

CLASS "C"
DIVISION OF
WATER AND SEWER

Do Not Remove from the Office

WATER and/or WASTEWATER UTILITIES

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

ANNUAL REPORT

Sun Communities Finance, LLC

WS755-01-AR
Water Oak Utility

Submitted To The

STATE OF FLORIDA



02/19/02 09:11:52
REGISTRATION SECTION
STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2001

Cronin, Jackson, Nixon & Wilson
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May 24, 2002

To the Members
Sun Communities Finance, LLC
(Water Oak Utility)

We have compiled the 2001 Annual Report of Sun Communities Finance, LLC (Water Oak Utility) 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 Finance, LLC (Water Oak Utility). 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

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

Company: Sun Communities Finance, LLC (Water Oak Utility)

For the Year Ended December 31, 2001

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues per Sch. F-3	Gross Water Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 106,803	\$ 106,803	\$ -
Commercial	11,268	11,268	-
Industrial	-	-	-
Multiple Family	-	-	-
Guaranteed Revenues	-	-	-
Other	-	-	-
Total Water Operating Revenue	\$ 118,071	\$ 118,071	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	-	-	-
Net Water Operating Revenues	\$ 118,071	\$ 118,071	\$ -

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**

Company: Sun Communities Finance, LLC (Water Oak Utility)

For the Year Ended December 31, 2001

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues per Sch. F-3	Gross Wastewater Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 131,552	\$ 131,535	\$ 17
Commercial	1,893	1,893	-
Industrial	-	-	-
Multiple Family	-	-	-
Guaranteed Revenues	-	-	-
Other	-	-	-
Total Wastewater Operating Revenue	\$ 133,445	\$ 133,428	\$ 17
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	-
Net Wastewater Operating Revenues	\$ 133,445	\$ 133,428	\$ 17

Explanations:

The Company filed the Regulatory Assessment Fee Return prior to March 31, 2002. Based on Order No. PSC-00-1165-PAA-WS the wastewater revenue deferred balance was understated and corrected after the filing date by \$17.00. The Company will submit a revised Regulatory Assessment Fee Return and will request that a credit for this adjustment be applied for the year ended December 31, 2002.

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).

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1984 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable". Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which will result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional schedules should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statement should be made at the bottom of the page or an additional page. Any additional pages should state the name of the utility, the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceding year ending December 31.

Florida Public Service Commission
Division of Water and Wastewater
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

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

GENERAL DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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FINANCIAL SECTION

REPORT OF

Sun Communities Finance, LLC (Water Oak Utility)

(Exact name of utility)

106 Evergreen Lane	106 Evergreen Lane
Lady Lake, Fl. 32159	Lady Lake, Fl. 32159
Mailing Address	Street Address

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

Individual
 Sub Chapter S Corporation
 1120 Corporation
 Partnership

Location where books and records are located: 31700 Middlebelt Road, Suite 145
Farmington Hills, MI, 48334 (248) - 9323100

Names of subdivisions where service is provided: Water Oak Country Club

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Gabriele Umbel	Utility Manager	106 Evergreen Lane Lady Lake , Florida 32159	
Person who prepared this report: Cronin, Jackson, Nixon & Wilson	CPA's	2560 Gulf-to-Bay Blvd. Clearwater, Fl.	
Officers and Managers: Gabriele Umbel	Utility Manager	106 Evergreen Lane Lady Lake , Florida 32159	\$ 11,848
Mary A. Petrella	Comptroller	Farmington Hills address (above)	4,333
	Sun Communities Finance, LLC		

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 Finance, LLC	100%	31700 Middlebelt Road Suite 145 Farmington Hills, MI. 48334	N/A

