

UTILITIES
CLASS "C"

WATER and/or WASTEWATER UTILITIES

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

ANNUAL REPORT

WS387-02-AR
Buttonwood Bay Water & Sewer Company, LLC
% Mr. Marc Caneva
10607 North Hayden Road, Suite F106
Scottsdale, AZ 85260-8511

431-W/364-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



03 APR 29 PM 1:14
COMMUNICATIONS
REGULATION
SERVICE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2002

Cronin, Jackson, Nixon & Wilson

CERTIFIED PUBLIC ACCOUNTANTS, P.A.

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April 25, 2003

Officers and Directors
Sun Communities Acquisitions, LLC
d/b/a Buttonwood Bay Utilities

We have compiled the 2002 Annual Report of Sun Communities Acquisitions, LLC d/b/a Buttonwood Bay Utilities in the accompanying prescribed form, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

Our compilation was limited to presenting, in the form prescribed by the Florida Public Service Commission, information that is the representation of the management of Sun Communities Acquisitions, LLC d/b/a Buttonwood Bay Utilities. We have not audited or reviewed the report referred to above and, accordingly, do not express an opinion or any form of assurance on it.

This report is presented in accordance with the requirements of the Florida Public Service Commission, which differ from generally accepted accounting principles. Accordingly, this report is not designed for those who are not informed about such differences.

Cronin, Jackson, Nixon & Wilson

CRONIN, JACKSON, NIXON & WILSON

GENERAL DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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FINANCIAL SECTION

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

Company: Sun Communities Acquisitions, LLC d/b/a Buttonwood Bay Utilities

For the Year Ended December 31, 2002

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues per Sch. W-9	Gross Water Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Unmetered Water Revenues (460)	\$ -	\$ -	\$ -
Total Metered Sales (461.1 - 461.5)	60,128	60,128	-
Total Fire Protection Revenue (462.1 - 462.2)	-	-	-
Other Sales to Public Authorities (464)	-	-	-
Sales to Irrigation Customers (465)	-	-	-
Sales for Resale (466)	-	-	-
Interdepartmental Sales (467)	-	-	-
Total Other Water Revenues (469 - 474)	-	-	-
Total Water Operating Revenue	\$ 60,128	\$ 60,128	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	-	-	-
Net Water Operating Revenues	\$ 60,128	\$ 60,128	\$ -

Explanations:

Instructions:

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

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

Company: Sun Communities Acquisitions, LLC d/b/a Buttonwood Bay Utilities

For the Year Ended December 31, 2002

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues per Sch. F-3	Gross Wastewater Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Total Flat-Rate Revenues (521.1 - 521.6)	\$ -	\$ -	\$ -
Total Measured Revenues (522.1 - 522.5)	49,194	49,194	-
Revenues from Public Authorities (523)	-	-	-
Revenues from Other Systems (524)	-	-	-
Interdepartmental Revenues (525)	-	-	-
Total Other Wastewater Revenues (530 - 536)	-	-	-
Reclaimed Water Sales (540.1 - 544)	-	-	-
Total Wastewater Operating Revenue	\$ 49,194	\$ 49,194	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	-
Net Wastewater Operating Revenues	\$ 49,194	\$ 49,194	\$ -

Explanations:

Instructions:

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

REPORT OF

Sun Communities Acquisitions, LLC d/b/a Buttonwood Bay Utilities

(Exact name of utility)

10001 U.S. 27 South	10001 U.S. 27 South
Sebring, Fl. 33870	Sebring, Fl. 33870
Mailing Address	Street Address

Telephone Number (352) 854-6210 Date Utility First Organized April, 1981

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

- Individual
 Sub Chapter S Corporation
 1120 Corporation
 Partnership

Location where books and records are located: 31700 Middlebelt Rd., Suite 145
Farmington Hills, Michigan 48334 (248-208-2500)

Names of subdivisions where service is provided: Buttonwood Bay Mobile Home Park & R.V. Resort

