

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

GCP Plantation Landings, LLC

Exact Legal Name of Respondent

606-W 522-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2024

Inputs:
GCP Plantation Landings, LLC

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 Water and Wastewater
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 Water and Wastewater, 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)

23 O'Hara Drive, Haines City, Florida 33844	Same as Mailing Address	Polk County
Mailing Address	Street Address	County

Telephone Number 248-208-2500 Date Utility First Organized April 1981

Fax Number 248-864-0162 E-mail Address Bperry@suncommunities.com

Sunshine State One-Call of Florida, Inc. Member No. AL2116

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

☐ Individual ☐ Sub Chapter S Corporation ☐ 1120 Corporation ☒ Partnership

Name, Address and phone where records are located: Sun Communities, Inc
27777 Franklin Rd, Southfield, MI 48034

Name of subdivisions where services are provided: Plantation Landings

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Brian Perry</u>	<u>Controller</u>	<u>27777 Franklin Rd</u> <u>Southfield, MI 48034</u>	\$ <u>None</u>
Person who prepared this report: <u>Gary Morse</u>	<u>Utility Consultant</u>	<u>44 Black Willow St</u> <u>Homosassa, Florida 34446</u>	\$ <u>None</u>
Officers and Managers: <u>Fernando Castro Caratini</u>	<u>CFO</u>	<u>27777 Franklin Rd</u> <u>Southfield, MI 48034</u>	\$ <u>None</u>
			\$
			\$
			\$
			\$
			\$

Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility:

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
<u>Sun Communities Operating</u> <u>Limited Partnership</u>	<u>100%</u>	<u>27777 Franklin Rd</u> <u>Southfield, MI 48034</u>	\$ <u>None</u>
			\$ <u>None</u>
			\$ <u>None</u>
			\$ <u>None</u>
			\$ <u>None</u>
			\$
			\$

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2024

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_-----		\$ 65,900	100,535	\$	\$ 166,435
Commercial_-----					0
Industrial_-----					
Multiple Family_-----					0
Guaranteed Revenues_--					
Other (Specify)_-----					0
Total Gross Revenue_--		\$ 65,900	\$ 100,535	\$	\$ 166,435
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 56,230	\$ 104,376	\$	\$ 160,606
Depreciation Expense_---	F-5	24,361	21,412		45,772
CIAC Amortization Expense_	F-8	0	0		0
Taxes Other Than Income_--	F-7	2,689	4,258		6,947
Income Taxes_-----	F-7				
Total Operating Expense		\$ 83,280	130,046		\$ 213,325
Net Operating Income (Loss)		\$ (17,380)	\$ (29,511)	\$	\$ (46,890)
Other Income:					
Nonutility Income_-----		\$ 0	\$ 0	\$	\$ 0
Interest		0	0		0
Other Deductions:					
Miscellaneous Nonutility Expenses Amortization		\$ 0	\$ 0	\$	\$ 0
Interest Expense_-----		0	0		0
Net Income (Loss)		\$ (17,380)	\$ (29,511)	\$	\$ (46,890)

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2024

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ 1,481,962	\$ 1,428,191
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	923,183	877,411
Net Utility Plant_____		\$ 558,779	\$ 550,780
Cash_____			
Customer Accounts Receivable (141)_____			
Other Assets (Specify):_____			-
			-
			-
Total Assets_____		\$ 558,779	\$ 550,780
Liabilities and Capital:			
Common Stock Issued (201)_____	F-6		
Preferred Stock Issued (204)_____	F-6		
Other Paid in Capital (211)_____			
Retained Earnings (215)_____	F-6	(551,823)	(504,933)
Proprietary Capital (Proprietary and partnership only) (218)_____	F-6		
Total Capital_____		\$ (551,823)	\$ (504,933)
Long Term Debt (224)_____	F-6	\$	\$
Accounts Payable (231)_____			
Notes Payable (232)_____			-
Customer Deposits (235)_____			
Accrued Taxes (236)_____		6,947	6,340
Other Liabilities (Specify)_____			
Other Non Current Liabilities_____		1,103,655	1,049,373
Advances for Construction_____			
Contributions in Aid of Construction - Net (271-272)_____	F-8	-	-
Total Liabilities and Capital_____		\$ 558,779	\$ 550,780

