

CLASS "C"

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WATER and/or WASTEWATER UTILITIES

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

ANNUAL REPORT

WS857-06-AR

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

EXACT LEGAL NAME OF RESPONDENT

431-W / 364-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

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ECONOMIC REGULATION
DIVISION OF

(mirrored stamp)
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PUBLIC SERVICE

FOR THE

YEAR ENDED DECEMBER 31, 2006

Cronin, Jackson, Nixon & Wilson
CERTIFIED PUBLIC ACCOUNTANTS, P.A.

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April 18, 2007

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

We have compiled the balance sheet of Sun Communities Acquisitions, LLC d/b/a Buttonwood Bay Utilities as of December 31, 2006 and 2005, and the statements of income and retained earnings for the year ended December 31, 2006, included 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. We have also compiled the supplementary information presented in the prescribed form.

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 accompanying financial statements and supplementary information referred to above and, accordingly, do not express an opinion or any form of assurance on them.

These financial statements (including related disclosures) and the supplementary information are presented in accordance with the requirements of the Florida Public Service Commission, which differ from generally accepted accounting principles. Accordingly, these financial statements and supplementary information are not designed for those who are not informed about such differences.

We are not independent with respect to Sun Communities Acquisitions, LLC d/b/a Buttonwood Bay Utilities.

Cronin, Jackson, Nixon & Wilson

CRONIN, JACKSON, NIXON & WILSON

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FINANCIAL SECTION

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	Highlands
Mailing Address	Street Address	County
Telephone Number (352) 854-6210	Date Utility First Organized	April, 1981
Fax Number	E-main Address	
Sunshine State In-Call of Florida, Inc. Member No.		

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: The American Center, 27777 Franklin Road, Suite 200 Southfield, Michigan 48034-8205 (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: Mark Smyth	Comptroller	2777 Franklin Road, #200 Southfield, Mi. 48034	
Person who prepared this report: Cronin, Jackson, Nixon & Wilson	CPA's	2560 Gulf-to-Bay Blvd. Clearwater, Fl.	
Officers and Managers: Mark Smyth	Controller	2777 Franklin Road, #200 Southfield, Mi. 48034	\$ -

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%	The American Center 27777 Franklin Road Southfield, MI 48034-8205	N/A

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential _____		\$ 67,011	\$ 60,726		\$ 127,737
Commercial _____		17,399	14,314		31,713
Industrial _____					-
Multiple Family _____					-
Guarenteed Revenues _____					-
Other (Specify) _____					-
Total Gross Revenue _____		84,410	75,040	N/A	159,450
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	97,435	146,833		244,268
Depreciation Expense _____	F-5	33,521	41,035		74,556
CIAC Amortization Expense _____	F-8	(7,050)	(8,691)		(15,741)
Taxes Other Than Income _____	F-7	10,546	10,131	-	20,677
Income Taxes _____	F-7	-	-		-
Total Operating Expenses _____		134,452	189,308		323,760
Net Operating Income (Loss)		(50,042)	(114,268)	-	(164,310)
Other Income:					
Nonutility Income _____					-
Interest Income _____		-	-		-
					-
Other Deductions:					
Miscellaneous Nonutility Expenses _____					-
Interest Expense _____		-	-		-
AFUDC _____		-	-		-
					-
					-
Net Income (Loss)		\$ (50,042)	\$ (114,268)	N/A	\$ (164,310)

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

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
ASSETS:			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 2,304,340	\$ 2,095,888
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(1,051,905)	(977,349)
Net Utility Plant _____		1,252,435	1,118,539
Cash _____			
Customer Accounts Receivable (141) _____		10,990	5,689
Other Assets (Specify):			
WWTP Permit		17,686	
Total Assets _____		\$ 1,281,111	\$ 1,124,228
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	(346,113)	(181,803)
Total Capital _____		(346,113)	(181,803)
Long Term Debt (224) _____	F-6		
Accounts Payable (231) _____		49,146	47,456
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____	F-7	7,175	5,529
Other Liabilities (Specify):			
Accounts Payable - Assoc Co		1,403,097	1,069,499
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8	167,806	183,547
Total Liabilities and Capital _____		\$ 1,281,111	\$ 1,124,228

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) _____	\$ 1,176,838	\$ 1,119,645	N/A	\$ 2,296,483
Construction Work In Progress (105) _____	7,857			7,857
Other (Specify) _____	-	-		-
_____				-
Total Utility Plant _____	\$ 1,184,695	\$ 1,119,645	N/A	\$ 2,304,340

