

CLASS "C"

WATER and/or WASTEWATER UTILITIES

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

ANNUAL REPORT

WS967-17-AR

DO NOT REMOVE THIS STICKER

Sun Communities d/b/a Sunlake Estates Utilities

EXACT LEGAL NAME OF RESPONDENT

516-W / 448-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



RECEIVED
FLORIDA PUBLIC SERVICE
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OFFICE OF
REGULATORY SERVICES

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2017



ACCOUNTANTS' COMPILATION REPORT

Officers and Directors
Sunlake Estates Utilities
Southfield, MI 48034

Management is responsible for the financial statements of Sunlake Estates Utilities, included in the accompanying Annual Report, which comprise the statement of assets, liabilities, and equity of Sunlake Estates Utilities, as of December 31, 2017 and the statement of revenue and expenses for the year ended December 31, 2017 in accordance with the requirements of the Public Service Commission of the State of Florida. We have performed a compilation engagement in accordance with Standards for Accounting and Review Services promulgated by the Accounting and Review Services committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or the completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the financial statements included in the accompanying Annual Report.

The financial statements included in the accompanying Annual Report are presented in accordance with the requirements of the Public Service Commission of the State of Florida, and are not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

The remaining information not included on the statement of assets, liabilities, and equity and the statement of revenue and expenses has been prepared by management, and we assume no responsibility for such information.

This report is intended solely for the information and use of the Public Service Commission of the State of Florida and management. The report is not intended to be and should not be used by anyone other than these specified parties.

We are not independent with respect to Sunlake Estates Utilities.

CJNW CPAs

CJN&W CPAs
May 17, 2018

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulator 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 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 preceding year ending December 31.

Florida Public Service Commission
Division of Economic Regulation
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 Economic Regulation, 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 d/b/a Sunlake Estates Utilities

(Exact name of utility)

2777 Franklin Road, Suite 200

1045 Great Lakes Blvd.

Southfield, MI 48034

Grand Island, FL 32735

Lake

Mailing Address

Street Address

County

Telephone Number 248-208-2556

Date Utility First Organized 06/13/13

Fax Number n/a

E-mail Address jmclaren@suncommunities.com

Sunshine State Ine-Call of Florida, Inc. Member No.

AL2117

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

Individua

Sub Chapter S Corporator

1120 Corporation

1120 - REIT

Partnership

Name, Address and Phone where records are located

John McLaren, President and Chief Operating Officer

Sun Communities, Inc. 2777 Franklin Road, Suite 200, Southfield MI 48034

Names of subdivisions where service is provided:

Sunlake Estates

CONTACTS:

Name	Title	Principle Business Address:	Salary Charged Utility
Person to send correspondence: John McLaren	Operating Officer	2777 Franklin Road, #200 Southfield, Mi. 48034	
Person who prepared this report: CJN&W CPAs	CPAs	2560 Gulf-to-Bay Blvd. Clearwater, Fl.	
Officers and Managers:			\$ -

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
Sunlake Estates Utilities, LLC	100%	The American Center 2777 Franklin Road Southfield, MI 48034-8205	N/A

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential_-----		\$ 75,099	\$ 130,090		\$ 205,189
Commercial_-----					-
Industrial_-----					-
Multiple Family_-----					-
Guarenteed Revenues_-----					-
Other (Specify)_-----					-
Total Gross Revenue_-----		75,099	130,090	N/A	205,189
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	42,723	44,776		87,499
Depreciation Expense_-----	F-5	14,375	49,629		64,004
CIAC Amortization Expense_-----	F-8	-	-		-
Taxes Other Than Income_-----	F-7	5,118	7,593	-	12,711
Income Taxes_-----	F-7	-	-		-
Total Operating Expenses_-----		62,216	101,998		164,214
Net Operating Income (Loss)		12,883	28,092	-	40,975
Other Income:					
Nonutility Income_-----					-
Interest Income		-	-		-
					-
Other Deductions:					
Miscellaneous Nonutilty Expenses_-----					-
Interest Expense_-----		-			-
AFUDC		-	-		-
					-
					-
Net Income (Loss)		\$ 12,883	\$ 28,092	N/A	\$ 40,975

