

CLASS "C"

WATER and/or WASTEWATER UTILITIES

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

ANNUAL REPORT

WS960-16-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



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DIVISION OF
ACCOUNTING & FINANCE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2016



INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

Officers and Directors
GCP Plantation Landings, LLC
Southfield, MI 48034

Management is responsible for the financial statements of GCP Plantation Landings, LLC, included in the accompanying Annual Report, which comprise the statement of assets, liabilities, and equity of GCP Plantation Landings, LLC as of December 31, 2016 and the statement of revenue and expenses for the year ended December 31, 2016 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.

CJN&W CPAs

CJN&W CPAs
July 25, 2017

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 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 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>	<u>Polk</u>
Mailing Address		Street Address	County
Telephone Number	<u>248-208-2556</u>	Date Utility First Organized	<u>April, 1981</u>
Fax Number	<u>248-598-1884</u>	E-mail Address	<u>jmcclaren@suncommunities.com</u>
Sunshine State Ine-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: 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: Suzanne Rayborn	Manager	23 O'Hara Drive Haines City, FL 33844	\$ -

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

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential _ _ _ _ _		\$ 40,281	\$ 78,193		\$ 118,474
Commercial _ _ _ _ _					-
Industrial _ _ _ _ _					-
Multiple Family _ _ _ _ _					-
Guarenteed Revenues _ _ _					-
Other (Specify) _ _ _ _ _					-
Total Gross Revenue _ _ _		40,281	78,193	N/A	118,474
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	42,697	54,288		96,985
Depreciation Expense _ _ _ _	F-5	19,071	10,934		30,005
CIAC Amortization Expense _ _	F-8	-	-		-
Taxes Other Than Income _ _ _	F-7	2,603	4,309	-	6,912
Income Taxes _ _ _ _ _	F-7	-	-		-
Total Operating Expenses _ _		64,371	69,531		133,902
Net Operating Income (Loss)		(24,090)	8,662	-	(15,428)
Other Income:					
Nonutility Income _ _ _ _ _					-
Interest Income		-	-		-
					-
Other Deductions:					
Miscellaneous Nonutilty Expenses _ _ _ _ _					-
Interest Expense _ _ _ _ _		-			-
AFUDC		-	-		-
					-
					-
Net Income (Loss)		\$ (24,090)	\$ 8,662	N/A	\$ (15,428)

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
ASSETS:			
Utility Plant In Service (101 - 105) _ _ _ _ _	F-5, W-1, S-1	\$ 932,463	\$ 921,813
Accumulated Depreciation and Amortization (108) _ _ _ _ _	F-5, W-2, S-2	(610,949)	(580,944)
Net Utility Plant _ _ _ _ _		321,514	340,869
Cash _ _ _ _ _			-
Customer Accounts Receivable (141) _ _ _ _ _		14,976	7,887
Other Assets (Specify):			
Non Utility Property Net		-	-
Misc Current & Accrued Assets		-	-
		-	-
		-	-
Total Assets _ _ _ _ _		\$ 336,490	\$ 348,756
LIABILITIES AND CAPITAL:			
Common Stock Issued (201) _ _ _ _ _	F-6		
Preferred Stock Issued (204) _ _ _ _ _	F-6	-	-
Other Paid In Capital (211) _ _ _ _ _			-
Retained Earnings (Deficit)(215) _ _ _ _ _	F-6	(320,901)	(305,474)
Proprietary Capital (Proprietary and partnership only) (218) _ _ _ _ _	F-6		-
Total Capital _ _ _ _ _		(320,901)	(305,474)
Long Term Debt (224) _ _ _ _ _	F-6		-
Accounts Payable (231) _ _ _ _ _			1,235
Notes Payable (232) _ _ _ _ _			
Customer Deposits (235) _ _ _ _ _			-
Accrued Taxes (236) _ _ _ _ _		5,332	6,186
Other Liabilities (Specify):			
Other Non Current Liabilities:		652,059	646,809
			-
Advances For Construction (252) _ _ _ _ _			
Contributions In Aid Of Construction - Net (271 - 272) _ _ _ _ _	F-8		
Total Liabilities and Capital _ _ _ _ _		\$ 336,490	\$ 348,756

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

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT
December 31, 2016

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) Inclusive	Water	Sewer	Plant Other Than Reporting Systems	Total
Utility Plant In Service (101) _____	\$ 451,782	\$ 480,681	N/A	\$ 932,463
Construction Work In Progress (105) _____				-
Other (Specify) _____	-	-		-
_____				-
Total Utility Plant _____	\$ 451,782	\$ 480,681	N/A	\$ 932,463

