

**CLASS "C"**

**WATER and/or WASTEWATER UTILITIES**

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

# ***ANNUAL REPORT***

WS960-20-AR

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**GCP Plantation Landings, LLC**

EXACT LEGAL NAME OF RESPONDENT

**606-W / 522-S**

Certificate Number(s)

Submitted To The

***STATE OF FLORIDA***



***PUBLIC SERVICE COMMISSION***

**FOR THE**

**YEAR ENDED DECEMBER 31, 2020**

2021 MAY -3 AM 5: 04  
LUMINA ELECTRONIC  
CONFERENCE  
CONFERENCE & MEETING

## 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 state 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

GCP Plantation Landings, LLC  
(Exact name of utility)

<u>27777 Franklin Road, Suite 200</u>		<u>23 O'Hara Drive</u>
<u>Southfield, MI 48034</u>		<u>Haines City, FL 33844</u>
Mailing Address		Street Address
County		Polk
Telephone Number	<u>248-208-2500</u>	Date Utility First Organized <u>April, 1981</u>
Fax Number	<u>248-864-0162</u>	E-mail Address <u>imclaren@suncommunities.com</u>
Sunshine State In-Call of Florida, Inc. Member No.	<u>AL2116</u>	

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

Individual   
 Sub Chapter S Corporation   
 1120 Corporation   
 1120 - REIT   
 Partnership

Name, Address and Phone where records are located John McLaren, President and Chief Operating Officer  
Sun Communities, Inc. 27777 Franklin Road, Suite 200, Southfield, MI 48034

Names of subdivisions where service is provided: Plantation Landings

CONTACTS:

Name	Title	Principle Business Address:	Salary Charged Utility
Person to send correspondence: <u>John McLaren</u>	<u>Operating Officer</u>	<u>2777 Franklin Road, #200</u> <u>Southfield, Mi. 48034</u>	
Person who prepared this report: <u>Jones &amp; Company, LLC</u>	<u>CPAs</u>	<u>161 W. Main Street</u> <u>Lancaster, OH 43130</u>	
Officers and Managers: <u>Suzanne Rayborn</u>	<u>Manager</u>	<u>23 O'Hara Drive</u> <u>Haines City, FL 33844</u>	<u>\$ -</u>

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
<u>Sun Communities Operating</u>	<u>100%</u>	<u>The American Center</u>	<u>N/A</u>
<u>Limited Partnership</u>		<u>27777 Franklin Road</u>	
		<u>Southfield, MI 48034-8205</u>	

**INCOME STATEMENT**

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential _____		\$ 54,189	\$ 74,074		\$ 128,263
Commercial _____					-
Industrial _____					-
Multiple Family _____					-
Guarenteed Revenues _____					-
Other (Specify) _____					-
Total Gross Revenue _____		54,189	74,074	N/A	128,263
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	53,453	83,430		136,883
Depreciation Expense _____	F-5	23,042	9,147		32,189
CIAC Amortization Expense _____	F-8	-	-		-
Taxes Other Than Income _____	F-7	3,160	4,057	-	7,217
Income Taxes _____	F-7	-	-		-
Total Operating Expenses _____		79,655	96,634		176,289
Net Operating Income (Loss)		(25,466)	(22,560)	-	(48,026)
Other Income:					
Nonutility Income _____					-
Interest Income _____		-	-		-
_____					-
Other Deductions:					
Miscellaneous Nonutilty Expenses _____					-
Interest Expense _____		-			-
AFUDC _____		-	-		-
_____					-
_____					-
Net Income (Loss)		\$ (25,466)	\$ (22,560)	N/A	\$ (48,026)

