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FPSC - COMMISSION CLERK

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July 21, 2025
via efilng

Adam Teitzman, Commission Clerk
Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850

Re: Docket No. 2025____-WS – Application for a Staff-Assisted Rate Case in Polk County by
GCP Plantation Landings, LLC

Dear Mr. Teitzman:

On behalf of GCP Plantation Landings, LLC, (“Utility”) enclosed is its Application for
Staff Assisted Rate Case.

Should you or Staff have any questions regarding this response please do not hesitate to
contact me.

Very truly yours,

/s/ Martin S. Friedman
Martin Friedman

MSF:

Cc: Mark Cicchetti (via email)

FLORIDA PUBLIC SERVICE COMMISSION

APPLICATION FOR A
STAFF ASSISTED RATE CASE

I. GENERAL DATA

A. Name of Utility: **GCP Plantation Landings, LLC**

B. Address: **27777 Franklin Road, Suite 300, Southfield, MI 48034**

1. Telephone Nos.: **(248) 200 2500**

2. County: **Polk**

Nearest City: **Haines City**

3. General Area Served: **Landings at Lake Henry**

C. Authority:

1. Water Certificate No. **606-W**

Date Received: **March 2013**

2. Wastewater Certificate No. **522-S**

Date Received: **March 2013**

3. Date Utility Started Operations: Water:

Wastewater: **Approx. 1987**

D. How System Was Acquired: **Purchase**

If utility was purchased, give date **2012**

Amount Paid \$ **1,578,055**

1. Name of Seller: **Plantation Landings, Ltd.**

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.	Sun Communities Operating Limited Partnership	Owner	100
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:

**Martin Friedman and John Wharton
Dean Mead
420 S. Orange Ave., Suite 700
Orlando, FL 32801
mfriedman@deanmead.com**

**Daniel McGinn
Jones Walker
106 East College Ave, Suite 1200
Tallahassee, FL 32301
dmcginn@joneswalker.com**

II. ACCOUNTING DATA

A. Outside Accountant

1. Name: **Deborah Swain**
2. Firm: **Milian, Swain & Associates, Inc.**
3. Address: **dswain@milianswain.com**
4. Telephone: 305-496-2374

B. Individual To Contact On Accounting Matters:

1. Name: **Becky Scott**
2. Telephone: **(248) 846-8522**

C. Location of Books and Records: **Southfield, MI**

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

Date Last Filed: **April 2025**

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:

Cost of Plant In Service

	2023	2024
	\$ 655,517	\$ 671,540

Less Accumulated Depreciation	407,119	431,480
Less Contributed Plant	0	0
Net Owner's Investment	\$ 258,398	\$ 240,060
2. <u>Wastewater:</u>	2023	2024
Cost of Plant In Service	\$ 772,674	\$ 810,422
Less Accumulated Depreciation	470,292	491,703
Less Contributed Plant	0	0
Net Owner's Investment	\$ 302,382	\$ 318,719

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

1. <u>Water:</u>	2023	2024
Revenues (By Class)		
a. Residential	\$ 59,748	\$ 65,900
b.		
c.		
Total Operating Revenues:	\$ 59,748	\$ 65,900
Less Expenses:		
a. Salaries & Wages – Employees <i>(1) Includes correction to 2024 AR</i>	3,436	3,862 (1)
b. Salaries & Wages - Officers, Directors, & Majority Stockholders		
c. Employee Pensions & Benefits		
d. Purchased Water		
e. Purchased Power		
f. Fuel for Power Production		
g. Chemicals		12,443
h. Materials & Supplies		240
i. Contractual Services	37,414	43,156
j. Rents	9,157	
k. Transportation Expenses		256
l. Insurance Expense		
m. Regulatory Commission Expense		
n. Bad Debt Expense		
o. Miscellaneous Expense	1,203	135
p. Depreciation Expense	24,190	24,361
q. Property Taxes		
r. Other Taxes <i>(1) Includes correction to 2024 AR</i>	2,532	3,066 (1)

s. Income Taxes

Operating Income (Loss) (1) Includes correction to 2024 AR

\$ (18,184) \$ (21,619) (1)

2. Wastewater

Revenues (By Class):

2023 2024

a. **Residential**

\$ 94,613 \$ 100,535

b.

c.

Total Operating Revenues:

\$ \$

Less Expenses:

a. Salaries & Wages – Employees (1) Includes correction to 2024 AR

3,436 3,862 (1)

b. Salaries & Wages - Officers, Directors, & Majority Stockholders

c. Employee Pensions & Benefits

d. Purchased Wastewater Treatment

e. Sludge Removal Expense

18,850

f. Purchased Power

g. Fuel for Power Production

h. Chemicals

27,330

i. Materials & Supplies

1,799

j. Contractual Services

89,635 56,141

k. Rents

l. Transportation Expenses

256

m. Insurance Expense

n. Regulatory Commission Expense

o. Bad Debt Expense

p. Miscellaneous Expense

1,150

q. Depreciation Expense

18,781 21,412

r. Property Taxes (Land Lease)

s. Other Taxes-RAF (1) Includes correction to 2024 AR

3,808 4,635 (1)

t. Income Taxes

Operating Income (Loss) (1) Includes correction to 2024 AR

\$ (22,197) \$ (33,750) (1)