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First Of Year _____	\$ 227,646	\$ 353,298	N/A	\$ 580,944
Add Credits During Year:				
Accruals charged to depreciation account _____	19,071	10,934		30,005
Salvage _____				-
Other credits (specify) _____				-
_____		-		-
Total credits _____	19,071	10,934		30,005
Deduct Debits During Year:				
Book cost of plant retired _____	-	-		-
Cost of removal _____		-		-
Other debits (specify) _____				-
_____				-
Total debits _____	-	-		-
Balance End of Year _____	\$ 246,717	\$ 364,232	N/A	\$ 610,949

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT
December 31, 2016

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	\$ (305,474)
Charges during the year (specify):		
Current Year Income _____		(15,428)
Rounding _____		1
Balance end of year _____	\$	\$ (320,901)

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

(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 _ _	1,813	3,519		5,332
Other (Specify):				
Licenses	790	790		1,580
Total taxes accrued _ _ _ _ _	\$ 2,603	\$ 4,309		\$ 6,912

[illegible]

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT
December 31, 2016

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 charge: 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

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT
December 31, 2016

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization_____	\$ 350	\$ -	\$ -	\$ 350
302	Franchises_____	900	-	-	900
303	Land and Land Rights_____	14,970	-	-	14,970
304	Structure and Improvements_____	11,034	850	-	11,884
305	Collecting and Impounding Reservoirs_____	-	-	-	-
306	Lake, River and Other Intakes_____	-	-	-	-
307	Wells and Springs_____	33,479	-	-	33,479
308	Infiltration Galleries and Tunnels_____	-	-	-	-
309	Supply Mains_____	15,088	-	-	15,088
310	Power Generation Equipment_____	123,408	-	-	123,408
311	Pumping Equipment_____	493	-	-	493
320	Water Treatment Equipment_____	2,972	3,500	-	6,472
330	Distribution Reservoirs and Standpipes_____	84,319	-	-	84,319
331	Transmission and Distribution Mains_____	32,415	-	-	32,415
333	Services_____	26,744	-	-	26,744
334	Meters and Meter Installations_____	91,612	-	-	91,612
335	Hydrants_____	9,648	-	-	9,648
339	Other Plant and Miscellaneous Equipment_____	-	-	-	-
340	Office Furniture and Equipment_____	-	-	-	-
341	Transportation Equipment_____	-	-	-	-
342	Stores Equipment_____	-	-	-	-
343	Tools, Shop and Garage Equipr_____	-	-	-	-
344	Laboratory Equipment_____	-	-	-	-
345	Power Operated Equipment_____	-	-	-	-
346	Communication Equipment_____	-	-	-	-
347	Miscellaneous Equipment_____	-	-	-	-
348	Other Tangible Plant_____	-	-	-	-
	Total Water Plant_____	\$ 447,432	\$ 4,350	\$ -	\$ 451,782

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

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT
December 31, 2016

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 %	\$ 9	\$ -	\$ 9	\$ 18
302	Franchises	40	-	2.50 %	23	-	23	46
304	Structure and Improvements	28	-	3.57 %	10,834	-	200	11,034
305	Collecting and Impounding Reservoirs	-	-	- %	-	-	-	-
306	Lake, River and Other Intakes	-	-	- %	-	-	-	-
307	Wells and Springs	27	-	3.70 %	32,319	-	1,160	33,479
308	Infiltration Galleries and Tunnels	-	-	- %	-	-	-	-
309	Supply Mains	32	-	3.13 %	12,974	-	472	13,446
310	Power Generation Equipment	20	-	5.00 %	42,691	-	7,259	49,950
311	Pumping Equipment	20	-	5.00 %	464	-	29	493
320	Water Treatment Equipment	28	-	3.57 %	2,972	-	-	2,972
330	Distribution Reservoirs and Standpipes	30	-	3.33 %	13,393	-	2,810	16,203
331	Transmission and Distribution Mains	40	-	2.50 %	14,036	-	810	14,846
333	Services	40	-	2.50 %	20,929	-	669	21,598
334	Meters and Meter Installations	20	-	5.00 %	70,371	-	5,389	75,760
335	Hydrants	20	-	5.00 %	6,631	-	241	6,872
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				\$ 227,646		\$ 19,071	\$ 246,717

