

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES
(Gross Revenue of Less Than \$200,000 Each)

ANNUAL REPORT

OF

Sun Communiities 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

FOR THE

YEAR ENDED DECEMBER 31, 2023

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 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 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 pages 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 statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and 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 preceeding 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 (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes 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 utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

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

DEPRECIATION - The loss in 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 the 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 US 27 South Sebring FL 33870 Same as Mailing Address Highlands County
Mailing Address Street Address County

Telephone Number 863-655-1122 Date Utility First Organized April 1981

Fax Number 863-655-4501 E-mail Address crhinehart@cassidyhomes.com

Sunshine State One-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

Name, Address and phone where records are located: Sun Communities 27777 Franklin Road
Southfield Michigan 48034 248-208-2500

Name of subdivisions where services are provided: Buttonwood Bay MHP and RV Resort

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Brian Perry	Controller	27777 Franklin Road Southfield, MI 48034	None
Person who prepared this report: Gary Morse	Utility Consultant	44 Black Willow St Homosassa, Florida 34446	None
Officers and Managers: Fernando Castro Caratini	CFO	27777 Franklin Road Southfield, MI 48034	None

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%	27777 Franklin Road Southfield, MI 48034	
			\$

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

DECEMBER 31, 2023

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ <u>128,878</u>	<u>115,307</u>	\$ _____	\$ <u>244,185</u>
Commercial _____		_____	_____	_____	_____
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		_____	_____	_____	_____
Total Gross Revenue _____		\$ <u>128,878</u>	\$ <u>115,307</u>	\$ _____	\$ <u>244,185</u>
Operation Expense (Must tie to pages W-3 and S-3)	W-3				
	S-3	\$ <u>154,482</u>	\$ <u>98,332</u>	\$ _____	\$ <u>252,814</u>
Depreciation Expense _____	F-5	<u>72,642</u>	<u>26,723</u>	_____	<u>99,365</u>
CIAC Amortization Expense _____	F-8	<u>(750)</u>	<u>0</u>	_____	<u>(750)</u>
Taxes Other Than Income _____	F-7	<u>9,305</u>	<u>8,826</u>	_____	<u>18,130</u>
Income Taxes _____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ <u>235,678</u>	<u>133,881</u>	_____	\$ <u>369,559</u>
Net Operating Income (Loss)		\$ <u>(106,800)</u>	\$ <u>(18,574)</u>	\$ _____	\$ <u>(125,374)</u>
Other Income:					
Nonutility Income _____		\$ <u>0</u>	\$ <u>0</u>	\$ _____	\$ <u>0</u>
Interest _____		<u>0</u>	<u>0</u>	_____	<u>0</u>
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ <u>0</u>	\$ <u>0</u>	\$ _____	\$ <u>0</u>
Amortization _____		<u>0</u>	<u>0</u>	_____	<u>0</u>
Interest Expense _____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ <u>(106,800)</u>	\$ <u>(18,574)</u>	\$ _____	\$ <u>(125,374)</u>

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

YEAR OF REPORT DECEMBER 31, 2023

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 3,781,648	\$ 3,656,991
Accumulated Depreciation and Amortization (108)-----	F-5,W-2,S-2	2,775,905	2,676,540
Net Utility Plant -----		\$ 1,005,743	\$ 980,451
Cash -----			
Customer Accounts Receivable (141)-----			34,656
Other Assets (Specify):-----			-
Deposit City of Winter Haven			
Net Amortized Loan Costs		-	-

Total Assets -----		\$ 1,005,743	\$ 1,015,107
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	(2,284,637)	
Proprietary Capital (Proprietary and partnership only) (218)-----	F-6		(2,159,263)
Total Capital-----		\$ (2,284,637)	\$ (2,159,263)
Long Term Debt (224)-----	F-6	\$	\$
Accounts Payable (231)-----			840
Notes Payable (232)-----			
Customer Deposits (235)-----			
Accrued Taxes (236)-----		18,130	10,530
Other Liabilities (Specify)-----		3,271,875	3,161,875
Accts Payable Associated Co.			