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
ASSETS:			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 1,395,597	\$ 1,372,111
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(552,328)	(488,324)
Net Utility Plant _____		843,269	883,787
Cash _____			-
Customer Accounts Receivable (141) _____		13,410	30,535
Other Assets (Specify):			
Total Prepaid _____		-	-
Net NonUtility Assets _____		-	-
_____		-	-
_____		-	-
Total Assets _____		\$ 856,679	\$ 914,322
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	197,034	156,059
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	-	-
Total Capital _____		197,034	156,059
Long Term Debt (224) _____	F-6	-	-
Accounts Payable (231) _____		2,463	1,443
Notes Payable (232) _____			
Customer Deposits (235) _____			-
Accrued Taxes (236) _____		4,308	9,889
Other Liabilities (Specify):			
Accounts Payable - Related Party _____		652,874	746,931
_____			-
_____			-
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8		
Total Liabilities and Capital _____		\$ 856,679	\$ 914,322

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) Inclusive	Water	Sewer	Plant Other Than Reporting Systems	Total
Utility Plant In Service (101) _____	\$ 386,962	\$ 1,008,635	N/A	\$ 1,395,597
Construction Work In Progress (105) _____				-
Other (Specify) _____				-
_____				-
_____				-
Total Utility Plant _____	\$ 386,962	\$ 1,008,635	N/A	\$ 1,395,597

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First Of Year _____	\$ 145,231	\$ 343,093	N/A	\$ 678,243
Add Credits During Year:				
Accruals charged to depreciation account _____	14,375	49,629		64,004
Salvage _____				-
Other credits (specify) _____				-
_____				-
Total credits _____	14,375	49,629		64,004
Deduct Debits During Year:				
Book cost of plant retired _____	-	-		-
Cost of removal _____				-
Other debits (specify) _____				-
_____				-
Total debits _____	-	-		-
Balance End of Year _____	\$ 159,606	\$ 392,722	N/A	\$ 552,328

UTILITY NAME: Sun Communities d/b/a Sunlake Estates Utilitie

YEAR OF REPORT
December 31, 2017

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	\$ 156,059
Charges during the year (specify):		
Current Year Loss _____	-	40,975
_____		-
_____		-
Balance end of year _____	\$	\$ 197,034

PROPRIETARY CAPITAL (218)

	Proprietor or Partner	Partner
Balance first of year _____	\$ -	N/A
Charges during the year (specify):		
_____	-	
_____	-	
Balance end of year _____	\$ -	\$

LONG TERM DEBT (224)

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

TAX EXPENSE

(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 _____	-	-		
Regulatory assessment fee _____	3,379	5,854		9,233
Other (Specify):				
Payroll Taxes	1,739	1,739		3,478
Total taxes accrued _____	\$ 5,118	\$ 7,593		\$ 12,711

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
CJNW	\$ 3,908	\$ 3,907	Accounting
Kiley & Sons	3,119	390	Maintenance, repairs, and construction
General Utilities	10,921	11,442	Maintenance, repairs, and construction
National Exemption Service	3,460	3,460	Maintenance, repairs, and construction
American Pipe	-	4,187	Sludge Removal
Utility Technicians	26,912	2,877	Maintenance, repairs, and construction
US Water Service	-	600	Maintenance, repairs, and construction

UTILITY NAME: Sun Communities d/b/a Sunlake Estates Utilitie

YEAR OF REPORT December 31, 2017
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CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year _____	N/A	N/A	\$ -
2. Add credits during year:			
3. Total _____	-	-	-
4. Deduct charges during year _____	-	-	N/A
5. Balance end of year _____			-
6. Less Accumulated Amortization _____			-
7. Net CIAC _____			

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 charge: and customer connections charges received during th year.					
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 _____	N/A	N/A	\$ -
Add Debits During Year: _____	-	-	
Deduct Credits During Year: _____	-	-	
Balance End of Year (Must agree with line #6 above) _____	\$ -	\$ -	

**WATER
OPERATING
SECTION**

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization	\$ 15,000	\$ -	\$ -	\$ 15,000
302	Franchises	-	-	-	-
303	Land and Land Rights	-	-	-	-
304	Structure and Improvements	37,399	-	-	37,399
305	Collecting and Impounding Reservoirs	-	-	-	-
306	Lake, River and Other Intakes	-	-	-	-
307	Wells and Springs	24,855	-	-	24,855
308	Infiltration Galleries and Tunnels	-	-	-	-
309	Supply Mains	-	-	-	-
310	Power Generation Equipment	76,251	-	-	76,251
311	Pumping Equipment	59,358	-	-	59,358
320	Water Treatment Equipment	17,723	-	-	17,723
330	Distribution Reservoirs and Standpipes	6,879	-	-	6,879
331	Transmission and Distribution Mains	50,711	22,236	-	72,947
333	Services	-	-	-	-
334	Meters and Meter Installations	39,090	1,250	-	40,340
335	Hydrants	36,210	-	-	36,210
339	Other Plant and Miscellaneous Equipment	-	-	-	-
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	\$ 363,476	\$ 23,486	\$ -	\$ 386,962

