

**CLASS "C"**

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**WATER and/or WASTEWATER UTILITIES**

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

***ANNUAL REPORT***

WS857-07-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***



08 MAR 20 AM 8:15  
ECONOMIC REGULATION

08 MAR 20 AM 8:15

REGISTRATION SERVICE

***PUBLIC SERVICE COMMISSION***

FOR THE

**YEAR ENDED DECEMBER 31, 2007**



**Carlstedt, Jackson, Nixon & Wilson**  
CERTIFIED PUBLIC ACCOUNTANTS, P.A.

*James L. Carlstedt, C.P.A.*  
*Paul E. DeChario, C.P.A.*  
*Katherine U. Jackson, C.P.A.*  
*Robert H. Jackson, C.P.A.*  
*Cheryl T. Losee, C.P.A.*  
*Robert C. Nixon, C.P.A.*  
*Jeanette Sung, C.P.A.*  
*Holly M. Towner, C.P.A.*  
*James L. Wilson, C.P.A.*

March 10, 2008

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

We have compiled the balance sheets of Sun Communities Acquisitions, LLC d/b/a Buttonwood Bay Utilities as of December 31, 2007 and 2006, and the statements of income and retained earnings for the year ended December 31, 2007, 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.

  
CARLSTEDT, JACKSON, NIXON & WILSON

## 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 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	Date Utility First Organized
(352) 854-6210	April, 1981
Fax Number	E-main Address
Sunshine State Ine-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: Carlstedt, 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_____		\$ 64,346	\$ 57,697		\$ 122,043
Commercial _____		15,541	8,319		23,860
Industrial_____					-
Multiple Family _____					-
Guarenteed Revenues_____					-
Other (Specify) _____					-
Total Gross Revenue_____		79,887	66,016	N/A	145,903
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	93,842	97,540		191,382
Depreciation Expense _____	F-5	39,752	41,873		81,625
CIAC Amortization Expense _____	F-8	(8,027)	(8,602)		(16,629)
Taxes Other Than Income_____	F-7	13,425	12,801	-	26,226
Income Taxes_____	F-7	-	-		-
Total Operating Expenses_____		138,992	143,612		282,604
Net Operating Income (Loss)		(59,105)	(77,596)	-	(136,701)
Other Income:					
Nonutility Income_____					-
Interest Income_____		-	-		-
_____					-
Other Deductions:					
Miscellaneous Nonutility Expenses _____					-
Interest Expense _____		-	-		-
AFUDC_____		-	-		-
_____					-
_____					-
Net Income (Loss)		\$ (59,105)	\$ (77,596)	N/A	\$ (136,701)



**COMPARATIVE BALANCE SHEET**

Account Name	Reference Page	Current Year	Previous Year
<b>ASSETS:</b>			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 2,313,800	\$ 2,304,340
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(1,133,530)	(1,051,905)
Net Utility Plant _____		1,180,270	1,252,435
Cash _____			
Customer Accounts Receivable (141) _____		7,499	10,990
Other Assets (Specify):			
WWTP Permit _____		12,544	17,686
WTP Renovations _____		7,200	
Total Assets _____		\$ 1,207,513	\$ 1,281,111
<b>LIABILITIES AND CAPITAL:</b>			
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	(482,814)	(346,113)
Total Capital _____		(482,814)	(346,113)
Long Term Debt (224) _____	F-6		
Accounts Payable (231) _____		9,884	49,146
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____	F-7	6,566	7,175
Other Liabilities (Specify):			
Accounts Payable - Assoc Co _____		1,522,700	1,403,097
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8	151,177	167,806
Total Liabilities and Capital _____		\$ 1,207,513	\$ 1,281,111

**GROSS UTILITY PLANT**

<b>Plant Accounts: (101 - 107) Inclusive</b>	<b>Water</b>	<b>Sewer</b>	<b>Plant Other Than Reporting Systems</b>	<b>Total</b>
Utility Plant In Service (101) _____	\$ 1,152,214	\$ 1,152,658	N/A	\$ 2,304,872
Construction Work In Progress (105) _____	8,928			8,928
Other (Specify) _____	-	-		-
_____				-
<b>Total Utility Plant</b> _____	<b>\$ 1,161,142</b>	<b>\$ 1,152,658</b>	<b>N/A</b>	<b>\$ 2,313,800</b>