H. Outstanding Debt:

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

I. Indicate Type of Tax Return Filed:

- ☐ Form 1120 -Corporation
☐ Form 1120S -Subchapter S Corporation
☒ Form 1065 - Partnership

III ENGINEERING DATA

A. Outside Engineering Consultant: N/A

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

B. Individual to contact on engineering matters:

1. Name: **Jennifer Andrews**
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: **N/A**

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: **80,000** b. Under Construction: c. Proposed:

2. Type and make of present treatment facilities: **Extended Aeration**

3. Approximate average daily flow of treatment plant effluent: **27,000 GPD**

4. Approximate length of wastewater mains:

Size (diameter):	8"	4"			
Linear feet:	12,660	2,98			

5. Number of manholes: **50**

6. Number of lift stations: **3**

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? **4.2 ppm**
9. Tap in fees – Wastewater: \$ **N/A**
10. Service availability fees – Wastewater: \$ **0**
11. Note DEP Treatment Plant Certificate Number and date of expiration: **Permit No. FLA013033**
Number Expiration Date: **2/8/2029**
12. Total gallons treated during most recent twelve months: **9,872,000**
13. Wastewater treatment purchased during most recent twelve months: **0**

H. Water:

1. Gallons per day capacity of treatment facilities:
a. Existing: **69,800** b. Under Construction : c. Proposed:
2. Type of treatment: **Chlorination**
3. Approximate average daily flow of treated water: **72,055**
4. Source of water supply: Wells
5. Types of chemicals used and their normal dosage rates: **Chlorine**
2.8 ppm
6. Number of wells in service: **2**
Total capacity in gallons per minute (gpm): **72,055**

Diameter/Depth:	8" / 522'	8" / 520'	
Motor horsepower:	40 hp	40 hp	
Pump capacity (gpm):	350 gpm	350 gpm	

7. Reservoirs and/or hydropneumatic tanks:

Description:	Steel Hydro		
Capacity:	15,000		

8. High service pumping:

Motor horsepower:	N/A			
Pump capacity (gpm):				

9. How do you measure treatment plant production? Flow meter

10. Approximate feet of water mains:

Size (diameter):	6"	4"	2"	
Linear feet:	8,960	5,110	2,120	

11. Note any fire flow requirements and imposing government agency: Polk County

12. Number of fire hydrants in service: 13

13. Do you have a meter change out program? ☒ No ☐ Yes
14. Meter installation or tap in fees - Water \$ 0
15. Service availability fees - Water \$ 0
16. Has the existing treatment facility been approved by DEP? ☒ No ☐ Yes
17. Total gallons pumped during most recent twelve months: 26,300,000 (pumped from wells)
18. Total gallons sold during most recent twelve months: 16,958,000
19. Gallons unaccounted for during most recent twelve months: 9,342,000
20. Gallons purchased during most recent twelve months: 0

IV. RATE DATA

A. Individual to contact on tariff matters:

1. Name: Martin Friedman
2. Telephone Number: (407) 310 2077

B. Schedule of present rates: (Attach additional sheets if more space is needed)

1. Water:

a. Residential Water	<u>\$5.83 base; \$2.00 per thousand</u>
b. General Service	<u>\$5.83 base; \$2.00 per thousand</u>
c. Special Contract	<u></u>
d. Other - Specify	<u></u>

2. Wastewater:

a. Residential Wastewater	<u>\$11.10 base; \$3.21 per thousand (6,000g cap)</u>
b. General Service	<u>\$11.10 base; \$3.84 per thousand</u>
c. Special Contract	<u></u>
d. Other - Specify	<u></u>

C. Number of Customers: (Most recent two years)

1. Water Metered	2023	2024
a. Residential	<u>388</u>	<u>388</u>
b. General Service	<u></u>	<u></u>
c. Special Contract	<u></u>	<u></u>
d. Other - Specify	<u></u>	<u></u>
2. Water Unmetered	2023	2024
a. Residential	<u>N/A</u>	<u></u>
b. General Service	<u></u>	<u></u>
c. Special Contract	<u></u>	<u></u>
d. Other - Specify	<u></u>	<u></u>
3. Wastewater	2023	2024
a. Residential 5/8 x 3/4	<u>388</u>	<u>388</u>
b. General Service 5/8 x 3/4	<u></u>	<u></u>
c. Special Contract	<u></u>	<u></u>

d. Other - Specify

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 *Sheri 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:

1. The Utility also requests a repression adjustment to both water and wastewater to account for the decrease in water usage upon which water and wastewater rates are based as a result of the increase in water and wastewater rates.
2. The Utility is also asking recovery of the following pro forma expenses for accounting consulting services to ensure financial records are stated adequately in complains with NARUC, and to review certain financial records for compliance.
 - Milian, Swain & Associates, Inc. – estimated total cost \$5,000