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CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF
WS813-12-AR

GCP Plantation Landings, LLC
380 Park Place Blvd., Suite 200
Clearwater, FL 33759

606 W & 522 S
Certificate Number(s)

Submitted To The

STATE OF FLORIDA

RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
13 MAR 29 PM 2:40
DIVISION OF
ACCOUNTING & FINANCE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2012

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 (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes 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 utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

CONSTRUCTION WORK IN PROGRESS (CWIP) - This account shall include the cost of water or wastewater plant in process of construction, but not yet ready for services. (USOA)

DEPRECIATION - The loss in 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 the 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)

380 Park Place Blvd, Suite 200 Clearwater, FL 33759	23 O'Hara Drive Haines City, FL 33844	Polk
Mailing Address	Street Address	County

Telephone Number (863) 421-2229 Date Utility First Organized 1987

Fax Number (863)421-4238 E-mail Address

Sunshine State One-Call of Florida, Inc. Member No.

Check the business entity of the utility as filed with the Internal Revenue Service: 1120 REIT

Individual Sub Chapter S Corporation 1120 Corporation Partnership

Name, Address and phone where records are located: 380 Park Place Blvd., Suite 200 Clearwater, FL 33759

Name of subdivisions where services are provided: Plantation Landings

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence:			
Rosanne Nobile	Controller	380 Park Place Blvd. #200 Clearwater, FL 33759	
Person who prepared this report:			
Mike Walker	Sr. Accountant	Same as Above	
Officers and Managers:			
Tim Bias	General Manager		\$
Ron Achille	Regional VP		\$
			\$
			\$
			\$

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
GCP Plantation Landings Holdings, LLC	100%		\$
			\$
			\$
			\$
			\$
			\$

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT December 31, 2012

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 49,563.97	\$ 78,861.23	\$ _____	\$ 128,425.20
Commercial_____		4,121.50	1,802.13	_____	5,923.63
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues__		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue__		\$ 53,685.47	\$ 80,663.36	\$ _____	\$ 134,348.83
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 27,451.86	\$ 56,288.74	\$ _____	\$ 83,740.60
Depreciation Expense__	F-5	9,255.19	10,435.58	_____	19,690.77
CIAC Amortization Expense__	F-8	_____	_____	_____	_____
Taxes Other Than Income__	F-7	3,020.85	6,807.35	_____	9,828.20
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 39,727.90	73,531.67	0	\$ 113,259.57
Net Operating Income (Loss)		\$ 13,957.57	\$ 7,131.69	\$ _____	\$ 21,089.26
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ 1,972,047.82
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ 1,357,372.13
Interest Expense_____		_____	_____	_____	485,302.51
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ _____	\$ _____	\$ 150,462.44

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2012

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ <u>1,350,137.61</u>	\$ <u>1,327,181.00</u>
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	<u>1,050,392.08</u>	<u>1,031,752.00</u>
Net Utility Plant_____		\$ <u>299,745.53</u>	\$ <u>295,429.00</u>
Cash_____		574,662.36	3,371.00
Customer Accounts Receivable (141)_____		150,763.77	7,035.00
Other Assets (Specify):_____		19,526,718.48	11,799.00
Non Utility Property Net		0.00	533,100.00
Notes Receivable		0.00	23,034.00
Misc. Current & Accrued Assets		24,941.95	4,636,122.00
Accts Receivable Association Cost		<u> </u>	<u>1,219,099.00</u>
Total Assets_____		\$ <u>20,576,832.09</u>	\$ <u>6,728,989.00</u>
Liabilities and Capital:			
Common Stock Issued (201)_____	F-6	<u> </u>	<u> </u>
Preferred Stock Issued (204)_____	F-6	<u> </u>	<u> </u>
Other Paid in Capital (211)_____		<u>7,565,542.75</u>	<u> </u>
Retained Earnings (215)_____	F-6	<u>-322,185.58</u>	<u> </u>
Proprietary Capital (Proprietary and partnership only) (218)_____	F-6	<u> </u>	<u>-5,282,012.00</u>
Total Capital_____		\$ <u>7,243,357.17</u>	\$ <u>-5,282,012.00</u>
Long Term Debt (224)_____	F-6	\$ <u>11,530,493.64</u>	\$ <u>11,596,627.00</u>
Accounts Payable (231)_____		18,701.57	3,952.00
Notes Payable (232)_____		485,302.51	
Customer Deposits (235)_____		39,673.31	
Accrued Taxes (236)_____		0.00	9,253.00
Other Liabilities (Specify)_____		1,248,376.00	
Misc Current & Accrued Liabilities		10,927.89	<u>401,169.00</u>
Advances for Construction_____		<u> </u>	<u> </u>
Contributions in Aid of Construction - Net (271-272)_____	F-8	<u> </u>	<u> </u>
Total Liabilities and Capital_____		\$ <u>20,576,832.09</u>	\$ <u>6,728,989.00</u>