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31,	2024
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GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ <u>671,540</u>	\$ <u>810,422</u>	\$ _____	\$ <u>1,481,962</u>
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant_____	\$ <u>671,540</u>	\$ <u>810,422</u>	\$ _____	\$ <u>1,481,962</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year_____	\$ <u>407,119</u>	\$ <u>470,292</u>	\$ _____	\$ <u>877,411</u>
Add Credits During Year:				
Accruals charged to depreciation account____	\$ <u>24,361</u>	\$ <u>21,412</u>	\$ _____	\$ <u>45,772</u>
Salvage_____	_____	_____	_____	_____
Other Credits (specify)____	_____	_____	_____	_____
Total Credits_____	\$ <u>431,480</u>	\$ <u>491,703</u>	\$ _____	\$ <u>923,183</u>
Deduct Debits During Year:				
Book cost of plant retired_____	\$ <u>-</u>	\$ <u>-</u>	\$ _____	\$ <u>-</u>
Cost of removal_____	_____	_____	_____	_____
Other debits (specify)_____	_____	_____	_____	_____
Total Debits_____	\$ <u>-</u>	\$ <u>-</u>	\$ _____	\$ <u>-</u>
Balance End of Year_____	\$ <u>431,480</u>	\$ <u>491,703</u>	\$ _____	\$ <u>923,183</u>

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2024

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 _____	\$ _____ -	\$ (504,933) 0
Changes during the year (Specify):		
Net Income _____	0	(46,890)
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____ -	\$ (551,823)

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify):		
Retained Earnings _____	_____	_____
Capital Contributions(Distributions) _____	_____	_____
_____	_____	_____
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	
_____	_____	_____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total _____			\$ _____ -

YEAR OF REPORT	
DECEMBER 31,	2024

(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_____	_____	_____	_____	_____
Regulatory assessment fee_____	2,689	4,258	_____	6,947
Other (Specify)_____	_____	_____	_____	_____
Payroll Tax	_____	_____	_____	_____
Workers Comp	_____	_____	_____	_____
Total Taxes	\$ <u>2,689</u>	\$ <u>4,258</u>	\$ _____	\$ <u>6,947</u>

[illegible]

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT
DECEMBER 31, 2024

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year (Per SARC)	\$ _____	\$ _____	\$ _____ -
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
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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		
<div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div>	<div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div>	\$ <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div>	\$ <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div>	\$ <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div>
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Total Credits During Year (Must agree with line # 2 above.) _____			\$ _____	\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year _____	\$ _____	\$ _____	\$ _____ -
Add Credits During Year: _____	_____ -	_____	_____ -
Deduct Debits 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, 2024
--

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: _____

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

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2024
--

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

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

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

<div></div>

**WATER
OPERATING
SECTION**

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2024

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	Structures and Improvements_____	41,776	5,692	_____	47,468
305	Collecting and Impounding Reservoirs_____	-	_____	_____	_____
306	Lake, River and Other Intakes_____	-	_____	_____	_____
307	Wells and Springs_____	40,956	_____	_____	40,956
308	Infiltration Galleries and Tunnels_____	-	_____	_____	_____
309	Supply Mains_____	15,088	_____	_____	15,088
310	Power Generation Equipment_____	124,128	_____	_____	124,128
311	Pumping Equipment_____	2,099	-	_____	2,099
320	Water Treatment Equipment_____	50,053	-	-	50,053
330	Distribution Reservoirs and Standpipes_____	-	_____	_____	_____
331	Transmission and Distribution Lines_____	84,319	_____	_____	84,319
333	Services_____	109,740	1,481	_____	111,221
334	Meters and Meter Installations_____	26,744	_____	_____	26,744
335	Hydrants_____	-	_____	_____	_____
336	Backflow Prevention Devices_____	128,945	3,350	_____	132,295
339	Other Plant and Miscellaneous Equipment_____	9,648	5,500	_____	9,648
340	Office Furniture and Equipment_____	-	_____	_____	5,500
341	Transportation Equipment_____	-	-	_____	-
342	Stores Equipment_____	594	_____	_____	594
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_____	\$ 655,517	\$ 16,023	\$ -	\$ 671,540