Advances for Construction-----			
Contributions in Aid of Construction - Net (271-272)-----	F-8	375	1,125
Total Liabilities and Capital-----		\$ 1,005,743	\$ 1,015,107

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

YEAR OF REPORT DECEMBER 31, 2023

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ <u>2,075,713</u>	\$ <u>1,705,935</u>	\$ _____	\$ <u>3,781,648</u>
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____ _____ _____	_____ _____ _____	_____ _____ _____	_____ _____ _____	_____ _____ _____
Total Utility Plant _____	\$ <u><u>2,075,713</u></u>	\$ <u><u>1,705,935</u></u>	\$ _____	\$ <u><u>3,781,648</u></u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>1,288,945</u>	\$ <u>1,387,595</u>	\$ _____	\$ <u>2,676,540</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ <u>72,642</u>	\$ <u>26,723</u>	\$ _____	\$ <u>99,365</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____ _____	_____ _____	_____ _____	_____ _____	_____ _____
Total Credits _____	\$ <u><u>1,361,587</u></u>	\$ <u><u>1,414,318</u></u>	\$ _____	\$ <u><u>2,775,905</u></u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____ _____	_____ _____	_____ _____	_____ _____	_____ _____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u><u>1,361,587</u></u>	\$ <u><u>1,414,318</u></u>	\$ _____	\$ <u><u>2,775,905</u></u>

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

YEAR OF REPORT DECEMBER 31, 2023

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	_____	_____
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 _____	\$ (2,159,263)	\$ _____
Changes during the year (Specify):		
<u>Net Income</u> _____	(125,374)	_____
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ (2,284,637)	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify):		
<u>Retained Earnings</u> _____	_____	_____
<u>Capital Contributions(Distributions)</u> _____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ _____

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
_____	_____	_____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total _____			\$ _____

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

YEAR OF REPORT DECEMBER 31, 2023
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TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	3,770	3,770	_____	7,539
Regulatory assessment fee _____	5,535	5,056	_____	10,591
Other (Specify) _____	_____	_____	_____	_____
Payroll Tax _____	_____	_____	_____	_____
Workers Comp _____	_____	_____	_____	_____
Total Taxes	\$ 9,305	\$ 8,826	\$ _____	\$ 18,130

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar 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
_____	\$ _____	\$ _____	Professional services
_____	\$ _____	\$ _____	Professional services
_____	\$ _____	\$ _____	Professional services
_____	\$ _____	\$ _____	Purchased Water
_____	\$ _____	\$ _____	Fire hydrant testing
_____	\$ _____	\$ _____	Management services
_____	\$ _____	\$ _____	Meter reading & repairs
_____	\$ _____	\$ _____	Maintenance & repairs
_____	\$ _____	\$ _____	Maintenance & repairs
_____	\$ _____	\$ _____	Maintenance & repairs

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

YEAR OF REPORT DECEMBER 31, 2023

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 the year _____	-	-	-
5) Balance end of year _____	216,940	227,500	444,440
6) Less Accumulated Amortization _____	216,565	227,500	444,065
7) Net CIAC _____	\$ 375	\$ -	\$ 375

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 _____		\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.			
Description of Charge	Number of Connections	Charge per Connection	
_____	_____	\$ _____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year _____	\$ 215,815	\$ 227,500	\$ 443,315
Add Credits During Year: _____	750		750
Deduct Debits During Year: _____	-	-	-
Balance End of Year (Must agree with line #6 above.)	\$ 216,565	\$ 227,500	\$ 444,065

**** COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR ****

UTILITY NAME: Sun Communities Acquisitions LLC d/b/a Buttonwood Bay Util YEAR OF REPORT
 DECEMBER 31, 2023

SCHEDULE "A"

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$ _____	_____ %	%	_____ %
Preferred Stock	_____	_____ %	%	_____ %
Long Term Debt	_____	_____ %	%	_____ %
Customer Deposits	_____	_____ %	%	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	%	_____ %
Deferred Income Taxes	_____	_____ %	%	_____ %
Other (Explain)	_____	_____ %	%	_____ %
Total	\$ _____	100.00 %		_____ %