UTILITY NAME GCP Plantation Landings, LLC

YEAR OF REPORT December 31, 2012

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>331,978.74</u>	\$ <u>995,201.92</u>	\$ _____	\$ <u>1,327,180.66</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____ New Water Meters	<u>19,258.80</u>	<u>3,698.15</u>	_____	_____
Total Utility Plant _____	\$ <u><u>351,237.54</u></u>	\$ <u><u>998,900.07</u></u>	\$ <u>_____</u>	\$ <u><u>1,350,137.61</u></u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>243,574.00</u>	\$ <u>787,127.30</u>	\$ _____	\$ <u>1,030,701.30</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ <u>9,255.19</u>	\$ <u>10,435.58</u>	\$ _____	\$ <u>19,690.78</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>9,255.19</u>	\$ <u>10,435.58</u>	\$ _____	\$ <u>19,690.78</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u><u>252,829.19</u></u>	\$ <u><u>797,562.88</u></u>	\$ <u>_____</u>	\$ <u><u>1,050,392.08</u></u>

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2012

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	_____	_____
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 _____	\$ _____	\$ _____
Changes during the year (Specify):		
Ownership Change May 2012	_____	7,565,542.75
Earnings 2012	_____	(322,185.58)
_____	_____	_____
Balance end of year _____	\$ _____	\$ 7,243,357.17

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify):		
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ _____

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
GCP Plantation Landings Holding, LLC	6%	60	\$ 11,530,493.64
_____	_____	_____	_____
Total _____			\$ 11,530,493.64

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2012

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	605.00	3,177.50	_____	3,782.50
Regulatory assessment fee _____	2,415.85	3,629.85	_____	6,045.70
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ 3,020.85	\$ 6,807.35	\$ -	\$ 9,828.20

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
Realco Properties	\$ _____	\$ 9,820.00	Payroll
Pro Tech Water	\$ 5,029.00	\$ 9,059.00	WTP/WWTP Operations
Consta Flow	\$ 3,875.00	\$ _____	Monthly Service
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2012

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ _____	\$ _____	\$ _____
2) Add credits during year _____	\$ _____	\$ _____	\$ _____
3) Total _____	_____	_____	_____
4) Deduct charges during the 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 _____		\$ _____	\$ _____
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 agree with line # 2 above.) _____			\$ _____

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 GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2012

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 [c x d] (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: _____

**WATER
OPERATING
SECTION**

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT
DECEMBER 31, 2012

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization_____	\$ 350.00	\$ _____	\$ _____	\$ 350.00
302	Franchises_____	900.00	_____	_____	900.00
303	Land and Land Rights_____	14,970.00	_____	_____	14,970.00
304	Structures and Improvements_____	11,034.00	_____	_____	11,034.00
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	0.00
306	Lake, River and Other Intakes_____	_____	_____	_____	0.00
307	Wells and Springs_____	33,479.00	_____	_____	33,479.00
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	0.00
309	Supply Mains_____	15,088.00	_____	_____	15,088.00
310	Power Generation Equipment_____	29,936.00	_____	_____	29,936.00
311	Pumping Equipment_____	492.74	_____	_____	492.74
320	Water Treatment Equipment_____	2,972.00	_____	_____	2,972.00
330	Distribution Reservoirs and Standpipes_____	10,386.00	_____	_____	10,386.00
331	Transmission and Distribution Lines_____	114,086.00	_____	_____	114,086.00
333	Services_____	26,744.00	_____	_____	26,744.00
334	Meters and Meter Installations_____	61,893.00	19,258.80	0.00	81,151.80
335	Hydrants_____	9,648.00	_____	_____	9,648.00
336	Backflow Prevention Devices_____	_____	_____	_____	_____
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_____	_____	_____	_____	_____
	Total Water Plant_____	\$ 331,978.74	\$ 19,258.80	\$ 0.00	\$ 351,237.54

