



October 16, 2023

Adam Teitzman, Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Re: GCP Plantation Landing, LLC; Application for staff assisted rate case (SARC)

Dear Mr. Teitzman,

I am writing today to file an application on behalf of GCP Plantation Landing, LLC for a staff assisted rate increase for water and wastewater service provided by the utility in Polk County, Florida.

I am attaching hereto the Commission's standard form Application for Staff Assisted Rate Case.

In addition, I am attaching a listing of additional capital projects that the utility has undertaken in the most recent year that we believe need to be included in any forward looking rate setting proceeding in order to provide rates that can provide some opportunity for the utility to recover its costs.

If you need anything further or have any questions in this regard, please let me know.

Sincerely,

/s/ F. Marshall Deterding

F. Marshall Deterding
Of Counsel

FMD/brf
Enclosures

cc: Sheri Woodworth
Gary Morse
Ari Weil

FLORIDA PUBLIC SERVICE COMMISSION

APPLICATION FOR A
STAFF ASSISTED RATE CASE

I. GENERAL DATA

A. Name of Utility: **GCP Plantation Landing, LLC**

B. Address: **23 O'Hara Drive.**
Haines City, Florida 33844

1. Telephone Nos.: 248-208-2556

2. County: **Polk**

Nearest City: **Orlando**

3. General Area Served: **Plantation Landings**

C. Authority:

1. Water Certificate No. **606/W**

Date Received: **6/21/1999**

2. Wastewater Certificate No. **522S**

Date Received: **6/21/1999**

3. Date Utility Started Operations: Water: **April 1981**

Wastewater:

D. How System Was Acquired:

If utility was purchased, give date

Amount Paid \$

1. Name of Seller:

2. Was seller affiliated with present owners? Yes No

3. Did you purchase: Stock or assets only

E. Type of Legal Entity:

Corporation

Partnership

Sole Proprietorship

F. Ownership & Officers:

	Name	Title	Percent Ownership
1.	Sun Communities Operating Limited Partnership		100
2.			
3.			
4.			

G. List of Associated Companies and Addresses:

H. If you have retained an attorney and/or a consultant to represent the utility for this application, furnish the name(s) and address(es):

Name:

Address:

F.Marshall Deterding Sundstrom & Mindlin LLP

2548 Blairstone Pines Dr. Tallahassee 32301

Gary Morse

44 Black Willow Street Homosassa FL 34446

II. ACCOUNTING DATA

A. Outside Accountant

1. Name:
2. Firm:
3. Address:
4. Telephone: ()

B. Individual To Contact On Accounting Matters:

1. Name: **Brian Perry Controller**
2. Telephone: **(248) 864 0484**

C. Location of Books and Records: **27777 Franklin Rd, Suite 300 Southfield MI 84034**

D. Have you filed an Annual Report with the Commission? Yes No

Date Last Filed: **May 30, 2023**

E. Has your latest Regulatory Assessment Fee Payment been made?

(January 30 or July 30 whichever is applicable) Jan 30 July 30

F. Basic Rate Base Data: (Most recent two years)

1. Water:

	2021	2022
Cost of Plant In Service	\$ <u>619,710</u>	\$ <u>641,725</u>
Less Accumulated Depreciation	<u>356,111</u>	<u>382,929</u>
Less Contributed Plant	<u>0</u>	<u>0</u>
Net Owner's Investment	\$ 263,599	\$ 258,796

2. Wastewater:

2021 **2022**

Cost of Plant In Service	\$ 748,828	\$ 756,704
Less Accumulated Depreciation	428,471	451,511
Less Contributed Plant	0	0
Net Owner's Investment	\$ 320,357	\$ 305,193

G. Basic Income Statement: (Most recent two years)

1. <u>Water:</u>	2021	2022
Revenues (By Class)		
a.	\$ 52,551	\$ 57,089
b.		
c.		
Total Operating Revenues:	\$ 52,551	\$ 57,089
Less Expenses:		
a. Salaries & Wages – Employees	2,580	3,436
b. Salaries & Wages - Officers, Directors, & Majority Stockholders		
c. Employee Pensions & Benefits		
d. Purchased Water		
e. Purchased Power	3,111	10
f. Fuel for Power Production	562	
g. Chemicals	5,655	8,023
h. Materials & Supplies	72	17
i. Contractual Services	36,246	42,407
j. Rents		
k. Transportation Expenses		
l. Insurance Expense		
m. Regulatory Commission Expense		
n. Bad Debt Expense		
o. Miscellaneous Expense		
p. Depreciation Expense	24,691	26,818
q. Property Taxes		
r. Other Taxes	2,579	2,853
s. Income Taxes		
Operating Income (Loss)	\$ -22,945	\$ -26,475