(1) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

APPROVED AFUDC RATE

Current Commission approved AFUDC rate:	_____ %
Commission Order Number approving AFUDC rate:	_____

**** COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR ****

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

YEAR OF REPORT DECEMBER 31, 2023

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	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 of Capital	_____	_____	_____	_____	_____
Deferred Income Taxes	_____	_____	_____	_____	_____
Other (Explain)	_____	_____	_____	_____	_____
Total	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

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

**WATER
OPERATING
SECTION**

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

YEAR OF REPORT	
DECEMBER 31,	2023

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	Structures and Improvements	100,349			100,349
305	Collecting and Impounding Reservoirs	-			
306	Lake, River and Other Intakes	-			
307	Wells and Springs	73,275			73,275
308	Infiltration Galleries and Tunnels	-			
309	Supply Mains	26,164			26,164
310	Power Generation Equipment	45,338	1,863		47,201
311	Pumping Equipment	38,706	13,385		52,091
320	Water Treatment Equipment	560,299	11,306	-	571,605
330	Distribution Reservoirs and Standpipes	-			
331	Transmission and Distribution Lines	331,003	10,049		341,052
333	Services	295,486	5,597		301,083
334	Meters and Meter Installations	101,167			101,167
335	Hydrants	-			
336	Backflow Prevention Devices	388,565	9,825		398,390
339	Other Plant and Miscellaneous Equipment	1,194			1,194
340	Office Furniture and Equipment	18,849			18,849
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	\$ 2,023,688	\$ 52,025	\$ -	\$ 2,075,713

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

YEAR OF REPORT	
DECEMBER 31,	2023

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (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 (Original Certificate)			2.50%	19,013		967	19,980
304	Structures and Improvements			3.57%	\$ 43,155	\$	3582	\$ 46,737
305	Collecting and Impounding Reservoirs		%		-			
306	Lake, River and Other Intakes		%		-			
307	Wells and Springs		%	3.70%	59,982		2711	62,693
308	Infiltration Galleries & Tunnels		%		-			
309	Supply Mains		%	3.13%	19,185		819	20,004
310	Power Generating Equipment		%	5.00%	41,293		2407	43,700
311	Pumping Equipment		%	5.00%	38,706		335	39,041
320	Water Treatment Equipment		%	3.57%	256,745	-	20608	277,353
330	Distribution Reservoirs & Standpipes		%	3.33%	224,090		11524	235,614
331	Trans. & Dist. Mains		%	2.50%	163,048		7597	170,645
333	Services		%	2.50%	101,167		0	101,167
334	Meter & Meter Installations		%	5.00%	307,886		20165	328,051
335	Hydrants		%	5.00%	1,153		41	1,194
336	Backflow Prevention Devices		%		-			
339	Other Plant and Miscellaneous Equipment		%	10.00%	13,522		1885	15,407
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				\$ 1,288,945	\$ -	\$ 72,642	\$ 1,361,587 *

* This amount should tie to Sheet F-5.

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

YEAR OF REPORT DECEMBER 31, 2023

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ _____
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
604	Employee Pensions and Benefits_____	_____
610	Purchased Water_____	_____
615	Purchased Power_____	_____
616	Fuel for Power Production_____	_____
618	Chemicals_____	_____
620	Materials and Supplies_____	337
630	Contractual Services:	
	Billing_____	
	Professional (Contract Ops & Annual Report/Legal)_____	154,145
	Testing_____	
	Other (Repair and Maintenance/Annual Drinking Water)_____	
640	Rents_____	
650	Transportation Expense_____	
655	Insurance Expense_____	
665	Regulatory Commission Expenses_____	
670	Bad Debt Expense_____	
675	Miscellaneous Expenses_____	
	Total Water Operation And Maintenance Expense_____	\$ 154,482 *

* 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	788	788
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)	T				
** D = Displacement C = Compound T = Turbine			Total	788	788