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential _____		\$ 106,803	\$ 131,552		\$ 238,355
Commercial _____		11,268	1,893		13,161
Industrial _____					
Multiple Family _____					
Guarenteed Revenues _____					
Other (Specify) _____					
Total Gross Revenue _____		118,071	133,445	N/A	251,516
Operation Expense (Must tie to Pages W-3 and S-3)(1)	W-3 S-3	119,687	161,625		281,312
Depreciation Expense _____	F-5	10,912	20,810		31,722
CIAC Amortization Expense _____	F-8	(3,885)	(6,351)		(10,236)
Taxes Other Than Income _____	F-7	12,654	14,582		27,236
Income Taxes _____	F-7				
Total Operating Expenses _____		139,368	190,666		330,034
Net Operating Income (Loss)		(21,297)	(57,221)	-	(78,518)
Other Income:					
Nonutility Income _____					

Other Deductions:					
Miscellaneous Nonutility Expenses _____		2,966	3,006		5,972
Interest Expense _____		-			

Net Income (Loss)		\$ (24,263)	\$ (60,227)	N/A	\$ (84,490)

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
ASSETS:			
Utility Plant In Service (101 - 105) -----	F-5, W-1, S-1	\$ 829,945	\$ 817,910
Accumulated Depreciation and -----	F-5, W-2, S-2	(477,130)	(454,652)
Net Utility Plant -----		352,815	363,258
Cash -----		60,752	44,651
Customer Accounts Receivable (141) -----		23,998	23,911
Other Assets (Specify):			
Accounts Receivable - Assoc Co's -----		602,863	296,638
Deferred rate case exp. (Order No. PSC-00-1165-PAA-WS) -----		8,191	10,226
Deferred charges - other -----		26,411	
Total Assets -----		\$ 1,075,030	\$ 738,684
LIABILITIES AND CAPITAL:			
Common Stock Issued (201) -----	F-6		
Preferred Stock Issued (204) -----	F-6		
Other Paid In Capital (211) -----			
Retained Earnings (215) -----	F-6		
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	99,247	183,737
Total Capital -----		99,247	183,737
Long Term Debt (224) -----	F-6		
Accounts Payable (231) -----			17,949
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----	F-7	11,317	11,232
Other Liabilities (Specify):			
Accounts Payable - Assoc Co -----		674,801	276,179
Deferred sewer revenue - reuse -----			
(Order No. PSC-00-1165-PAA-WS) -----		79,236	39,218
Advances For Construction (252) -----			
Contributions In Aid Of Construction - Net (271 - 272) -----	F-8	210,429	210,369
Total Liabilities and Capital -----		\$ 1,075,030	\$ 738,684

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) Inclusive	Water	Sewer	Plant Other Than Reporting Systems	Total
Utility Plant In Service (101) _____	\$ 312,327	\$ 517,618	N/A	\$ 829,945
Progress (105) _____				
Other (Specify) _____				

Total Utility Plant _____	\$ 312,327	\$ 517,618	N/A	\$ 829,945

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First Of Year _____	\$ 140,995	\$ 313,657	N/A	\$ 454,652
Add Credits During Year:				
Accruals charged to depreciation account _____	10,912	20,810		31,722
Salvage _____				
Other credits (specify) _____				

Total credits _____	10,912	20,810		31,722
Deduct Debits During Year:				
Book cost of plant retired (1) _____	9,196			9,196
Cost of removal _____				
Other debits (specify) _____				
Prior year overaccrual _____	48			48

Total debits _____	9,244			9,244
Balance End of Year _____	\$ 142,663	\$ 334,467	N/A	\$ 477,130

Note (1): Order No. PSC - 00 - 1165 - PAA - WS conservation program meter retirements related to required replacements.