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2024

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)
301	Organization and Franchises			2.50%	287		31	319
304	Structures and Improvements		%	3.57%	\$ 18,216	\$	\$ 1593	\$ 19,809
305	Collecting and Impounding Reservoirs		%		-			
306	Lake, River and Other Intakes		%		-			
307	Wells and Springs		%	3.70%	40,956		592	41,548
308	Infiltration Galleries & Tunnels		%		-			
309	Supply Mains		%	3.13%	15,088		0	15,088
310	Power Generating Equipment		%	5.00%	99,815		6206	106,022
311	Pumping Equipment		%	5.00%	1,043		105	1,148
320	Water Treatment Equipment		%	3.57%	10,498	-	1787	12,285
330	Distribution Reservoirs & Standpipes		%	3.33%	35,871		2808	38,679
331	Trans. & Dist. Mains		%	2.50%	28,681		2799	31,480
333	Services		%	2.50%	26,281		669	26,949
334	Meter & Meter Installations		%	5.00%	119,761		6531	126,292
335	Hydrants		%	5.00%	8,800		482	9,283
336	Backflow Prevention Devices		%	5.00%			138	
339	Other Plant and Miscellaneous Equipment		%	10.00%	1,376		521	1,896
340	Office Furniture and Equipment		%		-			
341	Transportation Equipment		%	16.67%	446		99	545
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				\$ 407,119	\$ -	\$ 24,361	\$ 431,342 *

* This amount should tie to Sheet F-5.

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2024

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_____	_____
618	Chemicals_____	12,443
620	Materials and Supplies_____	240
630	Contractual Services:	
	Billing NUBS_____	3,298
	Professional (Contract Ops & Annual Report/Legal)_____	29,725
	Testing_____	2,983
	Other (Repair and Maintenance/Annual Drinking Water) _____	7,150
640	Rents_____	_____
650	Transportation Expense_____	256
655	Insurance Expense_____	_____
665	Regulatory Commission Expenses_____	_____
670	Bad Debt Expense_____	_____
675	Miscellaneous Expenses_____	135
	Total Water Operation And Maintenance Expense_____	\$ 56,230 *

* 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	388	388	388
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
General Service					
5/8"	D	1.0	_____	_____	_____
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
2"	D,C,T	8.0	_____	_____	_____
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers Other (Specify)	T	_____	_____	_____	_____
Total			388	388	388

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2024

PUMPING AND PURCHASED WATER STATISTICS

	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
(a)	(b)	(c)	(d)	(e)	(f)
January		2,374		2,374	1,164
February		2,417		2,417	1,133
March		2,407		2,407	1,461
April		2,466		2,466	1,375
May		2,473		2,473	2,095
June		2,314		2,314	1,531
July		2,185		2,185	1,953
August		1,835		1,835	1,134
September		1,854		1,854	1,453
October		1,961		1,961	1,329
November		2,369		2,369	1,146
December		1,645		1,645	1,184
Total for Year	-	26,300	-	26,300	16,958

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 inch	6,960	None	None	6,960
PVC	4 inch	5,110	None	None	5,110
PVC	2 inch	2,120	None	None	2,120

UTILITY NAME:

GCP Plantation Landings, LLC

YEAR OF REPORT

DECEMBER 31,

2024

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed_____	1990	_____	_____	_____
Types of Well Construction and Casing_____	Steel	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells_____	522	_____	_____	_____
Diameters of Wells_____	12-inch	_____	_____	_____
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 Hydro	_____	_____	_____
Capacity of Tank_____	15,000	_____	_____	_____
Ground or Elevated_____	Ground	_____	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer_____	_____	_____	_____	_____
Type_____	_____	_____	_____	_____
Rated Horsepower_____	_____	_____	_____	_____
<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 DECEMBER 31 ###

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_ _ _ _	_____	_____	_____
Type of Source_ _ _ _ _ _ _ _	_____	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_ _ _ _ _ _ _ _ _ _	_____	_____	_____
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_ _ _ _ _ _	<u>generator</u>	_____	_____

