

CLASS "C"

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WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WU959-13-AR

GCP Fairfield Village, LLC (WU959)

Exact Legal Name of Respondent

640-W

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

RECEIVED
PUBLIC SERVICE
FLORIDA
COMMISSION
14 MAR 31 PH 2:25
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 FAIRFIELD VILLAGE, LLC
(EXACT NAME OF UTILITY)

380 PARK PLACE BLVD SUITE 200 CLEARWATER, FL 33759 Mailing Address	5866 SW 58TH PLACE OCALA, FL 34474 MARION COUNTY Street Address County
--	--

Telephone Number 727-726-8868 Date Utility First Organized 10/5/2010

Fax Number 727-725-4391 E-mail Address jeremy.davis@americanlandlease.com

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

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: American Land Lease
380 Park Place BLVD, STE 200 - Clearwater, FL 33759

Name of subdivisions where services are provided: _____

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Rosanne Nobile</u>	<u>Controller</u>	<u>380 Place Blvd, STE 200</u> <u>Clearwater, FL 33759</u>	
Person who prepared this report: <u>Jeremy Davis</u>	<u>Property Accountant</u>	<u>380 Place Blvd, STE 200</u> <u>Clearwater, FL 33759</u>	
Officers and Managers: _____ _____ _____ _____	_____ _____ _____ _____	_____ _____ _____ _____	\$ _____ \$ _____ \$ _____ \$ _____ \$ _____

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
<u>GCP Smart Holding, LLC</u>	<u>100%</u>	<u>840 S. Waukegan Road</u> <u>Suite 222</u> <u>Lake Forest, IL 60045</u>	\$ _____ \$ <u>0</u> \$ _____ \$ _____ \$ _____ \$ _____
_____ _____ _____ _____	_____ _____ _____ _____	_____ _____ _____ _____	_____ _____ _____ _____

UTILITY NAME: GCP FAIRFIELD VILLAGE, LLC

YEAR OF REPORT
 DECEMBER 31, 2013

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 9,977	\$ _____	\$ _____	\$ 9,977
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 9,977	\$ _____	\$ _____	\$ 9,977
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 27,637	\$ 56,433	\$ _____	\$ 84,069
Depreciation Expense_____	F-5	11,003	20,922	_____	31,925
CIAC Amortization Expense_____	F-8	_____	_____	_____	_____
Taxes Other Than Income_____	F-7	636	3,553	_____	4,189
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 39,275	80,908	_____	\$ 120,183
Net Operating Income (Loss)		\$ (29,299)	\$ (80,908)	\$ _____	\$ (110,207)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ 1,437,215
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ 1,166,830
Interest Expense_____		_____	_____	_____	596,167
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ _____	\$ _____	\$ -435,988

UTILITY NAME: GCP FAIRFIELD VILLAGE, 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	\$ <u>984,149.00</u>	\$ <u>981,649.00</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>576,994.63</u>	<u>545,069.38</u>
 Net Utility Plant -----		 \$ <u>407,154.37</u>	 \$ <u>436,579.62</u>
 Cash -----		 <u>2,599,876.62</u>	 <u>497,907.15</u>
Customer Accounts Receivable (141) -----		<u>156,976.16</u>	<u>158,348.91</u>
Other Assets (Specify): -----		-----	-----
Total Prepaid -----		<u>19,349.47</u>	<u>18,695.82</u>
Net NonUtility Assets -----		<u>11,917,365.06</u>	<u>12,457,717.75</u>
 Total Assets -----		 \$ <u>15,100,721.68</u>	 \$ <u>13,569,249.25</u>
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	-----	-----
Preferred Stock Issued (204) -----	F-6	-----	-----
Other Paid in Capital (211) -----		<u>3,693,374.62</u>	<u>3,693,374.62</u>
Retained Earnings (215) -----	F-6	<u>(1,002,776.90)</u>	<u>(603,964.11)</u>
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	-----	-----
 Total Capital -----		 \$ <u>2,690,597.72</u>	 \$ <u>3,089,410.51</u>
Long Term Debt (224) -----	F-6	\$ <u>11,894,667.40</u>	\$ <u>9,978,397.89</u>
Accounts Payable (231) -----		<u>15,186.73</u>	<u>11,171.02</u>
Notes Payable (232) -----		-----	-----
Customer Deposits (235) -----		<u>54,391.26</u>	<u>18,827.94</u>
Accrued Taxes (236) -----		-----	-----
Other Liabilities (Specify) -----		-----	-----
Accrued Other Operating Liabilities -----		<u>377,978.95</u>	<u>418,035.97</u>
Accrued Payroll -----		<u>17,488.28</u>	<u>2,798.45</u>
Accrued Mortgage Interest -----		<u>50,411.34</u>	<u>50,607.47</u>
Advances for Construction -----		-----	-----
Contributions in Aid of Construction - Net (271-272) -----	F-8	<u>12,410,123.96</u>	<u>10,479,838.74</u>
 Total Liabilities and Capital -----		 \$ <u>15,100,721.68</u>	 \$ <u>13,569,249.25</u>