UTILITY NAME: Sun Communities Acquisitions LLC d/b/a Buttonwood Bay Utilities YEAR OF REPORT
 DECEMBER 31, 2023

PUMPING AND PURCHASED WATER STATISTICS

(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	_____	_____	_____	-	_____
February	_____	_____	_____	-	_____
March	_____	_____	_____	-	_____
April	_____	_____	_____	-	_____
May	_____	_____	_____	-	_____
June	_____	_____	_____	-	_____
July	_____	_____	_____	-	_____
August	_____	_____	_____	-	_____
September	_____	_____	_____	-	_____
October	_____	_____	_____	-	_____
November	_____	_____	_____	-	_____
December	_____	_____	_____	-	_____
Total for Year	<u>-</u>	<u>69,171</u>	<u>719</u>	<u>-</u>	<u>66,145</u>

If water is purchased for resale, indicate the following:

Vendor _____ City of Winter Haven

Point of delivery _____

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	8 inch	_____	None	None	_____
PVC	6 inch	_____	None	None	_____
PVC	4 inch	_____	None	None	_____
PVC	2 inch	_____	None	None	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME:

Sun Communities Acquisitions LLC d/b/a Butte

YEAR OF REPORT DECEMBER 31, 2023

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1984	1984	_____	_____
Types of Well Construction and Casing _____	Steel	Steel	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	1100	400	_____	_____
Diameters of Wells _____	6-inch	6-inch	_____	_____
Pump - GPM _____	450	450	_____	_____
Motor - HP _____	30	30	_____	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	500000	500000	_____	_____
Auxiliary Power _____	Generator	Generator	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

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

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Rated Horsepower _____	_____	_____	_____	_____
Pumps				
Manufacturer _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Capacity in GPM _____	_____	_____	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____

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

YEAR OF REPORT DECEMBER 31 2023

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_____	500,000	500,000	_____
Type of Source_____	Florida Aquifer	Florida Aquifer	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	_____	_____	_____
Make_____	_____	_____	_____
Permitted Capacity (GPD)_____	1,000,000	_____	_____
High service pumping	_____	_____	_____
Gallons per minute_____	_____	_____	_____
Reverse Osmosis_____	_____	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating_____	_____	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft._____	_____	_____	_____
Gravity GPD/Sq.Ft._____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator_____	3 PPM	_____	_____
Ozone_____	_____	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	generator	_____	_____

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

YEAR OF REPORT DECEMBER 31, 2023

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. 788
2. Maximum number of ERC's * which can be served. 788
3. Present system connection capacity (in ERCs *) using existing lines. 788
4. Future connection capacity (in ERCs *) upon service area buildout. -
5. Estimated annual increase in ERCs *. None
6. Is the utility required to have fire flow capacity?
If so, how much capacity is required? No
7. Attach a description of the fire fighting facilities. N/A
8. Describe any plans and estimated completion dates for any enlargements or improvements of thi:

9. When did the company last file a capacity analysis report with the DEP?
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 the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? No
11. Department of Environmental Protection II 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? _____

* 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 are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

WASTEWATER OPERATING SECTION

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

YEAR OF REPORT	
DECEMBER 31,	2023

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	Structures and Improvements	230,688			230,688
355	Power Generation Equipment	-	-		-
360	Collection Sewers - Force	31,470			31,470
361	Collection Sewers - Gravity	359,862	-		359,862
362	Special Collecting Structures	-			-
363	Services to Customers	202,334			202,334
364	Flow Measuring Devices	7,037			7,037
365	Flow Measuring Installations	-			-
370	Receiving Wells	20,464	-		20,464
371	Pumping Equipment	185,424	13,746		199,170
380	Treatment and Disposal Equipment	504,495	58,886		563,381
381	Plant Sewers	3,097			3,097
382	Outfall Sewer Lines	-			-
389	Other Plant and Miscellaneous Equipment	15,994			15,994
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 Wastewater Plant	\$ 1,633,303	\$ 72,632	\$ -	\$ 1,705,935 *

* This amount should tie to sheet F-5.