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT
DECEMBER 31, 2012

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (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)
304	Structures and Improvements	28		3.57 %	\$ 10,038.52	\$	\$ 442.04	\$ 10,480.56
305	Collecting and Impounding Reservoirs							0.00
306	Lake, River and Other Intakes							0.00
307	Wells and Springs	27		3.70 %	27,363.02		1,238.72	28,601.74
308	Infiltration Galleries & Tunnels							0.00
309	Supply Mains	32		3.13 %	11,085.25		472.25	11,557.50
310	Power Generating Equipment	17		5.88 %	29,936.00		0.00	29,936.00
311	Pumping Equipment	17		5.88 %	347.64		28.97	376.61
320	Water Treatment Equipment	17		5.88 %	2,972.00		0.00	2,972.00
330	Distribution Reservoirs & Standpipes	33		3.03 %	7,399.10		314.70	7,713.80
331	Trans. & Dist. Mains	38		2.63 %	70,526.98		3,000.46	73,527.44
333	Services	35		2.86 %	17,965.44		764.88	18,730.32
334	Meter & Meter Installations	17		5.88 %	60,273.45		2,751.97	63,025.42
335	Hydrants	40		2.50 %	5,666.60		241.21	5,907.83
336	Backflow Prevention Devices							0.00
339	Other Plant and Miscellaneous Equipment							0.00
340	Office Furniture and Equipment							0.00
341	Transportation Equipment							0.00
342	Stores Equipment							0.00
343	Tools, Shop and Garage Equipment							0.00
344	Laboratory Equipment							0.00
345	Power Operated Equipment							0.00
346	Communication Equipment							0.00
347	Miscellaneous Equipment							0.00
348	Other Tangible Plant							0.00
	Totals				\$ 243,574.00	\$ 0.00	\$ 9,255.20	\$ 252,829.22 *

* This amount should tie to Sheet F-5.

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT
DECEMBER 31, 2012

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ _____
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	_____
604	Employee Pensions and Benefits	_____
610	Purchased Water	_____
615	Purchased Power	_____
616	Fuel for Power Production	3,083.62
618	Chemicals	_____
620	Materials and Supplies	5,046.01
630	Contractual Services:	4,303.67
	Billing	_____
	Professional	6,864.00
	Testing	2,100.00
	Other	5,106.17
640	Rents	_____
650	Transportation Expense	948.39
655	Insurance Expense	_____
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	_____
670	Bad Debt Expense	_____
675	Miscellaneous Expenses	_____
	Total Water Operation And Maintenance Expense	\$ <u>27,451.86</u> *

* 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	394	394	394
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	_____	_____	_____	_____	_____
Other (Specify)	_____	_____	_____	_____	_____
** D = Displacement C = Compound T = Turbine			Total	419	419
				419	444

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT
DECEMBER 31, 2012

SYSTEM NAME: Plantation Landings

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b) Water Purchased For Resale (Omit 000's)	(c) Finished Water From Wells (Omit 000's)	(d) Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	(e) Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	(f) Water Sold To Customers (Omit 000's)
January_____	_____	2,164	2	2,162	1,531
February_____	_____	2,183	4	2,179	2,028
March_____	_____	2,313	17	2,296	1,770
April_____	_____	2,447	1	2,446	1,925
May_____	_____	2,177	_____	2,177	2,442
June_____	_____	1,854	_____	1,854	0
July_____	_____	724	_____	724	2,582
August_____	_____	1,021	_____	1,021	817
September_____	_____	2,326	_____	2,326	722
October_____	_____	1,729	_____	1,729	1,148
November_____	_____	1,843	_____	1,843	1,158
December_____	_____	1,887	_____	1,887	1,671
Total for Year_____	0	22,668	24	22,644	17,794

If water is purchased for resale, indicate the following:

Vendor_____

Point of delivery_____

If water is sold to other water utilities for redistribution, list names of such utilities below:

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	6"	6,960	_____	_____	6,960
PVC	4"	5,110	_____	_____	5,110
PVC	2"	2,120	_____	_____	2,120
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME:

GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2012

SYSTEM NAME:

Plantation Landings

WELLS AND WELL PUMPS

(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 _____	_____	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Steel	_____	_____	_____
Capacity of Tank _____	15,000	_____	_____	_____
Ground or Elevated _____	Ground	_____	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Rated Horsepower _____	_____	_____	_____	_____
Pumps				
Manufacturer _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Capacity in GPM _____	_____	_____	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____

UTILITY NAME:

GCP Plantation Landings, LLC

YEAR OF REPORT

December 31, 2012

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_____	_____	_____	_____
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_____	_____	_____	_____
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

YEAR OF REPORT
DECEMBER 31, 2012

SYSTEM NAME: Plantation Landings

GENERAL WATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.

