

**CLASS "C"**

OFFICIAL COPY  
Public Service Commission  
Do Not Remove From This Office

**WATER and/or WASTEWATER UTILITIES**

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

***ANNUAL REPORT***

WU959-15-AR

**GCP Fairfield Village, LLC**

EXACT LEGAL NAME OF RESPONDENT

**640-W**

Certificate Number(s)

Submitted To The

***STATE OF FLORIDA***



RECEIVED  
FLORIDA PUBLIC SERVICE  
COMMISSION  
2017 JAN -3 AM 11:19  
DIVISION OF  
ACCOUNTING & FINANCE

***PUBLIC SERVICE COMMISSION***

**FOR THE**

**YEAR ENDED DECEMBER 31, 2015**



## INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

Officers and Directors  
GCP Fairfield Village, LLC  
Southfield, MI 48034

Management is responsible for the financial statements of GCP Fairfield Village, LLC, included in the accompanying Annual Report, which comprise the statement of assets, liabilities, and equity of GCP Fairfield Village, LLC as of December 31, 2015 and the statement of revenue and expenses for the year ended December 31, 2015 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.

*CJNW CPAs*

CJN&W CPAs  
November 3, 2016

## GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable." Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceeding year ending December 31.

Florida Public Service Commission  
Division of 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)

**TABLE OF CONTENTS**

FINANCIAL SECTION	
	PAGE
Identification	F-2
Income Statement	F-3
Comparative Balance Sheet	F-4
Gross Utility Plant	F-5
Accumulated Depreciation and Amortization of Utility Plant	F-5
Capital Stock	F-6
Retained Earnings	F-6
Proprietary Capital	F-6
Long Term Debt	F-6
Tax Expense	F-7
Payments For Services Rendered By Other Than Employees	F-7
Contributions in Aid of Construction	F-8
Cost of Capital Used For AFUDC Calculation	F-9
AFUDC Capital Structure Adjustments	F-10
WATER OPERATING SECTION	
	PAGE
Water Utility Plant Accounts	W-1
Analysis of Accumulated Depreciation By Primary Account - Water	W-2
Water Operation And Maintenance Expense	W-3
Water Customers	W-3
Pumping and Purchased Water Statistics and Mains	W-4
Well and Well Pumps, Reservoirs, and High Service Pumping	W-5
Sources of Supply and Water Treatment Facilities	W-6
General Water System Information	W-7
WASTEWATER OPERATING SECTION	
	PAGE
Wastewater Utility Plant Accounts	S-1
Analysis of Accumulated Depreciation By Primary Account - Wastewater	S-2
Wastewater Operation And Maintenance Expense	S-3
Wastewater Customers	S-3
Pumping Equipment, Collecting and Force Mains and Manholes	S-4
Treatment Plant, Master Lift Station Pumps and Pumping Wastewater Statistics	S-5
General Wastewater System Information	S-6
VERIFICATION SECTION	
	PAGE
Verification	V-1

# **FINANCIAL SECTION**

REPORT OF

GCP Fairfield Village, LLC  
(Exact name of utility)

<u>27777 Franklin Road, Suite 200</u>		<u>5866 SW 58th Place</u>	
<u>Southfield, MI 48034</u>		<u>Ocala, FL 34474</u>	<u>Marion</u>
Mailing Address		Street Address	County
Telephone Number	<u>248-208-2556</u>	Date Utility First Organized	<u>10/05/10</u>
Fax Number	<u>248-598-1884</u>	E-mail Address	<u>jmclaren@suncommunities.com</u>
Sunshine State Ine-Call of Florida, Inc. Member No.	<u>AL2117</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: Fairfield Village

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: Rachel Muse	Manager	5866 SW 58th Place Ocala, FL 34474	\$ -

Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility:

Name	Percent Ownership In Utility	Principle Business Address	Salary Charged Utility
Sun Communities Operating Limited Partnership	100%	The American Center 27777 Franklin Road Southfield, MI 48034-8205	N/A
Sun Communities, Inc.	(Indirectly) 92%		