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Mary Petr Mr. M. Smyth	Comptroller	31700 Middlebelt Rd., Suite 145 Farmington Hills, Mi. 48334	
Person who prepared this report: Cronin, Jackson, Nixon & Wilson	CPA's	2560 Gulf-to-Bay Blvd. Clearwater, Fl.	
Officers and Managers: Mr. Mark Smyth	Controller	31700 Middlebelt Rd., Suite 145 Farmington, Mi. 48334	\$ 2,019

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

Name	Percent Ownership In Utility	Principle Business Address	Salary Charged Utility
Sun Communities Acquisitions, LLC	100%	31700 Middlebelt Rd., Suite 145 Farmington Hills, Mi. 48334	N/A

INCOME STATEMENT(1)

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential _____		\$ 60,128	\$ 49,194		\$ 109,322
Commercial _____					
Industrial _____					
Multiple Family _____					
Guaranteed Revenues _____					
Other (Specify) _____					
Total Gross Revenue _____		60,128	49,194	N/A	109,322
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	73,619	88,292		161,911
Depreciation Expense _____	F-5	12,046	17,520		29,566
CIAC Amortization Expense _____	F-8	(8,044)	(9,764)		(17,808)
Taxes Other Than Income _____	F-7	4,468	3,997		8,465
Income Taxes _____	F-7				
Total Operating Expenses _____		82,089	100,045		182,134
Net Operating Income (Loss)		(21,961)	(50,851)	-	(72,812)
Other Income:					
Nonutility Income _____					

Other Deductions:					
Miscellaneous Nonutility Expenses _____		3,083	1,275		4,358
Interest Expense _____					
Prior ownership net income (loss) _____					

Net Income (Loss)		\$ (25,044)	\$ (52,126)	N/A	\$ (77,170)

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year(1)	Previous Year(1)
ASSETS:			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 1,551,417	\$ 911,735
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(975,489)	(505,201)
Net Utility Plant _____		575,928	406,534
Cash _____			
Customer Accounts Receivable (141) _____		8,898	
Other Assets (Specify):			
Deferred Certificate Transfer Costs -			
Docket No. 020892-WS		36,745	
Deferred Organization Costs		20,000	
Total Assets _____		\$ 641,571	\$ 406,534
LIABILITIES AND CAPITAL:			
Common Stock Issued (201) _____	F-6		
Preferred Stock Issued (204) _____	F-6		
Other Paid In Capital (211) _____			406,534
Retained Earnings (215) _____	F-6		
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	218,126	
Total Capital _____		218,126	406,534
Long Term Debt (224) _____	F-6		
Accounts Payable (231) _____			
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____	F-7	4,920	
Other Liabilities (Specify):			
Accounts Payable - Assoc Co		198,879	
Deferred Income Taxes		-	
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8	219,646	
Total Liabilities and Capital _____		\$ 641,571	\$ 406,534

Note (1): Sun Communities Acquisitions, LLC obtained title to the assets from the prior ownership group on December 7, 2001. Subsequently, the Company assumed all utility operations. The Company was not been able to obtain any financial records related to the purchased assets. Sun Communities Acquisitions, LLC, has filed for a certificate transfer in Docket No. 020892-WS with the Florida Public Service Commission for this utility system.

UTILITY NAME: Sun Communities Acquisitions, LLC d/b/a Buttonwood Bay Utilities

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) Inclusive	Water	Sewer	Plant Other Than Reporting Systems	Total
Utility Plant In Service (101) _____	\$ 519,413	\$ 989,746	N/A	\$ 1,509,159
Construction Work In Progress (105) _____	42,258			42,258
Other (Specify) _____ _____ _____				
Total Utility Plant _____	\$ 561,671	\$ 989,746	N/A	\$ 1,551,417

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First Of Year _____	\$ 170,051	\$ 335,150	N/A	\$ 505,201
Add Credits During Year:				
Accruals charged to depreciation account _____	12,046	17,520		29,566
Salvage _____				
Other credits (specify) _____				
Note (1) _____	120,902	319,820		440,722
Total credits _____	132,948	337,340		470,288
Deduct Debits During Year:				
Book cost of plant retired _____				
Cost of removal _____				
Other debits (specify) _____				
Prior year report balance: Total debits _____				
Balance End of Year _____	\$ 302,999	\$ 672,490	N/A	\$ 975,489

Note (1): Adjustment based on original cost study in certificate transfer Docket No. 020892-WS.