* This amount should tie to Sheet F-5

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT
December 31, 2016

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	\$ 3,688
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
604	Employee Pensions and Benefits _____	
610	Purchased Water _____	
615	Purchased Power _____	2,474
616	Fuel for Power Production _____	18,261
618	Chemicals _____	
620	Materials and Supplies _____	
630	Contractual Services:	
	Billing _____	
	Operator and Management _____	264
	Testing _____	
	Other _____	15,877
640	Rents _____	
650	Transportation Expense _____	
655	Insurance Expense _____	
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
670	Bad Debt Expense _____	
675	Miscellaneous Expenses _____	2,133
	Total Water Operation and Maintenance Expense _____	\$ 42,697 *

* 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)	
Residential Service					
5/8"	D	1.0	391	391	391
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
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):					
Total			416	416	441

** D = Displacement
C = Compound
T = Turbine

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

YEAR OF REPORT
 December 31, 2016

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	-	1,427	-	1,427	1,360
February	-	1,412	-	1,412	1,240
March	-	1,647	-	1,647	1,246
April	-	1,403	-	1,403	1,501
May	-	1,332	-	1,332	1,170
June	-	1,161	-	1,161	1,073
July	-	1,015	-	1,015	867
August	-	1,149	-	1,149	1,097
September	-	1,006	-	1,006	1,001
October	-	1,266	-	1,266	1,003
November	-	828	-	828	1,046
December	-	855	-	855	1,293
Total for year	N/A	14,501	-	14,501	13,897

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, 2016

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

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT
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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
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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 441
2. Maximum number of ERC's * which can be served 441
3. Present system connection capacity (in ERC's *) using existing lines 441
4. Future connection capacity (in ERC's *) upon service area buildout Utility is built-out
5. Estimated annual increase in ERC's* None
6. Is the utility required to have fire flow capacity? Yes
If so, how much capacity is required? _____
7. Attach a description of the fire fighting facilities. Service provided by Polk County Fire Dept;
Hydrants in Park; 2 wells on site
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
None
9. When did the company last file a capacity analysis report with the DEP? July 2013
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? N/A
 - c. When will construction begin? N/A
 - d. Attach plans for funding the required upgrading. N/A
 - e. Is this system under any Consent Order with DEP? No
11. Department of Environmental Protection ID # 65310000
12. Water Management District Consumptive Use Permit # 20008753.01
 - a. Is the system in compliance with the requirements of the CUP? Yes
 - b. If not, what are the utility's plans to gain compliance? N/A

* 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	54,609	2,800	-	57,409
355	Power Generation Equipment	-	-	-	-
360	Collection Sewers - Force	21,650	-	-	21,650
361	Collection Sewers - Gravity	111,989	-	-	111,989
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	-	-	-	-
371	Pumping Equipment	136,030	-	-	136,030
380	Treatment and Disposal Equipment	35,668	3,500	-	39,168
381	Plant Sewers	-	-	-	-
382	Outfall Sewer Lines	-	-	-	-
389	Other Plant and Miscellaneous Equipment	-	-	-	-
390	Office Furniture and Equipment	-	-	-	-
391	Transportation Equipment	-	-	-	-
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	-	-	-	-
	Total Sewer Plant	\$ 474,381	\$ 6,300	\$ -	\$ 480,681

* This amount should tie to Sheet F-1

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT
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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 %	10	-	10	20
352	Franchises	40	- %	2.50 %	25	-	25	50
354	Structure and Improvements	27	- %	3.70 %	54,609	-	-	54,609
355	Power Generation Equipment	-	- %	-	-	-	-	-
360	Collection Sewers - Force	27	- %	3.70 %	19,164	-	802	19,966
361	Collection Sewers - Gravity	40	- %	2.50 %	111,989	-	-	111,989
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)	-	- %	-	-	-	-	-
371	Pumping Equipment	18	- %	5.60 %	128,311	-	7,719	136,030
380	Treatment and Disposal Equipment	18	- %	5.60 %	4,361	-	2,378	6,739
381	Plant Sewers	-	- %	-	-	-	-	-
382	Outfall Sewer Lines	-	- %	-	-	-	-	-
389	Other Plant and Miscellaneous Equipment	-	- %	-	-	-	-	-
390	Office Furniture and Equipment	-	- %	-	-	-	-	-
391	Transportation Equipment	-	- %	-	-	-	-	-
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				353,298		10,934	364,232

* This amount should tie to Sheet F-5

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT
December 31, 2016

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 7,161
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	
715	Purchased Power	20,480
716	Fuel for Power Production	
718	Chemicals	
720	Materials and Supplies	
730	Contractual Services:	
	Operator and Management	1,202
	Testing	
	Other	21,304
740	Rents	
750	Transportation Expense	
755	Insurance Expense	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	4,141
	Total Wastewater Operation and Maintenance Expense	\$ 54,288 *