UTILITY NAME: GCP Fairfield Village, LLC

YEAR OF REPORT  
December 31, 2015

**INCOME STATEMENT**

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential -----		\$ 8,756	\$ -		\$ 8,756
Commercial -----					-
Industrial -----					-
Multiple Family -----					-
Guarenteed Revenues -----					-
Other (Specify) -----					-
Total Gross Revenue -----		8,756	-	N/A	8,756
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	36,491	30,569		67,060
Depreciation Expense -----	F-5	11,391	26,966		38,357
CIAC Amortization Expense -----	F-8	-	-		-
Taxes Other Than Income -----		394	-	-	394
Income Taxes -----	F-7	-	-		-
Total Operating Expenses -----		48,276	57,535		105,811
Net Operating Income (Loss)		(39,520)	(57,535)	-	(97,055)
Other Income:					
Nonutility Income -----					-
Interest Income -----		-	-		-
-----					-
Other Deductions:					
Miscellaneous Nonutility Expenses -----					-
Interest Expense -----		-	-		-
AFUDC -----		-	-		-
-----					-
-----					-
Net Income (Loss)		\$ (39,520)	\$ (57,535)	N/A	\$ (97,055)



**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	\$ 1,077,177	\$ 992,654
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(647,762)	(609,405)
Net Utility Plant _____		429,415	383,249
Cash _____			2,795,081
Customer Accounts Receivable (141) _____		353	166,608
Other Assets (Specify):			
Total Prepaid _____		-	33,847
Net NonUtility Assets _____		-	11,542,865
_____		-	-
_____		-	-
Total Assets _____		\$ 429,768	\$ 14,921,650
<b>LIABILITIES AND CAPITAL:</b>			
Common Stock Issued (201) _____	F-6		
Preferred Stock Issued (204) _____	F-6	-	-
Other Paid In Capital (211) _____		-	3,693,375
Retained Earnings (Deficit)(215) _____	F-6	312,251	(1,070,332)
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	-	-
Total Capital _____		312,251	2,623,043
Long Term Debt (224) _____	F-6	-	11,842,802
Accounts Payable (231) _____		2,471	7,804
Notes Payable (232) _____			
Customer Deposits (235) _____			32,575
Accrued Taxes (236) _____	F-7	394	
Other Liabilities (Specify):			
Accrued Other Operating Liabilities _____		114,652	348,092
Accrued Payroll _____			16,923
Accrued Mortgage Interest _____			50,411
_____			
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8		
Total Liabilities and Capital _____		\$ 429,768	\$ 14,921,650

**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) _____	\$ 373,621	\$ 703,556	N/A	\$ 1,077,177
Construction Work In Progress (105) _____				-
Other (Specify) _____	-	-		-
_____				-
<b>Total Utility Plant</b> _____	<b>\$ 373,621</b>	<b>\$ 703,556</b>	<b>N/A</b>	<b>\$ 1,077,177</b>

**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 _____	189,919	\$ 419,486	N/A	\$ 609,405
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	11,391	26,966		38,357
Salvage _____				-
Other credits (specify) _____				-
_____				-
<b>Total credits</b> _____	<b>11,391</b>	<b>26,966</b>		<b>38,357</b>
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _____	-	-		-
Cost of removal _____		-		-
Other debits (specify) _____				-
_____				-
<b>Total debits</b> _____	<b>-</b>	<b>-</b>		<b>-</b>
<b>Balance End of Year</b> _____	<b>\$ 201,310</b>	<b>\$ 446,452</b>	<b>N/A</b>	<b>\$ 647,762</b>

UTILITY NAME: GCP Fairfield Village, LLC

**YEAR OF REPORT**  
December 31, 2015

**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	\$ (1,070,332)
Charges during the year (specify):		
Current Year Loss _____	-	(97,055)
Adjustment to opening balance _____		1,479,638
_____		-
Balance end of year _____	\$	\$ 312,251