CAPITAL STOCK (201 - 204)

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

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	N/A	\$ (41,757)
Charges during the year (specify): Sun Communities Finance, LLC purchased the assets of the previous Company only: therefore, prior years' earnings adjustment.		41,757
Balance end of year _____		

PROPRIETARY CAPITAL (218)

	Proprietor or Partner	Partner
Balance first of year _____	\$ 406,534	N/A
Charges during the year (specify): Adjust to Sun Communities Acquisitions, LLC - Beginning Proprietary Capital Balance	(111,238)	
Proprietary Capital - Beginning Balance	\$ 295,296	
Current year loss	(77,170)	
Balance end of year _____	\$ 218,126	

LONG TERM DEBT (224)

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

UTILITY NAME: Sun Communities Acquisitions, LLC d/b/a Buttonwood Bay Utilities

TAXES ACCRUED (236)

(a)	WATER (b)	SEWER (c)	OTHER (d)	TOTAL (e)
Income Taxes:				
Federal income tax _____			N/A	-
State income tax _____				
Taxes Other Than Income:				
State ad valorem tax _____				
Local property tax _____	\$ 46	\$ 67	\$ -	\$ 113
Regulatory assessment fee _____	2,706	2,214		4,920
Other (Specify):				
Payroll taxes	1,716	1,716		3,432
Total taxes accrued _____	\$ 4,468	\$ 3,997	N/A	8,465

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
J & B Billing	\$ 399	\$ 399	Monthly customer billing service
Excell Engineering	614	614	Various engineering services
Cronin, Jackson, Nixon & Wilson CPA's	317	317	Accounting
Short Utility	7,730	6,840	Water & wastewater plant operations & testing
Roto Rooter		14,880	Sludge removal

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year _____	N/A	N/A	N/A
2. Add credits during year: Certificate transfer Docket No. 020892-WS - original cost study	216,940	227,500	444,440
3. Total _____	216,940	227,500	444,440
4. Deduct charges during year _____			
5. Balance end of year _____	216,940	227,500	444,440
6. Less Accumulated Amortization _____	99,002	125,792	224,794
7. Net CIAC _____	\$ 117,938	\$ 101,708	\$ 219,646

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

Report below all developers or contractors agreements from which cash or property was received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
N/A			\$ -	\$ -

Sub-total _____			NONE	NONE
Report below all capacity charges, main extension charges and customer connections charges received during the year.			Water	Wastewater
Description of Charge	Number of Connections	Charge per Connection		
N/A	N/A	N/A	None	None

Total Credits During Year (Must agree with line # 2 above) _____			NONE	NONE

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year _____	N/A	N/A	N/A
Add Debits During Year: Certificate transfer Docket No. 020892-WS - original cost study	8,044	9,764	17,808
Deduct Credits During Year: _____	90,958	116,028	206,986
Balance End of Year (Must agree with line #6 above) _____	\$ 99,002	\$ 125,792	\$ 224,794

UTILITY NAME: Sun Communities Acquisitions, LLC d/b/a Buttonwood Bay Utilities

YEAR OF REPORT December 31,2002

SCHEDULE "A"

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (2)

CLASS OF CAPITAL (a)	Dollar Amount (1) (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	N/A	_____ %	_____ %	_____ %
Preferred Stock	_____	_____ %	_____ %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	_____ %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
Total	_____	<u>100.00</u> %		_____ %

- (1) Should equal amounts on schedule B, Column (f), Page F-10.
- (2) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