* 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)	
Residential Service					
5/8"	D	1.0	391	391	391
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
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):					
Total			414	414	438

** D = Displacement
C = Compound
T = Turbine

PUMPING EQUIPMENT

Lift station number _____	#1	#2	#3	#4			
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			

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT December 31, 2016
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TREATMENT PLANT

Manufacturer _____	Unknown	_____	_____
Type _____	Extended Air	_____	_____
"Steel" or "Concrete" _____	Concrete	_____	_____
Total Capacity _____	.80 MGD	_____	_____
Average Daily Flow _____	16,641	_____	_____
Effluent Disposal _____	Perc Pond	_____	_____
Total Gallons of Wastewater Treated _____	6,074,000	_____	_____

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 _____	429,000	NA	429,000
February _____	426,000	_____	426,000
March _____	494,000	_____	494,000
April _____	468,000	_____	468,000
May _____	505,000	_____	505,000
June _____	530,000	_____	530,000
July _____	429,000	_____	429,000
August _____	451,000	_____	451,000
September _____	528,000	_____	528,000
October _____	735,000	_____	735,000
November _____	570,000	_____	570,000
December _____	509,000	_____	509,000
Total for year _____	6,074,000	_____	6,074,000

If Wastewater Treatment is purchased, indicate the vendor:

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT
December 31, 2016

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. 438
2. Maximum number of ERC's * which can be served. 438
3. Present system connection capacity (in ERC's *) using existing lines. 437.5
4. Future system connection capacity (in ERC's *) upon service area buildout. 437.5
5. Estimated annual increase in ERC's * . None
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
None
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.
Large Percolation Ponds
8. If the utility does not engage in reuse, has a reuse feasibility study been completed? Yes
July 1, 2013
9. Has the utility been required by the DEP or water management district to implement reuse? N/A
If so, what are the utility's plans to comply with the DEP? N/A
10. When did the company last file a capacity analysis report with the DEP? N/A
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? N/A
 - c. When will con N/A
 - d. Attach plans for funding the required upgrading. N/A
 - e. Is this system under any Consent Order of the DEP? N/A
11. Department of Environmental Protection ID # FLA013033

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:

$$ERC = (\text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 280 \text{ gallons per day})$$

CERTIFICATION OF ANNUAL REPORT

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

- | | | |
|--------------|-----------|---|
| YES
(X) | NO
() | 1. The utility is in substantial compliance with the Uniform System C
Accounts prescribed by the Florida Public Service Commissio
in Rule 25-30.115 (1), Florida Administrative Code |
| YES
(X) | NO
() | 2. The utility is in substantial compliance with all applicable rules an
orders of the Florida Public Service Commission |
| YES
(X) | NO
() | 3. There have been no communications from regulatory agency
concerning noncompliance with, or deficiencies in, financial reportir
practices that could have a material effect on the financial statement c
the utility. |
| YES
(X) | NO
() | 4. The annual report fairly represents the financial condition and results
operations of the respondent for the period presented and othe
information and statements presented in the report as to the busines
affairs of the respondent are true, correct and complete for the perio
for which it represents |

ITEMS CERTIFIED

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

(signature of chief executive officer of the utility) *

1.	2.	3.	4.
(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 b
both officers. The items being certified by the officer should be indicated in th
appropriate area to the left of the signature

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly make
a false statement in writing with the intent to mislead a public servant in th
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, 2016

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues per Sch. F-3	Gross Water Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 40,281	40,281	\$ -
Commercial	-	-	-
Industrial	-	-	-
Multiple Family	-	-	-
Guaranteed Revenues	-	-	-
Other (Irrigation)	-	-	-
Total Water Operating Revenue	\$ 40,281	\$ 40,281	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	-	-	-
Net Water Operating Revenues	\$ 40,281	\$ 40,281	\$ -
Explanations: Amended RAF 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, 2016

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues per Sch. F-3	Gross Wastewater Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	78,193	\$ 78,193	\$ -
Commercial	-	-	-
Industrial	-	-	-
Multiple Family	-	-	-
Guaranteed Revenues	-	-	-
Other	-	-	-
Total Wastewater Operating Revenue	\$ 78,193	\$ 78,193	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	-
Net Wastewater Operating Revenues	\$ 78,193	\$ 78,193	\$ -
Explanations:			
<p>Instructions:</p> <p>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).</p>			