UTILITY NAME: Sun Communities Finance, LLC (Water Oak Utility)

YEAR OF REPORT
December 31, 2001

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	N/A
Charges during the year (specify): Current Year Income _____		

Balance end of year _____		

PROPRIETARY CAPITAL (218)

	Proprietor or Partner	Partner
Balance first of year _____	\$ 183,737	N/A
Charges during the year (specify): Current year loss _____	(84,490)	

Balance end of year _____	\$ 99,247	

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

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:				
Local property tax _____	5,313	6,004		11,317
Regulatory assessment fee _____	4,323	5,858		10,181
Other (Specify):				
Payroll Taxes	3,018	2,720		5,738
Total taxes accrued _____	\$ 12,654	\$ 14,582	N/A	\$ 27,236

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
Mid-State	\$ 1,000	\$ 6,059	Various required DEP testing
Mid-State	13,941	13,941	Utility operations & misc. repairs & maintenance
Mikes Maintenance	1,006	9,052	Lawn service
J & B Accounting - Billings	5,622	5,067	Customer monthly billings
Davis Supplies, Inc.	900	1,912	Chemicals & other supplies
Excel Engineering	1,808	180	Various professional engineering services
American, Inc.		22,712	Sludge removal & lift station refuse clean-out
A&C Lawn Service	954	8,586	Lawn service
Rose, Sundstrom & Bentley	950	949	Various legal matters
C, J, N & W, CPA's	2,061	1,857	Accounting services
Hydro-Tech	5,400		Conservation program - water leak detection
Envormental Care, Inc.	2,785		Conservation program - water useage audits
Excel Engineering	4,010		Conservation program - distribution analysis(w)
J & B Accounting - Billings	1,200		Conservation program - special billings
Rose, Sundstrom & Bentley	420		Conservation program - legal matters

UTILITY NAME: Sun Communities Finance, LLC (Water Oak Utility)

YEAR OF REPORT
December 31, 2001

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year _____	\$ 117,170	\$ 207,844	\$ 325,014
2. Add credits during year:			
_____	6,266	3,978	10,244
3. Total _____	123,436	211,822	335,258
5. Balance end of year _____	123,436	211,822	335,258
6. Less Accumulated Amortization _____	52,891	71,938	124,829
7. Net CIAC _____	\$ 70,545	\$ 139,884	\$ 210,429

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.			
Description of Charge	Number of Connections	Charge per Connection	
Meter Fees	26	100	2,600
Capacity Fees - Water	26	141	3,666
Capacity Fees - sewer	26	153	3,978
Total Credits During Year (Must agree with line # 2 above) _____			\$ 6,266
			\$ 3,978

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year _____	\$ 49,006	\$ 65,639	\$ 114,645
Add Debits During Year: _____	3,885	6,351	10,236
Deduct Credits During Year: (Prior period over-accrual) _____		52	52
Balance End of Year (Must agree with line #6 above) _____	\$ 52,891	\$ 71,938	\$ 124,829

UTILITY NAME: Sun Communities Finance, LLC (Water Oak Utility)

YEAR OF REPORT December 31, 2001
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SCHEDULE "A"

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

(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>

UTILITY NAME: Sun Communities Finance, LLC (Water Oak Utility)

YEAR OF REPORT December 31, 2001
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SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

CLASS OF CAPITAL (a)	PER BOOK BALANCE (b)	NON-UTILITY ADJUSTMENTS (c)	NON-JURIS. ADJUSTMENTS	OTHER (1) ADJUSTMENTS (e)	CAPITAL STRUCTURE USED FOR AFUDC CALCULATION (f)
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	N/A				

(1) Explain below all adjustments made in Column (e):

WATER

OPERATION

SECTION

UTILITY NAME: Sun Communities Finance, LLC (Water Oak Utility)

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e) (1)	CURRENT YEAR (f)
301	Organization	\$ 1,350	\$ -	\$ -	\$ 1,350
302	Franchises				
303	Land and Land Rights	3,050			3,050
304	Structure and Improvements	3,830			3,830
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	26,371			26,371
308	Infiltration Galleries and Tunnels				
309	Supply Mains	2,947			2,947
310	Power Generation Equipment	16,803			16,803
311	Pumping Equipment	11,850			11,850
320	Water Treatment Equipment	18,435			18,435
330	Distribution Reservoirs and Standpipes	81,153			81,153
331	Transmission and Distribution Mains	66,257			66,257
333	Services				
334	Meters and Meter Installations	47,780	13,722	(9,196)	52,306
335	Hydrants	4,324	343		4,667
339	Other Plant and Miscellaneous Equipment	17,730	2,750		20,480
340	Office Furniture and Equipment	684			684
341	Transportation Equipment	400			400
342	Stores Equipment				
343	Tools, Shop and Garage Equipment	1,744			1,744
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant				
	Total Water Plant	\$ 304,708	\$ 16,815	\$ (9,196)	\$ 312,327

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.
 Note (1): Order No. PSC - 00 - 1165 - PAA - WS conservation program meter retirements related to required replacements.