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

<b>Account 108</b>	<b>Water</b>	<b>Wastewater</b>	<b>Other Than Reporting Systems</b>	<b>Total</b>
Balance First Of Year _____	\$ 346,080	\$ 705,825	N/A	\$ 1,051,905
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	39,752	41,873		81,625
Salvage _____				-
Other credits (specify) _____				-
_____				-
<b>Total credits</b> _____	<b>39,752</b>	<b>41,873</b>		<b>81,625</b>
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _____				-
Cost of removal _____		-		-
Other debits (specify) _____				-
_____				-
<b>Total debits</b> _____	<b>-</b>	<b>-</b>		<b>-</b>
<b>Balance End of Year</b> _____	<b>\$ 385,832</b>	<b>\$ 747,698</b>	<b>N/A</b>	<b>\$ 1,133,530</b>

**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 _____	\$ (346,113)	N/A
Charges during the year (specify): Current year loss _____	(136,701)	
_____		
_____		
Balance end of year _____	\$ (482,814)	\$

**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

**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 ____	3,595	2,971		6,566
Other (Specify):				
Payroll Taxes	7,606	7,606		15,212
Total taxes accrued _____	\$ 13,425	\$ 12,801		\$ 26,226

**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	\$ 7,162	\$ 7,002	Monthly customer billing service
Davis Supply	17,265	5,582	Chemicals
Carlstedt, Jackson, Nixon & Wilson	4,467	4,467	Accounting
US Water	2,194	1,139	Water & wastewater plant operations, testing & construction
Rose, Sundstrom & Bentley	537	537	Legal services
Pugh Utility	10,676	24,724	Chemicals, repairs and maintenance, sludge removal
Glades Electric Cooperative	19,736	17,055	Utilities

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

**YEAR OF REPORT**  
December 31, 2007

**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 _____	(133,418)	(159,845)	(293,263)
7. Net CIAC _____	\$ 83,522	\$ 67,655	\$ 151,177

**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
<b>Report below all capacity charges, main extension charges and customer connections charges received during the year.</b>			
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 _____	\$ 125,391	\$ 151,243	\$ 276,634
Add Debits During Year: _____	8,027	8,602	16,629
Deduct Credits During Year: _____	-	-	
Balance End of Year (Must agree with line #6 above) _____	\$ 133,418	\$ 159,845	\$ 293,263

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

<b>YEAR OF REPORT</b> December 31, 2007
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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)	-	-	-	-
<b>Total</b>	<b>\$ -</b>	<b>100.00</b>		<b>-</b>

- (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:	_____

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

<b>YEAR OF REPORT</b> December 31, 2007
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**SCHEDULE "B"**

**SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS**

CLASS OF CAPITAL (a)	PER BOOK BALANCE (b)	0 ADJUSTMENTS (c)	NON-JURIS. ADJUSTMENTS	OTHER (1) ADJUSTMENTS (e)	CAPITAL STRUCTURE USED FOR AFUDC CALCULATION (f)
Common Equity					-
Preferred Stock	-				-
Long Term Debt					-
Customer Deposits	-				-
Tax Credits - Zero Cost					-
Tax Credits - Weighted Cost					-
Deferred Income Taxes					-
Other (Explain)					-
<b>Total</b>	-	-	-	-	-

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


**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	\$ 38,693	\$ -	\$ -	\$ 38,693
302	Franchises	-	-	-	-
303	Land and Land Rights	4,600	-	-	4,600
304	Structure and Improvements	46,373	5,266	-	51,639
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	63,694	8,774	-	72,468
330	Distribution Reservoirs and Standpipes	311,703	-	-	311,703
331	Transmission and Distribution Mains	251,987	-	-	251,987
333	Services	101,167	-	-	101,167
334	Meters and Meter Installations	256,204	886	(39,550)	217,540
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	\$ 1,176,838	\$ 14,926	\$ (39,550)	\$ 1,152,214

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.  
Note (1): Adjustment to 2006 invoice

**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	\$ 3,541	\$ -	\$ 967	\$ 4,508
302	Franchises	-	-	-	-	-	-	-
304	Structure and Improvements	28	-	3.57	5,288	-	1,750	7,038
305	Collecting and Impounding Reservoirs	-	-	-	-	-	-	-
306	Lake, River and Other Intakes	-	-	-	-	-	-	-
307	Wells and Springs	27	-	3.70	24,930	-	1,109	26,039
308	Infiltration Galleries and Tunnels	-	-	-	-	-	-	-
309	Supply Mains	32	-	3.13	8,159	-	412	8,571
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	63,694	-	4,004	67,698
330	Distribution Reservoirs and Standpipes	30	-	3.33	49,885	-	10,389	60,274
331	Transmission and Distribution Mains	40	-	2.50	58,436	-	6,300	64,736
333	Services	40	-	2.50	63,279	-	2,529	65,808
334	Meters and Meter Installations	20	-	5.00	24,237	-	11,606	35,843
335	Hydrants	20	-	5.00	673	-	30	703
339	Other Plant and Miscellaneous Equipment	10	-	10.00	2,269	-	656	2,925
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				\$ 346,080		\$ 39,752	\$ 385,832