APPROVED AFUDC RATE

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

**WATER
OPERATION
SECTION**

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)(1)	CURRENT YEAR (f)
301	Organization _____	\$ 4,866	\$ 6,228	\$ (4,866)	\$ 6,228
302	Franchises _____				
303	Land and Land Rights _____		-	4,600	4,600
304	Structure and Improvements _____		6,190	4,642	10,832
305	Collecting and Impounding Reservoirs _____				
306	Lake, River and Other Intakes _____				
307	Wells and Springs _____		-	29,938	29,938
308	Infiltration Galleries and Tunnels _____				
309	Supply Mains _____		-	11,472	11,472
310	Power Generation Equipment _____	6,146	-	12,310	18,456
311	Pumping Equipment _____	317,616	-	(294,546)	23,070
320	Water Treatment Equipment _____	10,511	-	50,351	60,862
330	Distribution Reservoirs and Standpipes _____		-	38,519	38,519
331	Transmission and Distribution Mains _____		-	170,735	170,735
333	Services _____		-	101,167	101,167
334	Meters and Meter Installations _____	390	6,780	29,980	37,150
335	Hydrants _____	1,135	-	59	1,194
339	Other Plant and Miscellaneous Equipment _____	1,960	-	3,230	5,190
340	Office Furniture and Equipment _____				
341	Transportation Equipment _____				
342	Stores Equipment _____				
343	Tools, Shop and Garage Equipment _____				
344	Laboratory Equipment _____				
345	Power Operated Equipment _____				
346	Communication Equipment _____				
347	Miscellaneous Equipment _____				
348	Other Tangible Plant _____				
	Total Water Plant _____	\$ 342,624	\$ 19,198	\$ 157,591	\$ 519,413

NOTE (1): Net adjustment to utility plant in service based on original cost study in certificate transfer Docket No. 020892-WS.

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

ACCT. NO. (a)	ACCOUNT NAME (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of year (f-g+h=i) (i)
301	Organization	40.00	%	2.50	\$ 183	\$ (183)	\$ 78	\$ 78
302	Franchises		%					
304	Structure and Improvements		%			1,754	210	1,964
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs		%			19,385	1,109	20,494
308	Infiltration Galleries and Tunnels		%					
309	Supply Mains		%			6,284	359	6,643
310	Power Generation Equipment	20.00	%	5.00	2,587	15,869	-	18,456
311	Pumping Equipment	20.00	%	5.00	162,290	(139,220)	-	23,070
320	Water Treatment Equipment	28.00	%	3.57	3,839	57,023	-	60,862
330	Distribution Reservoirs and Standpipes		%			22,447	1,284	23,731
331	Transmission and Distribution Mains		%			74,697	4,268	78,965
333	Services		%			50,634	2,529	53,163
334	Meters and Meter Installations	20.00	%	5.00	30	12,707	1,971	14,708
335	Hydrants	20.00	%	5.00	408	115	30	553
339	Other Plant and Miscellaneous Equipment	10.00	%	10.00	714	(610)	208	312
340	Office Furniture and Equipment		%					
341	Transportation Equipment		%					
342	Stores Equipment		%					
343	Tools, Shop and Garage Equipment		%					
344	Laboratory Equipment		%					
345	Power Operated Equipment		%					
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant		%					
	Totals				\$ 170,051	\$ 120,902	\$ 12,046	\$ 302,999

* This amount should tie to Sheet F-5

Note (1): Net adjustment to accumulated depreciation based on original cost study in certificate transfer Docket No. 020892-WS.

UTILITY NAME: Sun Communities Acquisitions, LLC d/b/a Buttonwood Bay Utilities

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 15,914
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	13,156
604	Employee Pensions and Benefits	2,526
610	Purchased Water	
615	Purchased Power	8,458
616	Fuel for Power Purchased	368
618	Chemicals	15,315
620	Materials and Supplies	578
630	Contractual Services:	
	Billing	399
	Operator and Management	5,350
	Testing	2,380
	Other	7,576
640	Rents	
650	Transportation Expense	
655	Insurance Expense	1,599
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	
	Total Water Operation and Maintenance Expense	\$ 73,619
	* This amount should tie to Sheet F-3.	