UTILITY NAME GCP FAIRFIELD VILLAGE, 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>359,361</u>	\$ <u>624,788</u>	\$ _____	\$ <u>984,149</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>359,361</u>	\$ <u>624,788</u>	\$ _____	\$ <u>984,149</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>167,685.53</u>	\$ <u>377,383.87</u>	\$ _____	\$ <u>545,069.40</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ <u>11,002.79</u>	\$ <u>20,922.44</u>	\$ _____	\$ <u>31,925.23</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>11,002.79</u>	\$ <u>20,922.44</u>	\$ _____	\$ <u>31,925.23</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>178,688.33</u>	\$ <u>398,306.30</u>	\$ _____	\$ <u>576,994.63</u>

UTILITY NAME: GCP FAIRFIELD VILLAGE, 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 _____	\$ _____	\$ -603,964.11
Changes during the year (Specify): Earnings 2013 _____	_____	-398,812.79
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ -1,002,776.90

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	
Grandbridge Real Estate Capital Loan	5.11	48	\$ 11,456,400.00
Mezanine Debt			438,267.40
_____			_____
Total _____			\$ 11,894,667.40

UTILITY NAME: GCP FAIRFIELD VILLAGE, 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 _____	187	3,553	_____	_____
Regulatory assessment fee _____	448.94	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ 635.94	\$ 3,553.00	\$ _____	\$ 4,188.94

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
Enviro-Masters	\$ 6376.25	\$ 3892.07	Monthly Service
Pro Tech Water & Wastewater	\$ 4946.48	\$ 3794.28	Monthly Service
Utility Billing Group	\$ 11965.5	\$ _____	Monthly Billing Service
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: GCP FAIRFIELD VILLAGE, LLC

YEAR OF REPORT DECEMBER 31, 2013
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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 FAIRFIELD VILLAGE, 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 FAIRFIELD VILLAGE, 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_____	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises_____				
303	Land and Land Rights_____	1,200			1,200
304	Structures and Improvements_____	3,999			3,999
305	Collecting and Impounding Reservoirs_____				
306	Lake, River and Other Intakes_____				
307	Wells and Springs_____	27,830			27,830
308	Infiltration Galleries and Tunnels_____				
309	Supply Mains_____				
310	Power Generation Equipment_____	13,672			13,672
311	Pumping Equipment_____	22,436			22,436
320	Water Treatment Equipment_____	42,250			42,250
330	Distribution Reservoirs and Standpipes_____	29,781			29,781
331	Transmission and Distribution Lines_____	113,464			113,464
333	Services_____	77,396			77,396
334	Meters and Meter Installations_____	27,333			27,333
335	Hydrants_____				
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_____	\$ 359,361	\$ _____	\$ _____	\$ 359,361

UTILITY NAME: GCP FAIRFIELD VILLAGE, 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	29	%	0.0357 %	\$ 3,247.53	\$	\$ 142.76	\$ 3,390.30
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	28	%	0.0370 %	6,988.42		1,029.71	8,018.13
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment	18	%	0.0588 %	7,236.83		803.91	8,040.75
311	Pumping Equipment	18	%	0.0588 %	7,351.48		1,319.24	8,670.72
320	Water Treatment Equipment	18	%	0.0588 %	42,250.00		0.00	42,250.00
330	Distribution Reservoirs & Standpipes	34	%	0.0303 %	12,095.73		902.36	12,998.10
331	Trans. & Dist. Mains	39	%	0.0263 %	43,124.21		2,984.10	46,108.32
333	Services	36	%	0.0286 %	33,782.96		2,213.53	35,996.48
334	Meter & Meter Installations	18	%	0.0588 %	11,608.36		1,607.18	13,215.54
335	Hydrants		%	%				
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		%	%				
	Totals				\$ 167,685.53	\$	\$ 11,002.79	\$ 178,688.33 *

* This amount should tie to Sheet F-5.