**COMPARATIVE BALANCE SHEET**

Account Name	Reference Page	Current Year	Previous Year
<b>ASSETS:</b>			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 1,130,390	\$ 1,124,482
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(737,622)	(705,433)
Net Utility Plant _____		392,768	419,049
Cash _____			-
Customer Accounts Receivable (141) _____		11,553	21,382
Other Assets (Specify):			
Non Utility Property Net		-	-
Misc Current & Accrued Assets		-	-
		-	-
		-	-
<b>Total Assets</b> _____		<b>\$ 404,321</b>	<b>\$ 440,431</b>
<b>LIABILITIES AND CAPITAL:</b>			
Common Stock Issued (201) _____	F-6		
Preferred Stock Issued (204) _____	F-6	-	-
Other Paid In Capital (211) _____			-
Retained Earnings (Deficit)(215) _____	F-6	(412,955)	(364,929)
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6		-
<b>Total Capital</b> _____		<b>(412,955)</b>	<b>(364,929)</b>
Long Term Debt (224) _____	F-6		-
Accounts Payable (231) _____		155,863	97,723
Notes Payable (232) _____			
Customer Deposits (235) _____			-
Accrued Taxes (236) _____		5,771	6,557
Other Liabilities (Specify):			
Other Non Current Liabilities		655,642	701,080
			-
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8		
<b>Total Liabilities and Capital</b> _____		<b>\$ 404,321</b>	<b>\$ 440,431</b>

\* Adjustments to balance sheet removed non-utility activity. Entity converted from showing all company activity to only the utility portion of accounting.



**GROSS UTILITY PLANT**

<b>Plant Accounts: (101 - 107) Inclusive</b>	<b>Water</b>	<b>Sewer</b>	<b>Plant Other Than Reporting Systems</b>	<b>Total</b>
Utility Plant In Service (101) _____	\$ 553,542	\$ 576,848	N/A	\$ 1,130,390
Construction Work In Progress (105) _____				-
Other (Specify) _____				-
_____	-	-		-
_____				-
Total Utility Plant _____	\$ 553,542	\$ 576,848	N/A	\$ 1,130,390

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

<b>Account 108</b>	<b>Water</b>	<b>Wastewater</b>	<b>Other Than Reporting Systems</b>	<b>Total</b>
Balance First Of Year _____	\$ 308,378	\$ 397,055	N/A	\$ 705,433
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	23,042	9,147		32,189
Salvage _____				-
Other credits (specify) _____				-
_____		-		-
Total credits _____	23,042	9,147		32,189
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _____	-	-		-
Cost of removal _____		-		-
Other debits (specify) _____				-
_____				-
Total debits _____	-	-		-
Balance End of Year _____	\$ 331,420	\$ 406,202	N/A	\$ 737,622

UTILITY NAME: GCP Plantation Landings, LLC

**YEAR OF REPORT**  
December 31, 2020

**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	\$ (364,929)
Charges during the year (specify):		
Current Year Income _____		(48,026)
_____		-
_____		
Balance end of year _____	\$	\$ (412,955)

**PROPRIETARY CAPITAL (218)**

	Proprietor or Partner	Partner
Balance first of year _____	N/A	N/A
Charges during the year (specify):		
Current year income _____		
Rounding _____	-	
_____		
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

**TAXES 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 _____	2,438	3,333		5,771
Other (Specify):				
Payroll	722	724		1,446
Total taxes accrued _____	\$ 3,160	\$ 4,057		\$ 7,217

**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	4,185	4,185	Accounting Fees
General Utilities	10,370	11,765	Plant Operations and Maintenance
Centflo Plumbing	3,298	8,336	Maintenance, Repairs, and additions
US Water Service	550	-	Maintenance, Repairs, and additions
American Pipe & Tank	14,839	-	Sludge Removal
Sundstrom & Mindlin	858	858	Legal
ACF Standby Systems	3,410	-	Maintenance & Repairs
RCM Utilities	8,247	3,080	Maintenance, Repairs, and additions
Liberty Lawn Care	6,200	6,650	Maintenance & Repairs
J&B Accounting	3,582	931	Billing
ACF Standby Systems	3,410	-	Maintenance & Repairs
	-	-	
	-	-	

UTILITY NAME: GCP Plantation Landings, LLC

<b>YEAR OF REPORT</b> December 31, 2020
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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 _____	-	-	-
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 charges and customer connections charges received during the 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  
OPERATION  
SECTION**