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

UTILITY NAME: Sun Communities d/b/a Sunlake Estates Utilities

YEAR OF REPORT
December 31, 2017

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) (l)
301	Organization	40	-	2.50 %	\$ 750	\$ -	\$ 375	\$ 1,125
302	Franchises	-	-	-	-	-	-	-
304	Structure and Improvements	28	-	3.57 %	15,189	-	1,169	16,358
305	Collecting and Impounding Reservoirs	-	-	-	-	-	-	-
306	Lake, River and Other Intakes	-	-	-	-	-	-	-
307	Wells and Springs	27	-	3.70 %	9,566	-	828	10,394
308	Infiltration Galleries and Tunnels	-	-	-	-	-	-	-
309	Supply Mains	32	-	3.13 %	-	-	-	-
310	Power Generation Equipment	20	-	5.00 %	39,683	-	3,813	43,496
311	Pumping Equipment	20	-	5.00 %	36,126	-	2,968	39,094
320	Water Treatment Equipment	28	-	3.57 %	5,947	-	806	6,753
330	Distribution Reservoirs and Standpipes	30	-	3.33 %	2,082	-	186	2,268
331	Transmission and Distribution Mains	40	-	2.50 %	14,733	-	1,439	16,172
333	Services	40	-	2.50 %	-	-	-	-
334	Meters and Meter Installations	20	-	5.00 %	14,014	-	1,986	16,000
335	Hydrants	20	-	5.00 %	7,141	-	805	7,946
339	Other Plant and Miscellaneous Equipment	10	-	10.00 %	-	-	-	-
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				\$ 145,231		\$ 14,375	\$ 159,606

* This amount should tie to Sheet F-5

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	\$ 5,379
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
604	Employee Pensions and Benefits _____	
610	Purchased Water _____	
615	Purchased Power _____	12,417
616	Fuel for Power Production _____	
618	Chemicals _____	
620	Materials and Supplies _____	65
630	Contractual Services:	
	Billing _____	3,458
	Operator and Management _____	10,921
	Testing _____	
	Other _____	10,483
640	Rents _____	
650	Transportation Expense _____	
655	Insurance Expense _____	
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
670	Bad Debt Expense _____	
675	Miscellaneous Expenses _____	
	Total Water Operation and Maintenance Expense _____	\$ 42,723 *

* 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	379	379	379
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		1.0			
Other (Specify):					
** D = Displacement C = Compound T = Turbine			Total	379	379

UTILITY NAME: Sun Communities d/b/a Sunlake Estates Utilities
 SYSTEM NAME: Sunlake Estates Utilities / Lake

YEAR OF REPORT
 December 31, 2017

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	-	3,944	-	3,944	3,944
February	-	3,224	-	3,224	3,224
March	-	4,451	-	4,451	4,451
April	-	4,531	-	4,531	4,531
May	-	4,568	-	4,568	4,568
June	-	3,135	-	3,135	3,135
July	-	3,675	-	3,675	3,675
August	-	3,586	-	3,586	3,586
September	-	3,303	-	3,303	3,303
October	-	3,074	-	3,074	3,074
November	-	3,450	-	3,450	3,450
December	-	3,809	-	3,809	3,809
Total for year	N/A	44,750	-	44,750	44,750

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
PVC	2"	3,102		-	3,102
PVC	6"	8,389		-	8,389
				-	
				-	
				-	
				-	
				-	
				-	
				-	
				-	

UTILITY NAME: Sun Communities d/b/a Sunlake Estates Utilities
 SYSTEM NAME: Sunlake Estates Utilities / Lake

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WELLS AND WELL PUMPS
 (If Available)

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	-	-		
Types of Well Construction and Casing _____	-	-		

Depth of Wells _____	-	-		
Diameters of Wells _____	-	-		
Pump - GPM _____	-	-		
Motor - HP _____	-	-		
Motor Type * _____				
Yeilds of Wells in GPD _____	-	-		
Auxillary Power _____	-	-		
* Submersable, centrifugal, etc.				