UTILITY NAME GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2024

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. 388
2. Maximum number of ERC's * which can be served. 388
3. Present system connection capacity (in ERCs *) using existing lines. 388
4. Future connection capacity (in ERCs *) upon service area buildout. -
5. Estimated annual increase in ERCs *. None
6. Is the utility required to have fire flow capacity?
If so, how much capacity is required? Yes service by Polk County Fire Dept.
7. Attach a description of the fire fighting facilities. Fire Hydrants
8. Describe any plans and estimated completion dates for any enlargements or improvements of 1

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 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 # 653100000
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, 2024

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization and Franchises	\$ 1,414		\$	\$ 1,414
352	Franchises_____	-			
353	Land and Land Rights_____	78,192			78,192
354	Structures and Improvements_____	242,727			242,727
355	Power Generation Equipment_____	-	-		-
360	Collection Sewers - Force_____	21,650			21,650
361	Collection Sewers - Gravity_____	117,470	-		117,470
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_____	9,933	-		9,933
371	Pumping Equipment_____	160,794	1,657		162,451
380	Treatment and Disposal Equipment_____	- 105,071			
381	Plant Sewers_____	-	36,091		141,162
382	Outfall Sewer Lines_____	-			
389	Other Plant and Miscellaneous Equipment_____	- -			-
390	Office Furniture and Equipment_____	- -			-
391	Transportation Equipment_____	594			594
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 Wastewater Plant_____	\$ 772,674	\$ 37,748	\$ -	\$ 810,422 *

* This amount should tie to sheet F-5.

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT	
DECEMBER 31,	2024

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)
351	Organization and Franchises		%	2.50%	315		35	351
354	Structures and Improvements		%	3.70%	\$ 89,415	\$	8,981	\$ 98,396
355	Power Generation Equipment		%		-		-	-
360	Collection Sewers - Force		%	3.70%	21,650		-	21,650
361	Collection Sewers - Gravity		%	2.50%	120,407		2,937	123,344
362	Special Collecting Structures		%		-			-
363	Services to Customers		%	2.90%	29,050		-	29,050
364	Flow Measuring Devices		%	20.00%	5,779		-	5,779
365	Flow Measuring Installations		%		-			-
370	Receiving Wells		%	4.00%	1,787		397	2,185
371	Pumping Equipment		%	5.60%	160,794		46	160,840
380	Treatment and Disposal		%		-			-
	Equipment		%	5.60%	40,648		8,916	49,564
381	Plant Sewers		%		-			-
382	Outfall Sewer Lines		%		-			-
389	Other Plant and Miscellaneous		%		-			-
	Equipment		%		-			-
390	Office Furniture and		%		-			-
	Equipment		%		-		-	-
391	Transportation Equipment		%	16.70%	446		99	545
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				\$ 470,292	\$ -	\$ 21,412	\$ 491,703 *

* This amount should tie to Sheet F-5.

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2024

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_____	18,850
715	Purchased Power_____	-
716	Fuel for Power Production_____	
718	Chemicals_____	27,330
720	Materials and Supplies_____	1,799
730	Contractual Services:	
	Billing NUBS_____	3,298
	Professional (Contract Ops & Annual Report/Legal)_____	45,740
	Testing_____	
	Other (Repair and Maintenance)_____	7,103
740	Rents_____	-
750	Transportation Expense_____	256
755	Insurance Expense_____	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
770	Bad Debt Expense_____	-
775	Miscellaneous Expenses_____	
	Total Wastewater Operation And Maintenance Expense_____	\$ 104,376 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers Start of Year (d)	End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
Residential Service					
All meter sizes	D	1.0	388	388	388
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify) 4-Inch	T				
Total			388	388	388