**WATER UTILITY PLANT ACCOUNTS**

<b>Acct. No. (a)</b>	<b>Account Name (b)</b>	<b>PREVIOUS YEAR (c)</b>	<b>ADDITIONS (d)</b>	<b>RETIREMENTS (e)</b>	<b>CURRENT YEAR (f)</b>
301	Organization _____	\$ 350	\$ -	\$ -	\$ 350
302	Franchises _____	900	-	-	900
303	Land and Land Rights _____	14,970	-	-	14,970
304	Structure and Improvements _____	33,709	-	-	33,709
305	Collecting and Impounding Reservoirs _____	-	-	-	-
306	Lake, River and Other Intakes _____	-	-	-	-
307	Wells and Springs _____	40,956	-	-	40,956
308	Infiltration Galleries and Tunnels _____	-	-	-	-
309	Supply Mains _____	15,088	-	-	15,088
310	Power Generation Equipment _____	123,408	720	-	124,128
311	Pumping Equipment _____	2,099	-	-	2,099
320	Water Treatment Equipment _____	10,582	840	-	11,422
330	Distribution Reservoirs and Standpipes _____	84,319	-	-	84,319
331	Transmission and Distribution Mains _____	78,011	2,921	-	80,932
333	Services _____	26,744	-	-	26,744
334	Meters and Meter Installations _____	101,740	1,427	-	103,167
335	Hydrants _____	9,648	-	-	9,648
339	Other Plant and Miscellaneous Equipment _____	4,516	-	-	4,516
340	Office Furniture and Equipment _____	-	-	-	-
341	Transportation Equipment _____	594	-	-	594
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 _____	-	-	-	-
	<b>Total Water Plant _____</b>	<b>\$ 547,634</b>	<b>\$ 5,908</b>	<b>\$ -</b>	<b>\$ 553,542</b>

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

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

ACCT. NO. (a)	ACCOUNT NAME (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of year (f-g+h=i) (i)
301	Organization	40	%	2.50	\$ 45	\$ -	\$ 9	\$ 54
302	Franchises	40	%	2.50	115		23	138
304	Structure and Improvements	28	%	3.57	12,681		1,204	13,885
305	Collecting and Impounding Reservoirs	-	%	-	-		-	-
306	Lake, River and Other Intakes	-	%	-	-		-	-
307	Wells and Springs	27	%	3.70	35,813		1,517	37,330
308	Infiltration Galleries and Tunnels	-	%	-	-		-	-
309	Supply Mains	32	%	3.13	14,862		226	15,088
310	Power Generation Equipment	20	%	5.00	71,727		7,280	79,007
311	Pumping Equipment	20	%	5.00	569		123	692
320	Water Treatment Equipment	28	%	3.57	4,133		647	4,780
330	Distribution Reservoirs and Standpipes	30	%	3.33	24,633		2,810	27,443
331	Transmission and Distribution Mains	40	%	2.50	19,402		1,987	21,389
333	Services	40	%	2.50	23,605		669	24,274
334	Meters and Meter Installations	20	%	5.00	92,877		6,026	98,903
335	Hydrants	20	%	5.00	7,595		241	7,836
339	Other Plant and Miscellaneous Equipment	10	%	10.00	271		181	452
340	Office Furniture and Equipment	-	%	-	-		-	-
341	Transportation Equipment	6	%	16.67	50		99	149
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				\$ 308,378		\$ 23,042	\$ 331,420

\* This amount should tie to Sheet F-5

**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	\$ 2,678
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
604	Employee Pensions and Benefits _____	
610	Purchased Water _____	
615	Purchased Power _____	3,845
616	Fuel for Power Production _____	
618	Chemicals _____	5,368
620	Materials and Supplies _____	1,055
630	Contractual Services:	
	Billing _____	3,582
	Operator and Management _____	2,282
	Testing _____	2,454
	Other _____	32,189
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 _____	\$ 53,453 *

\* This amount should tie to Sheet F-3.