- 1. Present ERC's * the system can efficiently serve. _____ 210
which can be served. _____ 210
- 3. Present system connection capacity (in ERCs *) using existing lines. _____ 210
- 4. Future connection capacity (in ERCs *) upon service area buildout. _____ 210
- 5. Estimated annual increase in ERCs *. ____ 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
- 8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.

- 9. When did the company last file a capacity analysis report with the DEP? _____
- 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 the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _ No
- 11. Department of Environmental Protection ID # _____ 6531000
- 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? _____

* 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 are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2012

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization	\$ 400.00	\$	\$	\$ 400.00
352	Franchises	1,014.00			1,014.00
353	Land and Land Rights	78,192.00			78,192.00
354	Structures and Improvements	104,609.00			104,609.00
355	Power Generation Equipment				0.00
360	Collection Sewers - Force	17,952.00	3,698.15		21,650.15
361	Collection Sewers - Gravity	182,837.00			182,837.00
362	Special Collecting Structures				0.00
363	Services to Customers	29,050.00			29,050.00
364	Flow Measuring Devices	5,778.60			5,778.60
365	Flow Measuring Installations				0.00
370	Receiving Wells				0.00
371	Pumping Equipment	173,454.00			173,454.00
380	Treatment and Disposal Equipment	401,915.32			401,915.32
381	Plant Sewers				0.00
382	Outfall Sewer Lines				0.00
389	Other Plant and Miscellaneous Equipment				0.00
390	Office Furniture and Equipment				0.00
391	Transportation Equipment				0.00
392	Stores Equipment				0.00
393	Tools, Shop and Garage Equipment				0.00
394	Laboratory Equipment				0.00
395	Power Operated Equipment				0.00
396	Communication Equipment				0.00
397	Miscellaneous Equipment				0.00
398	Other Tangible Plant				0.00
	Total Wastewater Plant	\$ 995,201.92	\$ 3,698.15	\$	\$ 998,900.07 *

* This amount should tie to sheet F-5.

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT
DECEMBER 31, 2012

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (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)
354	Structures and Improvements		%	%	\$ 63,789.89	\$	\$ 3,870.53	\$ 67,660.42
355	Power Generation Equipment		%	%				0.00
360	Collection Sewers - Force		%	%	15,617.86		801.05	16,418.91
361	Collection Sewers - Gravity		%	%	107,418.08		4,570.93	111,989.01
362	Special Collecting Structures		%	%				0.00
363	Services to Customers		%	%	19,515.79		830.83	20,346.62
364	Flow Measuring Devices		%	%	5,416.36		362.24	5,778.60
365	Flow Measuring Installations		%	%				0.00
370	Receiving Wells		%	%				0.00
371	Pumping Equipment		%	%	173,454.00			173,454.00
380	Treatment and Disposal Equipment		%	%	401,915.32			401,915.32
381	Plant Sewers		%	%				0.00
382	Outfall Sewer Lines		%	%				0.00
389	Other Plant and Miscellaneous Equipment		%	%				0.00
390	Office Furniture and Equipment		%	%				0.00
391	Transportation Equipment		%	%				0.00
392	Stores Equipment		%	%				0.00
393	Tools, Shop and Garage Equipment		%	%				0.00
394	Laboratory Equipment		%	%				0.00
395	Power Operated Equipment		%	%				0.00
396	Communication Equipment		%	%				0.00
397	Miscellaneous Equipment		%	%				0.00
398	Other Tangible Plant		%	%				0.00
	Totals				\$ 787,127.30	\$ 0.00	\$ 10,435.58	\$ 797,562.88 *

* This amount should tie to Sheet F-5.

UTILITY NAME

GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2012

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 9,819.89
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	15,770.00
716	Fuel for Power Production	8,268.15
718	Chemicals	6,919.52
720	Materials and Supplies	806.07
730	Contractual Services:	
	Billing	
	Professional	9,887.06
	Testing	1,125.05
	Other	413.00
740	Rents	
750	Transportation Expense	2,280.00
755	Insurance Expense	1,000.00
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	
	Total Wastewater Operation And Maintenance Expense	\$ 56,288.74 *

* 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 Equivalent Customers (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	394	394	394
General Service					
5/8"	D	1.0	18	18	18
3/4"	D	1.5			
1"	D	2.5	1	1	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 Other (Specify)					
Total			417	417	440.5