\* This amount should tie to Sheet F-5

**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 _____	19,736
616	Fuel for Power Production _____	
618	Chemicals _____	20,615
620	Materials and Supplies _____	15
630	Contractual Services:	
	Billing _____	7,162
	Operator and Management _____	375
	Testing _____	
	Other _____	14,149
640	Rents _____	
650	Transportation Expense _____	
655	Insurance Expense _____	
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
670	Bad Debt Expense _____	
675	Miscellaneous Expenses _____	194
	Total Water Operation and Maintenance Expense _____	\$ 93,842 *

\* 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)		
<b>Residential Service</b>						
5/8"	D	1.0	430	426	426	
3/4"	D	1.5				
1"	D	2.5				
1 1/2"	D,T	5.0				
<b>General Service</b>						
5/8"	D	1.0	6	1	1	
3/4"	D	1.5				
1"	D	2.5	1	1	3	
1 1/2"	D,T	5.0	3	6	30	
2"	D,C,T	8.0	6	8	64	
3"	D	15.0				
3"	C	16.0	1	2	32	
3"	T	17.5				
Unmetered Customers		1.0	534	510	510	
Other (Specify):						
** D = Displacement C = Compound T = Turbine			Total	981	954	1,066

**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)
January	-	6,730	-	6,730	4,144
February	-	5,427	-	5,427	4,288
March	-	7,170	-	7,170	3,875
April	-	5,352	30	5,322	4,601
May	-	5,271	-	5,271	4,223
June	-	4,349	-	4,349	3,997
July	-	3,379	-	3,379	3,049
August	-	3,584	-	3,584	2,615
September	-	3,472	-	3,472	2,184
October	-	4,290	30	4,260	2,196
November	-	4,790	-	4,790	3,741
December	-	5,118	-	5,118	3,116
Total for year	N/A	58,932	60	58,872	42,029

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:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

**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		

**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	<u>1066</u>
2.	Maximum number of ERC's * which can be served	<u>1066</u>
3.	Present system connection capacity (in ERC's *) using existing lines	<u>1,066</u>
4.	Future connection capacity (in ERC's *) upon service area buildout	<u>Utility is built-out</u>
5.	Estimated annual increase in ERC's*	<u>None - Utility is built-out</u>
6.	Is the utility required to have fire flow capacity? If so, how much capacity is required?	<u>No</u> <u>N/A</u>
7.	Attach a description of the fire fighting facilities.	<u>None</u>
8.	Describe any plans and estimated completion dates for any enlargements or improvements of this system. <u>None</u>	
9.	When did the company last file a capacity analysis report with the DEP?	<u>None</u>
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?	<u>N/A</u>
	c. When will construction begin?	<u>N/A</u>
	d. Attach plans for funding the required upgrading.	<u>N/A</u>
	e. Is this system under any Consent Order with DEP?	<u>No</u>
11.	Department of Environmental Protection ID #	<u>5284075</u>
12.	Water Management District Consumptive Use Permit #	<u>207139</u>
	a. Is the system in compliance with the requirements of the CUP?	<u>Yes</u>
	b. If not, what are the utility's plans to gain compliance?	<u>N/A</u>

\* 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	\$ 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	18,351	2,113	-	20,464
371	Pumping Equipment	90,228	-	-	90,228
380	Treatment and Disposal Equipment	306,294	16,605	-	322,899
381	Plant Sewers	3,097	-	-	3,097
382	Outfall Sewer Lines	-	-	-	-
389	Other Plant and Miscellaneous Equipment	-	14,295	-	14,295
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	-	-	-	-
	<b>Total Sewer Plant</b>	<b>\$ 1,119,645</b>	<b>\$ 33,013</b>	<b>\$ -</b>	<b>\$ 1,152,658</b>