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(1) (g)	Credits (h)	Accum. Depr. Balance End of year (f-g+h=i) (i)
301	Organization	32.00	%	3.125	\$ 632	\$ -	\$ 42	\$ 674
302	Franchises		%					
304	Structure and Improvements	33.00	%	3.030	1,800		116	1,916
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	27.00	%	3.704	16,017		977	16,994
308	Infiltration Galleries and Tunnels		%					
309	Supply Mains	32.00	%	3.125	819		92	911
310	Power Generation Equipment	17.00	%	5.882	12,581		988	13,569
311	Pumping Equipment	15.00	%	6.667	7,776		790	8,566
320	Water Treatment Equipment	7.00	%	14.286	18,435		-	18,435
330	Distribution Reservoirs and Standpipes	40.00	%	2.500	5,718		2,029	7,747
331	Transmission and Distribution Mains	40.00	%	2.500	21,273		1,656	22,929
333	Services		%					
334	Meters and Meter Installations(1)	17.00	%	5.882	8,422	(9,244)	2,992	2,170
335	Hydrants	40.00	%	2.500	54		112	166
339	Other Plant and Miscellaneous Equipment	20.00	%	5.000	10,773		956	11,729
340	Office Furniture and Equipment	15.00	%	6.667	531		46	577
341	Transportation Equipment	6.00	%	16.667	400		-	400
342	Stores Equipment		%					
343	Tools, Shop and Garage Equipment	15.00	%	6.667	1,500		116	1,616
344	Laboratory Equipment		%					
345	Power Operated Equipment		%					
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other (Order - PSC-00-1165-PA-WS)		%		34,264		-	34,264
	Totals				\$ 140,995	\$ (9,244)	\$ 10,912	\$ 142,663

* This amount should tie to Sheet F-5

Note (1): Conservation program replacement meter retirement costs of \$9,196 and prior period over-accrual correction of \$48.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 29,430
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	13,049
604	Employee Pensions and Benefits	4,695
610	Purchased Water	
	Purchased Power	12,199
616	Fuel for Power Purchased	
618	Chemicals	900
620	Materials and Supplies	1,734
630	Contractual Services:	
	Billing	6,822
	Operator and Management	13,941
	Testing	9,185
	Other	12,948
640	Rents	3,174
650	Transportation Expense	1,199
655	Insurance Expense	2,011
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	6,918
670	Bad Debt Expense	
675	Miscellaneous Expenses	1,482
	Total Water Operation and Maintenance Expense	\$ 119,687
	* 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	788	807	807
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	13	13	13
3/4"	D	1.5			
1"	D	2.5	1	1	3
1 1/2"	D,T	5.0	3	3	15
2"	D,C,T	8.0	10	10	80
3"	D	15.0	2	2	30
3"	C	16.0			
3"	T	17.5			
Unmetered Customers	D	1.0			
Other (Specify):					
Model Homes		1.0		14	14
** D = Displacement C = Compound T = Turbine			Total	817	850
					962

UTILITY NAME: Sun Communities Finance, LLC (Water Oak Utility)
 SYSTEM NAME: Same