**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 Nominal Date of Issue and Date of Maturity)	Interest		Principal Per Balance Sheet Date
	Rate	# of Payments	
_____	%		
_____	%		
_____	%		
_____	%		
Total _____			N/A

**UTILITY NAME:** GCP Fairfield Village, LLC

**TAXES ACCRUED (236)**

(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 _____	394	-		394
Other (Specify): _____	-	-		
Total taxes accrued _____	\$ 394			\$ 394

**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
	\$ -	\$ -	

UTILITY NAME: GCP Fairfield Village, LLC

**YEAR OF REPORT**  
December 31, 2015

**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 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**

Acct. No. (a)	Account Name (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization	\$ -	\$ -	\$ -	\$ -
302	Franchises	-	-	-	-
303	Land and Land Rights	1,200	-	-	1,200
304	Structure and Improvements	3,999	4,619	-	8,618
305	Collecting and Impounding Reservoirs	-	-	-	-
306	Lake, River and Other Intakes	-	-	-	-
307	Wells and Springs	27,830	-	-	27,830
308	Infiltration Galleries and Tunnels	-	-	-	-
309	Supply Mains	-	-	-	-
310	Power Generation Equipment	13,672	-	-	13,672
311	Pumping Equipment	22,436	-	-	22,436
320	Water Treatment Equipment	42,250	-	-	42,250
330	Distribution Reservoirs and Standpipes	29,781	-	-	29,781
331	Transmission and Distribution Mains	113,464	5,761	-	119,225
333	Services	77,396	-	-	77,396
334	Meters and Meter Installations	31,213	-	-	31,213
335	Hydrants	-	-	-	-
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	-	-	-	-
	<b>Total Water Plant</b>	<b>\$ 363,241</b>	<b>\$ 10,380</b>	<b>\$ -</b>	<b>\$ 373,621</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 %	\$ -	\$ -	\$ -	\$ -
302	Franchises	-	- %	- %	-	-	-	-
304	Structure and Improvements	28	- %	3.57 %	3,533	-	225	3,758
305	Collecting and Impounding Reservoirs	-	- %	- %	-	-	-	-
306	Lake, River and Other Intakes	-	- %	- %	-	-	-	-
307	Wells and Springs	27	- %	3.70 %	9,048	-	1,031	10,079
308	Infiltration Galleries and Tunnels	-	- %	- %	-	-	-	-
309	Supply Mains	32	- %	3.13 %	-	-	-	-
310	Power Generation Equipment	20	- %	5.00 %	8,845	-	804	9,649
311	Pumping Equipment	20	- %	5.00 %	9,990	-	1,320	11,310
320	Water Treatment Equipment	28	- %	3.57 %	42,250	-	-	42,250
330	Distribution Reservoirs and Standpipes	30	- %	3.33 %	13,900	-	902	14,802
331	Transmission and Distribution Mains	40	- %	2.50 %	49,092	-	3,062	52,154
333	Services	40	- %	2.50 %	38,210	-	2,211	40,421
334	Meters and Meter Installations	20	- %	5.00 %	15,051	-	1,836	16,887
335	Hydrants	20	- %	5.00 %	-	-	-	-
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				\$ 189,919		\$ 11,391	\$ 201,310

\* This amount should tie to Sheet F-5



**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	\$ 5,661
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
604	Employee Pensions and Benefits _____	
610	Purchased Water _____	
615	Purchased Power _____	22,172
616	Fuel for Power Production _____	
618	Chemicals _____	
620	Materials and Supplies _____	4,538
630	Contractual Services:	
	Billing _____	
	Operator and Management _____	
	Testing _____	
	Other _____	
640	Rents _____	
650	Transportation Expense _____	
655	Insurance Expense _____	
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
670	Bad Debt Expense _____	
675	Miscellaneous Expenses _____	4,120
	Total Water Operation and Maintenance Expense _____	\$ 36,491 *

\* 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	280	280	280
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			
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):					
<b>** D = Displacement C = Compound T = Turbine</b>					
<b>Total</b>			<b>280</b>	<b>280</b>	<b>280</b>

