hydropneumatic tank is a Non-ASME Code pressure vessel.
- In order to prevent catastrophic failure of the tank, it is our opinion that hydropneumatic tank #1 should be replaced with a "like for like" ASME Code pressure vessel with a minimum design working pressure of 100 psi. Additionally, at a minimum, the front concrete support should be replaced at the time of tank installation. In the interim, the operating pressure of the hydropneumatic tank should remain below the calculated maximum allowable working pressure of 64 psi.



Hydropneumatic tank #1 exterior



Hydropneumatic tank #1 manway



Front concrete footer cracked in half



Corroded relief valve on rear of tank #1

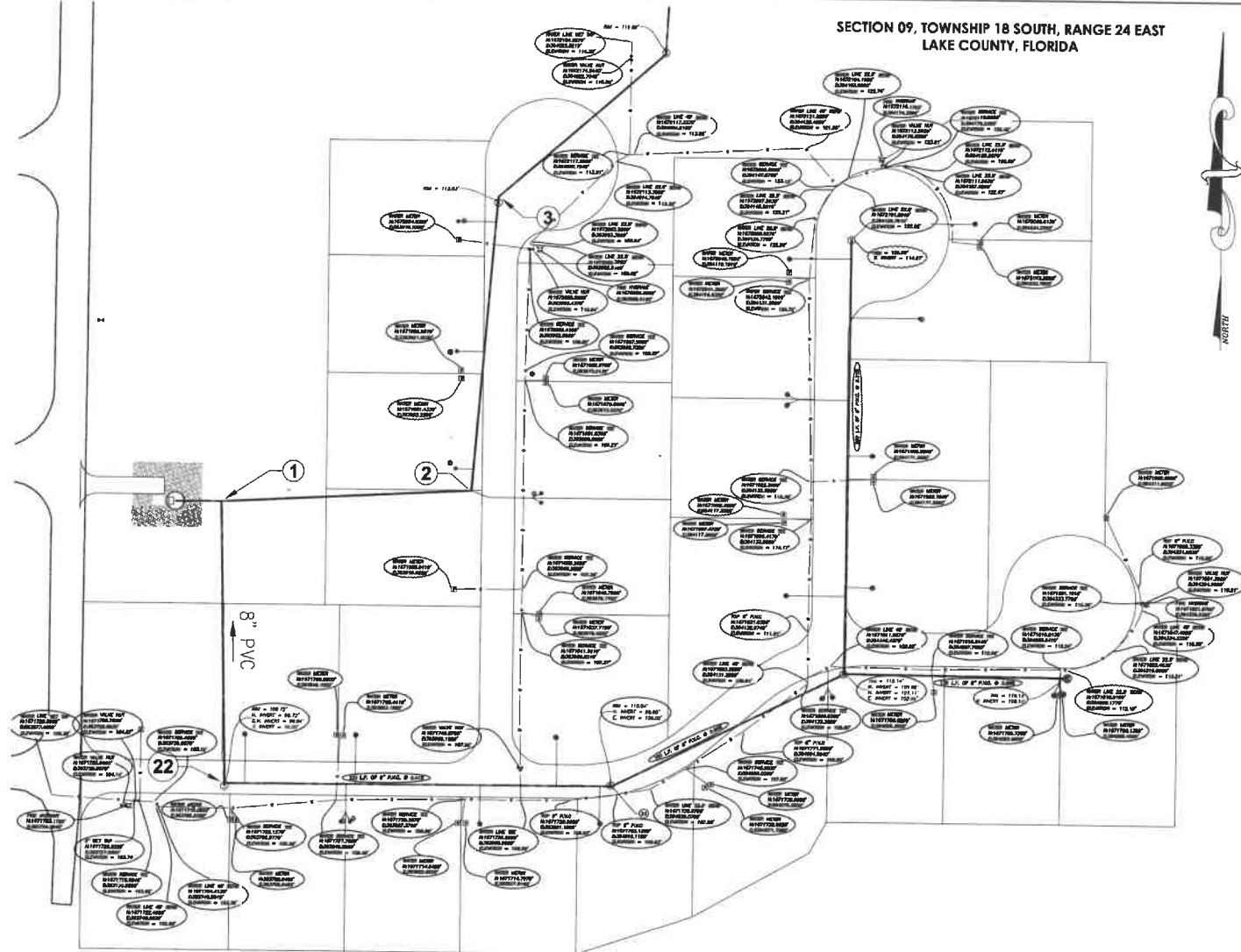


Hydropneumatic tank #1 interior



Hydropneumatic tank #1 interior

SECTION 09, TOWNSHIP 18 SOUTH, RANGE 24 EAST LAKE COUNTY, FLORIDA



"AS-BUILT SURVEY"

* = AS-BUILT - NO CHANGE
○ = AS-BUILT

"ADDITIONS OR DELETIONS TO THIS SURVEY DRAWING BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES"

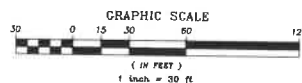
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT A RECENT SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION FOR THE SPECIFIC PURPOSE OF SHOWING "AS-BUILT" CONSTRUCTION. I FURTHER CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6-17.000-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNATURE DATE
TRAVES P. BARRINEAU, P.S.M. - LS 6897
TRAVESBARRINEAU.COM

OF R.M. BARRINEAU & ASSOCIATES, INC.
1401 WALKER DRIVE, SUITE 100, LAKE COUNTY, FLORIDA 32114

COPYRIGHT © 2021



NOTES:

1. DATE OF FIELD SURVEY: JUNE 11, 2021
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
5. STATE PLANE COORDINATES DEPICTED HEREON ARE GRID, EAST FLORIDA ZONE, NAD-83, 2011 ADJUSTMENT USING GLOBAL POSITIONAL SYSTEMS AND OBTAINED BY STATIC OBSERVATIONS ON 3-8-2018 PROCESSED BY OPUS.
6. VERTICAL DATUM BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
7. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.

NO.	REVISIONS	DATE
1.	ADD NET TAPS	6/24/21

DATE:	6/24/21
REVISED:	
CHECKED:	
APPROVED:	
SCALE:	1" = 30'

R.M. BARRINEAU & ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSE NO. 1401 WALKER DRIVE, SUITE 100, LAKE COUNTY, FLORIDA 32114
PHONE 407.427.1401 FAX 407.427.1402
WWW.RMBARRINEAU.COM

AS-BUILT SURVEY FOR:
WATER OAKS COUNTRY CLUB
STATES

REFERENCES:
F.B. 427, P.C.S. 45-46

J.O. #20023
DEC 1 2002 1300 HOURS
SHEET 1 OF 1



Lake County Water Resource Management Laboratory

12923 County Landfill Rd.
Tavares, FL 32778

Certification Number: E43183

For questions related to this report
Contact Laboratory Supervisor:
Cathie Catusus 352-253-1686

March 19, 2021

Client

Civil Earth Sitework
7725 WC 476
Bushnell, FL 33513

RE: PW Micro

Enclosed are the results of analyses for samples received by our laboratory on 3/17/2021. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Cathie Catusus
Laboratory Supervisor

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Lake County Water Resource Management Laboratory

12923 County Landfill Rd.
Tavares, FL 32778

Certification Number: E43183

For questions related to this report
Contact Laboratory Supervisor:
Cathie Catusus 352-253-1686

Civil Earth Sitework
7725 WC 476
Bushnell, FL 33513

Project: PW Micro
WO Number: 2103094
Project Manager: Client

Reported:
03/19/2021 13:52

Samples in this Report

Lab ID	Sample	Matrix	Date Sampled	Date Received
2103094-01	PW Unknown Lady Lake Hill Top Phase 1 Water Oak	Water	3/17/21 1:00 pm	03/17/2021

EPA drinking water limits: Total Coliform and E.coli should be Absent. Nitrate-Nitrite (N) maximum level is 10 mg/L, Nitrite maximum level is 1 mg/L, Lead maximum level is 15 ug/L. Copper maximum level is 1000 ug/L. Manganese maximum level is 50 ug/L. Arsenic maximum level is 10 ug/L. Recommended limit for iron is 300 ug/L. Hardness = 0-100 is soft, 100-250 is hard, over 250 very hard

Analytical results in this report have been reviewed for compliance with the Lake County Quality Systems Manual and NELAP quality control criteria. The data presented in this report have met all method and compliance criteria unless otherwise noted. The results relate only to the items tested and only to samples as they were received by the laboratory. All samples collected by this laboratory were collected using DEP SOP's. Drinking water metals analysis performed by the Lake County lab are not certified results and are for informational purposes only. (Certified metals analysis are sub-contracted to a certified lab).



Lake County Water Resource Management Laboratory

12923 County Landfill Rd.
Tavares, FL 32778

Certification Number: E43183

For questions related to this report
Contact Laboratory Supervisor:
Cathie Catusus 352-253-1686

Civil Earth Sitework
7725 WC 476
Bushnell, FL 33513

Project: PW Micro
WO Number: 2103094
Project Manager: Client

Reported:
03/19/2021 13:52

Sample Results

Sample: PW Unknown Lady Lake Hill Top Phase 1 Water Oak
2103094-01

Sampled: 03/17/2021 13:00 **Sampled By:** Client

Analyte	Result	Qual	Units	Date Analyzed	Analyst Initials	Method
---------	--------	------	-------	---------------	------------------	--------

Micro

Total Coliform	Absent - Satisfactory		/100 mL	03/17/21 16:02	IS	SM 9223 B
E coli	Absent - Satisfactory		/100 mL	03/17/21 16:02	IS	SM 9223 B

EPA drinking water limits: Total Coliform and E.coli should be Absent. Nitrate-Nitrite (N) maximum level is 10 mg/L, Nitrite maximum level is 1 mg/L, Lead maximum level is 15 ug/L. Copper maximum level is 1000 ug/L. Manganese maximum level is 50 ug/L. Arsenic maximum level is 10 ug/L. Recommended limit for iron is 300 ug/L. Hardness = 0-100 is soft, 100-250 is hard, over 250 very hard

Analytical results in this report have been reviewed for compliance with the Lake County Quality Systems Manual and NELAP quality control criteria. The data presented in this report have met all method and compliance criteria unless otherwise noted. The results relate only to the items tested and only to samples as they were received by the laboratory. All samples collected by this laboratory were collected using DEP SOP's. Drinking water metals analysis performed by the Lake County lab are not certified results and are for informational purposes only. (Certified metals analysis are sub-contracted to a certified lab).



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12923 County Landfill Rd.
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7725 WC 476
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Project: PW Micro
WO Number: 2103094
Project Manager: Client

Reported:
03/19/2021 13:52

Notes and Definitions

Item	Definition
------	------------

- | | |
|---|--|
| U | Undetected. Numeric value reported is the laboratory method detection limit. Result is practically 0 |
| I | Result is between lab internal detection limits and reporting limits, indicates value is low. |

J# qualifier, if listed above, relates to internal quality control limits and does not affect the sample result.

Total coliform and *E.coli* for drinking water samples are reported as a present or absent result, there is not a numeric value. The EPA drinking water standard states that there should be no total coliforms or *E.coli* in drinking water.

EPA drinking water limits: Total Coliform and *E.coli* should be Absent. Nitrate-Nitrite (N) maximum level is 10 mg/L, Nitrite maximum level is 1 mg/L, Lead maximum level is 15 ug/L. Copper maximum level is 1000 ug/L. Manganese maximum level is 50 ug/L. Arsenic maximum level is 10 ug/L. Recommended limit for Iron is 300 ug/L. Hardness = 0-100 is soft, 100-250 is hard, over 250 very hard

Analytical results in this report have been reviewed for compliance with the Lake County Quality Systems Manual and NELAP quality control criteria. The data presented in this report have met all method and compliance criteria unless otherwise noted. The results relate only to the items tested and only to samples as they were received by the laboratory. All samples collected by this laboratory were collected using DEP SOP's. Drinking water metals analysis performed by the Lake County lab are not certified results and are for informational purposes only. (Certified metals analysis are sub-contracted to a certified lab).



CERTIFICATION OF CONSTRUCTION COMPLETION AND REQUEST FOR CLEARANCE TO PLACE PERMITTED PWS COMPONENTS INTO OPERATION

See page 5 for instructions.

I. General Project Information

A. Name of Project: Water Oak Estates Hilltop Expansion

B. Department of Environmental Protection (DEP) Construction Permit

Permit Number: 0080548-009-D&GP

Date Permit Was Issued: July 8, 2021

C. Portion of Project for Which Construction Is Substantially Complete and for Which Clearance Is Requested

☐ Entire Project

☒ Following Portion of Project: Hilltop Phase 1

D. Permittee

PWS/Company Name: Sun Water Oak Expansion, LLC

PWS Type: *

☐ Community

☐ Non-Transient Non-Community

PWS Identification Number: *

☐ Transient Non-Community ☐ Consecutive

Contact Person: John McLaren

Contact Person's Mailing Address: 27777 Franklin Rd. Suite 200

Contact Person's Title: President/COO

City: Southfield

Contact Person's Telephone Number: 248-208-2595

State: MI

Zip Code: 48034

Contact Person's E-Mail Address: cthomae@suncommunities.com

Contact Person's Fax Number: 248-598-1881

* This information is required only if the permittee is a public water system (PWS).

E. Public Water System (PWS) Supplying Water to Project

PWS Name: Water Oak Country Club Estates (CUP # 282-8)

PWS Type: *

☒ Community

☐ Non-Transient Non-Community

PWS Identification Number: 3354010

☐ Transient Non-Community ☐ Consecutive

Contact Person: John McLaren

Contact Person's Mailing Address: 27777 Franklin Rd. Suite 200

Contact Person's Title: President/COO

City: Southfield

Contact Person's Telephone Number: 248-208-2595

State: MI

Zip Code: 48034

Contact Person's E-Mail Address: cthomae@suncommunities.com

Contact Person's Fax Number: 248-598-1881

F. Public Water System (PWS) that Will Own Project After It Is Placed into Permanent Operation

PWS Name: Water Oak Country Club Estates

PWS Type: *

☒ Community

☐ Non-Transient Non-Community

PWS Identification Number: * 3354010

☐ Transient Non-Community ☐ Consecutive

PWS Owner: Sun Communities Finance, LLC

Contact Person: John McLaren

Contact Person's Mailing Address: 27777 Franklin Rd. Suite 200

Contact Person's Title: President/COO

City: Southfield

Contact Person's Telephone Number: 248-208-2595

State: MI

Zip Code: 48034

Contact Person's E-Mail Address: cthomae@suncommunities.com

Contact Person's Fax Number: 248-598-1881

* This information is required only if the owner/operator is an existing PWS.

G. Professional Engineer in Responsible Charge of Inspecting Construction of Project*

Company Name: Atwell, LLC

Engineer: Daniel R Gibbs, PE

Engineer's Title: Project Manager

Engineer's Florida License Number: 60088

Engineer's Mailing Address: 1800 Parkway Place, Suite 700

City: Marietta

Engineer's Telephone Number: 770-423-0807

State: GA

Zip Code: 30067

Engineer's E-Mail Address: dgibbs@atwell-group.com

Engineer's Fax Number: 770-423-1262

* This information is required if construction of this project is inspected under the responsible charge of a professional engineer licensed in Florida. Whenever a project is designed under the responsible charge of a professional engineer licensed in Florida and is permitted by the Department, construction of the project shall be inspected under the responsible charge of a professional engineer licensed in Florida.

**CERTIFICATION OF CONSTRUCTION COMPLETION AND REQUEST FOR CLEARANCE TO
PLACE PERMITTED PWS COMPONENTS INTO OPERATION**

DEP Construction Permit Number: 0000548-000-DEGP

Substantially Complete Portion of Project if Other than Entire Project:

Phase 1

II. Deviations from Department of Environmental Protection (DEP) Construction Permit for Project*

Description and explanation of all deviations from the DEP construction permit, including the approved preliminary design report or drawings and specifications, for the substantially complete portion of this project:

None

I completed Part II of this form, and the information provided in Part II is true and accurate to the best of my knowledge and belief.



Signature, Seal, and Date of Professional Engineer or
Signature and Date of Authorized Representative of
Permittee*

Daniel R Gibbs, PE

Printed or Typed Name

60088

License Number of Professional
Engineer or Title of Authorized
Representative of Permittee*

** Whenever a project is designed under the responsible charge of a professional engineer licensed in Florida and is permitted by the Department, construction of the project shall be inspected under the responsible charge of a professional engineer licensed in Florida. If construction of this project is inspected under the responsible charge of a professional engineer licensed in Florida, Part II of this form shall be completed, signed, sealed, and dated by the professional engineer in responsible charge. If this project is not inspected under the responsible charge of a professional engineer licensed in Florida, Part II shall be completed, signed, and dated by an authorized representative of the permittee.*

III. Certifications

A. Certification by Permittee

I am duly authorized to sign this form on behalf of the permittee identified in Part I.D of this form. I certify the following:

- to the best of my knowledge and belief, the substantially complete portion of this project is sufficiently complete to be utilized for the purposes for which it is intended;
- to the best of my knowledge and belief, the substantially complete portion of this project has been completed in accordance with the Department of Environmental Protection construction permit, including the approved preliminary design report or drawings and specifications, for this project; or to the best of my knowledge and belief, the deviations described and explained in Part II of this form will not prevent the substantially complete portion of this project from functioning in compliance with Chapters 62-550 and 62-555, F.A.C.;

CERTIFICATION OF CONSTRUCTION COMPLETION AND REQUEST FOR CLEARANCE TO PLACE PERMITTED PWS COMPONENTS INTO OPERATION

DEP Construction Permit Number: 0060548-009-DSGP

Substantially Complete Portion of Project if Other than Entire Project:

- to the best of my knowledge and belief, all new or altered public water system components that are included in the substantially complete portion of this project and that must be disinfected and bacteriologically surveyed or evaluated per subsection 62-555.315(6), F.A.C., or Rule 62-555.340, F.A.C., have been disinfected and bacteriologically surveyed or evaluated in accordance with said subsection or said rule;
- the permittee has had complete record drawings produced for the substantially complete portion of this project; to the best of my knowledge and belief, said record drawings adequately depict the substantially complete portion of this project as constructed and identify the deviations described and explained in Part II of this form; and said record drawings are available for review at the following location: _____
- if the substantially complete portion of this project includes any new or altered drinking water treatment facilities, an operation and maintenance manual for said treatment facilities is available for reference at the site of said treatment facilities or at a convenient location near the site of said treatment facilities.

I also certify that, if the permittee will not own this project after it is placed into permanent operation, the permittee has provided a copy of the above mentioned record drawings and a copy of the above mentioned operation and maintenance manual, if applicable, to the PWS that will own this project after it is placed into permanent operation.

Signature and Date: 8/25/2001 John McLaren President
Printed or Typed Name Title

B. Certification by PWS Supplying Water to Project

I am duly authorized to sign this form on behalf of the PWS identified in Part I.E of this form. I certify that said PWS will supply the water necessary to meet the water demands for the substantially complete portion of this project, and I certify the following:

- to the best of my knowledge and belief, said PWS's connection to the substantially complete portion of this project will not cause said PWS to be, or contribute to said PWS being, in noncompliance with Chapter 62-550 or 62-555, F.A.C.;
- said PWS considers the connection(s) between the substantially complete portion of this project and said PWS acceptable as constructed.

Signature and Date: 8/25/2001 John McLaren President/COO
Printed or Typed Name Title

C. Certification by PWS that Will Own Project After It Is Placed into Permanent Operation

I am duly authorized to sign this form on behalf of the PWS identified in Part I.F of this form. I certify that said PWS will own the substantially complete portion of this project after it is placed into permanent operation, and I certify the following:

- said PWS considers the substantially complete portion of this project acceptable as constructed;
- said PWS has received complete record drawings for the substantially complete portion of this project and the record drawings are available for review at the following location: _____

- if the substantially complete portion of this project includes any new or altered drinking water treatment facilities, said PWS has received an operation and maintenance manual for the new or altered treatment facilities, and the operation and maintenance manual is available for reference at the site of the new or altered treatment facilities or at a convenient location near the site of the new or altered treatment facilities.

I understand that said PWS must operate and maintain this project in a such a manner as to comply with Chapters 62-550, 62-555, 62-560, and 62-690, F.A.C.

Signature and Date: 8/25/2001 John McLaren President/COO
Printed or Typed Name Title

CERTIFICATION OF CONSTRUCTION COMPLETION AND REQUEST FOR CLEARANCE TO PLACE PERMITTED PWS COMPONENTS INTO OPERATION

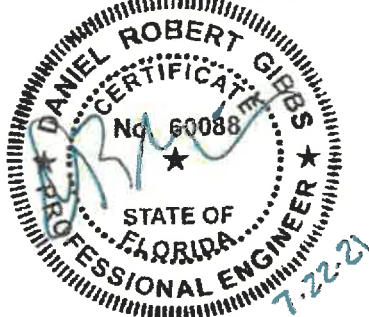
DEP Construction Permit Number: 0000548-000-DEGP

Substantially Complete Portion of Project if Other than Entire Project:

D. Certification by Professional Engineer in Responsible Charge of Inspecting Construction of Project*

I, the undersigned professional engineer licensed in Florida, am in responsible charge of inspecting construction of this project for the purpose of determining in general if the construction proceeds in compliance with the Department of Environmental Protection (DEP) construction permit, including the approved preliminary design report or drawings and specifications, for this project. I, or a person acting under my responsible charge, observed construction of the substantially complete portion of this project and reviewed shop drawings, test results, and record drawings for the substantially complete portion of this project, and based upon said observation and reviews, I certify the following:

- the substantially complete portion of this project is sufficiently complete to be utilized for the purposes for which it is intended;
- the substantially complete portion of this project has been completed in accordance with the DEP construction permit, including the approved preliminary design report or drawings and specifications, for this project; or to the best of my knowledge and belief, the deviations described and explained in Part II of this form will not prevent the substantially complete portion of this project from functioning in compliance with Chapters 62-550 and 62-555, F.A.C.;
- all new or altered public water system components that are included in the substantially complete portion of this project and that must be disinfected and bacteriologically surveyed or evaluated per subsection 62-555.315(6), F.A.C., or Rule 62-555.340, F.A.C., have been disinfected and bacteriologically surveyed or evaluated in accordance with said subsection or said rule; and
- the record drawings for the substantially complete portion of this project adequately depict the substantially complete portion of this project as constructed and identify the deviations described and explained in Part II of this form.



