CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WS933-16-AR Ronald Edwards Grove Land Utilities, LLC 660 Beachland Blvd., Suite 301 Vero Beach, FL 32963-1708

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

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FOR THE

YEAR ENDED DECEMBER 31, 2016

Form PSC/ECR 006-W (Rev. 12/99)

Grove Land Utilities, LLC 660 Beachland Blvd. Suite 301 Vero Beach, Fl. 32963 772-234-2410

March 8, 2017

Mr. Andrew L. Maurey, Director Division of Accounting and Finance Florida Public Service Commission 2540 Shumard Oak Boulevard Tallahassee, FL 32399-0850

2017 MAR 3 AM 8. 0

Re: 2016 Class "C" Water and Wastewater Utility Report

Dear Mr. Maurey,

Attached are an original and two copies of the December 31, 2016 annual report for Grove Land Utilities, LLC ("Grove Land").

As you know, on April 30, 2012 the Commission issued its Order No. PSC-12-0224-PAA-WS granting Grove Land a certificate to operate a water and wastewater utility. The Order also established initial rates. Since the Utility's treatment, distribution, or collection systems are not yet constructed it could not begin providing services for compensation in 2015 and there are no operating results to report.

Since there were no operations we are only submitting information on the following pages of the annual report:

F-2	-	General information
F-3	-	Income Statement
F-4	-	Balance Sheet
F-6	-	Proprietary Capital
V-1	-	Certification
	F-3 F-4 F-6	F-3 - F-4 - F-6 -

If you have any questions, please contact us. Thank you for your consideration.

Very truly yours,

Ronald I Edwards

Ronald L. Edwards Manager

FINANCIAL SECTION

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		REPORT O	F	
660 BEACH	HELLAND LAND BLUD HEL 3296 Mailing Address	(EXACT NAME OF SUITE 301	UTILITY) (SAME) Street Address	County
Telephone Number	772 234	2410	Date Utility First Organized	1-30-2012
Fax Number	772 234	3690	E-mail Address REDWARDS	QEUANSPROP. COM
Sunshine State One-0	Call of Florida, Inc. N	lember No.		
Check the business e	ntity of the utility as	filed with the Internal Re	evenue Service:	
Individual	Sub Chapter	S Corporation 米	1120 Corporation] Partnership
Name, Address and F	hone where records	s are located:		
Name of subdivisions *LLC IS A D COMPANN'S TAX	ISREGARDED	·	IJ CONSOLIDATED ON S	PARENT
Name Person to send corres		Title	Principal Business Address	Salary Charged Utility
RONALD L EDM Person who prepared JERRY BEA	this report:	WANAG29	SAME AS ANDOVE	
Officers and Manager		MANAGER	SAME AS PROVE	\$ <u>-0-</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	Principal Business Address	Salary Charged Utility
EVANS UTILITIES COMPANY, INC EVANS PROPERTIES INC	OWNS 100% OF EVANS WTILITIES COMPANY, INC	SAME AS ABOVE	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$

UTILITY NAME: GROVE LAND UTILITIES LLC YEAR OF REPORT

DECEMBER 31, 2016

INCOME STATEMENT

	Ref.				Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue: Residential Commercial Industrial Multiple Family Guaranteed Revenues Other (Specify)		\$	\$	\$	\$
Total Gross Revenue		\$	\$	\$	\$
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$	\$	\$	\$
Depreciation Expense	F-5				
CIAC Amortization Expense	F-8				
Taxes Other Than Income	F-7				
Income Taxes	F-7				
Total Operating Expense		\$		1	\$
Net Operating Income (Loss)		\$_0	\$	\$	\$_ <u>O</u>
Other Income: Nonutility Income		\$	\$	\$	\$
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense PNNNE FEES		\$	\$	\$	\$ 3q
Net Income (Loss)		\$ (139)	\$ <u>©</u>	\$	\$ <1395

UTILITY NAME: GRove Land Wilities LLC YEAR OF REPORT DECEMBER 31, 2016

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105)	F-5,W-1,S-1	\$	\$
Accumulated Depreciation and Amortization (108)	F-5,W-2,S-2		
Net Utility Plant		\$	\$
Cash Customer Accounts Receivable (141)		137641	334
Customer Accounts Receivable (141) Other Assets (Specify):			
Other Assets (Specify):	TATE	841028	84,028
	-	556 439	
Total Assets		\$ 1535108	\$ 841362
Liabilities and Capital:			
Common Stock Issued (201)	F-6		
Preferred Stock Issued (204) Other Paid in Capital (211)	F-6		
Retained Earnings (215)	F-6		
Propietary Capital (Proprietary and Partnership only) (218)	F-6	840 889	841,362
Total Capital		\$ 840 889	\$ 841,362
Long Term Debt (224)	F-6	\$ 250 007	\$
Accounts Payable (231)Notes Payable (232)		444,212	
Customer Deposits (235)	-	and a second sec	
Accrued Taxes (236)Other Liabilities (Specify)	-		
	-		
	-		
Advances for Construction			
Construction - Net (271-272)	F-8		
Total Liabilities and Capital	_	\$ 1535,108	\$ 841,362

UTILITY NAME: GROVE Land Utilities LLC

YEAR OF REPORT DECEMBER 31, כוני

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other than Reporting Systems	Total
Utility Plant in Service (101) Construction Work in Progress (105)		\$	\$	\$
Other (Specify)				
Total Utility Plant	\$	\$	\$	\$