UTILITY NAME: Sun Communities Acquisitions LLC d/b/a Buttonwood Bay UtilitiesYEAR OF REPORT
DECEMBER 31, 2023

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (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			2.50%	20,426		1,036	21,462
354	Structures and Improvements		%	3.70%	\$ 63,339	\$	\$ 8,535	\$ 71,874
355	Power Generation Equipment		%		-		-	-
360	Collection Sewers - Force		%	3.70%	31,470		-	31,470
361	Collection Sewers - Gravity		%	2.50%	345,176		8,997	354,173
362	Special Collecting Structures		%		-		-	-
363	Services to Customers		%	2.86%	202,334		-	202,334
364	Flow Measuring Devices		%	20.00%	7,037		-	7,037
365	Flow Measuring Installations		%		-		-	-
370	Receiving Wells		%	6.70%	14,458		1,371	15,829
371	Pumping Equipment		%	6.70%	181,169		4,715	185,884
380	Treatment and Disposal Equipment		%	6.70%	504,495		1,973	506,468
381	Plant Sewers		%	3.10%	1,697		96	1,793
382	Outfall Sewer Lines		%		-		-	-
389	Other Plant and Miscellaneous Equipment		%	6.70%	15,994		-	15,994
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				\$ 1,387,595	\$ -	\$ 26,723	\$ 1,414,318 *

* This amount should tie to Sheet F-5.

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

YEAR OF REPORT DECEMBER 31, 2023

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ _____
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
704	Employee Pensions and Benefits_____	_____
710	Purchased Wastewater Treatment_____	_____
711	Sludge Removal Expense_____	_____
715	Purchased Power_____	_____
716	Fuel for Power Production_____	_____
718	Chemicals_____	_____
720	Materials and Supplies_____	_____
730	Contractual Services:	
	Billing_____	
	Professional (Contract Ops & Annual Report/Legal)_____	98,332
	Testing_____	_____
	Other (Repair and Maintenance)_____	_____
740	Rents_____	_____
750	Transportation Expense_____	_____
755	Insurance Expense_____	_____
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	_____
770	Bad Debt Expense_____	_____
775	Miscellaneous Expenses_____	_____
	Total Wastewater Operation And Maintenance Expense_____	\$ 98,332 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers Start of Year (d)	End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
Residential Service					
All meter sizes	D	1.0	788	788	788
General Service					
5/8"	D	1.0	_____	_____	_____
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
2"	D,C,T	8.0	_____	_____	_____
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers Other (Specify) 4-Inch	T	_____	_____	_____	_____
Total			<u>788</u>	<u>788</u>	<u>788</u>

** D = Displacement
C = Compound
T = Turbine

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

YEAR OF REPORT DECEMBER 31, 2023

PUMPING EQUIPMENT

Lift Station Number_____	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	_____	_____
Make or Type and nameplate data on pump_____	<u>3hp</u>	<u>3hp</u>	<u>3hp</u>	<u>3hp</u>	_____	_____
Year installed_____	<u>1984</u>	<u>1984</u>	<u>1995</u>	<u>1995</u>	_____	_____
Rated capacity_____	_____	_____	_____	_____	_____	_____
Size_____	_____	_____	_____	_____	_____	_____
Power:						
Electric_____	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	_____	_____
Mechanical_____	_____	_____	_____	_____	_____	_____
Nameplate data of motor_____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches)_____	<u>6inch</u>	<u>6inch</u>	_____	_____	_____	_____
Type (PVC, VCP, etc.)_____	<u>PVC</u>	<u>PVC</u>	_____	_____	_____	_____
Average length_____	<u>10</u>	<u>15</u>	_____	_____	_____	_____
Number of active service connections_____	<u>840</u>	<u>120</u>	_____	_____	_____	_____
Beginning of year_____	<u>534</u>	<u>120</u>	_____	_____	_____	_____
Added during year_____	<u>0</u>	_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____	_____	_____
End of year_____	<u>534</u>	<u>120</u>	_____	_____	_____	_____
Give full particulars concerning inactive connections_____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains			Force Mains		
Size (inches)_____	_____	<u>8"</u>	<u>6"</u>	_____	_____	<u>4-inch</u>
Type of main_____	_____	<u>PVC</u>	<u>PVC</u>	_____	_____	<u>PVC</u>
Length of main (nearest foot)	_____	_____	_____	_____	_____	_____
Begining of year	_____	<u>23715</u>	<u>7761</u>	_____	_____	<u>5500</u>
Added during year	_____	_____	_____	_____	_____	_____
Retired during year	_____	_____	_____	_____	_____	_____
End of year	_____	<u>23715</u>	<u>7761</u>	_____	_____	<u>5500</u>

