



October 16, 2023

Adam Teitzman, Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

Re: Sun Communities Acquisitions LLC d/b/a Buttonwood Bay Utilities; Application for staff assisted rate case (SARC)

Dear Mr. Teitzman,

I am writing today to file an application on behalf of Sun Communities Acquisitions LLC d/b/a Buttonwood Bay Utilities for a staff assisted rate increase for water and wastewater service provided by the utility in Highlands County, Florida.

I am attaching hereto the Commission's standard form Application for Staff Assisted Rate Case.

In addition, I am attaching a listing of additional capital projects that the utility has undertaken in the most recent year that we believe need to be included in any forward looking rate setting proceeding in order to provide rates that can provide some opportunity for the utility to recover its costs.

If you need anything further or have any questions in this regard, please let me know.

Sincerely,

*/s/ F. Marshall Deterding*

F. Marshall Deterding  
Of Counsel

FMD/brf

Enclosures

cc: Sheri Woodworth  
Gary Morse  
Ari Weil

FLORIDA PUBLIC SERVICE COMMISSION

APPLICATION FOR A  
STAFF ASSISTED RATE CASE

I. GENERAL DATA

A. Name of Utility: **Sun Communities Acquisitions LLC d/b/a Buttonwood Bay Utilities**

B. Address: **10001 US 27 South**  
**Sebring Florida 33870**

1. Telephone Nos.: **(863) 655 1122**

2. County: **Highlands**

Nearest City:

3. General Area Served: **Buttonwood Bay MHP**

C. Authority:

1. Water Certificate No. **431/W**

Date Received:

2. Wastewater Certificate No. **364S**

Date Received:

3. Date Utility Started Operations: Water: **April 1981**

Wastewater:

D. How System Was Acquired:

If utility was purchased, give date

Amount Paid \$

1. Name of Seller:

2. Was seller affiliated with present owners?  Yes  No

3. Did you purchase:  Stock  or assets only

E. Type of Legal Entity:

Corporation

Partnership

Sole Proprietorship

F. Ownership & Officers:

	Name	Title	Percent Ownership
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____

G. List of Associated Companies and Addresses:

H. If you have retained an attorney and/or a consultant to represent the utility for this application, furnish the name(s) and address(es):

Name:

Address:

**F.Marshall Deterding Sundstrom & Mindlin LLP**

**2548 Blairstone Pines Dr. Tallahassee 32301**

**Gary Morse**

**44 Black Willow Street Homosassa FL 34446**

## II. ACCOUNTING DATA

A. Outside Accountant

1. Name:
2. Firm:
3. Address:
4. Telephone: ( )

B. Individual To Contact On Accounting Matters:

1. Name: **Brian Perry Controller**
2. Telephone: **(248) 864 0484**

C. Location of Books and Records: **27777 Franklin Rd, Suite 300 Southfield MI 84034**

D. Have you filed an Annual Report with the Commission?  Yes  No

Date Last Filed: **May 30, 2023**

E. Has your latest Regulatory Assessment Fee Payment been made?

(January 30 or July 30 whichever is applicable)  Jan 30  July 30

F. Basic Rate Base Data: (Most recent two years)

1. Water:

	2021	2022
Cost of Plant In Service	\$ <u>2,005,070</u>	\$ <u>2,023,688</u>
Less Accumulated Depreciation	<u>1,202,888</u>	<u>1,288,945</u>
Less Contributed Plant	<u>1,875</u>	<u>1,125</u>
Net Owner's Investment	\$ <b>800,307</b>	\$ <b>733,618</b>

2. Wastewater:

2021                      2022

Cost of Plant In Service	\$ 1,569,210	\$ 1,633,303
Less Accumulated Depreciation	1,337,225	1,387,595
Less Contributed Plant	0	0
Net Owner's Investment	\$ 231,985	\$ 245,708

G. Basic Income Statement: *(Most recent two years)*

	2021	2022
1. <u>Water:</u>		
Revenues (By Class)		
a.	\$ 121,283	\$ 122,020
b.		
c.		
Total Operating Revenues:	\$ 121,283	\$ 122,020
Less Expenses:		
a. Salaries & Wages - Employees		
b. Salaries & Wages - Officers, Directors, & Majority Stockholders		
c. Employee Pensions & Benefits		
d. Purchased Water		
e. Purchased Power	22,154	29,213
f. Fuel for Power Production		985
g. Chemicals	20,205	25,779
h. Materials & Supplies	869	2,829
i. Contractual Services	87,120	113,818
j. Rents		
k. Transportation Expenses		
l. Insurance Expense		
m. Regulatory Commission Expense		
n. Bad Debt Expense		
o. Miscellaneous Expense	1,076	823
p. Depreciation Expense	87,123	86,057
q. Property Taxes		3,187
r. Other Taxes	5,458	5,491
s. Income Taxes		
Operating Income (Loss)	\$ -102,722	\$ -146,162