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First Of Year _____	\$ 312,559	\$ 664,790	N/A	\$ 977,349
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	33,521	41,035		74,556
Salvage _____				-
Other credits (specify) _____				-
_____				-
Total credits _____	33,521	41,035		74,556
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____				-
Cost of removal _____		-		-
Other debits (specify) _____				-
_____				-
Total debits _____	-	-		-
Balance End of Year _____	\$ 346,080	\$ 705,825	N/A	\$ 1,051,905

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

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	NA	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	\$ -
Charges during the year (specify):		
Current Year Income _____	-	

Balance end of year _____	\$ _____	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor or Partner	Partner
Balance first of year _____	\$ (181,803)	N/A
Charges during the year (specify):		
Current year loss _____	(164,310)	

Balance end of year _____	\$ (346,113)	\$ _____

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	
_____	_____ %	_____	\$ -
_____	_____ %	_____	-
_____	_____ %	_____	-
_____	_____ %	_____	-
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 _____	2,224	2,224		4,448
Regulatory assessment fee _____	3,798	3,377		7,175
Other (Specify):				
Payroll Taxes	4,524	4,530		9,054
Total taxes accrued _____	\$ 10,546	\$ 10,131		\$ 20,677

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	\$ 7,594	\$ 6,229	Monthly customer billing service
Davis Supply	11,800	2,932	Chemicals
Cronin, Jackson, Nixon & Wilson CP	4,697	4,697	Accounting
US Water	29,741	41,852	Water & wastewater plant operations, testing & construction
Rose, Sundstrom & Bentley	2,642	314	Legal services
Pugh Utility	670	1,873	Chemicals
Blue Septic		9,800	Sludge removal
Sommers Irrigation	1,212	1,748	Construction, repairs & maintenance

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year _____	\$ 216,940	\$ 227,500	\$ 444,440
2. Add credits during year:	-	-	-
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 _____	(125,391)	(151,243)	(276,634)
7. Net CIAC _____	\$ 91,549	\$ 76,257	\$ 167,806

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

Report below all developers or contractors agreements from which cash or property was received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
_____	_____	_____	\$ -	\$ -
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Sub-total _____	_____	_____	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	_____	_____
None	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above) _____			\$ -	\$ -

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year _____	\$ 118,341	\$ 142,552	\$ 260,893
Add Debits During Year: _____	7,050	8,691	15,741
_____	-	-	-
Deduct Credits During Year: _____	-	-	-
Balance End of Year (Must agree with line #6 above) _____	\$ 125,391	\$ 151,243	\$ 276,634

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

YEAR OF REPORT December 31, 2006
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SCHEDULE "A"

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

CLASS OF CAPITAL (a)	Dollar Amount (1) (b)	Percentage of Capital 0	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	_____	_____ %	_____ %	_____ %
Preferred Stock	-	- %	- %	- %
Long Term Debt	-	- %	- %	- %
Customer Deposits	-	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	-	- %	- %	- %
Tax Credits - Weighted Cost	-	- %	- %	- %
Deferred Income Taxes	-	- %	- %	- %
Other (Explain)	-	- %	- %	- %
Total	\$ -	100.00 %		- %

- (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: _____

**WATER
OPERATION
SECTION**

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

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization _____	\$ 38,693	\$ -	\$ -	\$ 38,693
302	Franchises _____	-	-	-	-
303	Land and Land Rights _____	4,600	-	-	4,600
304	Structure and Improvements _____	42,798	3,575	-	46,373
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 _____	13,192	-	-	13,192
310	Power Generation Equipment _____	18,456	-	-	18,456
311	Pumping Equipment _____	23,233	-	-	23,233
320	Water Treatment Equipment _____	63,192	502	-	63,694
330	Distribution Reservoirs and Standpipes _____	311,703	-	-	311,703
331	Transmission and Distribution Mains _____	248,914	3,073	-	251,987
333	Services _____	101,167	-	-	101,167
334	Meters and Meter Installations _____	52,299	203,905	-	256,204
335	Hydrants _____	1,194	-	-	1,194
339	Other Plant and Miscellaneous Equipment _____	16,404	-	-	16,404
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 _____	\$ 965,783	\$ 211,055	\$ -	\$ 1,176,838

