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CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WS960-13-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
14 MAR 31 PM 2:43
DIVISION OF
ACCOUNTING & FINANCE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2013

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 preceding year ending December 31.

Florida Public Service Commission
Division of Accounting and Finance
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 Accounting and Finance, 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 michael.walker@americanlandlease.com

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, 2013

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 45,083.67	\$ 77,372.86	\$ _____	\$ 122,456.53
Commercial_____		-181.97	917.54	_____	735.57
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 44,901.70	\$ 78,290.40	\$ _____	\$ 123,192.10
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 30,336.69	\$ 35,012.39	\$ _____	\$ 65,349.08
Depreciation Expense_____	F-5	4,587.03	2,157.36	_____	6,744.39
CIAC Amortization Expense_____	F-8	_____	_____	_____	_____
Taxes Other Than Income_____	F-7	1,121.15	5,886.04	_____	7,007.19
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 36,044.87	43,055.79	0	\$ 79,100.66
Net Operating Income (Loss)		\$ 8,856.83	\$ 35,234.61	\$ _____	\$ 44,091.44
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ 1,949,638.86
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ 1,738,598.66
Interest Expense_____		_____	_____	_____	537,059.75
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ _____	\$ _____	\$ -281,928.11

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2013

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 892,014.15	\$ 1,350,137.61
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>527,842.39</u>	<u>1,050,392.08</u>
Net Utility Plant -----		\$ <u>364,171.76</u>	\$ <u>299,745.53</u>
Cash -----		18,379.33	574,662.36
Customer Accounts Receivable (141) -----		3,413,558.99	150,763.77
Other Assets (Specify): -----		18,781,333.16	19,526,718.48
Non Utility Property Net			0.00
Notes Receivable			0.00
Misc. Current & Accrued Assets			24,941.95
Accts Receivable Association Cost			<u>0.00</u>
Total Assets -----		\$ <u>22,577,443.24</u>	\$ <u>20,576,832.09</u>
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6		
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----		<u>7,243,357.17</u>	<u>7,565,542.75</u>
Retained Earnings (215) -----	F-6	<u>123,470.24</u>	<u>-322,185.58</u>
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		<u>0.00</u>
Total Capital -----		\$ <u>7,366,827.41</u>	\$ <u>7,243,357.17</u>
Long Term Debt (224) -----	F-6	\$ 14,032,943.89	\$ 11,530,493.64
Accounts Payable (231) -----		21,659.21	18,701.57
Notes Payable (232) -----		-8,469.50	485,302.51
Customer Deposits (235) -----		22,689.22	39,673.31
Accrued Taxes (236) -----		0.00	0.00
Other Liabilities (Specify) -----		70,270.36	1,248,376.00
Misc Current & Accrued Liabilities		1,071,522.65	<u>10,927.89</u>
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ <u>22,577,443.24</u>	\$ <u>20,576,832.09</u>

UTILITY NAME GCP Plantation Landings, LLC

YEAR OF REPORT December 31, 2013

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>269,566.80</u>	\$ <u>425,193.15</u>	\$ _____	\$ <u>694,759.95</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) Power Plant Generator	85,915.00	_____	_____	_____
Water Tanks	75,671.20	_____	_____	_____
Sand Filters	_____	35,668.00	_____	_____
Total Utility Plant _____	\$ <u>431,153.00</u>	\$ <u>460,861.15</u>	\$ _____	\$ <u>892,014.15</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>190,846.42</u>	\$ <u>330,251.58</u>	\$ _____	\$ <u>521,098.00</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ <u>4,587.03</u>	\$ <u>2,157.36</u>	\$ _____	\$ <u>6,744.39</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>4,587.03</u>	\$ <u>2,157.36</u>	\$ _____	\$ <u>6,744.39</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ <u>0.00</u>
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ <u>0.00</u>	\$ <u>0.00</u>	\$ _____	\$ <u>0.00</u>
Balance End of Year _____	\$ <u>195,433.45</u>	\$ <u>332,408.94</u>	\$ _____	\$ <u>527,842.39</u>

Need to arrive to....