YEAR OF REPORT
 December 31, 2001

PUMPING AND PURCHASED WATER STATISTICS

MONTH (a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f) (1)
January	N/A	11,600	77	11,523	5,562
February		6,660	60	6,600	6,127
March		6,856	26	6,830	5,897
April		9,123	79	9,044	7,688
May		7,981	104	7,877	10,221
June		7,103	17	7,086	6,571
July		6,554	10	6,544	5,790
August		7,075	14	7,061	6,425
September		5,404	36	5,368	4,505
October		7,451	10	7,441	7,101
November		7,553	2	7,551	6,960
December		8,263	23	8,240	7,700
Total for year	N/A	91,623	458	91,165	80,547

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)

Kind of Pipe (Cast Iron, coated steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	2"	28,895			28,895
PVC	3"	3,530			3,530
PVC	4"	14,700			14,700
PVC	6"	27,558			27,558
PVC	8"	430			430
PVC	10"	370			370

UTILITY NAME: Sun Communities Finance, LLC (Water Oak Utility)
 SYSTEM NAME: Same

YEAR OF REPORT
 December 31, 2001

WELLS AND WELL PUMPS
 (If Available)

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1,980	1984		
Types of Well Construction and Casing _____				
Depth of Wells _____	360'	270'		
Diameters of Wells _____	10"	10"		
Pump - GPM _____	1,000	400		
Motor - HP _____	40	40		
Motor Type * _____	Centrifugal	Submersible		
Yeilds of Wells in GPD _____				
Auxillary Power _____	Generator	Generator		
* Submersable, centrifugal, etc.				

RESERVOIRS

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

HIGH SERVICE PUMPING

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

UTILITY NAME: Sun Communities Finance, LLC (Water Oak Utility)
SYSTEM NAME Same

SOURCE OF SUPPLY

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

Gallons per day of source _____	392,304	_____	_____
Type of source _____	Well	_____	_____

WATER TREATMENT FACILITIES
Sun Communities Finance, LLC

List for each Water Treatment Facility:

Type _____	Chlorination	_____	_____
Make _____	Unk.	_____	_____
Permitted Capacity (GPD) _____	1.08m.g.d.	_____	_____
High service pumping Gallons per minute _____	_____	_____	_____
Reverse Osmosis _____	_____	_____	_____
Lime treatment Unit Rating _____	_____	_____	_____
Filtration Pressure Sq. Ft. _____	_____	_____	_____
Gravity GPD/Sq. Ft. _____	_____	_____	_____
Disinfection Chlorinator _____	Gas	_____	_____
Ozone _____	_____	_____	_____
Other _____	_____	_____	_____
Auxiliary Power _____	Generator	_____	_____

UTILITY NAME: Sun Communities Finance, LLC (Water Oak Utility)
SYSTEM NAME: Same

YEAR OF REPORT
December 31, 2001

OTHER WATER SYSTEM INFORMATION

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

1.	Present ERC's * the system can efficiently serve	962
2.	Maximum number of ERC's * which can be served	1,121
3.	Present system connection capacity (in ERC's *) using existing lines	631
4.	Future connection capacity (in ERC's *) upon service area buildout	1,121
5.	Estimated annual increase in ERC's*	Approx. 25 ERC's
6.	Is the utility required to have fire flow capacity? If so, how much capacity is required?	Yes 500 gpm
7.	Attach a description of the fire fighting facilities.	15 fire hydrants
8.	Describe any plans and estimated completion dates for any enlargements or improvements of this system. 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? N/A c. When will construction begin? N/A d. Attach plans for funding the required upgrading. N/A e. Is this system under any Consent Order with DEP? No	
11.	Department of Environmental Protection ID #	PWS No. 3354010
12.	Water Management District Consumptive Use Permit #	20-069-0161M
	a. Is the system in compliance with the requirements of the CUP?	Yes
	b. If not, what are the utility's plans to gain 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)	Current Year (f)
351	Organization	\$ 1,350	\$	\$	\$ 1,350
352	Franchises				
353	Land and Land Rights	120,500			120,500
354	Structure and Improvements	11,151			11,151
360	Collection Sewers - Force	88,358	1,090		89,448
361	Collection Sewers - Gravity				
362	Special Collecting Structures	3,578			3,578
363	Services to Customers	844	1,254		2,098
364	Flow Measuring Devices	211			211
365	Flow Measuring Installations				
370	Receiving Wells	71,485			71,485
371	Pumping Equipment	12,700	2,072		14,772
380	Treatment and Disposal Equip	144,633			144,633
381	Plant Sewers	1,051			1,051
382	Outfall Sewer Lines	5,572			5,572
389	Other Plant and Miscellaneous Equipment	48,332			48,332
390	Office Furniture and Equipmen	684			684
391	Transportation Equipment	734			734
392	Stores Equipment				
393	Tools, Shop and Garage Equip	1,745			1,745
394	Laboratory Equipment	274			274
395	Power Operated Equipment				
396	Communication Equipment				
397	Miscellaneous Equipment				
398	Other Tangible Plant				
	Total Sewer Plant	\$ 513,202	\$ 4,416	\$	\$ 517,618