Daniel R Gibbs. PE

60088

Signature, Seal, and Date

Printed or Typed Name

License Number

** Whenever a project is designed under the responsible charge of a professional engineer licensed in Florida and is permitted by the Department, construction of the project shall be inspected under the responsible charge of a professional engineer licensed in Florida. If construction of this project is inspected under the responsible charge of a professional engineer licensed in Florida, Part III.D of this form shall be completed, signed, sealed, and dated by the professional engineer in responsible charge. If this project is not inspected under the responsible charge of a professional engineer licensed in Florida, Part III.D does not have to be completed.*

CERTIFICATION OF CONSTRUCTION COMPLETION AND REQUEST FOR CLEARANCE TO PLACE PERMITTED PWS COMPONENTS INTO OPERATION

INSTRUCTIONS: This form shall be completed and submitted for projects permitted and constructed under specific Department of Environmental Protection (DEP) construction permits for public water system components, under the DEP's "General Permit for Construction of Water Main Extensions for Public Water Systems," or under the DEP's "General Permit for Construction of Lead or Copper Corrosion Control, or Iron or Manganese Sequestration, Treatment Facilities for Small or Medium Public Water Systems." **AFTER COMPLETING, OR SUBSTANTIALLY COMPLETING, CONSTRUCTION OF A PROJECT, OR A PORTION THEREOF, AND BEFORE PLACING THE SUBSTANTIALLY COMPLETE PROJECT, OR PORTION THEREOF, INTO OPERATION FOR ANY PURPOSE OTHER THAN DISINFECTION, TESTING FOR LEAKS, OR TESTING EQUIPMENT OPERATION,** complete and submit one copy of this form to the appropriate DEP District Office or Approved County Health Department along with one copy of the following information:

- the portion of record drawings showing deviations from the DEP construction permit, including the approved preliminary design report or drawings and specifications, if there are any deviations from said permit (note that it is necessary to submit a copy of only the portion of record drawings showing deviations and not a complete set of record drawings);
- bacteriological test results, including a sketch or description of all bacteriological sampling locations, demonstrating compliance with subsection 62-555.315(6), F.A.C., or Rule 62-555.340, F.A.C., if the substantially complete portion of the project includes any new or altered public water system (PWS) components that must be disinfected and bacteriologically surveyed or evaluated per said subsection or said rule;
- analytical test results demonstrating compliance with Part III of Chapter 62-550, F.A.C., or subsection 62-524.650(2), F.A.C., if the substantially complete portion of the project includes any new or altered PWS components that are necessary to achieve, or affect, compliance with said part or said subsection;
- a completed Form 62-555.900(20), New Water System Capacity Development Financial and Managerial Operations Plan, if the DEP construction permit was issued before the effective date of Rule 62-555.525, F.A.C., (9-22-99) and the substantially complete portion of the project creates a "new system" as described under subsection 62-555.525(1), F.A.C.; and
- any other information required by conditions in the DEP construction permit.

All information provided on this form shall be typed or printed in ink. **NOTE THAT A SEPARATE CERTIFICATION OF CONSTRUCTION COMPLETION AND REQUEST FOR CLEARANCE IS REQUIRED FOR EACH PERMITTED PROJECT. DO NOT PLACE ANY NEW OR ALTERED PWS COMPONENTS INTO PERMANENT OPERATION UNTIL THE DEPARTMENT ISSUES WRITTEN APPROVAL, OR CLEARANCE, TO PLACE THE COMPONENTS INTO PERMANENT OPERATION.**

DRINKING WATER MICROBIAL SAMPLE COLLECTION & LABORATORY REPORTING FORMAT

(62-550.730 Reporting Format Effective 01/1995, Revised 02/2010)

Lake County Water Resource Management Water Quality Lab
12923 County Landfill Road
Tavares, Florida 32778
Certification Number: E43183

Lab Receipt Date & Time: 9/10/2021 1256
Analysis Date & Time: 9/10/2021 11:19
Sample Acceptance Criteria:
Sample Preservation: ☐ On Ice ☐ Not On Ice ☐ 17 °C
Disinfectant Check: ☒ Not Detected ☐ _____ mg/L
This sample does not meet the following NELAC requirements:

Report Number: _____ Sub-Contract Lab ID: _____

Analysis Requested: (check all that apply)

☒ Total Coliform/E. coli ☐ Total Coliform/Fecal ☐ Enterococci ☐ Coliphage ☐ HPC ☐ Other: _____

Public Water System (PWS) Name: Water Oak Sub H. 1189 phd21 PWS I.D. _____

PWS Address: 106 Evergreen Ln Lady Lake, 32669 City: Lady Lake

PWS or PWS Owner's Phone #: (239) 3574290 Fax #: _____

Collector: Matthew Savage Collector's Phone #: 352 584 0215

Type of Supply: (check only one)

☒ Community Water System ☐ Non-Transient Non-community Water System ☐ Transient Non-community Water System
☐ Limited Use System ☐ Bottled Water ☐ Private Well ☐ Swimming Pool ☐ Other: _____

Reason for Sampling: (check all that apply)

☐ Distribution Routine ☐ Distribution Repeat ☒ Raw (triggered or assessment) ☐ Raw (triggered or assessment) additional ☐ Well Survey
☒ Clearance ☐ Replacement (also check type of sample being replaced) ☐ Boil Water Notice ☐ Other: _____

Sample Collection Date: 9/7/2012

To be completed by collector of sample

Sample #	Sample Point (Location or Specific Address)	Sample Collection Time	Sample Type ¹	Disin- fectant Residual (mg/L)	pH
1	LOT 33	11:35			

To be completed by lab

Analysis Method(s): <u>SM-9223 B</u>				
Non- Coliform	Total Coliform	Fecal, E. coli, Enterococci, or Coliphage ³	Data Qualifier ⁴	Lab Sample #
	A	A		2109021-01

Average of disinfectant residuals for distribution routine & repeat samples.⁵ Free chlorine or Total chlorine (circle one).

Disinfectant Residual Analysis Method:

☐ DPD Colorimetric ☐ Other: _____

Person performing disinfectant analysis is (see instructions on reverse):

☐ A certified operator (# _____)
☐ Supervised by certified operator (# _____)
☐ Employed by a certified lab ☐ Employed by DEP or DOH
☐ Authorized representative of supplier of water

Unless otherwise noted, all tests are performed in accordance with NELAC standards, and the results relate only to the samples.

Date and time PWS notified by lab of positive results: _____

Date and time DEP/DOH notified by lab of positive results: _____

Date Report Issued: 9/13/2021

Lab Signature: [Signature]

Title: Senior Laboratory Analyst

matt@cesitework.com

☐ Satisfactory
☐ Incomplete Collection Information
☐ Repeat Samples Required
☐ Replacement Samples Required

DEP/DOH USE ONLY

Date Reviewed by DEP/DOH: _____

DEP/DOH Reviewing Official: _____

¹ For Sample Types see Instructions item I 1b.

² For Analysis Methods see Instructions item II 6.

³ Please circle appropriate selection.

⁴ Defined in Florida Administrative Code Rule 62-160, Table 1.

⁵ Complete for community & non-transient non-community systems serving populations up to and including 4,900. Do not include raw or plant samples in the average.

DRINKING WATER MICROBIAL SAMPLE COLLECTION & LABORATORY REPORTING FORMAT

(62-550.730 Reporting Format Effective 01/1995, Revised 02/2010)

Lake County Water Resource Management Water Quality Lab
12923 County Landfill Road
Tavares, Florida 32778
Certification Number: E43183

Lab Receipt Date & Time: 9/8/2021 1310
Analysis Date & Time: 9/8/2021 1438
Sample Acceptance Criteria:
Sample Preservation: ☐ On Ice ☐ Not On Ice ☒ 8 °C
Disinfectant Check: ☒ Not Detected ☐ _____ mg/L
This sample does not meet the following NELAC requirements:

Report Number: _____ Sub-Contract Lab ID: _____

Analysis Requested: (check all that apply)

☒ Total Coliform/E. coli ☐ Total Coliform/Fecal ☐ Enterococci ☐ Coliphage ☐ HPC ☐ Other: _____

Public Water System (PWS) Name: Water Oak sub. phase 1

PWS I.D. _____

PWS Address: 109 Evergreen Rd

City: _____

PWS or PWS Owner's Phone #: (239) 361 4290

Fax #: 352 569 9136

Collector: Matthew Savage

Collector's Phone #: 352 584 0215

Type of Supply: (check only one)

☒ Community Water System ☐ Non-Transient Non-community Water System ☐ Transient Non-community Water System
☐ Limited Use System ☐ Bottled Water ☐ Private Well ☐ Swimming Pool ☐ Other: _____

Reason for Sampling: (check all that apply)

☐ Distribution Routine ☐ Distribution Repeat ☒ Raw (triggered or assessment) ☐ Raw (triggered or assessment) additional ☐ Well Survey
☒ Clearance ☐ Replacement (also check type of sample being replaced) ☐ Boil Water Notice ☐ Other: _____

Sample Collection Date: 9/8/2021

To be completed by collector of sample						To be completed by lab				
Sample #	Sample Point (Location or Specific Address)	Sample Collection Time	Sample Type ¹	Disinfectant Residual (mg/L)	pH	Analysis Method(s): <u>SM-9223-B</u>				
	<u>LOT 33</u>	<u>11:22</u>				Non-Coliform	Total Coliform	Fecal, E. coli, Enterococci, or Coliphage ³	Data Qualifier ⁴	Lab Sample #
						<u>A</u>	<u>A</u>			<u>2109028-01</u>

Average of disinfectant residuals for distribution routine & repeat samples.⁵ Free chlorine or Total chlorine (circle one).

Disinfectant Residual Analysis Method:

☐ DPD Colorimetric ☐ Other: _____

Person performing disinfectant analysis is (see instructions on reverse):

☐ A certified operator (# _____)
☐ Supervised by certified operator (# _____)
☐ Employed by a certified lab ☐ Employed by DEP or DOH
☐ Authorized representative of supplier of water

Unless otherwise noted, all tests are performed in accordance with NELAC standards, and the results relate only to the samples.

Date and time PWS notified by lab of positive results: _____

Date and time DEP/DOH notified by lab of positive results: _____

Date Report Issued: 9/13/2021

Lab Signature: [Signature]

Title: Senior Laboratory Analyst

matt@cesitework.com

☐ Satisfactory
☐ Incomplete Collection Information
☐ Repeat Samples Required
☐ Replacement Samples Required

DEP/DOH USE ONLY

Date Reviewed by DEP/DOH: _____

DEP/DOH Reviewing Official: _____

¹ For Sample Types see instructions item I 16.

² For Analysis Methods see instructions item II 6.

³ Please circle appropriate selection.

⁴ Defined in Florida Administrative Code Rule 62-160, Table 1.

⁵ Complete for community & non-transient non-community systems serving populations up to and including 4,900. Do not include raw or plant samples in the average.



NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSs

INSTRUCTIONS: This notice shall be completed and submitted by persons proposing to construct projects permitted under the "General Permit for Construction of Water Main Extensions for Public Water Systems" in Rule 62-555.405, F.A.C. AT LEAST 30 DAYS BEFORE BEGINNING CONSTRUCTION OF A WATER MAIN EXTENSION PROJECT, complete and submit one copy of this notice to the appropriate Department of Environmental Protection (DEP) District Office or Approved County Health Department (ACHD) along with payment of the proper permit processing fee. (When completed, Part II of this notice serves as the preliminary design report for a water main extension project, and thus, it is unnecessary to submit a separate preliminary design report or drawings, specifications, and design data with this notice.) All information provided in this notice shall be typed or printed in ink. The DEP permit processing fee for projects requiring the services of a professional engineer during design is \$650, and the DEP permit processing fee for projects not requiring the services of a professional engineer during design is \$500.* Some ACHDs charge a county permit processing fee in addition to the DEP permit processing fee. Checks for permit processing fees shall be made payable to the Department of Environmental Protection or the appropriate ACHD. NOTE THAT A SEPARATE NOTIFICATION AND A SEPARATE PERMIT PROCESSING FEE ARE REQUIRED FOR EACH NON-CONTIGUOUS PROJECT.†

* Except as noted in paragraphs 62-555.520(3)(a) and (b), F.A.C., projects shall be designed under the responsible charge of one or more professional engineers licensed in Florida.

† Non-contiguous projects are projects that are neither interconnected nor located nearby one another (i.e., on the same site, on adjacent streets, or in the same neighborhood).

I. General Project Information

A. Name of Project: Hilltop Expansion

B. Description of Project and Its Purpose:

Project consists of the construction of approximately 1,760 l.f. of 6 inch pvc and 15,720 l.f. of 8 inch pvc water main to serve 296 mobile home units.

C. Location of Project

1. County Where Project Located: Lake County

2. Description of Project Location:

Site is located on the south side of Griffin Ave approximately 1 mile east of County Road 25 and is adjacent to Water Oak Community.

D. Estimate of Cost to Construct Project: \$900,000

E. Estimate of Dates for Starting and Completing Construction of Project:

F. Permittee

PWS/Company Name: <u>Sun Water Oak Expansion, LLC</u>		PWS Identification No.:*	
PWS Type:*	☒ Community ☐ Non-Transient Non-Community ☐ Transient Non-Community ☐ Consecutive		
Contact Person: <u>John McLaren</u>	Contact Person's Title: <u>COO</u>		
Contact Person's Mailing Address: <u>27777 Franklin Rd., Suite 200</u>			
City: <u>Southfield</u>		State: <u>MI</u>	Zip Code: <u>48034</u>
Contact Person's Telephone Number: <u>(248) 208-2595</u>		Contact Person's Fax Number: <u>(248) 598-1881</u>	
Contact Person's E-Mail Address: <u>cthomas@suncommunities.com</u>			

* This information is required only if the permittee is a public water system (PWS).

G. Public Water System (PWS) Supplying Water to Project

PWS Name: <u>Water Oak Country Club Estates (CUP #282-8)</u>		PWS Identification No.: <u>3354010</u>	
PWS Type:	☒ Community ☐ Non-Transient Non-Community ☐ Transient Non-Community ☐ Consecutive		
PWS Owner: <u>Sun Water Oak Expansion, LLC</u>			
Contact Person: <u>John McLaren</u>	Contact Person's Title: <u>COO</u>		
Contact Person's Mailing Address: <u>27777 Franklin Rd., Suite 200</u>			
City: <u>Southfield</u>		State: <u>MI</u>	Zip Code: <u>48034</u>
Contact Person's Telephone Number: <u>(248) 208-2595</u>		Contact Person's Fax Number: <u>(248) 598-1881</u>	
Contact Person's E-Mail Address: <u>cthomas@suncommunities.com</u>			

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JUN 25 2021

DEP Central District

NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSs

Project Name: Hilltop Expansion Permittee: Sun Water Oak Expansion, LLC

H. Public Water System (PWS) that Will Own Project After It Is Placed into Permanent Operation

PWS Name: Water Oak Country Club Estates (CUP #282-8) PWS Identification No.: 3354010
PWS Type: ☒ Community ☐ Non-Transient Non-Community ☐ Transient Non-Community ☐ Consecutive
PWS Owner: Sun Water Oak Expansion, LLC
Contact Person: John McLaren Contact Person's Title: COO
Contact Person's Mailing Address: 27777 Franklin Rd., Suite 200
City: Southfield State: MI Zip Code: 48034
Contact Person's Telephone Number: (248) 208-2595 Contact Person's Fax Number: (248) 598-1881
Contact Person's E-Mail Address: cthomas@suncommunities.com

* This information is required only if the owner/operator is an existing PWS.

I. Professional Engineer(s) or Other Person(s) in Responsible Charge of Designing Project*

Company Name: Atwell, LLC
Designer(s): Daniel R Gibbs, PE Title(s) of Designer(s): Team Leader
Qualifications of Designer(s):
☒ Professional Engineer(s) Licensed in Florida – License Number(s): 60088
☐ Public Officer(s) Employed by State, County, Municipal, or Other Governmental Unit of State[†]
☐ Plumbing Contractor(s) Licensed in Florida – License Number(s): ^
Mailing Address of Designer(s): 1800 Parkway Place, Suite 700
City: Marietta State: GA Zip Code: 30067
Telephone Number of Designer(s): (770) 423-0807 Fax Number of Designer(s): (770) 423-1262
E-Mail Address(es) of Designer(s): dgibbs@atwell-group.com

* Except as noted in paragraphs 62-555.520(3)(a) and (b), F.A.C., projects shall be designed under the responsible charge of one or more professional engineers licensed in Florida.

[†] Attach a detailed construction cost estimate showing that the cost to construct this project is \$10,000 or less.

[^] Attach documentation showing that this project will be installed by the plumbing contractor(s) designing this project, documentation showing that this project involves a public water system serving a single property and fewer than 250 fixture units, and a detailed construction cost estimate showing that the cost to construct this project is \$50,000 or less.

II. Preliminary Design Report for Project*

A. Service Area, Water Use, and Service Pressure Information

1. Design Type and Number of Service Connections, and Average Daily Water Demands and Maximum-Day Water Demands, in the Entire Area to Be Served by the Water Mains Being Constructed Under this Project:

A = Type of Service Connection	B = Number of Service Connections	C = Average Daily Water Demand Per Service Connection, gpd	D = Total Average Daily Water Demand*, gpd (Columns BxC for Residential Service Connections)	E = Total Maximum-Day Water Demand*, gpd
Single-Family Home			0	
Mobile Home	296	100	29,600	66,600
Apartment			0	
Commercial, Institutional, or Industrial Facility*				
Total	296		29,600	66,600

a. Description of Commercial, Institutional, or Industrial Facilities and Explanation of Method(s) Used to Estimate Average Daily Water Demand for These Facilities: N/A

b. Explanation of Peaking Factor(s) or Method(s) Used to Estimate Maximum-Day Water Demand:

Max Day Demand = 29,600 gpd x 2.25 = 66,600 gpd

NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSSs

Project Name: Hilltop Expansion

Permittee: Sun Water Oak Expansion, LLC

2. Explanation of Peaking Factor(s) or Method(s) Used to Estimate Design Peak-Hour Water Demand and, for Small Water Systems that Use Hydropneumatic Tanks or that Are Not Designed to Provide Fire Protection, Peak Instantaneous Water Demand: Peak Hour Demand = 66,600 gpd x 2.00 Peak Factor / 1,440 = 93 gpm

3. Design Fire-Flow Rate and Duration: 1,000 gpm for 1 hour

4. Design Service Pressure Range: 55 psi to 75 psi

B. Project Site Information

1. ATTACH A SITE PLAN OR SKETCH SHOWING THE SIZE AND APPROXIMATE LOCATION OF NEW OR ALTERED WATER MAINS, SHOWING THE APPROXIMATE LOCATION OF HYDRANTS, VALVES, METERS, AND BLOW-OFFS IN SAID MAINS, AND SHOWING HOW SAID MAINS CONNECT TO THE PUBLIC WATER SYSTEM SUPPLYING WATER FOR THE PROJECT.
2. Description of Any Areas Where New or Altered Water Mains Will Cross Above or Under Surface Water or Be Located in Soil that Is Known to Be Aggressive: N/A

C. Information About Compliance with Design and Construction Requirements

1. If this project is being designed to comply with the following requirements, initial in ink before the requirements. If any of the following requirements do not apply to this project or if this project includes exceptions to any of the following requirements as allowed by rule, mark "X" before the requirements and complete Part II.C.2 below. *RSWW* = Recommended Standards for Water Works as incorporated into Rule 62-555.330, F.A.C.