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2013

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 _____	\$ _____	\$ <u>7,243,357.17</u>
Changes during the year (Specify):		
_____	_____	_____
Earnings 2013 _____	_____	123,470.24
_____	_____	_____
Balance end of year _____	\$ _____	\$ <u>7,366,827.41</u>

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	
Genworth _____	3.95%	144	\$ <u>14,032,943.89</u>
Date of Issue: 3/26/2013 _____	_____	_____	_____
Majority Date: 3/31/2025 _____	_____	_____	_____
Total _____			\$ <u>14,032,943.89</u>

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2013

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 _____	1,121.15	5,886.04	_____	7,007.19
Regulatory assessment fee _____	2,020.58	3,523.07	_____	5,543.64
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ 3,141.73	\$ 9,409.11	\$ -	\$ 12,550.83

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.			
Name of Recipient	Water Amount	Wastewater Amount	Description of Service
<u>General Utilities Corporation</u>	\$ 10,959.37	\$ 11,262.84	<u>WTP/WWTP Operations</u> <u>Monthly Service</u>
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2013

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, 2013

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, 2013

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	85,915.00		115,851.00
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	75,671.20		86,057.20
331	Transmission and Distribution Lines	32,415.26			32,415.26
333	Services	26,744.00			26,744.00
334	Meters and Meter Installations	81,151.80			81,151.80
335	Hydrants	9,648.00			9,648.00
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
	Total Water Plant	\$ 289,566.80	\$ 161,586.20	\$ 0.00	\$ 431,153.00

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT
DECEMBER 31, 2013

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 %	\$ 9,651.75	\$	\$ 393.91	\$ 10,045.66
305	Collecting and Impounding Reservoirs		%	%	0.00			0.00
306	Lake, River and Other Intakes		%	%	0.00			0.00
307	Wells and Springs	27	%	3.70 %	28,601.74		1,238.72	29,840.46
308	Infiltration Galleries & Tunnels		%	%	0.00			0.00
309	Supply Mains	32	%	3.13 %	11,557.51		472.25	12,029.76
310	Power Generating Equipment	17	%	5.88 %	29,936.00		0.00	29,936.00
311	Pumping Equipment	17	%	5.88 %	376.61		28.96	405.57
320	Water Treatment Equipment	17	%	5.88 %	2,972.00		0.00	2,972.00
330	Distribution Reservoirs & Standpipes	33	%	3.03 %	7,713.80		314.70	8,028.50
331	Trans. & Dist. Mains	38	%	2.63 %	12,373.44		0.00	12,373.44
333	Services	35	%	2.86 %	18,730.32		764.87	19,495.19
334	Meter & Meter Installations	17	%	5.88 %	63,025.42		1,132.42	64,157.84
335	Hydrants	40	%	2.50 %	5,907.83		241.20	6,149.05
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				\$ 190,846.42	\$ 0.00	\$ 4,587.03	\$ 195,433.47 *

* This amount should tie to Sheet F-5.

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT
DECEMBER 31, 2013

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	<u>2,861.96</u>
616	Fuel for Power Production	_____
618	Chemicals	<u>7,385.25</u>
620	Materials and Supplies	<u>9,130.11</u>
630	Contractual Services:	
	Billing	_____
	Professional	<u>10,959.37</u>
	Testing	<u>0.00</u>
	Other	<u>0.00</u>
640	Rents	_____
650	Transportation Expense	<u>0.00</u>
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>\$ 30,336.69 *</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)	_____	_____	_____	_____	_____
Total			<u>419</u>	<u>419</u>	<u>444</u>

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT
DECEMBER 31, 2013

SYSTEM NAME: Plantation Landings

PUMPING AND PURCHASED WATER STATISTICS

(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		2,003	8	1,995	1,750
February		1,949	8	1,941	1,753
March		2,133	8	2,125	1,374
April		1,925	8	1,917	1,380
May		1,707	8	1,699	1,035
June		1,252	8	1,244	947
July		1,427	8	1,419	986
August		1,328	8	1,320	846
September		1,237	8	1,229	973
October		1,621	8	1,613	1,611
November		1,622	8	1,614	1,252
December		2,062	8	2,054	1,699
Total for Year	0	20,266	96	20,170	15,606