**WATER CUSTOMERS**

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
<b>Residential Service</b>					
5/8"	D	1.0	391	391	391
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
<b>General Service</b>					
5/8"	D	1.0	19	19	19
3/4"	D	1.5			
1"	D	2.5	2	2	5
1 1/2"	D,T	5.0	2	2	10
2"	D,C,T	8.0	2	2	16
3"	D	15.0			
3"	C	16.0	-	-	-
3"	T	17.5			
Unmetered Customers		1.0			
Other (Specify):					
<b>** D = Displacement C = Compound T = Turbine</b>					
<b>Total</b>			<b>416</b>	<b>416</b>	<b>441</b>



UTILITY NAME: GCP Plantation Landings, LLC  
 SYSTEM NAME: GCP Plantation Landings, LLC

**YEAR OF REPORT**  
 December 31, 2020

**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	-	1,960	-	1,960	2,366
February	-	1,923	-	1,923	2,014
March	-	2,308	-	2,308	1,480
April	-	2,253	-	2,253	2,145
May	-	2,297	-	2,297	1,593
June	-	1,994	-	1,994	1,815
July	-	1,922	-	1,922	1,627
August	-	1,766	-	1,766	1,266
September	-	1,758	-	1,758	1,112
October	-	1,801	-	1,801	13
November	-	1,589	-	1,589	2,173
December	-	1,967	-	1,967	2,095
Total for year	N/A	23,538	-	23,538	19,699

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"	2,120		-	2,120
PVC	4"	5,110		-	5,110
PVC	6"	6,960		-	6,960

UTILITY NAME: GCP Plantation Landings, LLC  
 SYSTEM NAME: GCP Plantation Landings, LLC

**YEAR OF REPORT**  
 December 31, 2020

**WELLS AND WELL PUMPS  
 (If Available)**

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1990			
Types of Well Construction and Casing _____				
Depth of Wells _____	522'			
Diameters of Wells _____	12"			
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) _____	Steel			
Capacity of Tank _____	15,000			
Ground of Elevated _____	Ground			

**HIGH SERVICE PUMPING**

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

UTILITY NAME: GCP Plantation Landings, LLC

<b>YEAR OF REPORT</b> December 31, 2020
--

**SOURCE OF SUPPLY**

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

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility			
Type _____	Primary	_____	_____
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 _____	Grower Stand By Pump-Ford Motor	_____	_____

UTILITY NAME: GCP Plantation Landings, LLC  
 SYSTEM NAME: GCP Plantation Landings, LLC

**YEAR OF REPORT**  
 December 31, 2020

**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>441</u>
2.	Maximum number of ERC's * which can be served	<u>441</u>
3.	Present system connection capacity (in ERC's *) using existing lines	<u>441</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</u>
6.	Is the utility required to have fire flow capacity? If so, how much capacity is required?	<u>Yes</u>
7.	Attach a description of the fire fighting facilities.	<u>Service provided by Polk County Fire Dept; Hydrants in Park; 2 wells on site</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>July 2013</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>65310000</u>
12.	Water Management District Consumptive Use Permit #	<u>20008753.01</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_____	\$ 400	\$ -	\$ -	\$ 400
352	Franchises_____	1,014	-	-	1,014
353	Land and Land Rights_____	78,192	-	-	78,192
354	Structure and Improvements_____	91,599	-	-	91,599
355	Power Generation Equipment_____	-	-	-	-
360	Collection Sewers - Force_____	21,650	-	-	21,650
361	Collection Sewers - Gravity_____	115,886	-	-	115,886
362	Special Collecting Structures_____	-	-	-	-
363	Services to Customers_____	29,050	-	-	29,050
364	Flow Measuring Devices_____	5,779	-	-	5,779
365	Flow Measuring Installations_____	-	-	-	-
370	Receiving Wells_____	9,933	-	-	9,933
371	Pumping Equipment_____	144,417	-	-	144,417
380	Treatment and Disposal Equipment_____	78,334	-	-	78,334
381	Plant Sewers_____	-	-	-	-
382	Outfall Sewer Lines_____	-	-	-	-
389	Other Plant and Miscellaneous: Equipment_____	-	-	-	-
390	Office Furniture and Equipment_____	-	-	-	-
391	Transportation Equipment_____	594	-	-	594
392	Stores Equipment_____	-	-	-	-
393	Tools, Shop and Garage Equipment_____	-	-	-	-
394	Laboratory Equipment_____	-	-	-	-
395	Power Operated Equipment_____	-	-	-	-
396	Communication Equipment_____	-	-	-	-
397	Miscellaneous Equipment_____	-	-	-	-
398	Other Tangible Plant_____	-	-	-	-
	<b>Total Sewer Plant_____</b>	<b>\$ 576,848</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 576,848</b>

\* This amount should tie to Sheet F-!