DG

- a. This project is being designed to keep existing water mains and service lines in operation during construction or to minimize interruption of water service during construction. [*RSWW* 1.3.a; exceptions allowed under FAC 62-555.330]

DG

- b. All pipe, pipe fittings, pipe joint packing and jointing materials, valves, fire hydrants, and meters installed under this project will conform to applicable American Water Works Association (AWWA) standards. [FAC 62-555.320(21)(b), *RSWW* 8.0, and AWWA standards as incorporated into FAC 62-555.330; exceptions allowed under FAC 62-555.320(21)(c)]

DG

- c. All public water system components, excluding fire hydrants, that will be installed under this project and that will come into contact with drinking water will conform to NSF International Standard 61 as adopted in Rule 62-555.335, F.A.C., or other applicable standards, regulations, or requirements referenced in paragraph 62-555.320(3)(b), F.A.C. [FAC 62-555.320(3)(b); exceptions allowed under FAC 62-555.320(3)(d)]

DG

- d. All pipe and pipe fittings installed under this project will contain no more than 8.0% lead, and any solder or flux used in this project will contain no more than 0.2% lead. [FAC 62-555.322]

DG

- e. All pipe and pipe fittings installed under this project will be color coded or marked in accordance with subparagraph 62-555.320(21)(b)3, F.A.C., using blue as a predominant color. (Underground plastic pipe will be solid-wall blue pipe, will have a co-extruded blue external skin, or will be white or black pipe with blue stripes incorporated into, or applied to, the pipe wall; and underground metal or concrete pipe will have blue stripes applied to the pipe wall. Pipe striped during manufacturing of the pipe will have continuous stripes that run parallel to the axis of the pipe, that are located at no greater than 90-degree intervals around the pipe, and that will remain intact during and after installation of the pipe. If tape or paint is used to stripe pipe during installation of the pipe, the tape or paint will be applied in a continuous line that runs parallel to the axis of the pipe and that is located along the top of the pipe; for pipe with an internal diameter of 24 inches or greater, tape or paint will be applied in continuous lines along each side of the pipe as well as along the top of the pipe. Aboveground pipe will be painted blue or will be color coded or marked like underground pipe.) [FAC 62-555.320(21)(b)3]

DG

- f. All new or altered water mains included in this project are sized after a hydraulic analysis based on flow demands and pressure requirements. ATTACH A HYDRAULIC ANALYSIS JUSTIFYING THE SIZE OF ANY NEW OR ALTERED WATER MAINS WITH AN INSIDE DIAMETER OF LESS THAN THREE INCHES. [FAC 62-555.320(21)(b) and *RSWW* 8.1]

NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSS

Project Name:	Hilltop Expansion	Permittee:	Sun Water Oak Expansion, LLC
<u>DG</u>	g.	The inside diameter of new or altered water mains that are included in this project and that are being designed to provide fire protection and serve fire hydrants will be at least six inches. [FAC 62-555.320(21)(b) and RSWW 8.1.2]	
<u>DG</u>	h.	New or altered water mains that are included in this project and that are <u>not</u> being designed to carry fire flows do <u>not</u> have fire hydrants connected to them. [FAC 62-555.320(21)(b) and RSWW 8.1.5]	
<u>DG</u>	i.	This project is being designed to minimize dead-end water mains by making appropriate tie-ins where practical. [FAC 62-555.320(21)(b) and RSWW 8.1.6.a]	
<u>DG</u>	j.	New or altered dead-end water mains included in this project will be provided with a fire or flushing hydrant or blow-off for flushing purposes. [FAC 62-555.320(21)(b) and RSWW 8.1.6.b]	
<u>DG</u>	k.	Sufficient valves will be provided on new or altered water mains included in this project so that inconvenience and sanitary hazards will be minimized during repairs. [FAC 62-555.320(21)(b) and RSWW 8.2]	
<u>DG</u>	l.	New or altered fire hydrant leads included in this project will have an inside diameter of at least six inches and will include an auxiliary valve. [FAC 62-555.320(21)(b) and RSWW 8.3.3]	
<u>DG</u>	m.	All fire hydrants that will be installed under this project and that will have unplugged, underground drains will be located at least three feet from any existing or proposed storm sewer, stormwater force main, pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C., or vacuum-type sanitary sewer; at least six feet from any existing or proposed gravity- or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water <u>not</u> regulated under Part III of Chapter 62-10, F.A.C.; and at least ten feet from any existing or proposed "on-site sewage treatment and disposal system." [FAC 62-555.314(4)]	
<u>X</u>	n.	At high points where air can accumulate in new or altered water mains included in this project, provisions will be made to remove the air by means of air relief valves, and automatic air relief valves will <u>not</u> be used in situations where flooding of the valve manhole or chamber may occur. [FAC 62-555.320(21)(b) and RSWW 8.4.1]	
<u>X</u>	o.	The open end of the air relief pipe from all automatic air relief valves installed under this project will be extended to at least one foot above grade and will be provided with a screened, downward-facing elbow. [FAC 62-555.320(21)(b) and RSWW 8.4.2]	
<u>X</u>	p.	New or altered chambers, pits, or manholes that contain valves, blow-offs, meters, or other such water distribution system appurtenances and that are included in this project will <u>not</u> be connected directly to any sanitary or storm sewer, and blow-offs or air relief valves installed under this project will <u>not</u> be connected directly to any sanitary or storm sewer. [FAC 62-555.320(21)(b) and RSWW 8.4.3]	
<u>DG</u>	q.	New or altered water mains included in this project will be installed in accordance with applicable AWWA standards or in accordance with manufacturers' recommended procedures. [FAC 62-555.320(21)(b), RSWW 8.5.1, and AWWA standards as incorporated into FAC 62-555.330]	
<u>DG</u>	r.	A continuous and uniform bedding will be provided in trenches for underground pipe installed under this project; backfill material will be tamped in layers around underground pipe installed under this project and to a sufficient height above the pipe to adequately support and protect the pipe; and unsuitably sized stones (as described in applicable AWWA standards or manufacturers' recommended installation procedures) found in trenches will be removed for a depth of at least six inches below the bottom of underground pipe installed under this project. [FAC 62-555.320(21)(b), RSWW 8.5.2]	
<u>DG</u>	s.	All water main tees, bends, plugs, and hydrants installed under this project will be provided with thrust blocks or restrained joints to prevent movement. [FAC 62-555.320(21)(b) and RSWW 8.5.4]	
<u>DG</u>	t.	New or altered water mains that are included in this project and that will be constructed of asbestos-cement or polyvinyl chloride pipe will be pressure and leakage tested in accordance with AWWA Standard C603 or C605, respectively, as incorporated into Rule 62-555.330, F.A.C., and all other new or altered water mains included in this project will be pressure and leakage tested in accordance with AWWA Standard C600 as incorporated into Rule 62-555.330. [FAC 62-555.320(21)(b) and AWWA standards as incorporated into FAC 62-555.330]	
<u>DG</u>	u.	New or altered water mains, including fire hydrant leads and including service lines that will be under the control of a public water system and that have an inside diameter of three inches or greater, will be disinfected and bacteriologically evaluated in accordance with Rule 62-555.340, F.A.C. [FAC 62-555.320(21)(b)2 and FAC 62-555.340]	
<u>X</u>	v.	New or altered water mains that are included in this project and that will be installed in areas where there are known aggressive soil conditions will be protected through use of corrosion-resistant water main materials, through encasement of the water mains in polyethylene, or through provision of cathodic protection. [FAC 62-555.320(21)(b) and RSWW 8.5.7.d]	

NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSs

Project Name: Hilltop Expansion	Permittee: Sun Water Oak Expansion, LLC
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DG

w. New or relocated, underground water mains included in this project will be laid to provide a horizontal distance of at least three feet between the outside of the water main and the outside of any existing or proposed vacuum-type sanitary sewer, storm sewer, stormwater force main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C.; a horizontal distance of at least six feet between the outside of the water main and the outside of any existing or proposed gravity-type sanitary sewer (or a horizontal distance of at least three feet between the outside of the water main and the outside of any existing or proposed gravity-type sanitary sewer if the bottom of the water main will be laid at least six inches above the top of the sewer); a horizontal distance of at least six feet between the outside of the water main and the outside of any existing or proposed pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.; and a horizontal distance of at least ten feet between the outside of the water main and all parts of any existing or proposed "on-site sewage treatment and disposal system." [FAC 62-555.314(1); exceptions allowed under FAC 62-555.314(5)]

DG

x. New or relocated, underground water mains that are included in this project and that will cross any existing or proposed gravity- or vacuum-type sanitary sewer or storm sewer will be laid so the outside of the water main is at least six inches above the other pipeline or at least 12 inches below the other pipeline; and new or relocated, underground water mains that are included in this project and that will cross any existing or proposed pressure-type sanitary sewer, wastewater or stormwater force main, or pipeline conveying reclaimed water will be laid so the outside of the water main is at least 12 inches above or below the other pipeline. [FAC 62-555.314(2); exceptions allowed under FAC 62-555.314(5)]

DG

y. At the utility crossings described in Part II.C.1.w above, one full length of water main pipe will be centered above or below the other pipeline so the water main joints will be as far as possible from the other pipeline or the pipes will be arranged so that all water main joints are at least three feet from all joints in vacuum-type sanitary sewers, storm sewers, stormwater force mains, or pipelines conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C., and at least six feet from all joints in gravity- or pressure-type sanitary sewers, wastewater force mains, or pipelines conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C. [FAC 62-555.314(2); exceptions allowed under FAC 62-555.314(5)]

X

z. New or altered water mains that are included in this project and that will cross above surface water will be adequately supported and anchored, protected from damage and freezing, and accessible for repair or replacement. [FAC 62-555.320(21)(b) and *RSWW* 8.7.1]

X

aa. New or altered water mains that are included in this project and that will cross under surface water will have a minimum cover of two feet. [FAC 62-555.320(21)(b) and *RSWW* 8.7.2]

X

bb. New or altered water mains that are included in this project and that will cross under surface water courses greater than 15 feet in width will have flexible or restrained, watertight pipe joints and will include valves at both ends of the water crossing so the underwater main can be isolated for testing and repair; the aforementioned isolation valves will be easily accessible and will not be subject to flooding; the isolation valve closest to the water supply source will be in a manhole; and permanent taps will be provided on each side of the isolation valve within the manhole to allow for insertion of a small meter to determine leakage from the underwater main and to allow for sampling of water from the underwater main. [FAC 62-555.320(21)(b) and *RSWW* 8.7.2]

DG

cc. This project is being designed to include proper backflow protection at those new or altered service connections where backflow protection is required or recommended under Rule 62-555.360, F.A.C., or in *Recommended Practice for Backflow Prevention and Cross-Connection Control*, AWWA Manual M14, as incorporated into Rule 62-555.330, F.A.C.; or the public water system that will own this project after it is placed into operation has a cross-connection control program requiring water customers to install proper backflow protection at those service connections where backflow protection is required or recommended under Rule 62-555.360, F.A.C., or in AWWA Manual M14. [FAC 62-555.360 and AWWA Manual M14 as incorporated into FAC 62-555.330]

DG

dd. Neither steam condensate, cooling water from engine jackets, nor water used in conjunction with heat exchangers will be returned to the new or altered water mains included in this project. [FAC 62-555.320(21)(b) and *RSWW* 8.8.2]

NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSs

Project Name: Hilltop Expansion

Permittee: Sun Water Oak Expansion, LLC

2. Explanation for Requirements Marked "X" in Part II.C.1 Above, Including Justification, Documentation, Assurances, and/or Alternatives as Required by Rule for Exceptions to Requirements in Part II.C.1:

- n.) No air release valves proposed for this site
- o.) No air release valves proposed for this site
- p.) No water mains within structures
- v.) No known aggressive soil conditions
- z.) No surface water crossings
- aa.) No surface water crossings
- bb.) No Surface water crossings

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JUN 25 2021

DEP Central District

I completed Part II of this notice, and the information provided in Part II and on the attachment(s) to Part II is true and accurate to the best of my knowledge and belief.

Signature, Seal, and Date of Professional Engineer (PE) or
Signature and Date of Other Person in Responsible Charge of
Designing Project:*



Printed/Typed Name: Daniel R. Gibbs, PE

License Number of PE or License Number or Title of Other
Person in Responsible Charge of Designing Project:*

60088

Portion of Preliminary Design Report for Which Responsible:
100% of water system

Signature, Seal, and Date of Professional Engineer (PE) or
Signature and Date of Other Person in Responsible Charge of
Designing Project:*

Printed/Typed Name:

License Number of PE or License Number or Title of Other
Person in Responsible Charge of Designing Project:*

Portion of Preliminary Design Report for Which Responsible:

* Except as noted in paragraphs 62-555.520(3)(a) and (b), F.A.C., projects shall be designed under the responsible charge of one or more PEs licensed in Florida. If this project is being designed under the responsible charge of one or more PEs licensed in Florida, Part II of this notice shall be completed, signed, sealed, and dated by the PE(s) in responsible charge. If this project is not being designed under the responsible charge of one or more PEs licensed in Florida, Part II shall be completed, signed, and dated by the person(s) in responsible charge of designing this project.

**NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN
EXTENSIONS FOR PWSs**

Project Name: Hilltop Expansion

Permittee: Sun Water Oak Expansion, LLC

III. Certifications

A. Certification by Permittee

I am duly authorized to sign this notice on behalf of the permittee identified in Part I.F of this notice. I certify that, to the best of my knowledge and belief, this project complies with Chapter 62-555, F.A.C. I also certify that construction of this project has not begun yet and that, to the best of my knowledge and belief, this project does not include any of the following construction work:

- construction of water mains conveying raw or partially treated drinking water;
- construction of drinking water treatment, pumping, or storage facilities or conflict manholes;
- construction of water mains in areas contaminated by low-molecular-weight petroleum products or organic solvents;
- construction of an interconnection between previously separate public water systems or construction of water mains that create a "new system" as described under subsection 62-555.525(1), F.A.C.; or
- construction of water mains that will remain dry following completion of construction.

(A specific construction permit is required for each project involving any of the above listed construction work.)

I understand that, if this project is designed under the responsible charge of one or more professional engineers (PEs) licensed in Florida, the permittee must retain a Florida-licensed PE to take responsible charge of inspecting construction of this project for the purpose of determining in general if the construction proceeds in compliance with the Department of Environmental Protection construction permit, including the approved preliminary design report, for this project. I understand that the permittee must have complete record drawings prepared for this project. I also understand that the permittee must submit a certification of construction completion to the Department and obtain written approval, or clearance, from the Department before the permittee places this project into operation for any purpose other than disinfection or testing for leaks.

Signature and Date

5/25/2021

John McLaren

Printed or Typed Name

COO

Title

B. Certification by PWS Supplying Water to Project

I am duly authorized to sign this notice on behalf of the PWS identified in Part I.G of this notice. I certify that said PWS will supply the water necessary to meet the design water demands for this project. As indicated below, the water treatment plant(s) to which this project will be connected has(have) the capacity necessary to meet the design water demands for this project, and I certify that all other PWS components affected by this project also have the capacity necessary to meet the design water demands for this project. I certify that said PWS is in compliance with applicable planning requirements in Rule 62-555.348, F.A.C.; applicable cross-connection control requirements in Rule 62-555.360, F.A.C.; and to the best of my knowledge and belief, all other applicable rules in Chapters 62-550, 62-555, and 62-699, F.A.C.; furthermore, I certify that, to the best of my knowledge and belief, said PWS's connection to this project will not cause said PWS to be in noncompliance with Chapter 62-550 or 62-555, F.A.C. I also certify that said PWS has reviewed the preliminary design report for this project and that said PWS considers the connection(s) between this project and said PWS acceptable as designed.

- Name(s) of Water Treatment Plant(s) to Which this Project Will Be Connected:

Water Oak Country Club Estates (CUP #282-8)

- Total Permitted Maximum Day Operating Capacity of Plant(s), gpd: 1,056,000
- Total Maximum Day Flow at Plant(s) as Recorded on Monthly Operating Reports During Past 12 Months, gpd: 639,000

Signature and Date

5/25/2021

John McLaren

Printed or Typed Name

COO

Title

C. Certification by PWS that Will Own Project After It Is Placed into Permanent Operation

I am duly authorized to sign this notice on behalf of the PWS identified in Part I.H of this notice. I certify that said PWS will own this project after it is placed into permanent operation. I also certify that said PWS has reviewed the preliminary design report for this project and that said PWS considers this project acceptable as designed.

Signature and Date

5/25/2021

John McLaren

Printed or Typed Name

COO

Title

NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSSs

Project Name: Hilltop Expansion

Permittee: Sun Water Oak Expansion, LLC

D. Certification by Professional Engineer(s) in Responsible Charge of Designing Project*

I, the undersigned professional engineer licensed in Florida, am in responsible charge of designing this project. I certify that, to the best of my knowledge and belief, the design of this project complies with Chapter 62-555, F.A.C. I also certify that, to the best of my knowledge and belief, this project is not being designed to include any of the following construction work:

- construction of water mains conveying raw or partially treated drinking water;
- construction of drinking water treatment, pumping, or storage facilities or conflict manholes;
- construction of water mains in areas contaminated by low-molecular-weight petroleum products or organic solvents;
- construction of an interconnection between previously separate public water systems or construction of water mains that create a "new system" as described under subsection 62-555.525(1), F.A.C.; or
- construction of water mains that will remain dry following completion of construction.

(A specific construction permit is required for each project involving any of the above listed construction work.)

Signature, Seal, and Date:



Printed/Typed Name: Daniel R. Gibbs, PE

License Number: 60088

Portion of Preliminary Design Report for Which Responsible:
100% of water system

Signature, Seal, and Date:

Printed/Typed Name:

License Number:

Portion of Preliminary Design Report for Which Responsible:

* Except as noted in paragraphs 62-555.520(3)(a) and (b), F.A.C., projects shall be designed under the responsible charge of one or more professional engineers (PEs) licensed in Florida. If this project is being designed under the responsible charge of one or more PEs licensed in Florida, Part III.D of this notice shall be completed by the PE(s) in responsible charge. If this project is not being designed under the responsible charge of one or more PEs licensed in Florida, Part III.D does not have to be completed.

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JUN 25 2021

DEP Central District



Florida Department of Environmental Protection

Central District
3319 Maguire Boulevard, Suite 232
Orlando, Florida 32803-3767

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

TANK REPLACEMENT

Complete form and submit to DEP_CD@dep.state.fl.us

Plant Information:

Plant Name Water Oak Country Club Estates County Lake County PWS ID # 3354010
Plant Location: 106 Evergreen Lane, Lady Lake FL 32159 Phone 941-374-5156
PWS Owner Name: Sun Communities Phone 941-374-5156
PWS Owner Address: 27777 Franklin Road, Suite 200 ,Southfield, MI 48034
PWS Contact Person Jennifer Hardwick Title Utility / Infrastructure manager Phone 941-374-5156
Tank installer name/company: RCM Utilities Phone 352-561-2990

STORAGE FACILITIES:

(H) Hydropneumatic

Please provide complete specification for Existing and New Tank. Complete the following.

Tank Type/Number	Existing Tank*	New Tank
Reason for Replacement	Tank failed the most recent inspection	
Capacity (gal)	20,000	20,000
Dimensions or verification of Tank Size	36' x 10'	449" x 120"
Material	Welded steel	Welded steel
Gravity Drain (Yes or No)	Yes	Yes
By-Pass Piping (Yes or No)	Yes	Yes
Protected Openings (Yes or No)	Yes	Yes
Sight Glass or Level Indicator (Yes or No)	Yes	Yes
Automatic blow off (Safety Valve) (Yes or No)	Yes	Yes
Pressure Gauge (Yes or No)	Yes	Yes
On/Off Pressure (Yes or No)	Yes	Yes
Means for adding Compressed air (Yes or No)	Yes	Yes
Access Secured (Yes or No)	Yes	Yes
Access Manhole? Size: min 24 inch (Yes or No)	Yes	Yes



Florida Department of Environmental Protection

Central District
3319 Maguire Boulevard, Suite 232
Orlando, Florida 32803-3767

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

Tank:10 times capacity of the pump (Yes or No)	Yes	Yes
Tank Sample Tap Location		
Date of last Tank Inspection	6/13/2021	
Date of last Tank Cleaning	6/13/2021	
Date Tank was Replaced, if already done *	In process waiting FDEP pre- approval	
Tank internal lining or coating NSF Standards 61	Yes	Yes
Horizontal or Vertical	Horizontal	Horizontal
Separate inlet/outlet	Yes	Yes
ASME Conformance (Yes or No)	Yes	YES
ANSI/WSC PST-2000 for Tanks 120 gallons or less		

NOTE

*A 14 day advance written notice is required for “like for like” replacements as required by Rule 62-555.520(1)(c)1, F.A.C.

In some cases, the existing tank information may not available then it will be determined from the best available Data from Owner/Operator/or Vendor

Bacteriological Results: ** Submit lab reports for two consecutive days

Locations of Bacteriological Samples: _____

Dates of Samples: _____



Outlook

Water Oak Country Club Estates-PWS ID 3354010-Tank No. 1 Replacement-No Permit Required

From Mayet, Javed <IMCEAEX-

_O=EXCHANGELABS_OU=EXCHANGE+20ADMINISTRATIVE+20GROUP+20+28FYDIBOHF23SPDLT+29_CN=RECIPIENTS_CN=CC72A66F854744E8BD1CE9E4529B4519-MAYET+5FJ@namprd19.prod.outlook.com>

Date Thu 8/19/2021 10:19 AM

To Jennifer Andrews <jandrews1@suncommunities.com>

Cc Cardona, Manuel <Manuel.Cardona@FloridaDEP.gov>; Farrell, Jenny E. <Jenny.E.Farrell@dep.state.fl.us>

 3 attachments (1 MB)

Tank Replacement Form (002).docx; 2021 Water Oak Tank #1 HPTI.pdf; Water Oak Shop Drawing 3-22-2021 (002).pdf;

No Permit is required for your above tank replacement. You may go ahead with your replacement. Please ensure boil water notice is provided to your customers until two consecutive day satisfactory bacteriological report are obtained.

Thank You.



Javed Mayet, P.E.
Permitting and Waste Cleanup
Engineering Specialist
Florida Department of Environmental Protection
Central District – Orlando
Javed.Mayet@FloridaDEP.gov
Office: 407-897-4128



Please note that the DEP has started a new process by which a request for clearance for potable water system (PWS) components can be submitted by the engineer and be processed online without having to send any documents to the District office. Please access this tool through the following link: <http://www.fldepportal.com/go/> or use the DEP Business Portal green tile below – Register, Sign-in Select “Submit”, then “Registration / Notification” then Click REQUEST FOR CLEARANCE to Place Permitted PWS Components into Operation- and follow the instructions to address a series of steps and make selections that are specific to the project.