RESERVOIRS

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

HIGH SERVICE PUMPING

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

UTILITY NAME: Sun Communities d/b/a Sunlake Estates Utilitie

YEAR OF REPORT December 31, 2017
--

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water, etc)			
Gallons per day of source _____	-	-	
Type of source _____	-	-	

WATER TREATMENT FACILITIES

List for each Water Treatment Facility			
Type _____	-		
Make _____	-		
Permitted Capacity (GPD)	-		
High service pumping Gallons per minute _____ See Page W-5	-		
Reverse Osmosis _____	-		
Lime treatment Unit Rating _____	-		
Filtration Pressure Sq. Ft. _____	-		
Gravity GPD/Sq. Ft. _____			
Disinfection Chlorinator _____	-		
Ozone _____			
Other _____			
Auxiliary Power _____	-		

UTILITY NAME: Sun Communities d/b/a Sunlake Estates Utilities
 SYSTEM NAME: Sunlake Estates Utilities / Lake

YEAR OF REPORT
December 31, 2017

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>379</u>
2.	Maximum number of ERC's * which can be served	<u>379</u>
3.	Present system connection capacity (in ERC's *) using existing lines	<u>379</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>40 fire hydrants located throughout community</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 required by DEP</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>3351555</u>
12.	Water Management District Consumptive Use Permit #	<u>CUP # 2454</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	\$ 15,000	\$ -	\$ -	\$ 15,000
352	Franchises	-	-	-	-
353	Land and Land Rights	-	-	-	-
354	Structure and Improvements	5,885	-	-	5,885
355	Power Generation Equipment	28,471	-	-	28,471
360	Collection Sewers - Force	15,507	-	-	15,507
361	Collection Sewers - Gravity	103,963	-	-	103,963
362	Special Collecting Structures	-	-	-	-
363	Services to Customers	-	-	-	-
364	Flow Measuring Devices	4,229	-	-	4,229
365	Flow Measuring Installations	-	-	-	-
370	Receiving Wells	72,244	-	-	72,244
371	Pumping Equipment	382,628	-	-	382,628
380	Treatment and Disposal Equipment	380,708	-	-	380,708
381	Plant Sewers	-	-	-	-
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	\$ 1,008,635	\$ -	\$ -	\$ 1,008,635

* This amount should tie to Sheet F-4

UTILITY NAME: Sun Communities d/b/a Sunlake Estates Utilities

YEAR OF REPORT
December 31, 2017

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 %	750	-	375	1,125
352	Franchises	-	- %	%	-	-	-	-
354	Structure and Improvements	27	- %	3.70 %	2,689	-	184	2,873
355	Power Generation Equipment	-	- %	%	14,198	-	1,424	15,622
360	Collection Sewers - Force	27	- %	3.70 %	6,254	-	517	6,771
361	Collection Sewers - Gravity	40	- %	2.50 %	25,702	-	2,310	28,012
362	Special Collecting	-	- %	%	-	-	-	-
	Structures (Lift Stations)	-	- %	%	-	-	-	-
363	Services to Customers	35	- %	2.90 %	-	-	-	-
364	Flow Measuring Devices	-	- %	%	4,229	-	-	4,229
365	Flow Measuring Installations	-	- %	%	-	-	-	-
370	Receiving Wells (Lift Stations)	15	- %	6.70 %	31,306	-	2,408	33,714
371	Pumping Equipment	15	- %	6.70 %	116,197	-	21,259	137,456
380	Treatment and Disposal Equipment	15	- %	6.70 %	141,768	-	21,152	162,920
381	Plant Sewers	32	- %	3.10 %	-	-	-	-
382	Outfall Sewer Lines	-	- %	%	-	-	-	-
389	Other Plant and Miscellaneous							
	Equipment	15	- %	6.70 %	-	-	-	-
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				343,093		49,629	392,722

* This amount should tie to Sheet F-5

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 5,379
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
704	Employee Pensions and Benefits _____	
710	Purchased Wastewater Treatment _____	
711	Sludge Removal Expense _____	3,407
715	Purchased Power _____	12,482
716	Fule for Power Production _____	
718	Chemicals _____	
720	Materials and Supplies _____	21
730	Contractual Services:	
	Operator and Management _____	11,442
	Testing _____	
	Other _____	12,045
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 _____	\$ 44,776 *