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

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	-	2.50	\$ 2,574	\$ -	\$ 967	\$ 3,541
302	Franchises	-	-	-	-	-	-	-
304	Structure and Improvements	28	-	3.57	3,696	-	1,592	5,288
305	Collecting and Impounding Reservoirs	-	-	-	-	-	-	-
306	Lake, River and Other Intakes	-	-	-	-	-	-	-
307	Wells and Springs	27	-	3.70	23,821	-	1,109	24,930
308	Infiltration Galleries and Tunnels	-	-	-	-	-	-	-
309	Supply Mains	32	-	3.13	7,747	-	412	8,159
310	Power Generation Equipment	20	-	5.00	18,456	-	-	18,456
311	Pumping Equipment	20	-	5.00	23,233	-	-	23,233
320	Water Treatment Equipment	28	-	3.57	63,192	-	502	63,694
330	Distribution Reservoirs and Standpipes	30	-	3.33	39,496	-	10,389	49,885
331	Transmission and Distribution Mains	40	-	2.50	52,174	-	6,262	58,436
333	Services	40	-	2.50	60,750	-	2,529	63,279
334	Meters and Meter Installations	20	-	5.00	15,164	-	9,073	24,237
335	Hydrants	20	-	5.00	643	-	30	673
339	Other Plant and Miscellaneous Equipment	10	-	10.00	1,613	-	656	2,269
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				\$ 312,559	\$ -	\$ 33,521	\$ 346,080

* This amount should tie to Sheet F-5

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 _____	\$ 29,070
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
604	Employee Pensions and Benefits _____	2,526
610	Purchased Water _____	
615	Purchased Power _____	8,109
616	Fuel for Power Production _____	
618	Chemicals _____	13,651
620	Materials and Supplies _____	2,190
630	Contractual Services:	
	Billing _____	7,594
	Operator and Management _____	19,431
	Testing _____	2,642
	Other _____	11,956
640	Rents _____	
650	Transportation Expense _____	
655	Insurance Expense _____	
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
670	Bad Debt Expense _____	
675	Miscellaneous Expenses _____	266
	Total Water Operation and Maintenance Expense _____	\$ 97,435 *

* 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	405	430	430
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	9	6	6
3/4"	D	1.5			
1"	D	2.5	1	1	3
1 1/2"	D,T	5.0	2	3	15
2"	D,C,T	8.0	4	6	48
3"	D	15.0			
3"	C	16.0	4	1	16
3"	T	17.5			
Unmetered Customers		1.0	534	534	534
Other (Specify):					
** D = Displacement C = Compound T = Turbine			Total		
			959	981	1,052

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) (1) (f)
January	-	6,553	275	6,278	4,979
February	-	6,203	310	5,893	5,476
March	-	7,876	115	7,761	4,284
April	-	8,714	240	8,474	6,771
May	-	7,899	130	7,769	5,377
June	-	6,340	210	6,130	5,016
July	-	5,677	180	5,497	3,746
August	-	6,208	250	5,958	2,041
September	-	4,877	425	4,452	3,429
October	-	7,443	-	7,443	3,281
November	-	7,461	-	7,461	4,800
December	-	7,153	-	7,153	5,687
Total for year	N/A	82,404	2,135	80,269	54,887

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:

(1) 56% of the Company's customers are flat rate. The gallons sold relate to metered customers only. The Company is in the process of metering all customers.

MAINS (Feet)

Kind of Pipe (Cast Iron, coated steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
Asbestos/Concrete	1"	250		-	250
Asbestos/Concrete	1 1/2"	200		-	200
Asbestos/Concrete	2"	23,710		-	23,710
Asbestos/Concrete	3"	6,040		-	6,040
Galvanized/PVC	4"	2,550		-	2,550
Galvanized/PVC	6"	1,750		-	1,750
Galvanized/PVC	8"	1,270		-	1,270
				-	

WELLS AND WELL PUMPS
 (If Available)

(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

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

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>MOTORS</u>				
Manufacturer _____	None			
Type _____				
Rated Horsepower _____				
(a) (b) (c) (d) (e)				
<u>PUMPS</u>				
Manufacturer _____	None			
Type _____				
Capacity in GPM _____				
Average Number of Hours Operated Per Day _____				
Auxiliary Power _____				

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

SOURCE OF SUPPLY

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 _____ See Page W-5 _____	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	_____	_____

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

YEAR OF REPORT
December 31, 2006

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 1052
- 2. Maximum number of ERC's * which can be served 1052
- 3. Present system connection capacity (in ERC's *) using existing lines 1,052
- 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? No
If so, how much capacity is required? 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? 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 # 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 residence 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**