Please contact the Service Desk at ServiceDesk@dep.state.fl.us or (850) 245-7555 if you encounter technical difficulties.



From: Jennifer Hardwick <jhardwick@suncommunities.com>
Sent: Wednesday, August 18, 2021 2:21 PM
To: Mayet, Javed <Javed.Mayet@FloridaDEP.gov>; Cardona, Manuel <Manuel.Cardona@FloridaDEP.gov>; Farrell, Jenny E. <Jenny.E.Farrell@dep.state.fl.us>
Subject: Water Oak PWS ID 3354010

Good afternoon Everyone, one of our facilities (Water Oak) has a failed hydropneumatic tank based off of the last engineers inspection report. We would like to replace the tank with a like for

like tank. Please see attached the tank inspection report, the new tank spec sheet and the tank replacement form.

Please let me know if you have any questions.

Thank you.

Jennifer Hardwick

Utilities & Infrastructure Manager

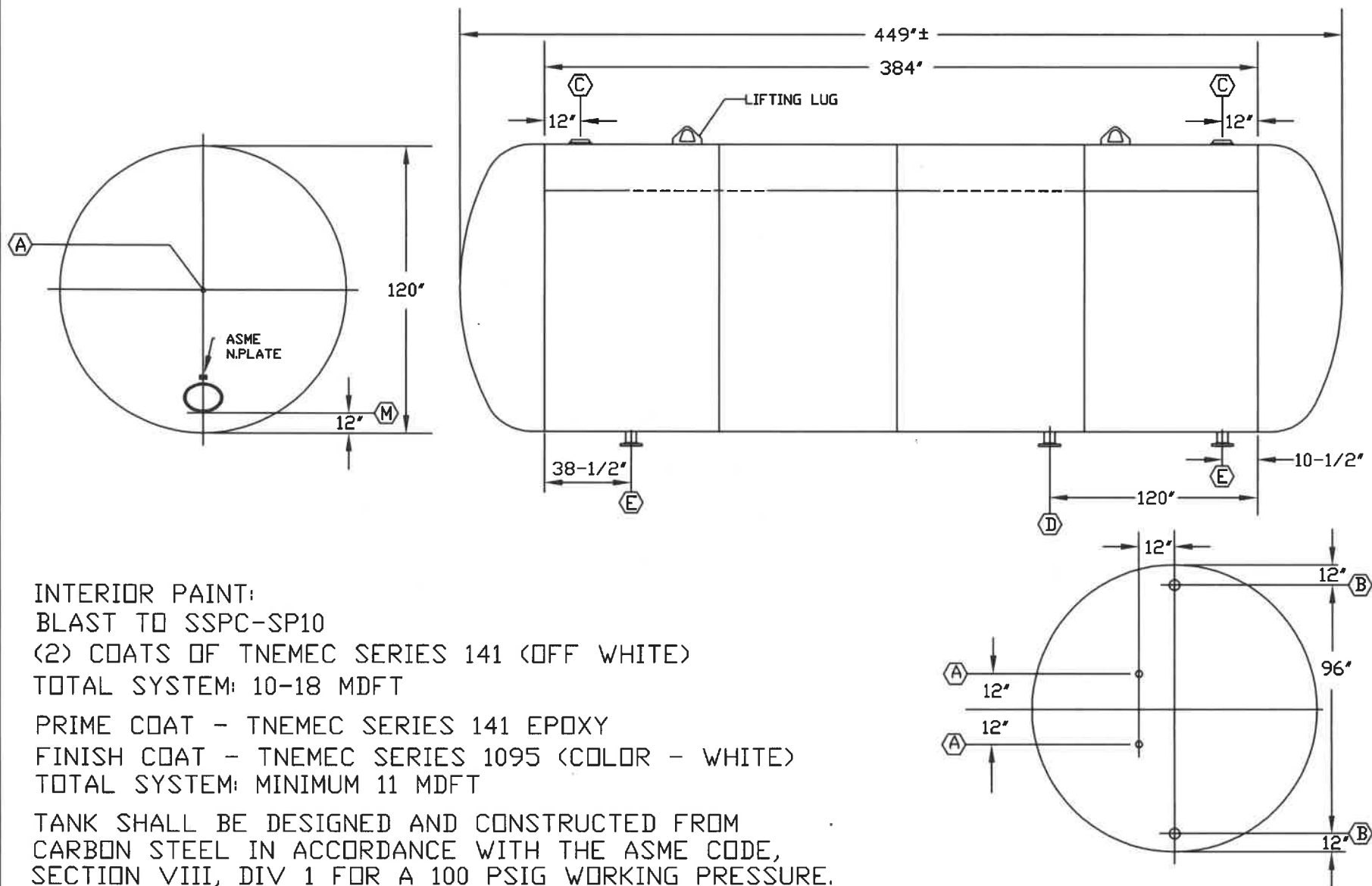
Sun Communities, Inc.

27777 Franklin Rd., Suite 200 | Southfield, MI 48034

Phone: (941) 374-5156

Email: jhardwick@suncommunities.com

COMMITMENT · INTENSITY · ACCOUNTABILITY · EMPOWERMENT · SERVICE



INTERIOR PAINT:
 BLAST TO SSPC-SP10
 (2) COATS OF TNESEC SERIES 141 (OFF WHITE)
 TOTAL SYSTEM: 10-18 MDFT
 PRIME COAT - TNESEC SERIES 141 EPOXY
 FINISH COAT - TNESEC SERIES 1095 (COLOR - WHITE)
 TOTAL SYSTEM: MINIMUM 11 MDFT
 TANK SHALL BE DESIGNED AND CONSTRUCTED FROM
 CARBON STEEL IN ACCORDANCE WITH THE ASME CODE,
 SECTION VIII, DIV 1 FOR A 100 PSIG WORKING PRESSURE.

MARK	QTY	DESCRIPTION	MARK	QTY	DESCRIPTION	DIXIE TANK CO. JACKSONVILLE, FLORIDA RCM UTILITIES, SADDLE OAK CLUB 20,954/120'HPT-100WP-E-ASME SKETCH NO: SA20954-S
A	3	1" 3000# NPT FULL COUPLING	M	1	12"x16" ELLIPTICAL MANWAY	
B	2	2" 3000# NPT FULL COUPLING				
C	2	2" NPT THREADED FITTING				
D	1	6" S/O 150# FLANGE - RF				
E	2	8" S/O 150# FLANGE - RF			EST. WEIGHT: 15,495#	



P.O. Box 42
Ocala, Florida 34478
Office: 352.624.2068
Fax: 352.622.6643
dnmengineering@embarqmail.com

September 30, 2020

Daissan A. Villareal, P.E.
Permitting Engineer
Drinking Water Program
Florida Department of Environmental Protection
3319 Maguire Boulevard, Suite 232
Orlando, Florida 32803-3767

Office: (407) 897-4129
Email: daissan.a.villareal@FloridaDEP.gov

**Re: Water Oak Country Club Estates Water Treatment Facility No. 2
DEP Application No.: 0080548-WC
PWS I.D. No.: 3354010
Request For Additional Information
Lady Lake, Lake County, Florida**

Ms. Villareal,

The following is in response to the Department's Request For Additional Information (RAI) emails dated September 3, 2020 and September 4, 2020 with regards to the Proposed Water Oak Country Club Estates Water Treatment Facility No.: 2:

Item 1: *The 10-sample bacteriological well survey for each of the two proposed wells is not required to issue the permit but must be submitted at the time of clearance. Please concur.*

Response:

Noted. The 10-sample bacteriological well survey for each well will be completed and submitted at the time of the request system clearance.

Item 2: *The technical specifications must indicate that disinfection of the new well shall be done in accordance with AWWA C654 [3.2.4.12, RSWW]*

Response:

The Cover Sheet of the Engineering Plans and Specifications has been revised to include Construction Note No.: 6 which indicates that the New 10-inch Wells shall be disinfected in accordance with AWWA C654 Standard.

Item 3: Chemical Feed Equipment:

- a. The engineer's report indicated that the new WTP will not have a backup hypochlorinator on site. The Recommended Standards for Waterworks Section 5.1.1.a states:

5.1.1 Number of Feeders

- a. Where chemical feed is necessary for the protection of the supply, such as chlorination, coagulation or other essential processes,

1. a minimum of two feeders shall be provided, and
2. the standby unit or a combination of units of sufficient capacity should be available to replace the largest unit during shut-downs.

The Department recommends, as on the best management practices, the installation of a chemical feeder standby unit to allow the supply, at all times of the necessary amounts of chemicals at an accurate rate, throughout the range of feed. Submit the revised drawing showing the location of the standby chemical feed pump. Submit the specifications of the standby chemical feed pump.

- b. Provide the specifications of the chemical solution tank/holding tank.
- c. Provide the specifications as well as specify the product name of the sodium hypochlorite solution that is used by the WTP and provide assurance that it conforms to ANSI/AWWA B300, Standard for Hypochlorites and ANSI/NSF 60, Drinking Water Treatment Chemicals-Health Effects. Submit Material Safety Data Sheet (MSDS) for the sodium hypochlorite solution. [RSSW 5.0.4].
- d. Specify the strength of the sodium hypochlorite that will be used for disinfection for this WTP. [RSWW 2.15 and RSSW 5.0.4].
- e. Provide the specification sheets/manufacturer's cut-out sheets for the new chlorine analyzer, if any is proposed. [RSWW 5.0.1].
- f. Provide a brief description of the sodium hypochlorite storage and control room. Are the storage containers or tanks located out of the sunlight in a cool area and vented to the outside of the building? [RSWW 5.1.10 and 5.1.14].
- g. Provide assurance that housing for the hypochlorite storage and feed facilities shall be designed and constructed in accordance with Section 5.1.14 in Recommended Standards for Water Works as incorporated into Rule 62-555.330, F.A.C.
- h. Provide, at a minimum, the appropriate safety gear and equipment, for hypochlorination: rubber apron, rubber gloves, respirator, and eyewash/shower. [RSWW 5.3].
- i. Provide piping specifications (Schedule 80 PVC Pipe is typically utilized. If PVC pipe is used, it must bear NSF logo for potable water use). [RSWW 5.01].

Response:

- a. The engineering report has been revised to reflect that two (2) backup hypochlorinators will be stored on-site within the proposed utility building and located within the proposed standby/safety equipment storage cabinet. The engineering plans and specifications have been revised to show the proposed location of the standby/safety storage cabinet within the proposed utility building. The appendices of the engineering report have been revised to include the specifications of the chemical feed pumps (For in use and standby);

- b. The appendices of the engineering report have been revised to include the specifications of the chemical solution tank/holding tank;
 - c. The engineering report and appendices have been revised to include the specifications, product name, and MSDS of the sodium hypochlorite solution to be utilized at the facility and provides assurance that the product conforms to ANSI/AWWA B300 and ANSI/NSF 60;
 - d. The engineering report has been revised to specify the strength (12.5%) of the sodium hypochlorite that will be used for disinfection at the WTP;
 - e. A chlorine analyzer is not proposed to be installed at the WTP;
 - f. The engineering report has been revised to include a brief description of the sodium hypochlorite storage room and control room;
 - g. The engineering report has been revised to provide assurance that the proposed utility building has been designed and will be constructed to meet the requirements of Section 5.1.14 of Recommended Standards for Water Works (RSWW) which requires the following:
 - 1. Floor surfaces shall be smooth and impervious, slip-proof and well drained;
 - 2. Vents from feeders , storage facilities and equipment exhaust shall discharge to the outside atmosphere above grade and remote from air intakes.
 - h. The engineering report has been revised to reflect at a minimum, the appropriate safety gear and equipment, for hypochlorination: rubber apron, rubber gloves, and respirator will be stored within the proposed standby/safety equipment storage cabinet located within the utility building and an eyewash & shower station is proposed to be installed just outside of the utility building's Chlorination Equipment Room. In addition, the engineering plans & specifications have been revised to reflect the location of the proposed eyewash and shower station.
 - i. The engineering plans and specifications have been revised to reflect that all piping associated with the sodium hypochlorite chemical feed system shall be Schedule 80 PVC Pipe and shall bear the "NSF" Logo for potable water use.
-

Item 4: *Provide a signed and sealed engineer's certification that:
The standby power for operation of that portion of the system's water source, treatment, and pumping facilities is able to deliver drinking water meeting all applicable primary and secondary standards at a rate at least equal to the average daily water demand for the system.*

Response:

Please find enclosed the requested signed and sealed engineer's certification.

Item 5: *Please make sure you comply with all rules that apply with regards to the fuel tank. I did not find anything in the submittal regarding the size of the fuel tank. The PWS 3354010 is a Community Public Water System. Please provide description of the fuel tank and its location. Confirm the proximity of the fuel tank from the well.*

Response:

The fuel source for the proposed auxiliary power backup generator is Liquified Petroleum (LP) Gas. A 1,000-gallon underground storage tank, typically provided by the LP Gas Company, is proposed for the facility which is typically filled to 80% (800-gallons) of the total volume. The auxiliary power backup generator consumes approximately 22.2 gallons per hour and is capable of providing auxiliary power for up to 36 hours continuously. The fuel tank is proposed to be located greater than 100 feet away from the proposed public supply wells.

Item 6: *Rule 62-555.350(15) requires that all CWSs serving >350 people or >150 connections have an emergency preparedness/response plan and requires that such a plan include, among other things, recommendations regarding the amount of fuel to have available for operation of auxiliary power sources. Please confirm that the CWS has or will update their emergency preparedness/response plan to include recommendations regarding the amount of fuel to have available for operation of auxiliary power sources.*

Response:

The Water Oak County Club Estates WTF No.: 2 Community Water System will update their emergency preparedness/response plan to include recommendations regarding the amount of fuel to have available for operation of auxiliary power sources upon submittal for system clearance.

September 4, 2020 Comments:

Item 7: *Please provide a brief narrative description of the proposed chemical building.*

Response:

Please see response comments to Item 3 above.

Item 8: *Also, a separate permit application shall be required for the new water distribution system for the Hilltop Expansion. WTP No.: 2 and the water distribution system will be cleared for service at the same time. Or if there is no source of potable water to clean flush and disinfect the new water distribution system, the Department may clear WTP No.: 2 ahead for the purpose of cleaning, flushing, and disinfecting the new distribution system.*

Response:

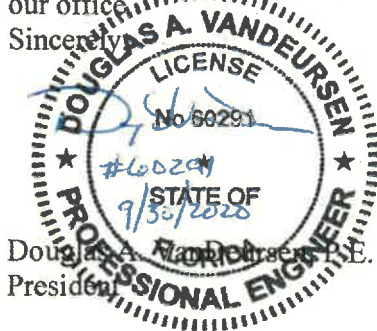
Noted.

Item 9: Provide the total length of the WTP NO.: 2 yard piping per size of the water main.

Response:

The total length of all proposed yard piping for WTP No.: 2 is 112+/- linear feet of 6-inch Ductile Iron Pipe, 205+/- linear feet of 8-inch Ductile Iron Pipe, 60+/- linear feet of 1-1/4" Schedule 40 PVC Piping.

If you have any questions or require any additional information, please do not hesitate to contact our office.
Sincerely,



Douglas A. VanDeursen, P.E. Digitally signed
by Douglas A.
VanDeursen, P.E.
Date: 2020.09.30
14:39:29 -04'00'

This item has been digitally signed and sealed by Douglas A. VanDeursen, P.E. on 9-30-2020 using a "SHA" Authentication Code.

Printed copies of this document are not considered signed and sealed and the "SHA" Authentication Code must be verified on any electronic copies.

cc: John McLaren, Sun Communities, Inc.
Dan Gibbs, Atwell, LLC

Enclosures:

- 1) WOCCE WTF No.: 2 Engineering Report 9-30-2020
- 2) WOCCE WTF No.: 2 Engineering Plans & Specifications
- 3) Engineer's Signed and Sealed Auxiliary Power Statement

Statement of Proposed Method of Financing and Projected Impact on Capital Structure

Water Oak Utility — Hilltop Expansion

Sun Communities Finance, LLC d/b/a Water Oak Utility
Certificate No. 454-W • PWS ID 3354010 • Lake County, Florida

1. Introduction

This statement provides a detailed description of the proposed method of financing the construction of the water distribution system expansion serving the Hilltop development at Water Oak Country Club Estates, and the projected impact on the Utility's capital structure, as required for the Certificate Amendment application under Rule 25-30.036, Florida Administrative Code.

2. Background — Hilltop Expansion Construction

Sun Water Oak Expansion, LLC, a Michigan limited liability company and wholly-owned subsidiary of Sun Communities, Inc., acquired the Hilltop expansion parcels from Hilltop Manors, Inc. (a Florida corporation) via Special Warranty Deed dated November 2018, recorded as Instrument No. 2018137944, OR Book 5203, Page 2054, Official Records of Lake County, Florida.

The Hilltop expansion consists of a ±296-unit manufactured home park development on approximately 41.86 acres (Parcels 7, 8, 9, 10, 15, 16), located in the West ½ of the SE ¼ of Section 9, Township 18 South, Range 24 East, on the south side of Griffin Avenue. The water distribution infrastructure was permitted and constructed under:

- DEP Permit No. 0080548-008-WC (WTP No. 2 — issued October 1, 2020; Total Clearance June 5, 2023)
- DEP General Permit No. 0080548-009-DSGP (Hilltop water main extensions — issued July 8, 2021; Partial Clearance September 27, 2021)

3. Proposed Method of Financing

All construction costs associated with the Hilltop expansion — including land acquisition, water treatment plant construction (WTP No. 2), water main extensions, and related infrastructure — have been and will continue to be financed entirely through **equity contributions from the parent company, Sun**

Communities, Inc. No external debt, revenue bonds, special assessments, customer contributions-in-aid of construction (CIAC), or third-party financing are proposed or have been utilized for this expansion.

Specifically:

- **Land acquisition:** Funded by Sun Communities equity through its subsidiary Sun Water Oak Expansion, LLC.
- **Water Treatment Plant No. 2 (rated design capacity 1,238,400 GPD):** Funded entirely by Sun Communities equity, including two 10-inch supply wells, two 25,000-gallon hydropneumatic tanks, chemical feed system, utility building, and 120 KW standby generator.
- **Water main extensions (~1,760 LF of 6-inch PVC + ~15,720 LF of 8-inch PVC C900 with fittings, valves, hydrants):** Funded entirely by Sun Communities equity.
- **All future construction to complete the remaining phases of the Hilltop expansion will continue to be financed through parent-company equity contributions.:**

This equity-only financing approach is consistent with the Utility's historical practice and is the same method used to finance all prior capital improvements to the Water Oak water system.

4. Current Capital Structure

As confirmed by the Florida Public Service Commission in the most recent rate proceeding (PAA Order No. PSC-2026-0232-PAA-WU, Docket No. 20250088-WU, issued June 22, 2026):

Capital Structure Component	Amount / Percentage
Common Equity	100%
Long-term Debt	0%
Approved Rate Base	\$1,487,925
Overall Rate of Return	7.76%

The Utility's capital structure consists **entirely of common equity**. There is no long-term debt, preferred equity, or other leverage in the capital structure. The Utility's capital structure has been reconciled to the Commission-approved rate base.

5. Projected Impact on Capital Structure

Because the Hilltop expansion is financed entirely through equity contributions from the parent company, the **addition of the Hilltop expansion to the certificated territory will not change the Utility's capital**

structure. The capital structure will remain 100% common equity after the certificate amendment takes effect.

The projected impact is as follows:

	Before Expansion	After Expansion
Common Equity	100%	100%
Long-term Debt	0%	0%
Capital Structure Change	—	No change
Financing Method	Parent equity	Parent equity (unchanged)

The Hilltop expansion infrastructure — once the certificate amendment is granted and all facilities are placed in service — will become part of the Utility's rate base at its net book value (original cost less accumulated depreciation) and will be recovered through rates in a future rate proceeding. The equity investment by the parent company represents the sole source of capital, and no additional leverage or change in capital composition is anticipated.

6. Summary

The Hilltop expansion at Water Oak Country Club Estates has been and will continue to be financed entirely through equity contributions from Sun Communities, Inc. (the ultimate parent). No external debt, bonds, customer assessments, or third-party financing has been or is proposed to be used. The Utility's capital structure — 100% common equity — will remain unchanged as a result of the territory expansion. This approach is consistent with the Utility's established practice as confirmed by the Florida Public Service Commission in its most recent rate proceeding.

Sources: FPSC PAA Order PSC-2026-0232-PAA-WU (Docket 20250088-WU, 6/22/2026), Section V — Rate of Return; Special Warranty Deed, Instrument No. 2018137944, OR Book 5203, Page 2054, Lake County, FL (11/29/2018); DEP Permit 0080548-008-WC (WTP No. 2, 10/1/2020); DEP General Permit 0080548-009-DSGP (Hilltop water mains, 7/8/2021).

Statement of Projected Impact on Monthly Rates and Service Availability Charges

Water Oak Utility — Hilltop Expansion

Sun Communities Finance, LLC d/b/a Water Oak Utility
Certificate No. 454-W • PWS ID 3354010 • Lake County, Florida

1. Introduction

This statement addresses the projected impact of the Hilltop territory expansion on the Utility's monthly water rates and service availability charges, as required for the Certificate Amendment application under Rule 25-30.036, Florida Administrative Code.