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, 2013

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, 2013

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, 2013

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_____	54,609.00	_____	_____	54,609.00
355	Power Generation Equipment_____	0.00	_____	_____	0.00
360	Collection Sewers - Force_____	21,650.15	_____	_____	21,650.15
361	Collection Sewers - Gravity_____	111,989.00	_____	_____	111,989.00
362	Special Collecting Structures_____	0.00	_____	_____	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	_____	_____	0.00
370	Receiving Wells_____	0.00	_____	_____	0.00
371	Pumping Equipment_____	122,510.40	_____	_____	122,510.40
380	Treatment and Disposal Equipment_____	0.00 0.00	35,668.00	_____	0.00 35,668.00
381	Plant Sewers_____	0.00	_____	_____	0.00
382	Outfall Sewer Lines_____	0.00	_____	_____	0.00
389	Other Plant and Miscellaneous Equipment_____	0.00 0.00	_____	_____	0.00 0.00
390	Office Furniture and Equipment_____	0.00 0.00	_____	_____	0.00 0.00
391	Transportation Equipment_____	0.00	_____	_____	0.00
392	Stores Equipment_____	0.00	_____	_____	0.00
393	Tools, Shop and Garage Equipment_____	0.00 0.00	_____	_____	0.00 0.00
394	Laboratory Equipment_____	0.00	_____	_____	0.00
395	Power Operated Equipment_____	0.00	_____	_____	0.00
396	Communication Equipment_____	0.00	_____	_____	0.00
397	Miscellaneous Equipment_____	0.00	_____	_____	0.00
398	Other Tangible Plant_____	0.00	_____	_____	0.00
	Total Wastewater Plant_____	\$ 425,193.15	\$ 35,668.00	\$ 0.00	\$ 460,861.15 *

* This amount should tie to sheet F-5.

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT
DECEMBER 31, 2013

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		%	%	\$ 54,609.00	\$	\$ 2,020.53	\$ 56,629.53
355	Power Generation Equipment		%	%	0.00			0.00
360	Collection Sewers - Force		%	%	18,088.83		136.83	18,225.66
361	Collection Sewers - Gravity		%	%	111,045.94			111,045.94
362	Special Collecting Structures		%	%	0.00			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			0.00
370	Receiving Wells		%	%	0.00			0.00
371	Pumping Equipment		%	%	111,679.21			111,679.21
380	Treatment and Disposal Equipment		%	%	0.00			0.00
381	Plant Sewers		%	%	0.00			0.00
382	Outfall Sewer Lines		%	%	0.00			0.00
389	Other Plant and Miscellaneous Equipment		%	%	0.00			0.00
390	Office Furniture and Equipment		%	%	0.00			0.00
391	Transportation Equipment		%	%	0.00			0.00
392	Stores Equipment		%	%	0.00			0.00
393	Tools, Shop and Garage Equipment		%	%	0.00			0.00
394	Laboratory Equipment		%	%	0.00			0.00
395	Power Operated Equipment		%	%	0.00			0.00
396	Communication Equipment		%	%	0.00			0.00
397	Miscellaneous Equipment		%	%	0.00			0.00
398	Other Tangible Plant		%	%	0.00			0.00
	Totals				\$ 330,251.58	\$ 0.00	\$ 2,157.36	\$ 332,408.94 *

* This amount should tie to Sheet F-5.

UTILITY NAME

GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2013

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ _____
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
704	Employee Pensions and Benefits_____	_____
710	Purchased Wastewater Treatment_____	_____
711	Sludge Removal Expense_____	7,904.82
715	Purchased Power_____	8,634.41
716	Fuel for Power Production_____	_____
718	Chemicals_____	3,878.25
720	Materials and Supplies_____	3,332.07
730	Contractual Services:	
	Billing_____	
	Professional_____	11,262.84
	Testing_____	
	Other_____	
740	Rents_____	
750	Transportation Expense_____	
755	Insurance Expense_____	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
770	Bad Debt Expense_____	
775	Miscellaneous Expenses_____	
	Total Wastewater Operation And Maintenance Expense_____	\$ 35,012.39 *

* 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 ter Equivalents (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, 2013

PUMPING EQUIPMENT

	1	2	3	4		
Lift Station Number _____	_____	_____	_____	_____	_____	_____
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, 2013

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_____	6,897,000	_____	_____

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_____	682	_____	682
February_____	616	_____	616
March_____	682	_____	682
April_____	510	_____	510
May_____	496	_____	496
June_____	630	_____	630
July_____	620	_____	620
August_____	620	_____	620
September_____	570	_____	570
October_____	496	_____	496
November_____	510	_____	510
December_____	465	_____	465
Total for year_____	6,897	_____	6,897

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT
DECEMBER 31, 2013

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? _____ Yes
If so, when? _ July 1, 2013
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? _____ July 2013
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, 2013

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 vice president of the utility)

Date: 3/28/14



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.