

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for staff-assisted rate case in
Polk County, by GCP Plantation Landings, LLC

Docket No. 20250094-WS

NOTICE OF FILING AFFIDAVIT OF MAILING

GCP Plantation Landings, LLC, by and through its undersigned attorneys, hereby gives notice of filing the attached Affidavit of Mailing of the letter to the chief executive officer of Polk County with a copy of the SARC Application.

Respectfully submitted this 22nd day of July,
2025, by:

Dean Mead
420 S. Orange Ave., Suite 700
Orlando, Florida 32801
Direct Telephone: (407) 310-2077
Facsimile: (407) 423-1831

/s/ Martin S. Friedman
Martin S. Friedman

AFFIDAVIT OF MAILING

STATE OF FLORIDA

COUNTY OF ORANGE

Before me, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared Grace Seegobin, who, after being duly sworn on oath, did depose and say that on behalf of GCP Plantation Landings, LLC, on July 22, 2025, she did mail the attached letter to the chief executive officer of Polk County advising that GCP Plantation Landings, LLC has filed a staff-assisted rate case, a copy of which Application was enclosed.

FURTHER AFFIANT SAYETH NAUGHT.



Grace Seegobin
Assistant to Martin S. Friedman

Sworn to and subscribed before me by means of physical presence or [] on line notarization this 20th day of July, 2025, by Grace Seegobin who is personally known to me or [] who produced a Florida Driver's License as identification.



NOTARY PUBLIC



DEAN | MEAD

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MARTIN FRIEDMAN
407-310-2077
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July 22, 2025

Bill Beasley, County Manager
Polk County
330 W. Church Street
Bartow, FL 33830

RE: Docket No. 20250094-WS; Application for staff-assisted rate case in Polk County, by GCP Plantation Landings, LLC

Dear Mr. Beasley:

As required by Section 367.091(2), Florida Statutes, this letter is to advise you of GCP Plantation Landings, LLC's Application to the Florida Public Service Commission for a staff-assisted rate case for an increase in its water and wastewater rates to its customers in Polk County, Florida, a copy of which Application is enclosed.

Please do not hesitate to contact me should you have any questions.

Very truly yours,



MARTIN S. FRIEDMAN
For the Firm

MSF/

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	<u>\$ 258,398</u>	<u>\$ 240,060</u>
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	<u>0</u>	<u>0</u>
Net Owner's Investment	<u>\$ 302,382</u>	<u>\$ 318,719</u>

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:	<u>\$ 59,748</u>	<u>\$ 65,900</u>
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

\$	<u>(18,184)</u>	\$	<u>(21,619) (1)</u>
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2. Wastewater

Revenues (By Class):

	2023		2024
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a. **Residential**

\$		\$	
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94,613	100,535
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b.

c.

Total Operating Revenues:

\$		\$	
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Less Expenses:

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

3,436	3,862 (1)
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b. Salaries & Wages - Officers, Directors, & Majority Stockholders

c. Employee Pensions & Benefits

d. Purchased Wastewater Treatment

e. Sludge Removal Expense

	18,850
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f. Purchased Power

g. Fuel for Power Production

h. Chemicals

	27,330
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i. Materials & Supplies

	1,799
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j. Contractual Services

89,635	56,141
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k. Rents

l. Transportation Expenses

	256
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m. Insurance Expense

n. Regulatory Commission Expense

o. Bad Debt Expense

p. Miscellaneous Expense

1,150	
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q. Depreciation Expense

18,781	21,412
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r. Property Taxes (Land Lease)

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

3,808	4,635 (1)
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t. Income Taxes

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

\$	<u>(22,197)</u>	\$	<u>(33,750) (1)</u>
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H. Outstanding Debt:

	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 | \$5.83 base; \$2.00 per thousand |
| b. General Service | \$5.83 base; \$2.00 per thousand |
| c. Special Contract | |
| d. Other - Specify | |

2. Wastewater:

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

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

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

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 regression 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 compliance with NARUC, and to review certain financial records for compliance.
 - Milian, Swain & Associates, Inc. – estimated total cost \$5,000