2. Projected Impact on Monthly Rates

The extension of the certificated territory to include the Hilltop expansion will **not require or result in any change to the Utility's currently approved monthly water rates**. The rates approved by the Florida Public Service Commission in PAA Order No. PSC-2026-0232-PAA-WU (Docket No. 20250088-WU, issued June 22, 2026) were established with the Hilltop expansion already factored into the Utility's infrastructure, capacity, and revenue requirement analysis.

Specifically, the approved revenue requirement of \$402,948 and the approved rate base of \$1,487,925 already include:

- WTP No. 2 (1.238 MGD capacity) — designed and constructed specifically to serve the existing community and the Hilltop expansion together
- Pro forma plant additions directly related to system reliability for the combined service area
- Operating expenses reflective of serving the expanded customer base

Because the system was designed and permitted to serve both the existing community and the Hilltop expansion as a unified service territory, and because the current rates were set with this combined capacity in mind, the addition of Hilltop customers to the certificated territory will **generate incremental revenue** (through additional base facility charges and gallonage charges from ±296 new connections) **without requiring any rate adjustment**. The additional revenue from new connections will improve the Utility's ability to recover its approved revenue requirement and earn its authorized rate of return.

In summary: the extension of the certificated territory to include the Hilltop expansion is a ministerial alignment of the certificate boundary with the service area already recognized in the current rate proceeding. It does not change the approved revenue requirement, rate base, rate of return, rate structure, or monthly rates established in the PAA Order.

Because the Hilltop expansion was already contemplated and included in the SARC filing, the Commission's revenue requirement determination, rate base calculation, and approved rate structure all account for the expanded service territory. No adjustments, amendments, or modifications to the SARC or to the PAA Order are required as a result of this Certificate Amendment application. The certificate amendment simply aligns the Utility's certificated territory with the service area that was already the basis for the approved rates.

The Hilltop expansion is already fully included in the Utility's most recent Staff-Assisted Rate Case (SARC) and the resulting Proposed Agency Action Order (PAA Order No. PSC-2026-0232-PAA-WU, Docket No. 20250088-WU, issued June 22, 2026). The infrastructure serving the Hilltop expansion — including WTP No. 2 (rated design capacity 1.238 MGD) and the associated water main extensions — was constructed and permitted specifically to serve the combined existing community and Hilltop expansion as a unified service area.

3. Inclusion in Recent PAA Order — No SARC Adjustments Required

4. Currently Approved Monthly Water Rates

The following rates are currently in effect per PAA Order No. PSC-2026-0232-PAA-WU and will apply uniformly to all customers in the resulting territory (existing and Hilltop expansion):

Base Facility Charge (BFC) by Meter Size:

Meter Size	Approved Rate	4-Year Rate Reduction
5/8" × 3/4"	\$6.95	\$0.10
3/4"	\$10.43	\$0.15
1"	\$17.38	\$0.25
1-1/2"	\$34.75	\$0.51
2"	\$55.60	\$0.81
3"	\$111.20	\$1.62

4"	\$173.75	\$2.54
6"	\$347.50	\$5.07

Gallonge Charges — Residential (three-tier inclining block):

Usage Tier	Approved Rate (per 1,000 gal)	4-Year Rate Reduction
0 – 3,000 gallons	\$2.99	\$0.04
3,001 – 6,000 gallons	\$4.48	\$0.07
Over 6,000 gallons	\$5.23	\$0.08

Gallonge Charge — General Service: \$3.75 per 1,000 gallons (4-year reduction: \$0.05)

Typical Residential Bill (5/8" × 3/4" meter):

Monthly Usage	Approved Monthly Bill
3,000 gallons	\$15.92
6,000 gallons	\$29.36
8,000 gallons	\$39.82

5. Service Availability Charges

Service availability charges (also referred to as "plant capacity charges" or "system capacity charges") and meter installation fees are one-time charges assessed to new customers connecting to the system. These charges are intended to shield existing customers from the cost impacts associated with adding new customers to the system by requiring new growth to fund the infrastructure it requires.

Historical background: The Commission originally directed Water Oak to reinstate service availability charges and meter installation fees in Order No. PSC-2000-1165-PAA-WS (issued June 27, 2000, Docket No. 19990243-WS). The meter installation fee was subsequently updated in Order No. PSC-2002-1831-TRF-WS (issued December 20, 2002, Docket No. 20020388-WS). However, the Commission found in the current rate proceeding that for the majority of the years from 2000 to 2024, these charges were not collected by the Utility despite customer growth occurring. As a result, the Commission increased CIAC by \$103,929 to account for the uncollected charges.

Going forward: Service availability charges and meter installation fees will be assessed to all new Hilltop expansion customers connecting to the Water Oak system, consistent with the Commission's directive. These charges will be recorded as Contributions-in-Aid of Construction (CIAC) and will serve to offset rate base, thereby reducing the cost burden on existing customers. The Utility commits to properly collecting and recording these charges for all new connections in the expansion territory.

The specific service availability charge and meter installation fee amounts will be those currently approved by the Commission or as may be updated in a subsequent tariff filing. New Hilltop customers will be assessed:

- **Meter installation fee** — per the approved tariff (covers the cost of meter, installation labor, and materials)
- **Service availability charge** — per the approved tariff (covers the customer's proportionate share of system plant capacity)

6. Summary

The Hilltop territory expansion will have the following projected impacts on rates and charges:

Item	Projected Impact
Monthly water rates	No change — current approved rates apply uniformly to all customers in the resulting territory
Rate structure	No change — BFC + three-tier inclining block gallonage (residential) and BFC + uniform gallonage (general service) remain in effect
Service availability charges	Will be assessed to all new Hilltop connections per the approved tariff and recorded as CIAC
Net impact on existing customers	Positive — additional revenue from ~296 new connections improves cost recovery without requiring a rate increase; CIAC from service availability charges offsets rate base

In conclusion, the extension of the certificated territory to include the Hilltop expansion will not require any change to the currently approved monthly water rates. The system was designed, permitted, and constructed to serve the combined service area, and the approved rates were established with this capacity in mind. New connections will be assessed appropriate service availability charges and meter installation fees. The net effect on existing customers is positive: additional base facility and gallonage revenue from approximately 296 new connections will improve the Utility's revenue recovery, while CIAC from one-time charges will reduce rate base and thereby moderate future rate pressure.

Sources: FPSC PAA Order No. PSC-2026-0232-PAA-WU (Docket No. 20250088-WU, issued June 22, 2026) — Sections V (Rate of Return), X (Rate Structure), Schedule No. 4 (Monthly Water Rates), and Section IV.E (CIAC / Service Availability Charges); Order No. PSC-2000-1165-PAA-WS (Docket No. 19990243-WS); Order No. PSC-2002-1831-TRF-WS (Docket No. 20020388-WS).

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for staff-assisted rate case in
Lake County by Sun Communities Finance,
LLC d/b/a Water Oak Utility.

DOCKET NO. 20250088-WU
ORDER NO. PSC-2026-0232-PAA-WU
ISSUED: June 22, 2026

The following Commissioners participated in the disposition of this matter:

GABRIELLA PASSIDOMO SMITH, Chairman
GARY F. CLARK
MIKE LA ROSA
BOBBY PAYNE
ANA ORTEGA

Exhibit R

NOTICE OF PROPOSED AGENCY ACTION
ORDER APPROVING RATE INCREASE FOR SUN COMMUNITIES FINANCE, LLC

BY THE COMMISSION:

NOTICE is hereby given by the Florida Public Service Commission (Commission) that the action discussed herein is preliminary in nature—except with regard to (1) the reduction of rates after four years based upon the recovery of rate case expense, (2) the granting of temporary rates in the event of protest, and (3) the requirement for proof of adjustment of books and records—and will become final unless a person whose interests are substantially affected files a petition for a formal proceeding, pursuant to Rule 25-22.029, Florida Administrative Code (F.A.C.). The reduction of rates after four years, the granting of temporary rates in the event of protest, and the requirement for proof of adjustment of books and records are procedural agency actions and subject to reconsideration and appeal as described in the attached “Notice of Further Proceedings or Judicial Review.”

Background

Sun Communities Finance, LLC d/b/a Water Oak Utility (Water Oak or Utility) is a Class C water-only utility providing service to 1,265 residential customers and 50 general service customers in Lake County. The Utility is a wholly-owned subsidiary of Asset Investors Operating Partnership, LP.

The Utility's rates were last established by Order No. PSC-1997-0034-FOF-WS using a rate base as of November 30, 1993.¹ That order also transferred the Utility's water and wastewater certificates to Sun Communities Finance Limited Partnership from the seller. In 2000, the Utility changed the name on its certificate to Sun Communities Finance, LLC d/b/a Water Oak Utility. On March 12, 2020, the Utility's wastewater certificate was cancelled by Order No. PSC-2020-0074-PAA-WS.² It has been over 25 years since the Utility's last rate case.

Although Water Oak has not had a rate case in many years, it has received 25 index increases since 1988, with the most recent index increase approved in 2023. While these adjustments provided limited rate relief between rate proceedings, they were not intended to address comprehensive changes in the Utility's revenue requirement.

On October 16, 2023, Water Oak filed an application for a staff-assisted rate case (SARC) which was assigned Docket No. 20230119-WU.³ That application was withdrawn on June 5, 2024.⁴

On June 23, 2025, the Utility filed an application for a SARC.⁵ Pursuant to Section 367.0814(2), Florida Statutes (F.S.), the official date of filing the SARC was established as August 8, 2025. Commission staff selected the test year ended December 31, 2024. According to the Utility's 2024 Annual Reports, total gross revenues were \$179,227 and operating expenses were \$342,931.

This matter came before us on April 7, 2026, but was deferred to the June 2, 2026 Commission Conference to permit Commission staff to further investigate. Following the deferral, Commission staff determined that the Utility appears to be serving customers outside of its Commission-approved service territory. As a result, Commission staff sent a letter to the Utility instructing it to file an Application for an Amendment to its Certificate pursuant to Rule 25-30.036, F.A.C., by August 18, 2026.⁶

We have jurisdiction over this matter pursuant to Sections 367.011, 367.081, 367.0812, 367.0814, 367.091, and 367.121, F.S.

¹ Order No. PSC-1997-0034-FOF-WS, issued January 7, 1997, in Docket No. 960040-WS, *In re: Application for transfer of Certificates Nos. 454-W and 388-S in Lake County from Water Oak Utilities Co., Inc. to Sun Communities Finance Limited Partnership*.

² Order No. PSC-2020-0074-PAA-WS, issued March 12, 2020, *In re: Request for cancellation of Certificate No. 388-S by Sun Communities Finance, LLC. d/b/a Water Oak Utility*.

³ Document No. 05692-2023, filed on October 16, 2023.

⁴ Document No. 04603-2024, filed on June 5, 2024.

⁵ Document No. 05141-2025, filed on June 23, 2025.

⁶ Document No. 02980-2026, filed on May 19, 2026.

Review and Decision

I. Quality of Service

Pursuant to Section 367.081(2)(a)(I.), F.S., and Rule 25-30.433(1), F.A.C., in water rate cases, this Commission shall determine the overall quality of service provided by the utility. This determination is made from an evaluation of the quality of the utility's product and the utility's attempt to address customer satisfaction. The rule further states that the most recent chemical analyses for the water system, outstanding citations, violations, and consent orders on file with the Department of Environmental Protection (DEP) and the county health department, and any DEP and county health department officials' testimony concerning quality of service shall be considered. In addition, any customer testimony, comments, or complaints received by us are also reviewed. The operating condition of the water system is addressed in Section II.

A. *Quality of the Utility's Product*

In evaluating Water Oak's product quality, Commission staff reviewed the Utility's compliance with the DEP's primary and secondary drinking water standards. Primary standards protect public health while secondary standards regulate contaminants that may impact the taste, odor, and color of drinking water. In the DEP's last Sanitary Survey Report dated March 14, 2023, no chemical or bacteriological exceedances were noted for the previous 12 months, and the Utility was determined to be in compliance with the DEP standards. In the Utility's last Consumer Confidence Report dated June 26, 2025, no violations of contaminant levels were noted for the testing period.

B. *The Utility's Attempt to Address Customer Satisfaction*

Commission staff reviewed the complaints recorded by our Consumer Activity Tracking System (CATS), received by the Utility, and filed with the DEP for the test year and four years prior. There was one complaint filed in CATS regarding improper billing, where the customer reported inconsistent water bills. In response, the Utility explained that the customer's meter was installed incorrectly and a new meter was installed. Water Oak also credited the customer's account based on their average historical usage. While the Utility did respond, it failed to respond within 15 working days and failed to provide a full and accurate report in violation of Rule 25-22.032, F.A.C. The Utility reported that it did not receive any complaints during this timeframe. The DEP responded that it received one complaint during this timeframe regarding the quantity of Boil Water Notices (BWN) the Utility issued.

A customer meeting was held on January 21, 2026, where eight customers provided comments. The majority of the comments focused on the overall rate increase. Customers also voiced their concerns about improperly functioning meters and the amount of unaccounted for water identified in the Staff Report. Following the customer meeting, Commission staff asked Water Oak if it was aware of the customer concerns regarding improperly functioning meters as

well as how it would address each customer that spoke at the meeting. Water Oak stated that it was not aware of these meter concerns prior to the customer meeting and has no record of any ongoing or open complaints.⁷ Water Oak further explained that it met with several residents after the customer meeting to explain the general ratemaking process and how the Utility addresses customer concerns.⁸

There were approximately 308 customer comments in the docket file as of May 6, 2026. However, Table 1 shows a total of 484 customer comments because a single customer comment that relates to several different categories is counted multiple times (one time in each category). While the majority of these comments expressed concerns with the overall rate increase, concerns were also raised regarding improperly functioning meters, the amount of unaccounted water identified in the Staff Report, and quality of service such as fluctuating water pressure. For reference, the Utility serves approximately 1,265 residential customers.

Table 1
Number of Rate Case Comments Received by Source and Subject

Subject of Comment	Oral Comments	Written Comments	Total*
Other	3	73	76
Quality of Service	-	3	3
Meter Issues	1	55	56
Improper Billing	-	17	17
Outages (Service interruption/BWN)	-	18	18
Rate Increase Concerns	8	306	314
Total	12	472	484

*A single customer comment or complaint may be counted multiple times if it is associated with multiple categories.

As shown in Table 1, there were 18 comments regarding service interruptions and BWNs. Commission staff requested the Utility provide its service interruption records pursuant to Rule 25-30.251(1)–(2), F.A.C. The rule states that each utility is required to maintain a record of all interruptions in service which affect 10 percent or more of its customers, and to notify us of these interruptions. Rule 25-30.251(1), F.A.C., specifically provides that “[t]he record shall show the cause of the interruption, its date, time, duration, remedy, and steps taken to prevent recurrence.” Water Oak did not file any such reports with us and also stated that it has not had an outage affecting 10 percent or more of its customers. Rather, the Utility asserted that its highest impact experience was roughly 4 percent per outage and that the community uses valves to limit outages to only the affected section.⁹

On February 17, 2026, the Office of Public Counsel (OPC) filed an observation letter regarding the customer correspondence in this docket, BWNs, and service interruptions based on

⁷ Document No. 01125-2026, filed February 17, 2026.

⁸ *Id.*

⁹ Document No. 01428-2026, filed March 5, 2026.

DEP records. OPC's letter identified three service interruptions that affected 10 percent or more of the Utility's customers: two in 2020 and one in 2021. Upon reviewing OPC's observation letter, the Utility confirmed the three service interruptions (9/21/20; 12/2/20; 9/22/21) that exceeded the 10 percent or greater threshold, but which were not reported to us. In addition, Commission staff analyzed OPC's letter and the DEP documentation and identified one additional instance (5/6/21) affecting 10 percent or more of the Utility's customers. The Utility stated that since that time, it has improved its infrastructure and practice of isolating outages to those areas that require repair, thus preventing other disruptions from meeting or exceeding the reporting threshold. Going forward, Water Oak shall maintain its service interruption records as outlined in Rule 25-30.251(1), F.A.C., and shall notify us of any such qualifying interruption.

On April 17, 2026, OPC filed an additional observation letter recommending that we find Water Oak's quality of service to be marginal and impose a 15 basis point reduction to the Utility's return on equity (ROE) because of the number of unplanned service interruptions that have occurred since 2019. OPC also recommended a 15 percent reduction to Contractual Services – Professional expense related to management fees.¹⁰

On June 2, 2026, following the oral comments of an interested person, the Utility confirmed that it had received an influx of approximately 450 complaints from customers relating to water meter accuracy beginning about five to six days after our April 7, 2026 Agenda Conference.

C. *Managerial Concerns*

The diligent work performed by Commission staff in this case has made apparent to us the existence of several Utility managerial issues related to poor recordkeeping and reporting. Such actions negatively impact the customer service provided by Water Oak as well as the Utility's obligation to provide timely and accurate information to us in a transparent manner.

The information presented has raised concerns amongst us regarding the adequacy of Water Oak's managerial capabilities. Water Oak should possess a greater familiarity with its system, including its approved service area and customer base, than was presented here. For example, since our April 7, 2026 Agenda Conference, and as discussed in Section VI, our staff discovered 34 additional general service customers whose usage/gallons needed to be imputed in order to capture water consumption data. These are customers the Utility should have previously been aware of and informed our staff about. When managerial operations are not well run, and Commission staff uncovers important facts, we cannot but wonder what other inadequate utility practices are occurring in the background. In light of these concerns, Water Oak shall submit to a management audit conducted by Commission staff. Operational changes are needed to, among other things, determine the cause of water loss and better account for the number of customers within Water Oak's service territory.

¹⁰ Document No. 02230-2026, filed April 17, 2026.

In addition, an interested person brought to our attention requests submitted to the Department of Business and Professional Regulation's (DBPR's) Office of Inspector General (Case No. 2026-518-REF) and to the St. Johns River Water Management District (District) for regulatory review of actions allegedly related to Water Oak. After a report is finalized by the DBPR or District regarding either of these two pending investigations, the Utility shall file those reports with this Commission. In addition, the Utility shall communicate information regarding the associated findings of the DBPR and District to all customers so that customers are fully aware. If these investigations are not closed within a year, Water Oak shall report that fact to this Commission as well as any other findings made by DBPR and the District up to that point in time. The Utility shall also provide customers with this information.

Finally, to further help remedy the quality of service deficiencies we have identified, Water Oak shall arrange and hold at least one formal customer meeting in each calendar year of 2027 and 2028. At those times the Utility shall provide an overview of general system occurrences, an overview of the DBPR and District investigations, and provide customers an opportunity to speak with Utility representatives. Within one month of the conclusion of each such meeting, Water Oak shall file a report in this docket to summarize to us topics discussed and any results of the meetings.

D. *Conclusion*

The Utility is in compliance with the DEP standards. In addition, there were few customer complaints filed during the test year and four years prior, and the majority of the comments provided during the course of this proceeding regarded the overall rate increase. To address customer concerns identified at the customer meeting and throughout this proceeding, the Utility indicated that it attempted to reach the customers who spoke at the customer meeting, has taken steps to mitigate service interruptions, and has taken steps to evaluate meter accuracy on an ongoing basis.

It is the degree of our managerial concerns, however, that outweighs all other considerations in this particular case. The Utility's poor recordkeeping and reporting negatively impact the customer service provided by Water Oak as well as the Utility's obligation to provide timely and accurate information to us in a transparent manner. For the reasons set forth above, we find Water Oak's quality of service to be unsatisfactory. Accordingly, pursuant to Section 367.0812(4), F.S., there shall be: (1) a 30 percent penalty to Account 601 – Salaries and Wages – Employees; (2) a 30 percent penalty to Account 631 – Contractual Services – Professional; and (3) a 75 basis point reduction to ROE.

II. Infrastructure and Operating Conditions

Rule 25-30.225(2), F.A.C., requires each water utility to maintain and operate its plant and facilities by employing qualified operators in accordance with the rules of the DEP. Rule 25-30.433(2), F.A.C., requires consideration of whether the infrastructure and operating conditions of the plant and facilities are in compliance with Rule 25-30.225, F.A.C. In making this determination, we must consider testimony of the DEP and county health department officials,

sanitary surveys for water systems, citations, violations, consent orders issued to the utility, customer testimony, comments, complaints, utility testimony, and responses to the aforementioned items.

A. *Water System Operating Conditions*

Water Oak's water system has a permitted capacity of 334,000 gallons per day (gpd). The Utility's water system has two 10-inch diameter wells and four hydropneumatic storage tanks. Well No. 1 has a pumping capacity of 1,000 gallons per minute (gpm). Well No. 2 has a pumping capacity of 750 gpm. Two of the hydropneumatic storage tanks have a capacity of 20,000 gallons each and two additional hydropneumatic storage tanks have a capacity of 25,000 gallons each. Groundwater is treated through hypochlorination. The DEP conducted an inspection of Water Oak's water treatment plant (WTP) on March 2, 2023. The resulting Sanitary Survey Report indicated the facility was in compliance with the DEP's rules and regulations.

B. *Conclusion*

Therefore, we find that the Water Oak water system is currently in compliance with DEP regulations.

III. Used and Useful

Water Oak's water system is served by two 10-inch diameter wells rated at 1,000 gpm and 750 gpm. The Utility is permitted by the DEP to withdraw an average of 334,000 gpd. The distribution system is a composite network of 2- to 3-inch Cross Linked Polyethylene pipe and 4- to 8-inch Polyvinyl Chloride (PVC) pipe. The distribution system has 15 fire hydrants.