UTILITY NAME: GCP Fairfield Village, LLC  
 SYSTEM NAME: Fairfield Village

**YEAR OF REPORT**  
 December 31, 2015

**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	-	1,606	-	1,606	1,306
February	-	1,380	-	1,380	919
March	-	1,814	-	1,814	984
April	-	1,960	-	1,960	1,408
May	-	2,357	-	2,357	1,264
June	-	2,298	-	2,298	1,307
July	-	1,403	-	1,403	2,141
August	-	1,346	-	1,346	1,206
September	-	1,336	-	1,336	989
October	-	1,372	-	1,372	1,185
November	-	1,268	-	1,268	1,306
December	-	1,519	-	1,519	1,151
Total for year	N/A	19,659	-	19,659	15,166

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: GCP Fairfield Village, LLC  
 SYSTEM NAME: Fairfield Village

**YEAR OF REPORT**  
 December 31, 2015

**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 _____	10	10		
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)
<b><u>MOTORS</u></b>				
Manufacturer _____	None			
Type _____				
Rated Horsepower _____				
<b><u>PUMPS</u></b>				
Manufacturer _____	None			
Type _____				
Capacity in GPM _____				
Average Number of Hours Operated Per Day _____				
Auxiliary Power _____				

**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 _____	-		

**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>280</u>
2.	Maximum number of ERC's * which can be served	<u>280</u>
3.	Present system connection capacity (in ERC's *) using existing lines	<u>280</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?	<u>No</u>
	If so, how much capacity is required?	<u>N/A</u>
7.	Attach a description of the fire fighting facilities.	<u>None</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>6424704</u>
12.	Water Management District Consumptive Use Permit #	<u>42 BID 1945480</u>
	a. Is the system in compliance with the requirements of the CUP?	<u>Excess unaccounted for Water</u>
	b. If not, what are the utility's plans to gain compliance?	<u>Implementation of a Remedial Action Plan approved by Southwest Water Management District.</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**

Note: GCP Fairfield Village, LLC, does not operate a regulated wastewater system; therefore, pages S-1 through S-6 have been omitted from this report.

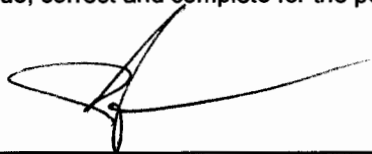
---

# 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 Of 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 statement 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.
( X )	( X )	( X )	( X )

  
 \_\_\_\_\_  
 (signature of chief executive officer of the utility) \*

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

\_\_\_\_\_  
 (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 Fairfield Village, LLC**

**For the Year Ended December 31, 2015**

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues per Sch. F-3	Gross Water Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 8,756	\$ 8,756	\$ -
Commercial	-	-	-
Industrial	-	-	-
Multiple Family	-	-	-
Guaranteed Revenues	-	-	-
Other (Irrigation)	-	-	-
<b>Total Water Operating Revenue</b>	<b>\$ 8,756</b>	<b>\$ 8,756</b>	<b>\$ -</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>\$ 8,756</b>	<b>\$ 8,756</b>	<b>\$ -</b>

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).



GCP Fairfield Village (WU959)  
 Retained Earnings Adjustment Reconciliation  
 December 31, 2015

NARUC	Description	Amount
131	Cash	(2,795,081.00)
141	Accounts Receivable	(166,608.00)
174	Total Prepays	(33,847.00)
121	Net Non Utility Assets	<u>(11,542,865.00)</u>
	Total	(14,538,401.00)
211	Other Paid In Capital	(3,693,375.00)
215	Adjustment to Retained Earnings	1,479,638.00
224	Long Term Debt	(11,842,802.00)
231	Accounts Payable	(7,804.00)
235	Customer Deposits	(32,575.00)
241	Other Liabilities	<u>(441,483.00)</u>
	Total	(14,538,401.00)

The utility was purchased in 2015. The prior annual report was prepared using the entire company's activity. Starting with the 2015 annual report only the utility portion will be presented since it is being kept separately starting at the beginning of 2015 for accounting purposes.