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

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_-----	\$ 41,438	\$ -	\$ -	\$ 41,438
352	Franchises_-----	-	-	-	-
353	Land and Land Rights_-----	31,000	-	-	31,000
354	Structure and Improvements_-----	42,287	-	-	42,287
355	Power Generation Equipment_-----	-	-	-	-
360	Collection Sewers - Force_-----	31,470	-	-	31,470
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_-----	18,350	1	-	18,351
371	Pumping Equipment_-----	90,228	-	-	90,228
380	Treatment and Disposal Equipment_-----	305,697	597	-	306,294
381	Plant Sewers_-----	3,097	-	-	3,097
382	Outfall Sewer Lines_-----	-	-	-	-
389	Other Plant and Miscellaneous Equipment_-----	-	-	-	-
390	Office Furniture and Equipment_-----	-	-	-	-
391	Transportation Equipment_-----	-	-	-	-
392	Stores Equipment_-----	-	-	-	-
393	Tools, Shop and Garage Equipment_-----	-	-	-	-
394	Laboratory Equipment_-----	-	-	-	-
395	Power Operated Equipment_-----	-	-	-	-
396	Communication Equipment_-----	-	-	-	-
397	Miscellaneous Equipment_-----	-	-	-	-
398	Other Tangible Plant_-----	-	-	-	-
	Total Sewer Plant_-----	\$ 1,119,047	\$ 598	\$ -	\$ 1,119,645

* 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 (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
351	Organization	40	-	2.50 %	2,814	-	1,036	3,850
352	Franchises	-	-	%	-	-	-	-
354	Structure and Improvements	27	-	3.70 %	11,038	-	1,566	12,604
355	Power Generation Equipment	-	-	%	-	-	-	-
360	Collection Sewers - Force	27	-	3.70 %	24,525	-	1,166	25,691
361	Collection Sewers - Gravity	40	-	2.50 %	214,906	-	10,000	224,906
362	Special Collecting	-	-	%	-	-	-	-
	Structures (Lift Stations)	-	-	%	-	-	-	-
363	Services to Customers	35	-	2.90 %	124,392	-	5,781	130,173
364	Flow Measuring Devices	-	-	%	-	-	-	-
365	Flow Measuring Installations	-	-	%	-	-	-	-
370	Receiving Wells (Lift Stations)	15	-	6.70 %	663	-	734	1,397
371	Pumping Equipment	15	-	6.70 %	89,973	-	255	90,228
380	Treatment and Disposal Equipment	15	-	6.70 %	196,431	-	20,400	216,831
381	Plant Sewers	32	-	3.10 %	48	-	97	145
382	Outfall Sewer Lines	-	-	%	-	-	-	-
389	Other Plant and Miscellaneous Equipment	-	-	%	-	-	-	-
390	Office Furniture and Equipment	-	-	%	-	-	-	-
391	Transportation Equipment	-	-	%	-	-	-	-
392	Stores Equipment	-	-	%	-	-	-	-
393	Tools, Shop and Garage Equipment	-	-	%	-	-	-	-
394	Laboratory Equipment	-	-	%	-	-	-	-
395	Power Operated Equipment	-	-	%	-	-	-	-
396	Communication Equipment	-	-	%	-	-	-	-
397	Miscellaneous Equipment	-	-	%	-	-	-	-
398	Other Tangible Plant	-	-	%	-	-	-	-
	Totals				664,790		41,035	705,825

* This amount should tie to Sheet F-5

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 29,070
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
704	Employee Pensions and Benefits _____	2,526
710	Purchased Wastewater Treatment _____	
711	Sludge Removal Expense _____	22,600
715	Purchased Power _____	41,174
716	Fule for Power Production _____	
718	Chemicals _____	4,005
720	Materials and Supplies _____	2,115
730	Contractual Services:	
	Operator and Management _____	18,800
	Testing _____	4,607
	Other _____	17,351
740	Rents _____	
750	Transportation Expense _____	
755	Insurance Expense _____	
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
770	Bad Debt Expense _____	
775	Miscellaneous Expenses _____	4,585
	Total Wastewater Operation and Maintenance Expense _____	\$ 146,833 *

* 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)	
Residential Service					
5/8"	D	1.0	405	431	431
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	3		
3/4"	D	1.5			
1"	D	2.5	1		
1 1/2"	D,T	5.0	2	2	10
2"	D,C,T	8.0	3	6	48
3"	D	15.0			
3"	C	16.0	4	1	16
3"	T	17.5			
Unmetered Customers		1.0	534	534	534
Other (Specify):					
** D = Displacement C = Compound T = Turbine			Total	952	974
					1,039

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

PUMPING EQUIPMENT

	#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

	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 _____		0					
Retired during year _____	306						
End of year _____	534	426					
Give full particulars concerning inactive connections _____							