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2024

PUMPING EQUIPMENT

Lift Station Number_____	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	_____	_____
Make or Type and nameplate data on pump_____	<u>5hp</u>	<u>2hp</u>	<u>2hp</u>	<u>2 hp</u> <u>Goulds</u>	_____	_____
_____	_____	_____	_____	_____	_____	_____
Year installed_____	_____	_____	_____	_____	_____	_____
Rated capacity_____	_____	_____	_____	_____	_____	_____
Size_____	<u>3inch</u>	<u>4inch</u>	<u>3inch</u>	_____	_____	_____
Power:	_____	_____	_____	_____	_____	_____
Electric_____	_____	_____	_____	_____	_____	_____
Mechanical_____	_____	_____	_____	_____	_____	_____
Nameplate data of motor_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches)_____	<u>4"</u>	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.)_____	<u>PVC</u>	_____	_____	_____	_____	_____
Average length_____	_____	_____	_____	_____	_____	_____
Number of active service connections_____	<u>403</u>	_____	_____	_____	_____	_____
Beginning of year_____	<u>403</u>	_____	_____	_____	_____	_____
Added during year_____	<u>0</u>	_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____	_____	_____
End of year_____	<u>403</u>	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches)_____	_____	<u>8"</u>	_____	_____	<u>4"</u>	_____	_____	_____
Type of main_____	_____	<u>PVC</u>	_____	_____	<u>PVC</u>	_____	_____	_____
Length of main (nearest foot)	_____	_____	_____	_____	_____	_____	_____	_____
Begining of year	_____	<u>12660</u>	_____	_____	<u>2980</u>	_____	_____	_____
Added during year	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year	_____	_____	_____	_____	_____	_____	_____	_____
End of year	_____	<u>12660</u>	_____	_____	<u>2980</u>	_____	_____	_____

MANHOLES

Size (inches)_____	<u>48"</u>	_____	_____	_____
Type of Manhole_____	<u>concrete</u>	_____	_____	_____
Number of Manholes:	_____	_____	_____	_____
Beginning of year_____	<u>50</u>	_____	_____	_____
Added during year_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____
End of Year_____	<u>50</u>	_____	_____	_____

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2024

TREATMENT PLANT

Manufacturer_____	_____	_____	_____
Type_____	_____	_____	_____
"Steel" or "Concrete"_____	Concrete	_____	_____
Total Permitted Capacity_	.80 MGD	_____	_____
Average Daily Flow_____	27,047	_____	_____
Method of Effluent Disposal	Perc Ponds	_____	_____
Permitted Capacity of Disposal	_____	_____	_____
Total Gallons of	_____	_____	_____
Wastewater treated_____	9,872,000	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer_____	_____	_____	_____	_____	_____	_____
Capacity (GPM's)_____	_____	_____	_____	_____	_____	_____
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_____	1,003,000	_____	Same as treated
February_____	922,000	_____	Same as treated
March_____	926,000	_____	Same as treated
April_____	744,000	_____	Same as treated
May_____	634,000	_____	Same as treated
June_____	669,000	_____	Same as treated
July_____	822,000	_____	Same as treated
August_____	1,019,000	_____	Same as treated
September_____	790,000	_____	Same as treated
October_____	824,000	_____	Same as treated
November_____	777,000	_____	Same as treated
December_____	742,000	_____	Same as treated
Total for year_____	9,872,000	_____	_____

If Wastewater Treatment is purchased, indicate the vendor: _____

Amounts shown in thousands of gallons _____

UTILITY NAME: GCP Plantation Landings, LLC

YEAR OF REPORT DECEMBER 31, 2024

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. | 388 |
| 2. Maximum number of ERCs* which can be served. | 388 |
| 3. Present system connection capacity (in ERCs*) using existing lines | 388 |
| 4. Future connection capacity (in ERCs*) upon service area buildout. | 388 |
| 5. Estimated annual increase in ERCs*. | 0 |

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.

8. If the utility does not engage in reuse, has a reuse feasibility study been completed? Yes

If so, when? _ v July 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?

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? _____

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, 2024

CERTIFICATION OF ANNUAL REPORT

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

- | | | | |
|--|--------------------------------|----|--|
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 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
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 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
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 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. <input type="checkbox"/>	2. <input type="checkbox"/>	3. <input type="checkbox"/>	4. <input type="checkbox"/>	_____ *
				(signature of chief executive officer of the utility)
1. <input checked="" type="checkbox"/>	2. <input checked="" type="checkbox"/>	3. <input checked="" type="checkbox"/>	4. <input checked="" type="checkbox"/>	_____ *
				(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 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.