A. *Used and Useful Percentages*

Rule 25-30.4325, F.A.C., addresses the method by which the used and useful (U&U) percentage of a water system is determined. Rule 25-30.4325(4), F.A.C., states that a water treatment system is considered 100 percent U&U if the service territory the system is designed to serve is built out and there is no apparent potential for expansion of the service territory or the system is served by a single well. Based on a review of Water Oak's service territory and Annual Report, the service territory appears to be built out. In its last limited proceeding increase and overearning investigation, the water distribution system and storage were found to be 100 percent U&U.⁶ Therefore, the U&U percentage for Water Oak's WTP, storage, and distribution system should be considered 100 percent.

B. *Excessive Unaccounted for Water*

Rule 25-30.4325, F.A.C., provides factors to be considered in determining whether adjustments to operating expenses are necessary for excessive unaccounted for water (EUW).

EUW is defined as “unaccounted for water in excess of 10 percent of the amount produced.” Unaccounted for water is all water that is not sold, metered, or accounted for in the records of the utility.

EUW is calculated by subtracting both the gallons sold to customers and the gallons used for other services, such as flushing, from the total gallons pumped and purchased for the test year, and dividing by the sum of the gallons pumped and purchased. The amount in excess of 10 percent, if any, is the EUW percentage. A review of the Utility’s 2024 monthly operating reports on file with the DEP indicates that Water Oak produced 117,276,285 gallons of water during the test year. In response to data requests from Commission staff, the Utility indicated that it does not purchase any water.¹¹ An examination of the Utility’s billing records indicated 92,272,981 gallons of treated water was sold to its customers. The Utility documented 2,998,514 gallons of other water usages for line and hydrant flushing along with water loss due to line breaks.¹² The resulting calculation $([117,276,285 + 0 - 92,272,981 - 2,998,514] / [117,276,285 + 0])$ for unaccounted for water is 18.8 percent. The rule allows a 10 percent margin; therefore, there is 8.8 percent EUW. Regarding the cause, the Utility stated that it is evaluating master and customer meter accuracy, and assessing the distribution system for potential leaks and data inconsistencies.¹³

C. *Conclusion*

Water Oak’s WTP and distribution system shall both be considered 100 percent U&U. Additionally, an 8.8 percent adjustment for EUW shall be made to operating expenses for chemicals and purchased power.

IV. Average Test Year Rate Base

The appropriate components of the Utility’s rate base include utility plant in service (UPIS), land and land rights, accumulated depreciation, contributions-in-aid of construction (CIAC), accumulated amortization of CIAC, and working capital. Our staff selected the test year ended December 31, 2024, for the current rate case. A summary of each component and our approved adjustments are discussed below.

A. *Pro Forma Plant Additions*

Water Oak requested recovery of five pro forma plant projects which are depicted in Table 2. It is Commission practice for our staff to ascertain whether a minimum of three bids were solicited for each project or evaluate the Utility’s reasoning as to why three could not be obtained.¹⁴ Water Oak stated that it did not solicit multiple bids for each project due to

¹¹ Document No. 14962-2025, filed November 6, 2025.

¹² Document No. 00410-2026, filed January 20, 2026.

¹³ Document No. 00410-2026, filed January 20, 2026.

¹⁴ E.g., Order No. PSC-2022-0335-PAA-WS, issued September 28, 2022, in Docket No. 20220066-WS, *In re: Application for increase in water rates in Washington County, by Sunny Hills Utility Company*; Order No. PSC-2021-0206-FOF-WS, issued June 4, 2021, in Docket No. 20200139-WS, *In re: Application for increase in water*

emergency circumstances or limited vendor availability. The Utility believed the project requirements to be specialized, and few contractors in the area possess the necessary qualification, resources, or capacity to perform the work.¹⁵

Table 2
Pro Forma Plant Projects

	Project	In-Service Date	Account Number	Amount	Retirement
1.	Generator and Automatic Transfer Switch Installation (ATS)	May 2026	310	\$148,330	\$111,248
2.	24 - 5/8 by 3/4 inch Meters and Transmitters	December 2025	334	\$7,545	\$5,659
3.	Water Main Leak - 10 feet (ft.) of pipe replacement	March 2025	309	\$5,500	\$4,125
4.	Water Main Leak - 15 ft. of pipe replacement	April 2025	309	\$13,260	\$9,945
5.	New 100 Horse Power (HP) Well Pump Replacement	March 2025	311	\$36,619	\$27,464
	Total			\$211,254	\$158,441

Source: Responses to Commission staff data requests.

1. Project No. 1 – Generator and ATS Installation

Project No. 1 is the installation of a new 250 kilowatt, 480 volt, diesel driven Generac generator and automatic transfer switches. Water Oak stated that this project was necessary because the existing generator was outdated, undersized, and no longer capable of supporting the facility's full electrical load.¹⁶ Also, the DEP requires public WTPs to have backup power. The Utility provided its contract for this project which totals \$148,330 with an in-service date of May 2026.

Water Oak stated that the new generator provides sufficient capacity to maintain all critical plant functions, including pumps, controls, and safety systems, during power failures. Furthermore, the addition of automatic transfer switches facilitates the transition between Utility and generator power, which should reduce downtime, prevent equipment damage, and ensure continuous treatment and distribution of safe water.¹⁷ Therefore, we find this project to be reasonable and prudent and approve the \$148,330 expense.

and wastewater rates in Charlotte, Highlands, Lake, Lee, Marion, Orange, Pasco, Pinellas, Polk, and Seminole Counties, by Utilities, Inc. of Florida.

¹⁵ Document No. 14962-2025, filed November 6, 2025.

¹⁶ Document No. 14962-2025, filed November 6, 2025.

¹⁷ *Id.*

2. Project No. 2 – Twenty-four 5/8 by 3/4 Inch Meters and Transmitters

Project No. 2 is for the purchase and replacement of 24 residential 5/8 by 3/4 inch Accustream meters and end point transmitters. The Utility stated that the existing meters and transmitters were not working properly and could not be reset or repaired. Water Oak selected these meters based on their price, accuracy, durability, low maintenance, and cost.¹⁸ The new Accustream meters have an expected manufacturer's service life of 10 to 15 years. The Utility provided an invoice totaling \$7,545 for this project, which was completed in December 2025.

As discussed in Section I, several customers raised concerns regarding improperly functioning meters. In Commission staff's Fourth Data Request, our staff asked the Utility to explain why it proposed replacing only 24 meters despite serving approximately 1,265 residential customers, and to clarify whether the remaining meters had already been replaced or were planned for future replacement. The Utility responded that meters are replaced on an as-needed basis, specifically when repairs are not feasible. We find that this project is reasonable and necessary, especially given the customer concerns. Thus we approve \$7,545 for the replacement of 24 residential meters. Should the Utility determine that additional meter replacements are warranted, it may seek our approval for cost recovery in a future proceeding.

3. Project No. 3 – Water Main Leak – 10 ft. of Pipe Replacement

Project No. 3 is the replacement of 10 feet of C900 pipe and two 8-inch mechanical joints due to a water main break in February 2025. The Utility provided an invoice reflecting total project costs of \$5,500. The project was completed in March 2025. This repair was necessary to restore and maintain service to customers. Based on the documentation provided, we find that this project was necessary and, therefore, approve the total cost of \$5,500.

4. Project No. 4 – Water Main Leak – 15 ft. of Pipe Replacement

Project No. 4 is the replacement of 15 feet of PVC pipe and fittings due to a water main leak on March 14, 2025. The cost of this project also included the costs to replace a customer's driveway that was removed in the process of accessing the water main leak. The Utility provided invoices reflecting total project costs of \$13,260, consisting of \$8,500 for pipe replacement and \$4,760 for driveway restoration. This project was completed April 2025.

The repair was necessary to restore service and maintain system reliability. Additionally, the driveway restoration costs were directly related to the repair and are appropriately included as part of the total project expense. Therefore, we find this project to be reasonable and necessary and approve the total cost of \$13,260.

¹⁸ Document No. 00410-2026, filed January 20, 2026.

5. Project No. 5 – New 100 Horse Power Well Pump Replacement

Project No. 5 included assessing the existing pump, and the purchase, and installation of a new 100 horsepower (HP) pump. The Utility stated that the existing pump had reached the end of its useful service life and was operating inefficiently, resulting in frequent repairs, increased maintenance costs, and reduced system reliability due to downtime.¹⁹

This project consists of \$5,140 for pulling the old 100HP deep well pump to assess, gather information, and specifications to quote a replacement, and \$31,478 for the installation of the new pump, for a total project cost of \$36,619. The Utility provided supporting invoices for these costs. Given these circumstances, we find the pump replacement to be necessary to maintain reliable service. Accordingly, we approve the total project cost of \$36,619.

B. *Utility Plant in Service*

Water Oak recorded UPIS of \$2,925,041. Based on invoices provided in response to Commission staff's Third Data Request, Commission staff increased plant by \$70,365 to reclassify plant additions identified as "Site Work – Grading, Fence, Restoration, Driveway" from Account 303 – Land and Land Rights to Account 304 Structures and Improvements.²⁰ Commission staff further increased UPIS by \$211,254 to reflect pro forma additions. Commission staff then made subsequent adjustments to reflect pro forma retirements, reducing UPIS by \$158,441. Additionally, Commission staff reduced this amount by \$570,871 to reflect averaging adjustments, resulting in a net reduction to UPIS of \$447,693. Therefore, we approve an average UPIS of \$2,477,349.

C. *Land and Land Rights*

The Utility recorded a test year land and land rights balance of \$73,415. Commission staff reclassified \$70,365 from Account 303 – Land and Land Rights to Account 304 – Structures and Improvements to reflect the invoiced amounts provided in Commission staff's Third Data Request, which identified the costs as "Site Work – Grading, Fence, Restoration, Driveway."²¹ Therefore, we approve a land and land rights balance of \$3,050.

D. *Accumulated Depreciation*

The Utility recorded accumulated depreciation of \$1,092,623. Commission audit staff determined that the Utility used incorrect depreciation rates for Accounts 301, 304, 307, 311, and 330. Additionally, the Utility did not include net salvage for Account 341. Because of this, our audit staff reduced accumulated depreciation by \$11,585 to reflect the use of the correct depreciation rates per Rule 25-30.140, F.A.C., and to include the net salvage. Commission staff then decreased accumulated depreciation by \$155,463 to reflect pro forma additions and retirements. Commission staff also increased accumulated depreciation by \$1,302 to reflect the

¹⁹ Document No. 14962-2026, filed November 6, 2025.

²⁰ Document No. 15081-2025, filed November 14, 2025.

²¹ *Id.*

additional accumulated depreciation resulting from the reclassification of \$70,365 of site work from land to Account 304 – Structures and Improvements. Additionally, Commission staff decreased accumulated depreciation by \$60,070 to reflect averaging adjustments. In total, Commission staff's adjustments result in a total decrease to accumulated depreciation of \$225,816. We agree with these adjustments and thus approve an average accumulated depreciation balance of \$866,807.

E. *Contributions-in-Aid of Construction*

Water Oak recorded CIAC of \$174,916. On May 6, 2026, OPC submitted a letter of additional observations and recommendations.²² Commission staff reviewed OPC's letter and agreed that certain prior-year meter installation fees and service availability charges were either not charged or recorded as directed in Order Nos. PSC-2000-1165-PAA-WS and PSC-2002-1831-TRF-WS.²³ Although customer growth occurred, for the majority of the years from 2000 to 2024, no meter installation fees or service availability charges were shown on the Utility's books even though we directed the Utility to "reinstate" these charges in 2000.²⁴ Thus, additional (estimated) CIAC shall be included in this instance.

Broadly speaking, these charges are intended to shield existing customers from the cost impacts associated with adding new customers to the system. We intended that new growth fund the infrastructure it requires by ordering the reinstatement of these charges in Order No. PSC-2000-1165-PAA-WS. Therefore, we increase CIAC by \$103,929 based on Commission staff's calculations and approve an average CIAC balance of \$278,845.

F. *Accumulated Amortization of Contributions-in-Aid of Construction*

The Utility recorded accumulated amortization of CIAC of \$174,916. In response to OPC's May 6, 2026 letter, Commission staff decreased accumulated amortization of CIAC by \$40,325 to reflect the recording of CIAC-related fees and charges. Pursuant to Rule 25-30.140(9)(b), F.A.C., the expense associated with the CIAC was recalculated and this changed the level of accumulated amortization of CIAC. Therefore, we approve an average accumulated amortization of CIAC balance of \$134,591.

G. *Working Capital Allowance*

Working capital is defined as the short-term investor-supplied funds that are necessary to meet operating expenses. Consistent with Rule 25-30.433(3), F.A.C., and our practice, Commission staff used the one-eighth operation and maintenance (O&M) expense (less rate case

²² Document No. 02623-2026, filed May 6, 2026.

²³ See Order No. PSC-2000-1165-PAA-WS, issued June 27, 2000, in Docket No. 19990243-WS, *In re: Application for limited proceeding increase and restructuring of water rates by Sun Communities Finance Limited Partnership in Lake County, and overearnings investigation*; Order No. PSC-2002-1831-TRF-WS, issued December 20, 2002, in Docket No. 20020388-WS, *In re: Request for approval to increase meter installation fees to conform to current cost in Lake County by Sun Communities Finance, LLC d/b/a Water Oak Utility*.

²⁴ Order No. PSC-2000-1165-PAA-WS.

expense) formula for calculating the working capital allowance.²⁵ As such, Commission staff removed the rate case expense of \$5,535. This resulted in an adjusted O&M expense balance of \$148,704. Applying this formula, we approve a working capital allowance of \$18,588.

H. *Conclusion and Rate Base Summary*

Based on the foregoing, we find that the appropriate average test year rate base is \$1,487,925. Rate base is shown on Schedule No. 1-A. The related adjustments are shown on Schedule No. 1-B.

V. Rate of Return

Water Oak's capital structure consists of common equity. The Utility's capital structure has been reconciled to our approved rate base. The ROE is 7.76 percent based on the Commission-approved leverage formula currently in effect²⁶ and our imposed 75 basis point reduction to ROE from the Utility's unsatisfactory quality of service, as discussed in Section I. Therefore, we approve an ROE of 7.76 percent with a range of 6.76 percent to 8.76 percent, and an overall rate of return of 7.76 percent. The ROE and overall rate of return are shown on Schedule No. 2.

VI. Test Year Revenues

The Utility recorded total test year operating revenues of \$191,134 for water. The water revenues included \$191,134 of service revenues and no miscellaneous revenues. Commission staff's review of the audit indicated that the Utility's general ledger consisted of duplicate bills for the residential class. Commission staff removed the duplicate bills and adjusted the billing data to reflect the appropriate billing determinants for residential. In addition, the general service customers were not billed during the test year. During Commission audit staff's review, the Utility indicated there were 17 general service customers and usage was 190,283 gallons. In the preliminary analysis, the general service customers were all classified as having a 5/8 inch x 3/4 inch meter size when determining the appropriate test year service revenues.

On February 17, 2026, OPC submitted an observation letter and therein raised a concern regarding the appropriate number of unbilled general service customers as well as their water consumption.²⁷ OPC noted that the Utility's 2024 Annual Report indicated there were 19 general service customers at various meter sizes; therefore, based on OPC's analysis, the general service revenues are understated.

²⁵ Order No. PSC-2025-0359-PAA-WU, issued September 24, 2025, in Docket No. 20240168-WU, *In re: Application for staff-assisted rate case in Highlands County, by Country Walk Utilities, Inc.*

²⁶ Order No. PSC-2025-0213-PAA-WS, issued on June 18, 2025, in Docket No. 20250006-WS, *In re: Water and wastewater industry annual reestablishment of authorized range of return on common equity for water and wastewater utilities pursuant to Section 367.081(4)(f), F.S.*

²⁷ Document No. 01137-2026, filed on February 17, 2026.

Commission staff contacted Water Oak to confirm the billing determinants and meter sizes for each general service customer.²⁸ Based on information provided by the Utility, there had been 17 general service customers, among them a model home. The model home had recently sold and was reclassified from general service to residential. As a result, there were then 16 general service customers. Fifteen of those customers have a 5/8 inch x 3/4 meter size and one customer has a two inch meter. According to the Utility, all of the general service consumption is for irrigation purposes only, with the exception of a pool. In response to Commission staff's initial inquiry, the Utility reevaluated the general service gallon total and indicated it should be 197,780. Based on the above, our staff recommended test year revenues at the April 7, 2026 Commission Conference were \$168,055.

At our April 7, 2026 Commission Conference, we voted to defer this case so Commission staff could gather additional information. Commission staff later discovered that the Utility had more general service customers than initially reported. In a response to Commission staff's data request, the Utility provided a revised list of general service customers which included meter sizes but did not provide associated water usage.²⁹ The list of general service customers represented the water service provided to common areas and amenities located throughout Water Oak Country Club Estates. Commission staff then contacted the Utility again and requested the consumption data for the additional general service customers. The Utility provided consumption data for its residential and some of its general service customers.³⁰ Commission staff reviewed the data and discovered that the Utility had not provided usage for the majority of the service provided to the common areas and amenities. Commission staff attempted to obtain the consumption data for all the general service customers, but the Utility failed to respond. Therefore, in this case, we find that it is necessary to impute usage/gallons to capture the appropriate amount of water consumption for all residential and general service customers.³¹ Such an approach is analogous to prior dockets where we have imputed revenues when the billing data was not complete.³²

As mentioned in Section III, in 2024, the Utility reported that it produced a total of 117,276,285 gallons during the test year. To determine the appropriate number of total gallons sold, Commission staff calculated an average of the percentage of gallons sold to gallons pumped based on the last five years of the Utility's Annual Reports filed with this Commission, which resulted in an average of 78.68 percent. Table 3 shows Commission staff's calculation.

²⁸ Document No. 01273-2026, filed on February 25, 2026.

²⁹ Document No. 02469-2026, filed on April 29, 2026.

³⁰ Document No. 02857-2026, filed on May 13, 2026.

³¹ See Order No. PSC-02-1739-PAA-WS, issued December 10, 2002, in Docket No. 020010-WS, *In re: Application for staff-assisted rate in Highlands County by the The Woodlands of Lake Placid, L.P.*; Order No. PSC-08-0548-PAA-WS, issued August 19, 2008, *In re: Application for staff-assisted rate case in Polk County by Plantation Landings, Ltd.*

³² *Id.*

Table 3
Percentage Difference in Total Gallons Pumped and Sold

Years	Total Gallons Pumped	Total Gallons Sold	% of Gallons Sold
2020	117,676,000	92,845,000	78.90%
2021	112,823,000	96,010,000	85.10%
2022	113,051,000	85,575,000	75.70%
2023	120,739,000	91,394,000	75.70%
2024	117,170,000	91,394,000	78.00%
Average			78.68%

Source: 2020–2024 Annual Reports and Commission staff calculations.

Commission staff applied the average percentage of 78.68 to the 117,276,285 gallons produced during the test year. This results in 92,272,981 gallons ($117,276,285 \times 78.68\%$) sold to residential and general service customers during the test year. Based on Commission staff's analysis of the Utility's billing data, the residential gallons sold during the test year were 67,483,366. Therefore, we find that the appropriate number of general service gallons should be 24,789,615 gallons ($92,272,981 - 67,483,366$). Based on all the subsequent information provided by Water Oak, our staff determined that there are a total of 50 general service customers during the test year, as shown in Schedule No. 5 of this Order. Additionally, Commission staff increased the test year bills to reflect the appropriate general service customers.

Finally, to determine the appropriate test year operating revenues, Commission staff applied the adjusted billing determinants to the Utility's current rates. As a result, Commission staff determined test year operating revenues should be \$208,330. This results in an increase to test year operating revenues of \$17,196 ($\$208,330 - \$191,134$) in relation to the Utility's booked test year operating revenues.

Based on the above, we approve test year operating revenues of \$208,330 for Water Oak's water system.

VII. Operating Expenses

Water Oak recorded an operating expense of \$342,547. The test year O&M expenses were reviewed by our staff, including invoices and other supporting documentation. Commission staff made several adjustments to the Utility's operating expenses as described below.

A. *Operation and Maintenance Expenses*

1. Salaries and Wages – Employees (601)

The Utility recorded salaries and wages – employees expense of \$51,843, which included payroll tax. Commission staff reduced this account by \$3,669 to reclassify payroll taxes to Taxes Other Than Income (TOTI), bringing the balance to \$48,174. We further reduce this amount by 30 percent due to the Utility's unsatisfactory quality of service, as discussed in Section I. Therefore, we approve a salaries and wages – employees expense of \$33,722.

2. Purchased Power (615)

The Utility recorded a purchased power expense of \$13,574. Commission audit staff increased this amount by \$529 to correct a formula error in the Utility's supporting documentation. Additionally, Commission staff decreased this account by \$1,241 to reflect the 8.8 percent EUW discussed in Section III. Commission staff's adjustments to purchased power result in a total decrease of \$712. Therefore, we approve a purchased power expense of \$12,862.

3. Chemicals (618)

The Utility recorded a chemicals expense of \$16,019. Commission staff decreased this amount by \$1,410 to account for the 8.8 percent EUW discussed in Section III. Therefore, we approve a chemicals expense of \$14,609.

4. Materials and Supplies (620)

The Utility recorded materials and supplies expense of \$294. Commission audit staff reduced this amount by \$60 due to a lack of supporting documentation. Therefore, we approve a materials and supplies expense of \$234.