* 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	379	379	379
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		1.0	-	-	-
Other (Specify):					
Total			379	379	379

** D = Displacement
C = Compound
T = Turbine

PUMPING EQUIPMENT

Lift station number _____	_____	_____	_____	_____	_____	_____	_____
Make or type and nameplate data of pump _____	_____	_____	_____	_____	_____	_____	_____
Year installed _____	_____	_____	_____	_____	_____	_____	_____
Rated capacity (GPM) _____	_____	_____	_____	_____	_____	_____	_____
Size (HP) _____	_____	_____	_____	_____	_____	_____	_____
Power:	_____	_____	_____	_____	_____	_____	_____
Electric _____	_____	_____	_____	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

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

COLLECTING AND FORCE MAINS AND MANHOLES

	Collecting Mains				Force Mains			
Size (inches) _____	_____	_____	_____	_____	_____	_____	_____	_____
Type of main _____	_____	_____	_____	_____	_____	_____	_____	_____
Length of main (nearest foot): _____	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	_____	_____	_____	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	_____	_____	_____	_____	_____	_____	_____	_____

MANHOLES:

Size _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Number:	_____	_____	_____	_____
Beginning of year _____	_____	_____	_____	_____
Added during year(1) _____	_____	_____	_____	_____
Retired during year(1) _____	_____	_____	_____	_____
End of year _____	_____	_____	_____	_____

TREATMENT PLANT

Manufacturer _____	_____	_____	_____
Type _____	_____	_____	_____
"Steel" or "Concrete" _____	_____	_____	_____
Total Capacity _____	_____	_____	_____
Average Daily Flow _____	16,249	_____	_____
Effluent Disposal _____	_____	_____	_____
Total Gallons of Wastewater Treated _____	5,931,000	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer _____	_____	_____	_____	_____	_____	_____
Capacity _____ (PM)	_____	_____	_____	_____	_____	_____
Motor:						
Manufacturer _____	_____	_____	_____	_____	_____	_____
Horsepower _____	_____	_____	_____	_____	_____	_____
Power (Electric or Mechanical) _____	_____	_____	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	638,000	NA	638,000
February _____	549,000	_____	549,000
March _____	643,000	_____	643,000
April _____	614,000	_____	614,000
May _____	454,000	_____	454,000
June _____	393,000	_____	393,000
July _____	420,000	_____	420,000
August _____	412,000	_____	412,000
September _____	330,000	_____	330,000
October _____	448,000	_____	448,000
November _____	533,000	_____	533,000
December _____	497,000	_____	497,000
Total for year _____	5,931,000	_____	5,931,000

If Wastewater Treatment is purchased, indicate the vendor:

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>379</u>
2. Maximum number of ERC's * which can be served.	<u>379</u>
3. Present system connection capacity (in ERC's *) using existing lines.	<u>379</u>
4. Future system connection capacity (in ERC's *) upon service area buildout.	<u>379</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 con <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>FLA 010526-005</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 = (Total SFR gallons sold (Omit 000) / 365 days / 280 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 C 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 statements of the utility. |
| YES
(X) | NO
() | 4. The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct and complete for the period for which it represents |

ITEMS CERTIFIED

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

(signature of chief executive officer of the utility) *

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



 (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 C**

Sunlake Estates Utilities, L.L.C.

For the Year Ended December 31, 2017

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues per Sch. F-3	Gross Water Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 75,099	\$ 75,099	\$ -
Commercial	-	-	-
Industrial	-	-	-
Multiple Family	-	-	-
Guaranteed Revenues	-	-	-
Other (Irrigation)	-	-	-
Total Water Operating Revenue	\$ 75,099	\$ 75,099	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	-	-	-
Net Water Operating Revenues	\$ 75,099	\$ 75,099	\$ -

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 C**

Sunlake Estates Utilities, L.L.C.

For the Year Ended December 31, 2017

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues per Sch. F-3	Gross Wastewater Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	130,090	\$ 130,090	\$ -
Commercial	-	-	-
Industrial	-	-	-
Multiple Family	-	-	-
Guaranteed Revenues	-	-	-
Other	-	-	-
Total Wastewater Operating Revenue	\$ 130,090	\$ 130,090	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	-
Net Wastewater Operating Revenues	\$ 130,090	\$ 130,090	\$ -

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).