2. <u>Wastewater</u>	<b>2021</b>	<b>2022</b>
Revenues (By Class):	\$ _____	\$ _____
a.	<u>110,780</u>	<u>111,984</u>
b.	_____	_____
c.	_____	_____
Total Operating Revenues:	<u>\$ 110,780</u>	<u>\$ 111,984</u>
Less Expenses:	_____	_____
a. Salaries & Wages - Employees	_____	_____
b. Salaries & Wages - Officers, Directors, & Majority Stockholders	_____	_____
c. Employee Pensions & Benefits	_____	_____
d. Purchased Wastewater Treatment	_____	_____
e. Sludge Removal Expense	<u>14,500</u>	<u>13,075</u>
f. Purchased Power	<u>20,476</u>	<u>28,529</u>
g. Fuel for Power Production	_____	_____
h. Chemicals	<u>8,053</u>	<u>7,653</u>
i. Materials & Supplies	<u>453</u>	<u>1,000</u>
j. Contractual Services	<u>40,199</u>	<u>79,210</u>
k. Rents	_____	_____
l. Transportation Expenses	_____	_____
m. Insurance Expense	_____	_____
n. Regulatory Commission Expense	_____	_____
o. Bad Debt Expense	_____	_____
p. Miscellaneous Expense	_____	<u>820</u>
q. Depreciation Expense	<u>61,575</u>	<u>50,370</u>
r. Property Taxes	_____	<u>3,187</u>
s. Other Taxes	<u>4,985</u>	<u>5,039</u>
t. Income Taxes	_____	_____
Operating Income (Loss)	<u>\$ -39,461</u>	<u>\$ -76,899</u>

H. Outstanding Debt:

	Date	Balance	Interest	Expiration
Creditor	Borrowed	Due	Rate	Date
1. _____	_____	_____	_____	_____
2. _____	_____	_____	_____	_____
3. _____	_____	_____	_____	_____
4. _____	_____	_____	_____	_____

I. Indicate Type of Tax Return Field:

- Form 1120 -Corporation
- Form 1120S -Subchapter S Corporation
- Form 1065 - Partnership
- Form 1040 - Schedule C - Individual (Proprietorship)

III

ENGINEERING DATA

A. Outside Engineering Consultant:

- 1. Name:
- 2. Firm:
- 3. Address:
- 4. Telephone: ( )

B. Individual to contact on engineering matters:

- 1. Name: **Jennifer Andrews Director of Utilities & Infrastructure**
- 2. Telephone: **(941) 374 5156**

C. Is the utility under citation by the Department of Environmental Protection (DEP) or County Health Department? If yes, explain: **No**

D. List any known service deficiencies and steps taken to remedy problems: **NONE**

E. Name of plant operator(s) and DEP operator certificate number(s) held: **US Water Corp**

F. Is the utility serving customers outside of its certificated area? **NO**

If yes, explain:

G. Wastewater:

- 1. Gallons per day capacity of treatment facilities:
  - a. Existing: **98,000**
  - b. Under Construction:
  - c. Proposed:

2. Type and make of present treatment facilities: **McNeil E/A**

3. Approximate average daily flow of treatment plant effluent: **42,000**

4. Approximate length of wastewater mains:

Size (diameter):	<b>8inch</b>	<b>6inch</b>	<b>4inch FM</b>		
Linear feet:	<b>23,715</b>	<b>7,761</b>	<b>5,500</b>		

5. Number of manholes: **100**

6. Number of lift stations: **4**

7. How do you measure treatment plant effluent? **Flow Meter**

8. Is the treatment plant effluent chlorinated?  Yes  No

If yes, what is the normal dosage rate?

- 9. Tap in fees – Wastewater: \$
- 10. Service availability fees – Wastewater: \$
- 11. Note DEP Treatment Plant Certificate Number and date of expiration: **FLA014348**  
Number Expiration Date:
- 12. Total gallons treated during most recent twelve months: **15,109,000**
- 13. Wastewater treatment purchased during most recent twelve months: **None**

H. Water:

- 1. Gallons per day capacity of treatment facilities:  
a. Existing: **1.0MGD**                      b. Under Construction :                      c. Proposed:
- 2. Type of treatment: **Chlorination**
- 3. Approximate average daily flow of treated water: **197,419**
- 4. Source of water supply: Deep Well
- 5. Types of chemicals used and their normal dosage rates: **Chlorine**

- 6. Number of wells in service: **2**  
Total capacity in gallons per minute (gpm): **2,200**

Diameter/Depth:	<b>6</b> / <b>1,100</b>	<b>6</b> / <b>1,100</b>	/
Motor horsepower:	<b>30</b>	<b>30</b>	
Pump capacity (gpm):			

- 7. Reservoirs and/or hydropneumatic tanks:

Description:	<b>Hydro</b>		
Capacity:	<b>15,000</b>		

- 8. High service pumping:

Motor horsepower:				
Pump capacity (gpm):				

- 9. How do you measure treatment plant production? **Flow Meter**
- 10. Approximate feet of water mains: See Annual Report for other size mains

Size (diameter):	<b>2inch</b>	<b>3inch</b>	<b>4inch</b>	<b>6inch</b>
Linear feet:	<b>23,710</b>	<b>6,040</b>	<b>2,550</b>	<b>2,550</b>

- 11. Note any fire flow requirements and imposing government agency:
- 12. Number of fire hydrants in service: **None**





**V. AFFIRMATION**

I, Sheri Woodworth, the undersigned owner, officer, or partner of the above named public utility, doing business in the State of Florida and subject to the control and jurisdiction of the Florida Public Service Commission, certify that the statements set forth herein are true and correct to the best of my information, knowledge, and belief.

Signed S. Woodworth

Title Sr. Vice President

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.

**Additional Information and Utility Intent**

The Utility has attached a listing of Capital Projects undertaken during 2023. These projects will be completed and in service before rates are set and are to improve or continue service to existing customers and not for the purpose of serving additional customers. As such rate setting should include depreciation and a return on these additional investments.

# CAPX Summary by Property Buttonwood Bay

Property=sc-BUU AND Year=2023

Project	Description	Budget
<b>sc-buu</b>		
Ubuu23001	Utility Glass Steel Tank Restore	73,088.00
Ubuu23002	WWTP Surge Tank pumps and cleaning	19,592.00
Ubuu23003	Aerator motor at WWTP	4,870.00
<b>Total sc-buu</b>		<b>97,550.00</b>
		<b>97,550.00</b>