COLLECTING AND FORCE MAINS AND MANHOLES

	Collecting Mains				Force Mains			
Size (inches) _____	8"	6"			4"			
Type of main _____	PVC	PVC			PVC			
Length of main (nearest foot):								
Beginning of year _____	23715	7,761			5,500			
Added during year _____								
Retired during year _____								
End of year _____	23715	7,761			5500			

MANHOLES:

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

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

TREATMENT PLANT

Manufacturer_____	McNeil	_____	_____
Type_____	Unk.	_____	_____
"Steel" or "Concrete"_____	Concrete	_____	_____
Total Capacity_____	98,000gpd	_____	_____
Average Daily Flow_____	49,775	_____	_____
Effluent Disposal_____	Perc Pond	_____	_____
Total Gallons of Wastewater Treated_____	18,168,000	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer_____	Hydromatic	Hydromatic	Barnes Grinder	Barnes Grinder	_____	_____
Capacity_____ (PM)	_____	_____	_____	_____	_____	_____
Motor:						
Manufacturer_____	Hydromatic	Hydromatic	Barnes Grinder	Barnes Grinder	_____	_____
Horsepower_____	3	3	3	3	_____	_____
Power (Electric or Mechanical)_____	Electric	Electric	Electric	Electric	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	2,250,000	NA	2,250,000
February_____	2,243,000	_____	2,243,000
March_____	2,505,000	_____	2,505,000
April_____	1,620,000	_____	1,620,000
May_____	874,000	_____	874,000
June_____	1,158,000	_____	1,158,000
July_____	871,000	_____	871,000
August_____	792,000	_____	792,000
September_____	1,455,000	_____	1,455,000
October_____	1,469,000	_____	1,469,000
November_____	1,443,000	_____	1,443,000
December_____	1,488,000	_____	1,488,000
Total for year_____	<u>18,168,000</u>	_____	<u>18,168,000</u>

If Wastewater Treatment is purchased, indicate the vendor:

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

OTHER WASTEWATER SYSTEM INFORMATION

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

1. Present ERC's * that system can efficiently serve.	<u>1,039</u>
2. Maximum number of ERC's * which can be served.	<u>1,039</u>
3. Present system connection capacity (in ERC's *) using existing lines.	<u>1039</u>
4. Future system connection capacity (in ERC's *) upon service area buildout.	<u>1039</u>
5. Estimated annual increase in ERC's * .	<u>None</u>
6	<u>None</u>
7. If the utility uses reuse as a means of effluent disposal, attach a list of the reuse end users and the amount of reuse provided to each, if known.	
	<u>N/A</u>
8. If the utility does not engage in reuse, has a reuse feasibility study been completed?	
	<u>No</u>
	<u>N/A</u>
9. Has the utility been required by the DEP or water management district to implement reuse?	
	<u>N/A</u>
If so, what are the utility's plans to comply with the DEP?	
	<u>N/A</u>
10. When did the company last file a capacity analysis report with the DEP?	
	<u>N/A</u>
11. If the present system does not meet the requirements of DEP rules:	
a. Attach a description of the plant upgrade necessary to meet the DEP rules.	
b. Have these plans been approved by DEP?	<u>N/A</u>
c. When will cor	<u>N/A</u>
d. Attach plans for funding the required upgrading.	<u>N/A</u>
e. Is this system under any Consent Order of the DEP?	<u>N/A</u>
11. Department of Environmental Protection ID #	
	<u>FLA014348</u>

Use 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 residence customers for the same period and divide the result by 365 days.
- (b) If no historical flow data are available, use:
 $ERC = (\text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 280 \text{ gallons per day})$

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. (X)	2. (X)	3. (X)	4. (X)
-------------	-------------	-------------	-------------

(signature of chief executive officer of the utility) *

1. ()	2. ()	3. ()	4. ()
-----------	-----------	-----------	-----------



 (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.

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

Company: Sun Communities Acquisitions d/b/a Buttonwood Bay

For the Year Ended December 31, 2006

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues per Sch. F-3	Gross Water Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Unmetered Water Revenues (460)	\$ -	\$ -	\$ -
Total Metered Sales ((461.1 - 461.5)	84,410	84,410	-
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	\$ 84,410	\$ 84,410	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	-	-	-
Net Water Operating Revenues	\$ 84,410	\$ 84,410	\$ -

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 d/b/a Buttonwood Bay

For the Year Ended December 31, 2006

(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)	75,040	75,040	-
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	\$ 75,040	\$ 75,040	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	-
Net Wastewater Operating Revenues	\$ 75,040	\$ 75,040	\$ -

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).