Property	Date	Item Description	Control	Balance	Responal	Resolution Date	MSIGHT D 4	Amortization Amt	Additional Remarks
sc-pr1	09/02/18	Insight Canada	P-3260190	1,348.54	RH	5/30/2018	8220-102-909	112.38	moving to 1100-116
sc-pr1	12/29/17	Insight D 7 - Amortization	P-3205306	47,307.08	RH	5/30/2018	8130-110-909	5,913.39	moving to 1100-116
sc-pr1	12/29/17	Insight D 8 - Amortization	P-3205403	13,699.66	RH	5/30/2018	8130-110-909	1,712.46	moving to 1100-116
sc-pr1	03/07/18	Insight D 16 - Amortization	P-3238592	8,726.35	RH	3/3/2019	8130-110-909	793.30	03/04/18 - 03/03/2019
sc-pr1	03/21/18	Insight D 17 - Amortization	P-3238592	7,353.37	RH	3/20/2023	8200-102-909	124.63	03/21/2018 - 03/20/2023
sc-pr1	03/26/18	Insight D 18 - Amortization	P-3238592	39,652.16	RH	3/3/2019	8130-110-909	3,059.29	03/04/18 - 03/03/2019
sc-pr1	04/30/18	Reclass P-3238592	J-2534661	(53,709.10)	RH				MOVE \$3,977.22 BACK TO 1100-116; TO MUCH WAS TAKEN OUT
sc-pr1	03/31/18	Mimecast	P-3264915	7,679.29	RH	5/30/2018	8130-110-909	767.93	moving to 1100-116
sc-pr1	01/29/18	MRI Software - Amortization	P-3238763	42,076.54	RH	5/30/2018	8130-110-909	5,259.56	moving to 1100-116
sc-pr1	11/10/17	MVP Systems - Amortization	P-3174809	8,000.00	RH	5/30/2018	8130-110-909	1,000.00	moving to 1100-116
sc-pr1	06/01/17	OKTA - Amortization	P-30931467	3,461.50	RH	5/30/2018	6610-800-909	3,461.50	moving to 1100-116
sc-pr1	11/04/17	Sage1 - Amortization	P-3213710	11,658.60	RH	5/30/2018	8130-110-909	1,457.32	moving to 1100-116
sc-pr1	03/13/18	Sage2 - Amortization	P - 2364914	14,573.24	RH	5/30/2018	8130-110-909	1,457.32	moving to 1100-116
sc-pr1	06/13/17	SuccessFactors - Amortization	P-3019380	4,259.31	RH	5/30/2018	8040-120-908	2,129.69	moving to 1100-116
sc-pr1	01/05/18	Thyotic - Amortization	P-3219358	6,480.00	RH	5/30/2018	8130-110-909	810.00	moving to 1100-116
sc-pr1	12/28/17	Tripwire - Amortization	P-3200894	5,146.09	RH	5/30/2018	8130-110-909	643.26	moving to 1100-116
sc-pr1	06/09/17	ZOH0 Corp 1 - Amortization	P-3029248	636.84	RH	5/30/2018	6610-800-909	318.42	moving to 1100-116
sc-pr1	12/20/17	ZOH0 Corp 2 - Amortization	P-3196577	11,058.00	RH	5/30/2018	8220-104-909	1,362.25	moving to 1100-116
sc-pr1	12/29/17	ZOH0 Corp 3 - Amortization	P-3213644	8,696.00	RH	5/30/2018	8220-104-909	1,087.00	moving to 1100-116
sc-pr1	12/29/17	ZOH0 Corp 4 - Amortization	P-3213646	7,996.00	RH	5/30/2018	8220-104-909	999.30	moving to 1100-116
sc-pr1	03/01/18	(cyr001) Cyren Ltd	P-3289462	9,112.90	RH	5/30/2018	8130-110-909 (thru 12/31/18)		moving to 1100-116
sc-pr1	04/02/18	(ns731) Insight D	P-3273312	7,026.74	RH	5/30/2018	8130-110-909 (1 yr)		moving to 1100-116
sc-pr1	04/04/18	(ns731) Insight D	P-3284763	1,186.51	RH	5/30/2018	8220-102-909 (1 yr)		moving to 1100-116
sc-pr1	04/04/18	(ns731) Insight D	P-3284663	1,486.03	RH	5/30/2018	8220-102-909 (1 yr)		moving to 1100-116
sc-pr1	04/04/18	(doc123) Docu Sign	P-3289539	13,300.00	RH	5/30/2018	8130-110-909 (1 yr)		moving to 1100-116