* This amount should tie to Sheet F-5

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account Name (b)	^Average ^Service ^Life in Years (c)	^Average ^Salvage In ^Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits(2) (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
351	Organization	27	%	3.7 %	\$ 770	\$	50	\$ 820
352	Franchises		%	%				
354	Structure and Improvements	27	%	3.7 %	5,437		413	5,850
360	Collection Sewers - Force	27	%	3.7 %	44,362		3,293	47,655
361	Collection Sewers - Gravity		%	%				
362	Special Collecting Structures	37	%	2.7 %	1,287		97	1,384
363	Services to Customers	35	%	2.9 %	256		24	280
364	Flow Measuring Devices	5	%	20.0 %	106		42	148
365	Flow Measuring Installations		%	%				
370	Receiving Wells (Lift Stations)	25	%	4.0 %	8,893		2,859	11,752
371	Pumping Equipment	18	%	5.6 %	7,084		764	7,848
380	Treatment and Disposal Equip	15	%	6.7 %	111,220		9,642	120,862
381	Plant Sewers	32	%	3.1 %	33		33	66
382	Outfall Sewer Lines	30	%	3.3 %	93		186	279
389	Other Plant and Miscellaneous Equipment	15	%	6.7 %	38,904		3,222	42,126
390	Office Furniture and Equipment	15	%	6.7 %	529		46	575
391	Transportation Equipment	6	%	16.7 %	734		0	734
392	Stores Equipment		%	%				
393	Tools, Shop and Garage Equ	15	%	6.7 %	1,495		116	1,611
394	Laboratory Equipment	12	%	8.3 %	222		23	245
395	Power Operated Equipment		%	%				
396	Communication Equipment		%	%				
397	Miscellaneous Equipment		%	%				
398	(Order - PSC-00-1165-PA-WS)	0	%	%	92,232		0	92,232
	Totals				\$ 313,657	\$	20,810	\$ 334,467

* This amount should tie to Sheet F-5
 Notes: (1) Correct prior year transposition error
 (2) Prior year over accrual correction

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 28,700
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	11,759
704	Employee Pensions and Benefits	4,231
710	Purchased Wsatewater Treatment	
711	Sludge Removal Expense	20,072
715	Purchased Power	18,601
716	Fuel for Power Purchased	
718	Chemicals	2,040
720	Materials and Supplies	1,111
730	Contractual Services:	
	Operator and Management	13,941
	Testing	6,059
	Other	44,696
740	Rents	2,861
750	Transportation Expense	1,081
755	Insurance Expense	3,434
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	1,018
770	Bad Debt Expense	
775	Miscellaneous Expenses	2,021
	Total Water Operation and Maintenance Expense	\$ 161,625

* 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	18	13	13
3/4"		1.5			
1"	D	2.5		1	3
1 1/2"	D,T	5.0		3	15
2"	D,C,T	8.0	4	2	16
3"	D	15.0	1	1	15
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):					
Residential		1.0	772	797	797
Model Homes		1.0		14	14
Unmetered Customers					
** D = Displacement C = Compound T = Turbine					
Total			795	831	873