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	426	426	426
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0		1	1
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers	D	1.0	534	534	534
Other (Specify):					
** D = Displacement C = Compound T = Turbine			Total	960	961

PUMPING AND PURCHASED WATER STATISTICS(1)

MONTH (a)1	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January	N/A	6,000		6,000	3,645
February		4,500		4,500	3,451
March		5,960		5,960	2,509
April		6,540		6,540	3,669
May		6,780		6,780	4,020
June		4,340		4,340	3,358
July		3,740		3,740	6,078
August		4,440		4,440	1,440
September		4,470		4,470	2,857
October		5,490		5,490	3,497
November		6,190		6,190	2,851
December		5,680		5,680	3,052
Total for year	N/A	64,130		64,130	40,427

If water is purchased for resale, indicate the following:

Vendor N/A
 Point of Delivery N/A

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

N/A

MAINS (Feet)(1)

Kind of Pipe (Cast Iron, coated steel, etc.)	Diameter of Pipe	First of Year	Added(1)	Removed or Abandoned	End of Year(1)
PVC	1"		250		250
PVC	1 1/2"		200		200
PVC	2"	19,850	3,860		23,710
PVC	3"	6,680	(640)		6,040
PVC	4"	2,950	(400)		2,550
PVC	6"	1,630	120		1,750
PVC	8"	1,250	20		1,270

Note (1): Balances and/or adjustments based on original cost study in certificate transfer Docket No. 020892-WS.

WELLS AND WELL PUMPS(1)

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1984	1984		
Types of Well Construction and Casing _____	Steel	Steel		
Depth of Wells _____	1,100'	1,100'		
Diameters of Wells _____	6"	6"		
Pump - GPM _____	450	450		
Motor - HP _____	30	30		
Motor Type * _____				
Yeilds of Wells in GPD _____	.500mgd	.500mgd		
Auxillary Power _____	Diesel Generator	Diesel Generator		
* Submersable, centrifugal, etc.				

RESERVOIRS(1)

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Pneumatic			
Capacity of Tank _____	15,000			
Ground of Elevated _____	Elevated			

HIGH SERVICE PUMPING(1)

(a)	(b)	(c)	(d)	(e)
MOTORS				
Manufacturer _____	N/A			
Type _____				
Rated Horsepower _____				
PUMPS				
Manufacturer _____	N/A			
Type _____				
Capacity in GPM _____				
Average Number of Hours Operated Per Day _____				
Auxiliary Power _____				

Note (1): Based on original cost study in certificate transfer Docket No. 020892-WS.

UTILITY NAME: Sun Communities Acquisitions, LLC d/b/a Buttonwood Bay Utilities

SYSTEM NAME Same

SOURCE OF SUPPLY(1)

List for each source of supply (Ground, Surface, Purchased Water, etc):

Gallons per day of source _____	.500mgd	.500mgd	
Type of source _____	Deep Well	Deep Well	

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:

Type _____	Chlorination		
Make _____	W&J V-500		
Permitted Capacity (GPD) _____	1.0mgd		
High service pumping Gallons per minute _____	Unk		
Reverse Osmosis _____	N/A		
Lime treatment Unit Rating _____	N/A		
Filtration Pressure Sq. Ft. _____	N/A		
Gravity GPD/Sq. Ft. _____			
Disinfection Chlorinator _____	Wallace & Tiernan		
Ozone _____			
Other _____			
Auxiliary Power _____	Diesel Generator		

Note (1): Based on original cost study in certificate transfer Docket No. 020892-WS.

UTILITY NAME: Sun Communities Acquisitions, LLC d/b/a Buttonwood Bay Utilities
SYSTEM NAME: Same

YEAR OF REPORT
December 31, 2002

OTHER WATER SYSTEM INFORMATION(1)

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

1.	Present ERC's * the system can efficiently serve	961
2.	Maximum number of ERC's * which can be served	961
3.	Present system connection capacity (in ERC's *) using existing lines.	961
4.	Future connection capacity (in ERC's *) upon service area buildout.	Utility is built-out
5.	Estimated annual increase in ERC's*.	None - Utility is built-out
6.	Is the utility required to have fire flow capacity? If so, how much capacity is required?	No N/A
7.	Attach a description of the fire fighting facilities.	None
8.	Describe any plans and estimated completion dates for any enlargements or improvements of this system.	None
9.	When did the company last file a capacity analysis report with the DEP?	None
10.	If the present system does not meet the requirements of DEP rules, submit the following: a. Attach a description of the plant upgrade necessary to meet DEP rules. b. Have these plans been approved by DEP? c. When will construction begin? d. Attach plans for funding the required upgrading. e. Is this system under any Consent Order with DEP?	N/A N/A N/A No
11.	Department of Environmental Protection ID #	5284075
12.	Water Management District Consumptive Use Permit #	207139
	a. Is the system in compliance with the requirements of the CUP?	Yes
	b. If not, what are the utility's plans to gain compliance?	N/A