MANHOLES

Size (inches)_____	<u>48"</u>	_____	_____	_____
Type of Manhole_____	<u>concrete</u>	_____	_____	_____
Number of Manholes:				
Beginning of year_____	<u>75</u>	_____	_____	_____
Added during year_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____
End of Year_____	<u>75</u>	_____	_____	_____

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

YEAR OF REPORT DECEMBER 31, 2023

TREATMENT PLANT

Manufacturer _____ Type _____ "Steel" or "Concrete" _____ Total Permitted Capacity _____ Average Daily Flow _____ Method of Effluent Disposal _____ Permitted Capacity of Disposal _____ Total Gallons of Wastewater treated _____	McNeil _____ Concrete _____ 98,000 _____ 42,000 _____ Perc Pond _____ 14,261,000 _____		
---	---	--	--

MASTER LIFT STATION PUMPS

Manufacturer _____ Capacity (GPM's) _____ Motor: Manufacturer _____ Horsepower _____ Power (Electric or Mechanical) _____	Hydromatic _____ _____ 3 _____ Electric _____	Hydromatic _____ _____ 3 _____ Electric _____	Barnes _____ _____ 3 _____ Electric _____	Barnes _____ _____ 3 _____ Electric _____		
--	--	--	--	--	--	--

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	1,705,000	_____	_____
February _____	1,540,000	_____	_____
March _____	1,643,000	_____	_____
April _____	1,200,000	_____	_____
May _____	806,000	_____	_____
June _____	690,000	_____	_____
July _____	806,000	_____	_____
August _____	806,000	_____	_____
September _____	1,110,000	_____	_____
October _____	1,240,000	_____	_____
November _____	1,320,000	_____	_____
December _____	1,395,000	_____	_____
Total for year _____	14,261,000	_____	_____

1705000

If Wastewater Treatment is purchased, indicate the vendor: _____
 Amounts shown in thousands of gallons

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

YEAR OF REPORT DECEMBER 31, 2023

GENERAL WASTEWATER SYSTEM INFORMATION

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

- 1. Present number of ERCs* now being served. 788
- 2. Maximum number of ERCs* which can be served. 788
- 3. Present system connection capacity (in ERCs*) using existing lines. 788
- 4. Future connection capacity (in ERCs*) upon service area buildout. 788
- 5. Estimated annual increase in ERCs*. None

6. Describe any plans and estimated completion dates for any enlargements or improvements of this system

7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known.

8. If the utility does not engage in reuse, has a reuse feasibility study been completed? No

If so, when? _ v

9. Has the utility been required by the DEP or water management district to implement reuse? No

If so, what are the utility's plans to comply with this requirement? _____

10. When did the company last file a capacity analysis report with the DEP?

11. 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 the DEP rules.
- b. Have these plans been approved by DEP? _____
- c. When will construction begin? _____
- d. Attach plans for funding the required upgrading.
- e. Is this system under any Consent Order with DEP? _____

12. Department of Environmental Protection ID # FLA014348

* 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 are available use:
 ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).

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

YEAR OF REPORT
DECEMBER 31, 2023

CERTIFICATION OF ANNUAL REPORT

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

- | | | |
|--|--------------------------------|---|
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 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
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 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
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 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.	*
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(signature of chief executive officer of the utility)
1.	2.	3.	4.	*
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(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.