UTILITY NAME: GCP FAIRFIELD VILLAGE, 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	6,109.90
616	Fuel for Power Production	_____
618	Chemicals	1,023.58
620	Materials and Supplies	7,472.06
630	Contractual Services:	
	Billing	8,233.50
	Professional	2,470.00
	Testing	0.00
	Other	700.00
640	Rents	_____
650	Transportation Expense	_____
655	Insurance Expense	1,627.53
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	_____
670	Bad Debt Expense	_____
675	Miscellaneous Expenses	_____
	Total Water Operation And Maintenance Expense	\$ <u>27,636.57</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	273	260	274
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)	_____	_____	_____	_____	_____
** D = Displacement C = Compound T = Turbine			Total	273	260
				274	

UTILITY NAME: _____ GCP FAIRFIELD VILLAGE, LLC

YEAR OF REPORT DECEMBER 31, 2013

SYSTEM NAME: _____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	_____	_____	_____	_____
Types of Well Construction and Casing _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	_____	_____	_____	_____
Diameters of Wells _____	_____	_____	_____	_____
Pump - GPM _____	_____	_____	_____	_____
Motor - HP _____	10	10	_____	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

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

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 FAIRFIELD VILLAGE, 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 _____	_____	_____	_____

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 _____	_____	_____	_____

UTILITY NAME: ___ GCP FAIRFIELD VILLAGE, LLC

YEAR OF REPORT
DECEMBER 31, 2013

SYSTEM NAME: _____

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. _____ 500
2. Maximum number of ERCs * which can be served. _____
3. Present system connection capacity (in ERCs *) using existing lines. _____ 297 Connections
4. Future connection capacity (in ERCs *) upon service area buildout. _____
5. Estimated annual increase in ERCs *. _____
6. Is the utility required to have fire flow capacity? _____
If so, how much capacity is required? _____
7. Attach a description of the fire fighting facilities.
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? ___ Not required by 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? _____
11. Department of Environmental Protection ID # _____ 6424704
12. Water Management District Consumptive Use Permit # 42 BID 1945480
 - a. Is the system in compliance with the requirements of the CUP? _____ Water district in compliance
 - 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 FAIRFIELD VILLAGE, 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 _____	\$ _____	\$ _____	\$ _____	\$ _____
352	Franchises _____	_____	_____	_____	_____
353	Land and Land Rights _____	23,700	_____	_____	23,700
354	Structures and Improvements _____	9,866	_____	_____	9,866
355	Power Generation Equipment _____	_____	_____	_____	_____
360	Collection Sewers - Force _____	5,050	_____	_____	5,050
361	Collection Sewers - Gravity _____	198,940	_____	_____	198,940
362	Special Collecting Structures _____	_____	_____	_____	_____
363	Services to Customers _____	50,513	_____	_____	50,513
364	Flow Measuring Devices _____	_____	_____	_____	_____
365	Flow Measuring Installations _____	_____	_____	_____	_____
370	Receiving Wells _____	_____	_____	_____	_____
371	Pumping Equipment _____	85,777	_____	_____	85,777
380	Treatment and Disposal Equipment _____	248,442	2,500	_____	250,942
381	Plant Sewers _____	_____	_____	_____	_____
382	Outfall Sewer Lines _____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment _____	_____	_____	_____	_____
390	Office Furniture and Equipment _____	_____	_____	_____	_____
391	Transportation Equipment _____	_____	_____	_____	_____
392	Stores Equipment _____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment _____	_____	_____	_____	_____
394	Laboratory Equipment _____	_____	_____	_____	_____
395	Power Operated Equipment _____	_____	_____	_____	_____
396	Communication Equipment _____	_____	_____	_____	_____
397	Miscellaneous Equipment _____	_____	_____	_____	_____
398	Other Tangible Plant _____	_____	_____	_____	_____
	Total Wastewater Plant _____	\$ 622,288	\$ _____	\$ _____	\$ 624,788 *

* This amount should tie to sheet F-5.

UTILITY NAME: GCP FAIRFIELD VILLAGE, 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	28	%	0.0370 %	\$ 8,037.08	\$	\$ 365.04	\$ 8,402.12
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force	28	%	0.0370 %	4,113.70		186.85	4,300.55
361	Collection Sewers - Gravity	41	%	0.0250 %	104,903.00		4,973.50	109,876.50
362	Special Collecting Structures		%	%				
363	Services to Customers	36	%	0.0286 %	22,705.34		1,444.67	24,150.01
364	Flow Measuring Devices		%	%				
365	Flow Measuring Installations		%	%				
370	Receiving Wells		%	%				
371	Pumping Equipment	18	%	0.0556 %	85,777.00		139.00	85,916.00
380	Treatment and Disposal Equipment	19	%	0.0556 %	151,847.75		13,813.38	165,661.12
381	Plant Sewers		%	%				
382	Outfall Sewer Lines		%	%				
369	Other Plant and Miscellaneous Equipment		%	%				
390	Office Furniture and Equipment		%	%				
391	Transportation Equipment		%	%				
392	Stores Equipment		%	%				
393	Tools, Shop and Garage Equipment		%	%				
394	Laboratory Equipment		%	%				
395	Power Operated Equipment		%	%				
396	Communication Equipment		%	%				
397	Miscellaneous Equipment		%	%				
398	Other Tangible Plant		%	%				
	Totals				\$ 377,383.87	\$	\$ 20,922.44	\$ 398,306.30 *

* This amount should tie to Sheet F-5.