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

**WASTEWATER
OPERATION
SECTION**

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)(1)	Current Year (f)
351	Organization	\$ 4,866	\$ 8,973	\$ (4,866)	\$ 8,973
352	Franchises				
353	Land and Land Rights			31,000	31,000
354	Structure and Improvements			13,181	13,181
360	Collection Sewers - Force	330,775		(299,966)	30,809
361	Collection Sewers - Gravity			353,146	353,146
362	Special Collecting Structures				
363	Services to Customers			202,334	202,334
364	Flow Measuring Devices				
365	Flow Measuring Installations				
370	Receiving Wells				
371	Pumping Equipment	31,478		70,029	101,507
380	Treatment and Disposal Equip	201,127		47,669	248,796
381	Plant Sewers				
382	Outfall Sewer Lines				
389	Other Plant and Miscellaneous Equipment				
390	Office Furniture and Equipmen	595		(595)	
391	Transportation Equipment				
392	Stores Equipment				
393	Tools, Shop and Garage Equip				
394	Laboratory Equipment				
395	Power Operated Equipment				
396	Communication Equipment				
397	Miscellaneous Equipment	270		(270)	
398	Other Tangible Plant				
	Total Sewer Plant	\$ 569,111	\$ 8,973	\$ 411,662	\$ 989,746

Note (1): Net adjustment to utility plant in service based on original cost study in certificate transfer Docket No. 020892-WS.

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account Name (b)	^Average ^Service ^Life in Years (c)	^Average ^Salvage ^Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)(1)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
351	Organization	40	%	2.50 %	\$ 183	\$(183)	\$ 112	\$ 112
352	Franchises		%	%				
354	Structure and Improvements	27	%	3.70 %		8,535	488	9,023
360	Collection Sewers - Force	27	%	3.70 %	151,584	(131,635)	1,141	21,090
361	Collection Sewers - Gravity	40	%	2.50 %		174,915	9,998	184,913
362	Special Collecting Structures (Lift Stations)	27	%	3.70 %				
363	Services to Customers	35	%	2.86 %		101,268	5,781	107,049
364	Flow Measuring Devices		%	%				
365	Flow Measuring Installations		%	%				
370	Receiving Wells (Lift Stations)		%	%				
371	Pumping Equipment	15	%	6.67 %	8,313	93,194	-	101,507
380	Treatment and Disposal Equip	15	%	6.67 %	174,457	74,339	-	248,796
381	Plant Sewers		%	%				
382	Outfall Sewer Lines		%	%				
389	Other Plant and Miscellaneous Equipment		%	%	595	(595)		
390	Office Furniture and Equipme		%	%				
391	Transportation Equipment		%	%				
392	Stores Equipment		%	%				
393	Tools, Shop and Garage Equi		%	%				
394	Laboratory Equipment		%	%				
395	Power Operated Equipment		%	%				
396	Communication Equipment		%	%				
397	Miscellaneous Equipment		%	%	18	(18)		
398	Other Tangible Plant		%	%				
	Totals				\$ 335,150	\$ 319,820	\$ 17,520	\$ 672,490

* This amount should tie to Sheet F-5
Note (1): Net adjustment to accumulated depreciation based on original cost study in certificate transfer Docket No. 020892-WS.

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 15,914
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	13,156
704	Employee Pensions and Benefits _____	2,526
710	Purchased Wsatewater Treatment _____	
711	Sludge Removal Expense _____	14,880
715	Purchased Power _____	10,657
716	Fuel for Power Purchased _____	
718	Chemicals _____	6,168
720	Materials and Supplies _____	200
730	Contractual Services:	
	Operator and Management _____	4,500
	Testing _____	2,340
	Other _____	14,981
740	Rents _____	
750	Transportation Expense _____	
755	Insurance Expense _____	2,970
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
770	Bad Debt Expense _____	
775	Miscellaneous Expenses _____	
	Total Water Operation and Maintenance Expense _____	\$ 88,292
	* This amount should tie to Sheet F-3.	