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 %	50	-	10	60
352	Franchises	40	-	2.50 %	125	-	25	150
354	Structure and Improvements	27	-	3.70 %	61,858	-	3,393	65,251
355	Power Generation Equipment	-	-	-	-	-	-	-
360	Collection Sewers - Force	27	-	3.70 %	21,650	-	-	21,650
361	Collection Sewers - Gravity	40	-	2.50 %	115,886	-	-	115,886
362	Special Collecting Structures (Lift Stations)	-	-	-	-	-	-	-
363	Services to Customers	35	-	2.90 %	29,050	-	-	29,050
364	Flow Measuring Devices	5	-	20.00 %	5,779	-	-	5,779
365	Flow Measuring Installations	-	-	-	-	-	-	-
370	Receiving Wells (Lift Stations)	-	-	-	199	-	397	596
371	Pumping Equipment	18	-	5.60 %	144,417	-	-	144,417
380	Treatment and Disposal Equipment	18	-	5.60 %	17,991	-	5,223	23,214
381	Plant Sewers	-	-	-	-	-	-	-
382	Outfall Sewer Lines	-	-	-	-	-	-	-
389	Other Plant and Miscellaneous Equipment	-	-	-	-	-	-	-
390	Office Furniture and Equipment	-	-	-	-	-	-	-
391	Transportation Equipment	6	-	16.70 %	50	-	99	149
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				397,055		9,147	406,202

\* This amount should tie to Sheet F-5

**WASTEWATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 2,290
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
704	Employee Pensions and Benefits _____	
710	Purchased Wastewater Treatment _____	
711	Sludge Removal Expense _____	14,839
715	Purchased Power _____	8,787
716	Fule for Power Production _____	
718	Chemicals _____	12,303
720	Materials and Supplies _____	50
730	Contractual Services:	
	Operator and Management _____	2,282
	Testing _____	2,199
	Other _____	40,680
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 _____	\$ 83,430 *

\* This amount should tie to Sheet F-3.

**WASTEWATER CUSTOMERS**

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
<b>Residential Service</b>					
5/8"	D	1.0	391	391	391
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
<b>General Service</b>					
5/8"	D	1.0	18	18	18
3/4"	D	1.5			
1"	D	2.5	1	1	3
1 1/2"	D,T	5.0	2	2	10
2"	D,C,T	8.0	2	2	16
3"	D	15.0			
3"	C	16.0	-	-	-
3"	T	17.5			
Unmetered Customers		1.0	-	-	-
Other (Specify):					
<b>Total</b>			<b>414</b>	<b>414</b>	<b>438</b>

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



**PUMPING EQUIPMENT**

	#1	#2	#3	#4			
Lift station number _____							
Make or type and nameplate data of pump	Hydro-Matic 5500 MZ	Hydro-Matic Grinder	Hydro-Matic 5500M2	Hydro-Matic 5500 M2			
Year installed _____							
Rated capacity (GPM) _____							
Size (HP) _____	5' x 5'	5' x 7'2"	5' x 14'	4' x 10'8"			
Power:							
Electric _____	x	x	x	x			
Mechanical _____							
Nameplate data of motor _____	5HP 230v 1 Phase	115v 1 Amp	2HP 230v 1 Phase	2HP 230v 1 Phase			

**SERVICE CONNECTIONS**

Size (inches) _____	4"						
Type (PVC, VCP, etc) _____	PVC						
Average length _____							
Number of active service connections _____	403						
Beginning of year _____	403						
Added during year _____							
Retired during year _____	0						
End of year _____	403						
Give full particulars concerning inactive connections _____							