UTILITY NAME: ___ GCP FAIRFIELD VILLAGE, 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 _____	15,330.00
715	Purchased Power _____	15,671.16
716	Fuel for Power Production _____	_____
718	Chemicals _____	1,646.82
720	Materials and Supplies _____	_____
730	Contractual Services:	_____
	Billing _____	_____
	Professional _____	18,184.52
	Testing _____	1,700.00
	Other _____	3,900.00
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 _____	\$ <u>56,432.50</u> *

* 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	273	260	274
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)	_____	_____	_____	_____	_____
Total			<u>273</u>	<u>260</u>	<u>274</u>

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____ GCP FAIRFIELD VILLAGE, LLC

YEAR OF REPORT DECEMBER 31, 2013

PUMPING EQUIPMENT

Lift Station Number _____	_____	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	_____	_____	_____	_____	_____	_____
Year installed _____	_____	_____	_____	_____	_____	_____
Rated capacity _____	_____	_____	_____	_____	_____	_____
Size _____	5' x 10'4"	_____	_____	_____	_____	_____
Power:	_____	_____	_____	_____	_____	_____
Electric _____	Electric	_____	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	2-1 HP	_____	_____	_____	_____	_____
_____	230v	_____	_____	_____	_____	_____
_____	1 Phase	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	4"	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	PVC	_____	_____	_____	_____	_____
Average length _____	_____	_____	_____	_____	_____	_____
Number of active service connections _____	295	_____	_____	_____	_____	_____
Beginning of year _____	295	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____
End of year _____	295	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains			Force Mains		
Size (inches) _____	8"	_____	_____	3"	_____	_____
Type of main _____	PVC	_____	_____	PVC	_____	_____
Length of main (nearest foot) _____	_____	_____	_____	_____	_____	_____
Beginning of year _____	9,615	_____	_____	532	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____
End of year _____	9,615	_____	_____	532	_____	_____

MANHOLES

Size (inches) _____	48"	_____	_____	_____
Type of Manhole _____	Concrete	_____	_____	_____
Number of Manholes:	_____	_____	_____	_____
Beginning of year _____	36	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	36	_____	_____	_____

UTILITY NAME: _____ GCP FAIRFIELD VILLAGE, LLC

SYSTEM NAME: _____ FAIRFIELD VILLAGE WWTF

YEAR OF REPORT DECEMBER 31, 2013

TREATMENT PLANT

Manufacturer_____	Unknown_____		
Type_____	Concrete_____	_____	_____
"Steel" or "Concrete"_____	Concrete_____	_____	_____
Total Permitted Capacity_____	0.060 MGD Extended Aeration	_____	_____
Average Daily Flow_____	_____	_____	_____
Method of Effluent Disposal_____	Evaporation/Perc Ponds	_____	_____
Permitted Capacity of Disposal_____	0.060	_____	_____
Total Gallons of Wastewater treated_____	6.424	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer_____	_____	_____	_____	_____	_____	_____
Capacity (GPM's)_____	68	68	_____	_____	_____	_____
Motor:						
Manufacturer_____	Liberty	Liberty	_____	_____	_____	_____
Horsepower_____	2 HP	2 HP	_____	_____	_____	_____
Power (Electric or Mechanical)_____	230 V	230 V	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater (in 1,000,000's)	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	0.561	_____	0.561
February_____	0.628	_____	0.628
March_____	0.709	_____	0.709
April_____	0.632	_____	0.632
May_____	0.673	_____	0.673
June_____	0.504	_____	0.504
July_____	0.469	_____	0.469
August_____	0.428	_____	0.428
September_____	0.393	_____	0.393
October_____	0.390	_____	0.390
November_____	0.405	_____	0.405
December_____	0.632	_____	0.632
Total for year_____	6.424	_____	6.424

If Wastewater Treatment is purchased, indicate the vendor: _____

N/A

REVISION

S-5

UTILITY NAME: _____ GCP FAIRFIELD VILLAGE, LLC

YEAR OF REPORT
DECEMBER 31, 2013

SYSTEM NAME: _____ FAIRFIELD VILLAGE WWTF

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. _____ 500
2. Maximum number of ERCs* which can be served. _____ 500
3. Present system connection capacity (in ERCs*) using existing lines. _____ 500
4. Future connection capacity (in ERCs*) upon service area buildout. _____ 500
5. Estimated annual increase in ERCs*. _____ 0
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system
N/A

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? _____ 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? _____ 2011
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? _____ N/A
 - c. When will construction begin? _____ N/A
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____ N/A
12. Department of Environmental Protection ID # _____ FLA 012706

* 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 FAIRFIELD VILLAGE, 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 chief executive officer of the utility)
Vice President
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.