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____

GCP Plantation Landings, LLC

YEAR OF REPORT
DECEMBER 31, 2012

PUMPING EQUIPMENT

	1	2	3	4		
Lift Station Number _____	1	2	3	4		
Make or Type and nameplate data on pump _____	Hydromatic Model 5500 M2	Hydromatic Grinder	Hydromatic Model 5500 M2	Hydromatic Model 5500 M2		
Year installed _____						
Rated capacity _____						
Size _____	5' x 5'	5' x 7'2"	5' x 14'	4' x 10'8"		
Power: _____						
Electric _____	Electric	Electric	Electric	Electric		
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 _____						
End of year _____	403					
Give full particulars concerning inactive connections _____						

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches) _____	8"				4"	3"		
Type of main _____	PVC				PVC	PVC		
Length of main (nearest foot) _____								
Beginning of year _____	12,660				2,980	510		
Added during year _____								
Retired during year _____								
End of year _____	12,660				2,980	510		

MANHOLES

Size (inches) _____	4"		
Type of Manhole _____	Concrete		
Number of Manholes: _____			
Beginning of year _____	50		
Added during year _____			
Retired during year _____			
End of Year _____	50		

UTILITY NAME: GCP Plantation Landings, LLC

SYSTEM NAME: Plantation Landings

YEAR OF REPORT
DECEMBER 31, 2012

TREATMENT PLANT

Manufacturer_____	Unknown		
Type_____	Extended Air		
"Steel" or "Concrete"_____	Concrete		
Total Permitted Capacity_____	.80 MGD		
Average Daily Flow_____	19610		
Method of Effluent Disposal_____	Perc Ponds		
Permitted Capacity of Disposal_____			
Total Gallons of Wastewater treated_____	7,286,000		

MASTER LIFT STATION PUMPS

Manufacturer_____	_____	_____	_____	_____	_____	_____
Capacity (GPM's)_____	_____	_____	_____	_____	_____	_____
Motor:						
Manufacturer_____	_____	_____	_____	_____	_____	_____
Horsepower_____	_____	_____	_____	_____	_____	_____
Power (Electric or Mechanical)_____	Electric	Electric	Electric	Electric	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	602		602
February_____	770		770
March_____	789		789
April_____	634		634
May_____	516		516
June_____	517		517
July_____	582		582
August_____	623		623
September_____	556		556
October_____	574		574
November_____	561		561
December_____	562		562
Total for year_____	7,286		7,286

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT
DECEMBER 31, 2012

SYSTEM NAME Plantation Landings

GENERAL WASTEWATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.

1. Present number of ERCs* now being served. _____ 77
2. Maximum number of ERCs* which can be served. _____ 77
3. Present system connection capacity (in ERCs*) using existing lines. _____ 77
4. Future connection capacity (in ERCs*) upon service area buildout. _____ 77
5. Estimated annual increase in ERCs*. _____ None
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system

7. If the utility uses reuse as a means of effluent disposal, provide 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? _____ No
If so, when? _____
9. Has the utility been required by the DEP or water management district to implement reuse? _____ No
If so, what are the utility's plans to comply with this requirement? _____

10. When did the company last file a capacity analysis report with the DEP? _____ August 2008
11. 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 the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____ No
12. Department of Environmental Protection ID # _____ FLA013033

- * 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 are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT
DECEMBER 31, 2012

CERTIFICATION OF ANNUAL REPORT

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

YES NO

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 NO

2. 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.

YES NO

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.



(signature of ~~chief executive officer~~ of the utility) *

vice president

Date: _____

1. 2. 3. 4.

(signature of chief financial officer of the utility) *

Date: _____

* 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**

Company:

For the Year Ended December 31, 2012

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 49,563.97	\$ 49,563.97	\$ _____
Commercial	4,121.50	4,121.50	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Water Operating Revenue	\$ 53,685.47	\$ 53,685.47	\$ _____
LESS: Expense for Purchased Water from FPSC-Regulated Utility	_____	_____	_____
Net Water Operating Revenues	\$ 53,685.47	\$ 53,685.47	\$ _____

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).

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Wastewater Operations
Class C**

Company:

For the Year Ended December 31, 2012

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 78,861.23	\$ 78,861.23	\$ _____
Commercial	1802.13	1802.13	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Wastewater Operating Revenue	\$ 80,663.36	\$ 80,663.36	\$ _____
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	_____	_____	_____
Net Wastewater Operating Revenues	\$ 80,663.36	\$ 80,663.36	\$ _____

Explanations:

Instructions:

For the current year, reconcile the gross wastewater revenues reported on Schedule F-3 with the gross wastewater revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).