UTILITY NAME: Sun Communities Finance, LLC (Water Oak Utility)
 System Name Same

YEAR OF REPORT
 December 31,2001

PUMPING EQUIPMENT

	#1	#2	#3	#4	#5	#6	
Lift station number _____							
Make or type and nameplate data of pump _____	Hydro-Matic	Hydro-Matic	Hydro-Matic	Hydro-Matic	Hydro-Matic	Hydro-Matic	
Year installed _____	1995	1986	1984	1987	1,987	1,997	
Rated capacity (GPM) _____	1,006	206	206		200	350	
Size (HP) _____							
Power:							
Electric _____	230V	230V	230V	230V	230V	230V	
Mechanical _____	20HP	60HP	60HP	60HP	15HP		
Nameplate data of motor _____							

SERVICE CONNECTIONS

Size (inches) _____	4"						
Type (PVC, VCP, etc) _____	PVC						
Average length _____	20'						
Number of active service connections _____							
Beginning of year _____	779						
Added during year _____	32						
Retired during year _____							
End of year _____	795						
Give full particulars concerning inactive connections _____							

COLLECTING AND FORCE MAINS AND MANHOLES

	Collecting Mains				Force Mains			
	8"	10"			3"	4"	6"	
Size (inches) of main _____	PVC	PVC			PVC	PVC	PVC	
Length of main (nearest foot):								
Beginning of year _____	49,174	2,449			425	575	6,410	
Added during year _____								
Retired during year _____								
End of year _____	49,174	2,449			425	575	6,410	

MANHOLES:

	8"	10"		
Size _____				
Type _____	Precast	Precast		
Number:				
Beginning of year _____	214	12		
Added during year _____				
Retired during year _____				
End of year _____	214	12		

UTILITY NAME: Sun Communities Finance, LLC (Water Oak Utility)

SYSTEM NAME Same

TREATMENT PLANT

Manufacturer _____	Waste Tech	_____	_____
Type _____	Extended Aeration	_____	_____
"Steel" or "Concrete" _____	Concrete	_____	_____
Total Capacity _____	200,000gpd	_____	_____
Average Daily Flow _____	63,132gpd	_____	_____
Effluent Disposal _____	Sprayfield	_____	_____
Total Gallons of Wastewater Treat _____	23,043,000	_____	_____

MASTER LIFT STATION PUMPS

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

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	2,480,000	N/A	2,480,000
February _____	2,016,000	_____	2,016,000
March _____	2,542,000	_____	2,542,000
April _____	2,070,000	_____	2,070,000
May _____	1,767,000	_____	1,767,000
June _____	1,560,000	_____	1,560,000
July _____	1,705,000	_____	1,705,000
August _____	1,705,000	_____	1,705,000
September _____	1,650,000	_____	1,650,000
October _____	1,705,000	_____	1,705,000
November _____	1,890,000	_____	1,890,000
December _____	1,953,000	_____	1,953,000
Total for year _____	23,043,000	_____	23,043,000

If Wastewater Treatment is purchased, indicate the vendor: N/A

UTILITY NAME: Sun Communities Finance, LLC (Water Oak Utility)
SYSTEM NAME Same

YEAR OF REPORT
December 31, 2001

OTHER SEWER SYSTEM INFORMATION

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 225
2. Maximum number of ERC's ** that system can efficiently serve. 714
3. Present system connection capacity (in ERC's) using existing lines 225
4. Future connection capacity (in ERC's) upon service area buildout 714
5. Estimated annual increase in ERC's * Approx. 25 ERC's
6. State any plans and estimated completion dates for any enlargements of this system.
Utility will be constructing reuse facilities within the next 12 - 24 months and plans have been submitted.
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 # FLA010529-001

* ERC = (Total Gallons Treated / 365 Days) / 280 Gallons Per Day


Note: Total Gallons Treated includes both sewage treated and purchased sewage treatment.

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.