5. Contractual Services – Billing (630)

The Utility recorded contractual services – billing expense of \$10,785. Commission staff made no adjustments to this account. Therefore, we approve a contractual services – billing expense of \$10,785.

6. Contractual Services – Professional (631)

The Utility recorded contractual services – professional expense of \$95,324. Commission audit staff reduced this amount by \$15,870 to remove expenses related to the Utility's 2023 SARC. In addition, staff reduced this amount by \$8,574 to amortize non-reoccurring U.S. Environmental Protection Agency related expenses over five years pursuant to Rule 25-30.433(9), F.A.C. Commission staff's adjustments result in a total reduction to contractual services – professional of \$24,444. We further reduce this amount by 30 percent due to the Utility's unsatisfactory quality of service, as discussed in Section I. Therefore, we approve a contractual services – professional expense of \$49,616.

7. Contractual Services – Testing (635)

The Utility recorded a contractual services – testing expense of \$3,629. Commission staff made no adjustments to this account. Therefore, we approve a contractual services – testing expense of \$3,629.

8. Contractual Services – Other (636)

The Utility recorded contractual services – other expense of \$24,421. Commission audit staff removed \$2,175 of non-recoverable wastewater-related expenses. Therefore, we approve a contractual services – other expense of \$22,246.

9. Regulatory Commission Expense (665)

Water Oak did not record any rate case expense for this docket. The Utility is required by Rule 25-22.0407, F.A.C., to mail notices of the rate case overview, interim rates, final rates, and four-year rate reduction. Commission staff calculated noticing costs to be \$4,589.

Under Section 367.0814(3), F.S., this Commission may allow rate case expense for attorney fees or fees of other outside consultants if such fees are incurred after the initial Staff Report. On February 17, 2026, the Utility filed documentation to support \$5,368 in additional rate case expense including actual legal expenses and consulting fees incurred to that date and estimated through the end of the proposed agency action process.³³

On April 23, 2026, the Utility filed further documentation to support \$10,484 in additional rate case expense including actual legal expenses and consulting fees incurred to that date and estimated expenses through the end of the proposed agency action process.³⁴ We reviewed the supporting documentation and we find the Utility's requested rate case expense totaling \$15,852 to be reasonable.

Commission staff calculated the distance from the Utility representative's office in Orlando, Florida, to Tallahassee, Florida as 261 miles. Based on the 2026 Internal Revenue Service business mileage rate of \$0.725, our staff calculated round trip travel and lodging expense to the Commission Conference of \$578.³⁵ However, because the same Utility representative attended the April 7, 2026 Commission Conference on behalf of this and two sister utilities, Commission staff allocated only 33.3 percent of the total travel expense, or \$193, to Water Oak.

Furthermore, due to the deferral of this matter to the June 2, 2026 Commission Conference, Commission staff included an additional travel expense of \$506, for a total travel expense to both Commission Conferences of \$699. Additionally, the Utility paid a filing fee of \$1,000 for its SARC application.

We therefore approve a total rate case expense, consisting of noticing costs, travel, lodging expenses and filing fee of \$22,140, which amortized over four years is \$5,535. Thus we approve total annual rate case expense of \$5,535.

³³ Document No. 01118-2026, filed on February 17, 2026.

³⁴ Document No. 02345-2026, filed on April 23, 2026.

³⁵ <https://www.irs.gov/newsroom/irs-sets-2026-business-standard-mileage-rate-at-725-cents-per-mile-up-25-cents> (last visited March 19, 2026).

10. Bad Debt Expense (670)

The Utility recorded \$0 of bad debt expense. It is this Commission's practice to calculate bad debt expense using a three-year average when the information is available.³⁶ In its three most recent Annual Reports (2022, 2023, and 2024), the Utility recorded bad debt expenses of \$0 for all three years. In response to Commission staff's Third Data Request, the Utility confirmed that it recorded no bad debt and that any uncollectible accounts are handled and absorbed by the parent company.³⁷ Therefore, we approve a bad debt expense of \$0.

11. Miscellaneous Expenses (675)

Water Oak recorded a miscellaneous expense of \$1,001. Commission staff made no adjustments to this account. Therefore, we approve a miscellaneous expense of \$1,001.

12. Operation and Maintenance Conclusion and Expense Summary

The Utility recorded a test year O&M expense of \$216,890. Based on the above adjustments, we find that O&M expenses shall be reduced by \$62,651. This results in a total O&M expense of \$154,239. Our approved adjustments to O&M are shown on Schedule No. 3-C.

B. *Depreciation Expense*

The Utility recorded depreciation expense of \$107,275. Using the depreciation rates prescribed in Rule 25-30.140, F.A.C., Commission audit staff decreased this amount by \$39. Commission staff increased depreciation expense by \$2,606 to reflect the additional depreciation expense resulting from the reclassification of \$70,365 of site work from land to Account 304 – Structures and Improvements. Additionally, Commission staff increased this amount by \$2,977 to reflect the addition of pro forma items. Commission staff's adjustments result in an increase to depreciation expense of \$5,544. Therefore, we approve a depreciation expense of \$112,819.

C. *Amortization of Contributions-in-Aid of Construction*

The Utility recorded no CIAC amortization expense. However, as a result of our adjustments to CIAC discussed in Section IV of this Order, we approve a CIAC amortization expense of \$6,421.

D. *Taxes Other Than Income*

The Utility recorded TOTI of \$18,382, which includes payroll tax, property tax, and regulatory assessment fees (RAF). Commission staff increased this amount by \$3,669 to reflect

³⁶ Order No. PSC-2025-0285-PAA-WU, issued July 22, 2025, in Docket No. 20240119-WU, *In re: Application for staff-assisted rate case in Polk County, by Alturas Water, LLC*; Order No. PSC-2025-0284-PAA-SU, issued July 22, 2025, in Docket No. 20250105-SU, *In re: Application for staff-assisted rate case in Polk County, by West Lakeland Wastewater, LLC*.

³⁷ Document No. 15081-2025, filed November 14, 2025.

the reclassification of payroll tax expense that had been recorded to Account 601 – Salaries and Wages. In response to Commission staff’s Fifth Data Request, the Utility stated that it paid \$4,297 in property taxes.³⁸ As such, Commission staff decreased property taxes by \$5,484 to reflect the accurate property taxes the Utility paid in the test year. Additionally, Commission staff increased TOTI by \$794 to reflect property taxes associated with pro forma plant additions.

Furthermore, based on revenues discussed in Section VI, TOTI shall be increased by \$774 to reflect a RAF rate of 4.5 percent applied to the change in test year revenues. As such, we find that the appropriate amount of test year RAFs are \$9,375.

As discussed later in Section IX, we find that revenues should be increased by \$194,618 to reflect the change in revenue required to cover expenses and allow an opportunity to earn the recommended rate of return. As a result, TOTI shall be increased by \$8,758 to reflect RAFs of 4.5 percent of the change in revenues. Therefore, we approve a test year TOTI of \$26,893.

E. *Conclusion and Total Operating Expenses Summary*

Water Oak recorded an operating expense of \$342,547. The cumulative impact of our approved adjustments to the Utility’s operating expense results in a total operating expense of \$287,530. Operating expenses are shown on Schedule No. 3-A, and the related adjustments are shown on Schedule No. 3-B.

VIII. Operating Ratio Methodology

Rule 25-30.4575(2), F.A.C., provides that in rate cases processed under Rule 25-30.455, F.A.C., we will use the operating ratio methodology to establish the utility’s revenue requirement when its rate base is not greater than 125 percent of O&M expenses, less regulatory Commission expense, and the use of the operating ratio methodology does not change the utility’s qualification for a SARC.

With respect to Water Oak, we approved a rate base of \$1,487,925. After removal of rate case expense, Commission staff calculated an adjusted O&M expense of \$148,704. Based on our approved amounts, the Utility’s rate base is 1000.60 percent of its adjusted O&M expense. Therefore, the Utility does not qualify for application of the operating ratio methodology.

IX. Revenue Requirement

Water Oak shall be allowed an annual increase of \$194,618 (93.42 percent). This will allow the Utility the opportunity to recover expenses and earn 7.76 percent return on its rate base. The calculations of revenue requirement are shown below on Table 4.³⁹

³⁸ Document No. 00833-2026, filed February 3, 2026.

³⁹ We note that the calculations presented in Table 4 may not sum due to rounding.

Table 4
Water Revenue Requirement

Water Rate Base	\$1,487,925
Rate of Return	× 7.76%
Return on Rate Base	\$115,418
Water O&M Expense	\$154,239
Depreciation Expense	112,819
Amortization	(6,421)
Taxes Other Than Income	26,893
Revenue Requirement	\$402,948
Less Test Year Revenues	\$208,330
Annual Increase	\$194,618
Percent Increase	93.42%

Source: Commission staff calculations.

X. Rate Structure

Water Oak is located in Lake County within the District. The Utility provides water service to 1,265 residential customers and 50 general service customers. A review of the billing data indicates approximately 13 percent of the residential customer bills during the test year had zero gallons, which reflects a non-seasonal customer base. The average residential water demand was 4,540 gallons per month during the test period. Currently, the rate structure for the residential class consists of a base facility charge (BFC) and a three-tier inclining block gallonage charge. The general service class consists of a BFC and uniform gallonage charge.

Commission staff performed an analysis of the Utility's billing in order to evaluate the appropriate rate structure for the residential water customers. The goal of the evaluation was to select the rate design parameters that: (1) produce the recommended revenue requirement; (2) equitably distribute cost recovery among the Utility's customers; (3) establish the appropriate discretionary usage threshold for restricting repression; and (4) implement, where appropriate, water conserving rate structures consistent with Commission practice.

For this case, due to the non-seasonal customer base, Commission staff allocated 30 percent of the water revenues to be generated from the BFC, which will provide sufficient revenues to design gallonage charges that will send the appropriate pricing signals to customers using above the non-discretionary level. The average number of people per household is 1.87;⁴⁰ therefore, based on the number of people per household, 50 gpd per person, and the number of days per month, the discretionary usage threshold shall be 3,000 gallons per month. Commission staff's review of the billing data indicates that discretionary usage above 3,000 gallons represents approximately 46 percent of the bills, which accounts for approximately 57 percent of water demand. This indicates that there is some high discretionary usage above 3,000 gallons.

⁴⁰ Average persons per household may be found by following:
https://data.census.gov/table/ACSDP5Y2023_DP02?q=Lady+Lake+town,+Florida+dp02 (last visited March 20, 2026).

We find that a continuation of the three-tier inclining block rate structure, which includes separate gallonage charges for non-discretionary and discretionary usage for residential water rates, is reasonable. Due to the fairly high usage above 3,000 gallons per month demonstrated, we find that it is appropriate to use rate factors of 1.50 in the second tier and 1.75 in the third tier because it will target those customers with higher levels of consumption. General service customers shall continue to be billed a BFC and uniform gallonage charge.

Based on our approved revenue increase of 93.42 percent, residential consumption can be expected to decline by 18,070,000 gallons resulting in an anticipated average residential demand of 3,325 gallons per month. Thus, we find that a 26.8 percent reduction in test year residential gallons for ratesetting purposes is appropriate. The corresponding reductions for purchased power expense is \$2,519, \$2,861 for chemicals expense, and \$253 for RAFs to reflect the anticipated repression, which results in a post repression revenue requirement of \$397,315.

Furthermore, in its application for a SARC, the Utility indicated a preference to implement rates in three phases, but “reserve[d] the right to implement full compensatory rates . . . in its sole discretion” We find that a rate phase-in is not needed in this docket. Rate phase-ins have typically been considered when pro forma items were requested but not completed, thus allowing for incremental increases upon completion. No such circumstance exists in the case before us. Pursuant to Section 367.081(1), F.S., “a utility may only charge rates and charges that have been approved by the [C]ommission,” except as provided in Subsections (4) and (6). Those Subsections deal with price adjustment indices and the file-and-suspend provision, respectively, and neither of which are at issue here. Therefore, Water Oak may only charge the rates approved by us.

Based on the above, our approved rate structure and monthly water rates are shown on Schedule No. 4. The Utility shall file revised tariff sheets and a proposed customer notice to reflect our approved rates. The approved rates shall be effective for service rendered on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475(1), F.A.C. In addition, the approved rates shall not be implemented until Commission staff has approved the proposed customer notice and the notice has been received by the customers. The Utility shall provide proof of the date notice was given by affidavit within 10 days of the date of the notice.

XI. Four-Year Rate Reduction

Section 367.081(8), F.S., requires that the rates be reduced immediately following the expiration of the four-year recovery period by the amount of the rate case expense previously included in rates. The reduction shall reflect the removal of revenue associated with the amortization of rate case expense and the gross-up for RAFs. The total reduction is \$5,796.

We find that the rates should be reduced as shown on Schedule No. 4, to remove rate case expense grossed-up for RAFs and amortized over a four-year period. Pursuant to Section 367.081(8), F.S., the decrease in rates shall become effective immediately following the expiration of the rate case expense recovery period. Water Oak shall file revised tariffs and a proposed customer notice setting forth the lower rates and rationale no later than one month prior

to the effective date of the new rates. If the Utility files revised tariffs reflecting this reduction in conjunction with a price index, or pass-through rate adjustment, separate data shall be filed for the price index and/or pass-through increase and the reduction in the rates due to the amortized rate case expense.

XII. Temporary Rates

This Order proposes an increase in rates. A timely protest might delay a rate increase resulting in an unrecoverable loss of revenue to the Utility. Therefore, pursuant to Section 367.0814(7), F.S., in the event of a protest filed by a party other than the Utility, our proposed rates herein shall go into effect on a temporary basis. Water Oak shall file revised tariff sheets and a proposed customer notice reflecting our approved rates. These temporary rates shall be effective for service rendered on or after the stamped approval date on the tariff sheets, pursuant to Rule 25-30.475(1), F.A.C. In addition, the temporary rates shall not be implemented until Commission staff has approved the proposed notice, and the notice has been received by the customers. The additional revenue produced by the temporary rates collected by the Utility shall be subject to the refund provisions discussed below.

Water Oak shall be authorized to collect the temporary rates upon Commission staff's approval of an appropriate security for the potential refund and cost of the proposed customer notice. Security shall be in the form of either a bond or letter of credit in the amount of \$132,894. Alternatively, the Utility may establish an escrow agreement with an independent financial institution.

If the Utility chooses a bond for securing the potential refund, the bond shall contain wording to the effect that it will be terminated only under the following conditions:

1. The Commission approves the rate increase; or
2. If the Commission denies the increase, the Utility shall refund the amount collected that is attributable to the increase.

If the Utility chooses a letter of credit for securing the potential refund, the letter of credit shall contain the following conditions:

1. The letter of credit is irrevocable for the period it is in effect.
2. The letter of credit will be in effect until a final Commission order is rendered, either approving or denying the rate increase.

If security is provided through an escrow agreement, the following conditions shall be part of the agreement:

1. The Commission Clerk, or his or her designee, must be a signatory to the escrow agreement.
2. No monies in the escrow account may be withdrawn by the Utility without the prior written authorization of the Commission Clerk, or his or her designee.

3. The escrow account shall be an interest bearing account.
4. If a refund to the customers is required, all interest earned by the escrow account shall be distributed to the customers.
5. If a refund to the customers is not required, the interest earned by the escrow account shall revert to the Utility.
6. All information on the escrow account shall be available from the holder of the escrow account to a Commission representative at all times.
7. The amount of revenue subject to refund shall be deposited in the escrow account within seven days of receipt.
8. This escrow account is established by the direction of the Florida Public Service Commission for the purpose(s) set forth in its order requiring such account. Pursuant to *Cosentino v. Elson*, 263 So. 2d 253 (Fla. 3d DCA 1972), escrow accounts are not subject to garnishments.
9. The account must specify by whom and on whose behalf such monies were paid.

In no instance shall the maintenance and administrative costs associated with the refund be borne by the customers. These costs are the responsibility of, and should be borne by, the Utility. Irrespective of the form of security chosen by the Utility, an account of all monies received as a result of the rate increase shall be maintained by the Utility. If a refund is ultimately required, it shall be paid with interest calculated pursuant to Rule 25-30.360(4), F.A.C.

The Utility shall maintain a record of the amount of the bond, and the amount of revenues that are subject to refund. In addition, after the increased rates are in effect, pursuant to Rule 25-30.360(6), F.A.C., the Utility shall file reports with the Commission Clerk's office no later than the 20th of every month indicating the monthly and total amount of money subject to refund at the end of the preceding month. The report filed shall also indicate the status of the security being used to guarantee repayment of any potential refund.

XIII. Adjustment to Books

Water Oak shall be required to notify this Commission, in writing, that it has adjusted its books in accordance with our decision. The Utility shall submit a letter within 90 days of our final order in this docket, confirming that the adjustments to all applicable National Association of Regulatory Commissioners (NARUC) Uniform System of Accounts (USOA) primary accounts have been made to the Utility's books and records. In the event the Utility needs additional time to complete the adjustments, a notice providing good cause and requesting an extension shall be filed not less than seven days prior to the deadline. Upon providing a notice of good cause, Commission staff shall have administrative authority to grant an extension of up to 60 days.

Based on the foregoing, it is

ORDERED by the Florida Public Service Commission that Sun Communities Finance, LLC d/b/a Water Oak Utility's quality of service is unsatisfactory. Account 601 – Salaries and

Wages – Employees and Account 631 – Contractual Services – Professional shall each be reduced by 30 percent. Return on equity shall be reduced by 75 basis points. It is further

ORDERED that Sun Communities Finance, LLC d/b/a Water Oak Utility shall submit to a management audit conducted by Commission staff. It is further

ORDERED that after a report is finalized by the Department of Business and Professional Regulation or the St. Johns River Water Management District with respect to either of the pending investigations referenced herein, Sun Communities Finance, LLC d/b/a Water Oak Utility shall file a copy of those reports with this Commission. Sun Communities Finance, LLC d/b/a Water Oak Utility shall also communicate information regarding any associated findings of the Department of Business and Professional Regulation or the St. Johns River Water Management District to all customers. It is further

ORDERED that if the investigations by the Department of Business and Professional Regulation or the St. Johns River Water Management District are not closed within a year, Sun Communities Finance, LLC d/b/a Water Oak Utility shall report those facts to this Commission as well as any other findings made by those agencies up to that point in time. Sun Communities Finance, LLC d/b/a Water Oak Utility shall also provide customers with a copy of this information. It is further

ORDERED that Sun Communities Finance, LLC d/b/a Water Oak Utility shall arrange and hold at least one formal customer meeting in each calendar year of 2027 and 2028. At those times, Sun Communities Finance, LLC d/b/a Water Oak Utility shall provide an overview of general system occurrences, an overview of the two agency investigations, and provide customers an opportunity to speak with utility representatives. Within one month of the conclusion of each such meeting, Sun Communities Finance, LLC d/b/a Water Oak Utility shall file a report in this docket to summarize to us the topics discussed and any results of the meetings. It is further

ORDERED that the infrastructure and operating conditions of the Sun Communities Finance, LLC d/b/a Water Oak Utility water system is in compliance with DEP regulations. It is further

ORDERED that the water treatment plant, storage, and distribution system of Sun Communities Finance, LLC d/b/a Water Oak Utility shall both be considered 100 percent U&U. Additionally, an 8.8 percent adjustment for excessive unaccounted for water shall be made to operating expenses for chemicals and purchased power. It is further

ORDERED that the appropriate average test year rate base for Sun Communities Finance, LLC d/b/a Water Oak Utility is \$1,487,925. It is further

ORDERED that the appropriate return on equity for Sun Communities Finance, LLC d/b/a Water Oak Utility is 7.76 percent with a range of 6.76 percent to 8.76 percent. The appropriate overall rate of return is 7.76 percent. It is further

ORDERED that the appropriate test year operating revenues for the water system of Sun Communities Finance, LLC d/b/a Water Oak Utility are \$208,330. It is further

ORDERED that the appropriate amount of operating expense for Sun Communities Finance, LLC d/b/a Water Oak Utility is \$287,530. It is further

ORDERED that Sun Communities Finance, LLC d/b/a Water Oak Utility does not meet the criteria for application of the operating ratio methodology for calculating the revenue requirement. It is further

ORDERED that the appropriate revenue requirement for Sun Communities Finance, LLC d/b/a Water Oak Utility is \$402,948, resulting in an annual increase of \$194,618. It is further

ORDERED that the rate structure and monthly water rates shown on Schedule No. 4 are approved. Sun Communities Finance, LLC d/b/a Water Oak Utility shall file revised tariff sheets and a proposed customer notice to reflect the Commission-approved rates. The approved rates shall be effective for service rendered on or after the stamped approval date on the tariff sheets, pursuant to Rule 25-30.475(1), F.A.C. In addition, the approved rates shall not be implemented until Commission staff has approved the proposed customer notice and the notice has been received by the customers. Sun Communities Finance, LLC d/b/a Water Oak Utility shall provide proof of the date notice was given by affidavit within 10 days of the date of the notice. It is further

ORDERED that the rates shall be reduced as shown on Schedule No. 4, to remove rate case expense grossed-up for regulatory assessment fees and amortized over a four-year period. Pursuant to Section 367.081(8), F.S., the decrease in rates shall become effective immediately following the expiration of the rate case expense recovery period. Sun Communities Finance, LLC d/b/a Water Oak Utility shall file revised tariffs and a proposed customer notice setting forth the lower rates and rationale no later than one month prior to the effective date of the new rates. If Sun Communities Finance, LLC d/b/a Water Oak Utility files revised tariffs reflecting this reduction in conjunction with a price index or pass-through rate adjustment, separate data shall be filed for the price index and/or pass-through increase and the reduction in the rates due to the amortized rate case expense. It is further

ORDERED that in the event of a protest filed by a party other than Sun Communities Finance, LLC d/b/a Water Oak Utility, the proposed rates shall be approved on a temporary basis, subject to refund with interest, pursuant to Section 367.0814(7), F.S. Sun Communities Finance, LLC d/b/a Water Oak Utility shall file revised tariff sheets and a proposed customer notice reflecting the Commission-approved rates. The temporary rates shall be effective for service rendered on or after the stamped approval date on the tariff sheets, pursuant to Rule 25-30.475(1), F.A.C. In addition, the temporary rates shall not be implemented until Commission staff has approved the proposed notice and the notice has been received by the customers. Further, prior to implementation of any temporary rates, Sun Communities Finance, LLC d/b/a Water Oak Utility shall provide appropriate financial security as set forth herein. The approved

temporary rates collected by Sun Communities Finance, LLC d/b/a Water Oak Utility shall be subject to refund provisions. It is further

ORDERED that after the increased temporary rates are in effect, pursuant to Rule 25-30.360(6), F.A.C., Sun Communities Finance, LLC d/b/a Water Oak Utility shall file reports with the Commission's Office of Commission Clerk no later than the 20th of each month indicating both the current monthly and total amount of money subject to refund at the end of the preceding month. The report filed shall also indicate the status of the security being used to guarantee repayment of any potential refund. It is further

ORDERED that Sun Communities Finance, LLC d/b/a Water Oak Utility shall notify this Commission, in writing, that it has adjusted its books in accordance with our decision. Sun Communities Finance, LLC d/b/a Water Oak Utility shall submit a letter within 90 days of this Commission's final order in this docket, confirming that the adjustments to all applicable National Association of Regulatory Commissioners Uniform System of Accounts primary accounts were made to the books and records of Sun Communities Finance, LLC d/b/a Water Oak Utility. In the event that Sun Communities Finance, LLC d/b/a Water Oak Utility needs additional time to complete the adjustments, a notice providing good cause and requesting an extension shall be filed not less than seven days prior to the deadline. Upon providing a notice of good cause, Commission staff shall have administrative authority to grant an extension of up to 60 days. It is further

ORDERED that if no person whose substantial interests are affected by the proposed agency action files a protest within 21 days of the issuance of the Proposed Agency Action Order, a consummating order shall be issued. The docket shall remain open for Commission staff's verification that the revised tariff sheets and customer notice have been filed by Sun Communities Finance, LLC d/b/a Water Oak Utility and approved by Commission staff, and that Sun Communities Finance, LLC d/b/a Water Oak Utility submitted its letter confirming all adjustments to applicable National Association of Regulatory Utility Commissioners Uniform System of Accounts primary accounts were made. Once these actions are complete, this docket shall be closed administratively. It is further

ORDERED that all matters contained in the attachments and schedules appended hereto are incorporated by reference.