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
5/8"		1.0	426	426	426
3/4"		1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
4"	D,C	25.0			
4"	T	30.0			
6"	D,C	50.0			
6"	T	62.5			
Other (Specify): General Service		1.0		1	1
Unmetered Customers			534	534	534
** D = Displacement C = Compound T = Turbine			960	961	961
Total					

UTILITY NAME: Sun Communities Acquisitions, LLC d/b/a Buttonwood Bay Utilities

System Name Same

PUMPING EQUIPMENT(1)

	#1	#2	#3	#4			
Lift station number _____							
Make or type and nameplate data of pump _____	Hydro-Matic	Hydro-Matic	Hydro-Matic	Hydro-Matic			
Year installed _____	1984	1984	1995	1995			
Rated capacity (GPM) _____							
Size (HP) _____	3HP	3HP	3HP	3HP			
Power:							
Electric _____	x	x	x	x			
Mechanical _____							
Nameplate data of motor _____							

SERVICE CONNECTIONS(1)

	6"	6"					
Size (inches) _____	6"	6"					
Type (PVC, VCP, etc) _____	PVC	PVC					
Average length _____	10'	15'					
Number of active service connections _____	840	120					
Beginning of year _____	840	120					
Added during year(1) _____		306					
Retired during year (1) _____	306						
End of year _____	534	426					
Give full particulars concerning inactive connections _____							

COLLECTING AND FORCE MAINS AND MANHOLES(1)

	Collecting Mains				Force Mains			
Size (inches) of main _____	8"	6"			4"			
	PVC	PVC			PVC			
Length of main (nearest foot):								
Beginning of year _____	24,025	7,761			5,500			
Added during year(1) _____								
Retired during year(1) _____	(310)				(5,215)			
End of year _____	23,715	7,761			285			

MANHOLES:(1)

	6"	8"	10"	
Size _____	6"	8"	10"	
Type(Concrete) _____	Precast			
Beginning of year _____	87	0	0	
Added during year(1) _____		18	10	
Retired during year(1) _____	12			
End of year _____	75	18	10	

Note (1): Balances and/or adjustments based on original cost study in certificate transfer Docket No. 020892-WS.

UTILITY NAME: Sun Communities Acquisitions, LLC d/b/a Buttonwood Bay Utilities
SYSTEM NAME Same

OTHER SEWER SYSTEM INFORMATION(1)

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

1. Present Number of ERC's * being served 961
2. Maximum number of ERC's ** that system can efficiently serve. 961
3. Present system connection capacity (in ERC's) using existing lines. 961
4. Future connection capacity (in ERC's) upon service area buildout. Utility is essentially built-out-out
5. Estimated annual increase in ERC's * None
6. State any plans and estimated completion dates for any enlargements of this system.
None
7. List percent of certificated area where service connections are installed (total for each county)
100%
8. If the present systems do not meet the requirements of DEP Rule 62-4, Florida Administrative Code, submit the following:
 - a. Evaluation of the present plant or plants in regard to meeting the DER's rules.
 - b. Plans for funding and construction of the required upgrading.
 - c. Have these plans been coordinated with the DEP? N/A
 - d. Do they concur? N/A
 - e. When will construction begin? N/A
9. Do you discharge effluent to surface waters? No
10. Department of Environmental Protection ID # FLA014348

al Gallons Treated / 365 Days) / 275 Gallons Per Day

d includes both sewage treated and purchased sewage treatment.


Note (1): Based on original cost study in certificate transfer Docket No. 020892-WS.

CERTIFICATION OF ANNUAL REPORT

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

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

ITEMS CERTIFIED			
1.	2.	3.	4.
(X)	(X)	(X)	(X)
()	()	()	()

 _____ (signature of chief executive officer of the utility)	*
N/A _____ (signature of chief financial officer of the utility)	*

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

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