**COLLECTING AND FORCE MAINS AND MANHOLES**

	Collecting Mains				Force Mains			
Size (inches) _____	8"				4"	3"		
Type of main _____	PVC				PVC	PVC		
Length of main (nearest foot):								
Beginning of year _____	12660				2980	510		
Added during year _____								
Retired during year _____								
End of year _____	12660				2980	510		

**MANHOLES:**

Size _____	4"			
Type _____	Concrete			
Number:				
Beginning of year _____	50			
Added during year(1) _____				
Retired during year(1) _____	0			
End of year _____	50			

**TREATMENT PLANT**

Manufacturer_____	Unknown	_____	_____
Type_____	Extended Air	_____	_____
"Steel" or "Concrete"_____	Concrete	_____	_____
Total Capacity_____	.80 MGD	_____	_____
Average Daily Flow_____	23,970	_____	_____
Effluent Disposal_____	Perc Pond	_____	_____
Total Gallons of Wastewater Treated_____	8,749,000	_____	_____

**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_____	944,000	NA	944,000
February_____	906,000	_____	906,000
March_____	798,000	_____	798,000
April_____	693,000	_____	693,000
May_____	690,000	_____	690,000
June_____	606,000	_____	606,000
July_____	579,000	_____	579,000
August_____	532,000	_____	532,000
September_____	532,000	_____	532,000
October_____	693,000	_____	693,000
November_____	906,000	_____	906,000
December_____	870,000	_____	870,000
Total for year_____	8,749,000	_____	8,749,000

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>438</u>
2. Maximum number of ERC's * which can be served.	<u>438</u>
3. Present system connection capacity (in ERC's *) using existing lines.	<u>437.5</u>
4. Future system connection capacity (in ERC's *) upon service area buildout.	<u>437.5</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>Large Percolation Ponds</u>
8. If the utility does not engage in reuse, has a reuse feasibility study been completed?	<u>Yes</u>
	<u>July 1, 2013</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>FLA013033</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<br>( X ) | NO<br>( ) | 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<br>( X ) | NO<br>( ) | 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission   |
| YES<br>( X ) | NO<br>( ) | 3. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statements of the utility.  |
| YES<br>( X ) | NO<br>( ) | 4. The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct and complete for the period for which it represents |

ITEMS CERTIFIED				
1.	2.	3.	4.	
( )	( )	( )	( )	_____ (signature of chief executive officer of the utility) *
( 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**

**GCP Plantation Landings, LLC**

**For the Year Ended December 31, 2020**

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues per Sch. F-3	Gross Water Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 54,189	62,285	\$ (8,096)
Commercial	-	-	-
Industrial	-	-	-
Multiple Family	-	-	-
Guaranteed Revenues	-	-	-
Other (Irrigation)	-	-	-
<b>Total Water Operating Revenue</b>	<b>\$ 54,189</b>	<b>\$ 62,285</b>	<b>\$ (8,096)</b>
<b>LESS: Expense for Purchased Water from FPSC-Regulated Utility</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Water Operating Revenues</b>	<b>\$ 54,189</b>	<b>\$ 62,285</b>	<b>\$ (8,096)</b>

Explanations:  
Amended return to be filed

**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**

**GCP Plantation Landings, LLC**

**For the Year Ended December 31, 2020**

(a)	(b)	(c)	(d)
<b>Accounts</b>	<b>Gross Wastewater Revenues per Sch. F-3</b>	<b>Gross Wastewater Revenues per RAF Return</b>	<b>Difference (b) - (c)</b>
Gross Revenue:			
Residential	74,074	\$ 80,131	\$ (6,057)
Commercial	-	-	-
Industrial	-	-	-
Multiple Family	-	-	-
Guaranteed Revenues	-	-	-
Other	-	-	-
<b>Total Wastewater Operating Revenue</b>	<b>\$ 74,074</b>	<b>\$ 80,131</b>	<b>\$ (6,057)</b>
<b>LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Wastewater Operating Revenues</b>	<b>\$ 74,074</b>	<b>\$ 80,131</b>	<b>\$ (6,057)</b>

Explanations:  
Amended return to be filed.

**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).