ORDER NO. PSC-2026-0232-PAA-WU
DOCKET NO. 20250088-WU
PAGE 27

By ORDER of the Florida Public Service Commission this 22nd day of June, 2026.



ADAM TEITZMAN
Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399
(850) 413-6770
www.floridapsc.com

Copies furnished: A copy of this document is provided to the parties of record at the time of issuance and, if applicable, interested persons.

CMM

NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission (Commission) is required by Section 120.569(1), Florida Statutes, to notify parties of any administrative hearing or judicial review of Commission orders that is available under Sections 120.57 or 120.68, Florida Statutes, as well as the procedures and time limits that apply. This notice should not be construed to mean all requests for an administrative hearing or judicial review will be granted or result in the relief sought.

As identified in the body of this order, our actions are preliminary in nature, except for (1) the reduction of rates after four years based upon the recovery of rate case expense, (2) the granting of temporary rates in the event of protest, and (3) the requirement for proof of adjustment of books and records. Any person whose substantial interests are affected by the action proposed by this order may file a petition for a formal proceeding, in the form provided by Rule 28-106.201, Florida Administrative Code. This petition must be received by the Office of Commission Clerk, at 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on July 13, 2026. If such a petition is filed, mediation may be available on a case-by-case basis. If mediation is conducted, it does not affect a substantially interested person's right to a hearing. In the absence of such a petition, this order shall become effective and final upon the issuance of a Consummating Order.

Any objection or protest filed in this docket before the issuance date of this order is considered abandoned unless it satisfies the foregoing conditions and is renewed within the specified protest period.

Any party adversely affected by the Commission's procedural action in this matter may request: (1) reconsideration of the decision by filing a motion for reconsideration with the Office of Commission Clerk, within fifteen (15) days of the issuance of this order in the form prescribed by Rule 25-22.060, Florida Administrative Code; or (2) judicial review by the First District Court of Appeal in the case of a water or wastewater utility by filing a notice of appeal with the Office of Commission Clerk and filing a copy of the notice of appeal and the filing fee with the appropriate court. This filing must be completed within thirty (30) days after the issuance of this order, pursuant to Rule 9.110, Florida Rules of Appellate Procedure. The notice of appeal must be in the form specified in Rule 9.900(a), Florida Rules of Appellate Procedure.

SUN COMMUNITIES FINANCE, LLC D/B/A WATER OAK UTILITY SCHEDULE NO. 1-A TEST YEAR ENDED 12/31/2024 DOCKET NO. 20250088-WU SCHEDULE OF WATER RATE BASE			
DESCRIPTION	BALANCE PER UTILITY	COMM. ADJUST.	BALANCE PER COMM.
1. UTILITY PLANT IN SERVICE	\$2,925,041	(\$447,693)	\$2,477,349
2. LAND & LAND RIGHTS	73,415	(70,365)	3,050
3. ACCUMULATED DEPRECIATION	(1,092,623)	225,816	(866,807)
4. CIAC	(174,916)	(103,929)	(278,845)
5. ACCUMULATED AMORTIZATION OF CIAC	174,916	(40,325)	134,591
6. WORKING CAPITAL ALLOWANCE	<u>\$0</u>	<u>\$18,588</u>	<u>\$18,588</u>
WATER RATE BASE	<u>\$1,905,833</u>	<u>(\$417,908)</u>	<u>\$1,487,925</u>

SUN COMMUNITIES FINANCE, LLC D/B/A WATER OAK UTILITY
TEST YEAR ENDED 12/31/2024
ADJUSTMENTS TO RATE BASE

SCHEDULE NO. 1-B
DOCKET NO. 20250088-WU

	<u>WATER</u>
<u>UTILITY PLANT IN SERVICE</u>	
1. To reclassify plant additions from Land Account.	\$70,365
2. To reflect averaging adjustments.	(570,871)
3. To reflect pro forma additions.	211,254
4. To reflect pro forma retirements.	(158,441)
Total	<u>(\$447,693)</u>
<u>LAND & LAND RIGHTS</u>	
1. To reflect an auditing adjustment.	(\$70,365)
<u>ACCUMULATED DEPRECIATION</u>	
1. To reflect auditing adjustments.	\$11,585
2. To reflect a staff adjustment.	(1,302)
3. To reflect an averaging adjustment.	60,070
4. To reflect pro forma adjustments.	155,463
Total	<u>\$225,816</u>
<u>CIAC</u>	
1. To reflect an staff adjustment.	<u>(\$103,929)</u>
<u>ACCUMULATED AMORTIZATION OF CIAC</u>	
1. To reflect an staff adjustment	<u>(\$40,325)</u>
<u>WORKING CAPITAL ALLOWANCE</u>	
To reflect 1/8 of test year O&M expenses.	<u>\$18,588</u>

SUN COMMUNITIES FINANCE, LLC D/B/A WATER OAK UTILITY					SCHEDULE NO. 2	
TEST YEAR ENDED 12/31/2024					DOCKET NO. 20250088-WU	
SCHEDULE OF CAPITAL STRUCTURE						
CAPITAL COMPONENT	PER UTILITY	ADJUST- MENTS	BALANCE PER COMM.	PERCENT OF TOTAL	COST	WEIGHTED COST
1. COMMON EQUITY	<u>\$1,905,833</u>	<u>(\$417,908)</u>	<u>\$1,487,925</u>	<u>100.00%</u>	<u>7.76%</u>	<u>7.76%</u>
TOTAL CAPITAL	<u>\$1,905,833</u>	<u>(\$417,908)</u>	<u>\$1,487,925</u>	<u>100.00%</u>	<u>7.76%</u>	<u>7.76%</u>
RANGE OF REASONABLENESS					LOW	HIGH
RETURN ON EQUITY					6.76%	8.76%
OVERALL RATE OF RETURN					6.76%	8.76%

SUN COMMUNITIES FINANCE, LLC D/B/A WATER OAK UTILITY				SCHEDULE NO. 3-A	
TEST YEAR ENDED 12/31/2024				DOCKET NO. 20250088-WU	
SCHEDULE OF WATER OPERATING INCOME					
	TEST YEAR PER UTILITY	COMM. ADJUST- MENTS	COMM. ADJUSTED TEST YEAR	ADJUST FOR INCREASE	REVENUE REQUIREMENT
1. TOTAL OPERATING REVENUES	\$191,134	\$17,196	\$208,330	\$194,618 93.42%	\$402,948
OPERATING EXPENSES:					
2. OPERATION & MAINTENANCE	\$216,890	(\$62,651)	\$154,239		\$154,239
3. DEPRECIATION (NET)	107,275	5,544	112,819		112,819
4. AMORTIZATION	0	(6,421)	(6,421)		(6,421)
5. TAXES OTHER THAN INCOME	<u>18,382</u>	<u>(247)</u>	<u>18,135</u>	<u>\$8,758</u>	<u>26,893</u>
TOTAL OPERATING EXPENSES	<u>\$342,547</u>	<u>(\$63,775)</u>	<u>\$278,772</u>	<u>\$8,758</u>	<u>\$287,530</u>
6. OPERATING INCOME / (LOSS)	(\$151,413)		(\$70,442)		\$115,418
7. WATER RATE BASE	\$1,905,833	(\$417,908)	\$1,487,925		\$1,487,925
8. RATE OF RETURN					7.76%

SUN COMMUNITIES FINANCE, LLC D/B/A WATER OAK UTILITY		SCHEDULE 3-B
TEST YEAR ENDED 12/31/2024		DOCKET NO. 20250088-WU
ADJUSTMENTS TO OPERATING INCOME		
		<u>WATER</u>
OPERATING REVENUES		
1. To reflect an auditing adjustment to Service Revenues.		(\$23,571)
2. To reflect the appropriate test year Service Revenues.		40,767
Total		<u>\$17,196</u>
OPERATION AND MAINTENANCE EXPENSE		
1. Salaries and Wages - Employees (601 / 701)		
a. To reflect Commission ordered adjustment.		(\$14,452)
b. To reflect reclassification of payroll taxes to TOTI.		(3,669)
Subtotal		<u>(\$18,121)</u>
2. Purchased Power (615 / 715)		
a. To reflect an auditing adjustment.		\$529
b. To reflect EUW and I&I adjustment.		(1,241)
Subtotal		<u>(\$712)</u>
3. Chemicals Expense (618 / 718)		
To reflect EUW and I&I adjustment.		(\$1,410)
4. Materials and Supplies (620 / 720)		
To reflect an auditing adjustment.		(\$60)
5. Contractual Services - Professional (631 / 731)		
a. To reflect an auditing adjustment.		(\$15,870)
b. To reflect amortization of EPA costs over a 5-year period.		(8,574)
c. To reflect Commission ordered adjustment.		(21,264)
Subtotal		<u>(\$45,708)</u>
6. Contractual Services - Other (636 / 736)		
To reflect an auditing adjustment.		(\$2,175)
7. Rate Case Expense (665 / 765)		
To reflect 1/4 rate case expense.		<u>\$5,535</u>
TOTAL OPERATION AND MAINTENANCE ADJUSTMENTS		<u>(\$62,651)</u>
DEPRECIATION EXPENSE		
1. To reflect an auditing adjustment.		(\$39)
2. To reflect a staff adjustment.		2,606
3. To reflect pro forma additions.		2,977
Total		<u>\$5,544</u>
AMORTIZATION EXPENSE (NET)		
1. To reflect an staff adjustment.		(\$6,421)
TAXES OTHER THAN INCOME		
1. To reflect the reclassification of payroll taxes.		\$3,669
2. To reflect appropriate test year property tax expense.		(5,484)
3. To reflect appropriate test year RAFs.		774
4. To reflect revenue requirement RAFs.		8,758
5. To reflect property taxes associated with pro forma plant additions.		794
Total		<u>\$8,511</u>
TOTAL OPERATING EXPENSE ADJUSTMENTS		<u>(\$55,016)</u>

SUN COMMUNITIES FINANCE, LLC D/B/A WATER OAK UTILITY		SCHEDULE NO. 3-C		
TEST YEAR ENDED 12/31/2024		DOCKET NO. 20250088-WU		
ANALYSIS OF WATER O&M EXPENSE				
ACCT. #	DESCRIPTION	TOTAL PER UTILITY	COMM. ADJUST- MENT	TOTAL PER COMM.
601	Salaries and Wages - Employees	\$51,843	(\$18,121)	\$33,722
615	Purchased Power	\$13,574	(712)	\$12,862
618	Chemicals	\$16,019	(1,410)	\$14,609
620	Materials and Supplies	\$294	(60)	\$234
630	Contractual Services - Billing	\$10,785	0	\$10,785
631	Contractual Services - Professional	\$95,324	(45,708)	\$49,616
635	Contractual Services - Testing	\$3,629	0	\$3,629
636	Contractual Services - Other	\$24,421	(2,175)	\$22,246
665	Rate Case Expense	\$0	5,535	\$5,535
670	Bad Debt Expense	\$0	0	\$0
675	Miscellaneous Expenses	<u>\$1,001</u>	<u>\$0</u>	<u>\$1,001</u>
Total O&M Expense		<u>\$216,890</u>	<u>(\$62,651)</u>	<u>\$154,239</u>
Working Capital is 1/8 of O&M Less RCE				\$18,588

SUN COMMUNITIES FINANCE, LLC D/B/A WATER OAK UTILITY			SCHEDULE NO. 4
TEST YEAR ENDED DECEMBER 31, 2024			DOCKET NO. 20250088-WU
MONTHLY WATER RATES			
	UTILITY CURRENT RATES	COMMISSION APPROVED RATES	4-YEAR RATE REDUCTION
<u>Residential & General Service</u>			
Base Facility Charge by Meter Size			
5/8" x 3/4"	\$5.74	\$6.95	\$0.10
3/4"	\$8.61	\$10.43	\$0.15
1"	\$14.35	\$17.38	\$0.25
1-1/2"	\$28.70	\$34.75	\$0.51
2"	\$45.92	\$55.60	\$0.81
3"	\$91.84	\$111.20	\$1.62
4"	\$143.50	\$173.75	\$2.54
6"	\$287.00	\$347.50	\$5.07
Charge per 1,000 gallons - Residential Service			
0 - 3,000 gallons	\$1.07	\$2.99	\$0.04
3,001 - 6,000 gallons	\$1.11	\$4.48	\$0.07
Over 6,000 gallons	\$1.43	\$5.23	\$0.08
Charge per 1,000 gallons - General Service	\$1.17	\$3.75	\$0.05
<u>Typical Residential 5/8" x 3/4" Meter Bill Comparison</u>			
3,000 Gallons	\$8.95	\$15.92	
6,000 Gallons	\$12.28	\$29.36	
8,000 Gallons	\$15.14	\$39.82	

SCHEDULE NO. 5				
NUMBER OF GENERAL SERVICE CUSTOMERS DURING THE TEST YEAR				
	ACCOUNT NUMBER	LOCATION	CUSTOMER TYPE	METER SIZE
1	9001 A	Guard Shack	Potable	5/8" x 3/4"
2	9010	Administration Office - 216 Magnolia	Potable	5/8" x 3/4"
3	9011	Old Office - 106 Evergreen	Potable	5/8" x 3/4"
4	9016	Park Maintenance Shop	Potable	5/8" x 3/4"
5	1885-001624	409 Fowler Lane - Bathroom	Potable	5/8" x 3/4"
6	9009 A	Ball Park Bathrooms	Potable	1"
7	9005 A	MCH - Right of Lobby	Potable	1 1/2"
8	9005 C	MCH - Bath Houses	Potable	1 /12"
9	9003 A	Pro Shop/Restaurant	Potable	2"
10	9004	Satellite Clubhouse - 814 E. Norman	Potable	2"
11	9005 D	MCH - Kitchen	Potable	2"
12		Swimming Pool	Potable	2"
13	9004 A	Satellite Clubhouse	Irrigation	5/8" x 3/4"
14	9010 A	Administration Office	Irrigation	5/8" x 3/4"
15	9010 B	Administration Office	Irrigation	5/8" x 3/4"
16	9011 B	Old Office Front - 216 Magnolia	Irrigation	5/8" x 3/4"
17	9013	Back Gate East	Irrigation	5/8" x 3/4"
18	9014	Back Gate West	Irrigation	5/8" x 3/4"
19	9015	Water Oak Blvd.	Irrigation	5/8" x 3/4"
20	9018	Lift Station 2	Irrigation	5/8" x 3/4"
21	9019	Palmer Mail Center	Irrigation	5/8" x 3/4"
22	9017	Sewer Plant	Irrigation	1"
23	9022	Willow Way	Irrigation	1 1/2"
24	9005 B	MCH - Pool Pump Room	Irrigation	1 1/2"
25	9001	Front Entrance	Irrigation	2"
26	9002	Front Entrance	Irrigation	2"
27	9006	Main Clubhouse	Irrigation	2"
28	9020	Tennis Courts	Irrigation	2"
29	9021	Water Oak Blvd.	Irrigation	2"
30	9006	Main Clubhouse	Irrigation	2"
31	9007	Water Oak Blvd.	Irrigation	2"
32	9008	Water Oak Blvd.	Irrigation	2"
33	9009	Ball Park	Irrigation	2"
34	9012	Front Entrance	Irrigation	2"
35	9005	Main Clubhouse - 415 Water Oak	Irrigation	3"
36	11	225 Sakura Ct (Residential)	Irrigation	5/8" x 3/4"
37	1885-000132	123 Willow Way	Irrigation	5/8" x 3/4"
38	1885-000180	116 Evergreen Lane	Irrigation	5/8" x 3/4"
39	1885-000259	210 Birch St.	Irrigation	5/8" x 3/4"
40	1885-000292	637 Hickory Hill	Irrigation	5/8" x 3/4"
41	1885-000864	207 Littler Lane	Irrigation	5/8" x 3/4"
42	1885-001287	905 Nelson Lane	Irrigation	5/8" x 3/4"
43	1885-001623	402 Palmer Dr.	Irrigation	5/8" x 3/4"
44	2985	530 Rahm Way	Irrigation	5/8" x 3/4"
45	2987	797 Zacharias Ct	Irrigation	5/8" x 3/4"
46	3006	801 Stewart Dr	Irrigation	5/8" x 3/4"
47	3014	879 Stewart Dr	Irrigation	5/8" x 3/4"
48	3027	816 Stewart Dr	Irrigation	5/8" x 3/4"
49	3029	806 Stewart Dr	Irrigation	5/8" x 3/4"
50	1885-001625	409 Fowler Lane	Irrigation	5/8" x 3/4"

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

BEFORE ME, the undersigned authority, personally appeared REBECCA SCOTT ("Affiant"), who, after being duly sworn, deposes and says:

1. I am authorized to make this Affidavit on behalf of Sun Communities Finance, LLC d/b/a Water Oak Utility ("Utility"), Certificate No. 454-W, PWS ID 3354010, a water utility operating in Lake County, Florida, regulated by the Florida Public Service Commission ("Commission") pursuant to Chapter 367, Florida Statutes.
2. The Utility currently has tariff sheets on file with the Commission reflecting its approved rates, charges, and rules and regulations of service, as most recently updated pursuant to PAA Order No. PSC-2026-0232-PAA-WU, issued June 22, 2026, in Docket No. 20250088-WU.
3. The Utility has filed all required Annual Reports with the Commission, including the most recent Annual Report for the year ended December 31, 2024, in compliance with Rule 25-30.110, Florida Administrative Code.
4. The tariff sheets and Annual Reports referenced above are currently on file with the Office of the Commission Clerk and are available for public inspection.

5. This Affidavit is made in support of the Utility's Application for Amendment to Certificate No. 454-W pursuant to Rule 25-30.036, Florida Administrative Code, to extend its certificated territory to include the Hilltop expansion, adjacent to the existing Water Oak Country Club Estates service territory in Lake County, Florida.

FURTHER AFFIANT SAYETH NAUGHT.

A handwritten signature in cursive script, reading "Rebel Scott", written over a horizontal line.

Name: REBEL SCOTT

Title: DIRECTOR MH OPERATIONS

Sun Communities Finance, LLC

d/b/a Water Oak Utility

Date: 7 / 14 / 2026

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 14th day of July, 2026, by Rebeca Scott, who is ☒ personally known to me or ☐ has produced _____ as identification.



Michigan
Notary Public, State of ~~Florida~~

Print Name: Manuel A. Monsegur

My Commission Expires: 03-09-2032

Commission Number: _____



MANUEL A MONSEGUR
My Commission Expires
March 9, 2032
County of Wayne
Acting in the County of Oakland