\* 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 %	3,850	-	1,036	4,886
352	Franchises	-	%		-	-	-	-
354	Structure and Improvements	27	%	3.70 %	12,604	-	1,566	14,170
355	Power Generation Equipment	-	%		-	-	-	-
360	Collection Sewers - Force	27	%	3.70 %	25,691	-	1,166	26,857
361	Collection Sewers - Gravity	40	%	2.50 %	224,906	-	9,999	234,905
362	Special Collecting	-			-	-	-	-
	Structures (Lift Stations)	-	%		-	-	-	-
363	Services to Customers	35	%	2.90 %	130,173	-	5,781	135,954
364	Flow Measuring Devices	-	%		-	-	-	-
365	Flow Measuring Installations	-	%		-	-	-	-
370	Receiving Wells (Lift Stations)	15	%	6.70 %	1,397	-	776	2,173
371	Pumping Equipment	15	%	6.70 %	90,228	-	-	90,228
380	Treatment and Disposal Equipment	15	%	6.70 %	216,831	-	20,976	237,807
381	Plant Sewers	32	%	3.10 %	145	-	97	242
382	Outfall Sewer Lines	-	%		-	-	-	-
389	Other Plant and Miscellaneous Equipment	15	%	6.70 %	-	-	476	476
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				705,825	-	41,873	747,698

\* 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 _____	8,288
715	Purchased Power _____	17,055
716	Fule for Power Production _____	
718	Chemicals _____	11,189
720	Materials and Supplies _____	102
730	Contractual Services:	
	Operator and Management _____	
	Testing _____	
	Other _____	23,974
740	Rents _____	
750	Transportation Expense _____	
755	Insurance Expense _____	
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
770	Bad Debt Expense _____	
775	Miscellaneous Expenses _____	5,336
	Total Wastewater Operation and Maintenance Expense _____	\$ 97,540 *

\* 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)	
<b>Residential Service</b>					
5/8"	D	1.0	431	427	427
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
<b>General Service</b>					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0	2		
2"	D,C,T	8.0	6	3	24
3"	D	15.0			
3"	C	16.0	1	2	32
3"	T	17.5			
Unmetered Customers		1.0	534	510	510
Other (Specify):					
<b>Total</b>			<b>974</b>	<b>942</b>	<b>993</b>

\*\* D = Displacement  
C = Compound  
T = Turbine

**PUMPING EQUIPMENT**

Lift station number _____	#1	#2	#3	#4			
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**

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:**

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	

**TREATMENT PLANT**

Manufacturer _____	McNeil	_____	_____
Type _____	Unk.	_____	_____
"Steel" or "Concrete" _____	Concrete	_____	_____
Total Capacity _____	98,000gpd	_____	_____
Average Daily Flow _____	50,137	_____	_____
Effluent Disposal _____	Perc Pond	_____	_____
Total Gallons of Wastewater Treated _____	18,300,000	_____	_____

**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 _____	2,226,000	NA	2,226,000
February _____	2,382,000	_____	2,382,000
March _____	2,612,000	_____	2,612,000
April _____	1,874,000	_____	1,874,000
May _____	1,098,000	_____	1,098,000
June _____	916,000	_____	916,000
July _____	743,000	_____	743,000
August _____	841,000	_____	841,000
September _____	859,000	_____	859,000
October _____	1,192,000	_____	1,192,000
November _____	1,683,000	_____	1,683,000
December _____	1,874,000	_____	1,874,000
Total for year _____	18,300,000	_____	18,300,000

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>993</u>
2. Maximum number of ERC's * which can be served.	<u>993</u>
3. Present system connection capacity (in ERC's *) using existing lines.	<u>993</u>
4. Future system connection capacity (in ERC's *) upon service area buildout.	<u>993</u>
5. Estimated annual increase in ERC's * .	<u>None</u>
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system.	<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<br>( X ) | NO<br>( ) | 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<br>( X ) | NO<br>( ) | 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.   |
| YES<br>( X ) | NO<br>( ) | 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<br>( X ) | NO<br>( ) | 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, 2007**

(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)	79,887	79,887	-
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)	-	-	-
<b>Total Water Operating Revenue</b>	<b>\$ 79,887</b>	<b>\$ 79,887</b>	<b>\$ -</b>
<b>LESS: Expense for Purchased Water from FPSC-Regulated Utility</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Water Operating Revenues</b>	<b>\$ 79,887</b>	<b>\$ 79,887</b>	<b>\$ -</b>

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, 2007**

(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)	66,016	66,016	-
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)	-	-	-
<b>Total Wastewater Operating Revenue</b>	<b>\$ 66,016</b>	<b>\$ 66,016</b>	<b>\$ -</b>
<b>LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Wastewater Operating Revenues</b>	<b>\$ 66,016</b>	<b>\$ 66,016</b>	<b>\$ -</b>

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).