ACCUMULATED DEPRECIATION (A/D) AND AMORTIZATION OF UTILITY PLANT

Account 108	Water	Wastewater	Other than Reporting Systems	Total
Balance First of Year	\$	\$	\$	\$
Add Credits During Year: Accruals charged to depreciation account Salvage Other Credits (specify)		\$	\$	\$
Total Credits		\$	\$	\$
Deduct Debits During Year: Book cost of plant retired Cost of removal Other debits (specify)	\$	\$	\$	\$
Total Debits	\$	\$	\$	\$
Balance End of Year	\$	\$	\$	\$

UTILITY NAME: GROVE Land Utilities LLC

YEAR OF REPORT DECEMBER 31, 2010

CAPITAL STOCK (201 - 204)

Stock	Preferred Stock
	Stock

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year Changes during the year (Specify):	\$\$	\$
Balance end of year	\$\$	\$

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner Partn	ner
Balance first of year Changes during the year (Specify):	\$ 841362 \$	
CHARGENT YEAR LOSS RETURN OF CAPITM	$\frac{\langle 139 \rangle}{\langle 334 \rangle} =$	
Balance end of year	\$ 840889 \$	

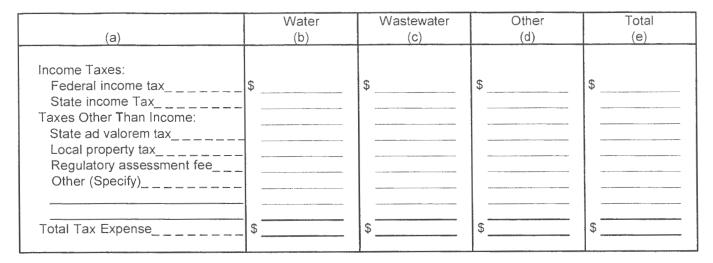
LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Inte Rate	rest # of Pymts	Principal per Balance Sheet Date
			\$
Total			\$

UTILITY NAME: GROUSE Land Utilities LLC

YEAR OF REPORT DECEMBER 31,) 010

TAX EXPENSE



PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar 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: GROJE Land	Utilities LLC
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YEAR OF REPORT DECEMBER 31, 2010

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

		Water	Wastewater	Total
	(a)	(b)	(C)	(d)
1) 2)	Balance first of yearAdd credits during year	\$	\$\$	\$ \$
3) 4) 5) 6)	Total Deduct charges during the year Balance end of year Less Accumulated Amortization	· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·
7)	Net CIAC	\$	\$	\$

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)

Report below all developers agreements from which cash received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
Sub-total			\$	\$
Report below all capacity charges, main extension charges and customer connection charges received during the year.				
Description of Charge	Number of Connections	Charge per Connection		
		\$	\$	\$
Total Credits During Year (Must agr	ee with line # 2 abov	e.)	\$	\$

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year Add Debits During Year:	\$	\$	\$
Deduct Credits During Year:			
Balance End of Year (Must agree with line #6 above.)	\$	\$	\$

** COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR **

UTILITY NAME: GROVE Land Utilities LLC

YEAR OF REPORT DECEMBER 31, 2010

SCHEDULE "A"

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [cxd] (e)
Common Equity	\$	%	%	%
Preferred Stock		%	%	%
Long Term Debt		%	%	%
Customer Deposits		%	%	%
Tax Credits - Zero Cost		%	0.00 %	%
Tax Credits - Weighted Cost		%	%	%
Deferred Income Taxes		%	%	%
Other (Explain)		%	%	%
Total	\$	100.00 %		%

(1) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

APPROVED AFUDC RATE

Current Commission approved AFUDC rate:	%
Commission Order Number approving AFUDC rate:	

** COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR **

UTILITY NAME: GROVE Land Litilities LLC

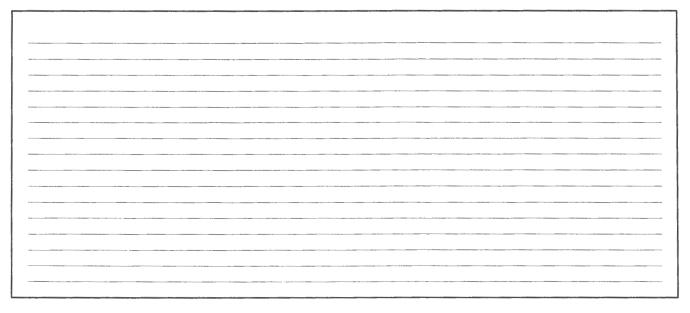
YEAR OF REPORT DECEMBER 31, 2910

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity Preferred Stock Long Term Debt Customer Deposits Tax Credits-Zero Cost Tax Credits-Weighted Cost of Capital Deferred Income Taxes Other (Explain) Total	\$	\$	\$	\$	\$

(1) Explain below all adjustments made in Column (e):



UTILITY NAME: GROVE hand Utilities LLC

1.

YEAR OF REPORT DECEMBER 31. 2010

CERTIFICATION OF ANNUAL REPORT

I HEREBY CERTIFY, to the best of my knowledge and belief:

YES NO

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.



The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.

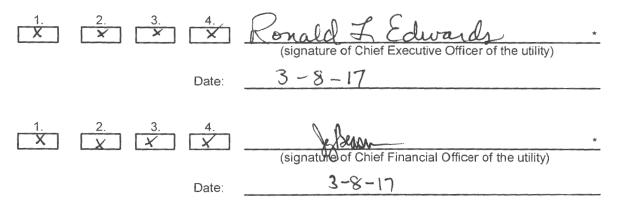
YES NO 3.

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.



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



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.