2. <u>Wastewater</u>		2021	2022
Revenues (By Class):		\$ _____	\$ _____
a.		<u>79,097</u>	<u>91,612</u>
b.		_____	_____
c.		_____	_____
Total Operating Revenues:		<u>\$ 79,097</u>	<u>\$ 91,612</u>
Less Expenses:		_____	_____
a. Salaries & Wages – Employees		<u>2,580</u>	<u>3,436</u>
b. Salaries & Wages - Officers, Directors, & Majority Stockholders		_____	_____
c. Employee Pensions & Benefits		_____	_____
d. Purchased Wastewater Treatment		_____	_____
e. Sludge Removal Expense		<u>20,686</u>	<u>25,430</u>
f. Purchased Power		<u>6,555</u>	<u>556</u>
g. Fuel for Power Production		_____	_____
h. Chemicals		<u>14,314</u>	_____
i. Materials & Supplies		<u>17</u>	<u>17,072</u>
j. Contractual Services		<u>37,653</u>	<u>48,953</u>
k. Rents		_____	_____
l. Transportation Expenses		_____	_____
m. Insurance Expense		_____	_____
n. Regulatory Commission Expense		_____	_____
o. Bad Debt Expense		_____	_____
p. Miscellaneous Expense		_____	_____
q. Depreciation Expense		<u>22,269</u>	<u>23,040</u>
r. Property Taxes		_____	_____
s. Other Taxes		<u>3,774</u>	<u>4,407</u>
t. Income Taxes		_____	_____
Operating Income (Loss)		<u>\$ -28,751</u>	<u>\$ -31,282</u>

H. Outstanding Debt:

	Date	Balance	Interest	Expiration
Creditor	Borrowed	Due	Rate	Date
1. _____	_____	_____	_____	_____
2. _____	_____	_____	_____	_____
3. _____	_____	_____	_____	_____
4. _____	_____	_____	_____	_____

I. Indicate Type of Tax Return Field:

- Form 1120 -Corporation
- Form 1120S -Subchapter S Corporation
- Form 1065 – Partnership
- Form 1040 - Schedule C - Individual (Proprietorship)

III

ENGINEERING DATA

A. Outside Engineering Consultant:

- 1. Name:
- 2. Firm:
- 3. Address:
- 4. Telephone: ()

B. Individual to contact on engineering matters:

- 1. Name: **Jennifer Andrews Director of Utilities & Infrastructure**
- 2. Telephone: **(941) 374 5156**

C. Is the utility under citation by the Department of Environmental Protection (DEP) or County Health Department? If yes, explain: **No**

D. List any known service deficiencies and steps taken to remedy problems: **NONE**

E. Name of plant operator(s) and DEP operator certificate number(s) held: **General Utilities**

F. Is the utility serving customers outside of its certificated area? **NO**

If yes, explain:

G. Wastewater:

- 1. Gallons per day capacity of treatment facilities:
 - a. Existing: 80,000 GPD
 - b. Under Construction:
 - c. Proposed:

2. Type and make of present treatment facilities:

Extended Aeration

3. Approximate average daily flow of treatment plant effluent:

33,000 GPD

4. Approximate length of wastewater mains:

Size (diameter):	8inch	6inch	4inch FM	3inch FM	
Linear feet:	12,660		2980	510	

5. Number of manholes: **50**

6. Number of lift stations: **4**

7. How do you measure treatment plant effluent?

Flow Meter

8. Is the treatment plant effluent chlorinated? Yes No

If yes, what is the normal dosage rate?

- 9. Tap in fees – Wastewater: \$
- 10. Service availability fees – Wastewater: \$
- 11. Note DEP Treatment Plant Certificate Number and date of expiration: FLA013033
Number Expiration Date:
- 12. Total gallons treated during most recent twelve months: 11,899,000
- 13. Wastewater treatment purchased during most recent twelve months:

H. Water:

- 1. Gallons per day capacity of treatment facilities:
a. Existing: **250,000 GPD** b. Under Construction : c. Proposed:
- 2. Type of treatment: **Chlorination**
- 3. Approximate average daily flow of treated water:
- 4. Source of water supply: Deep Well
- 5. Types of chemicals used and their normal dosage rates: **Chlorine**

- 6. Number of wells in service:
Total capacity in gallons per minute (gpm):

Diameter/Depth:	8 inch / _____	8 inch / _____	_____ / _____
Motor horsepower:	_____	_____	_____
Pump capacity (gpm):	350	350	_____

- 7. Reservoirs and/or hydropneumatic tanks:

Description:	Hydro	_____	_____
Capacity:	15,000	_____	_____

- 8. High service pumping:

Motor horsepower:	_____	_____	_____	_____
Pump capacity (gpm):	_____	_____	_____	_____

- 9. How do you measure treatment plant production? Flow Meter
- 10. Approximate feet of water mains: See Annual Report for other size mains

Size (diameter):	2inch	3inch	4inch	6inch
Linear feet:	2,120	_____	5,110	6,960

- 11. Note any fire flow requirements and imposing government agency: 500 GPM
County
- 12. Number of fire hydrants in service: 12

- 13. Do you have a meter change out program? No Yes
- 14. Meter installation or tap in fees - Water \$ _____
- 15. Service availability fees - Water \$ _____
- 16. Has the existing treatment facility been approved by DEP? No Yes
- 17. Total gallons pumped during most recent twelve months: 22,947,000
- 18. Total gallons sold during most recent twelve months: 18,379,000
- 19. Gallons unaccounted for during most recent twelve months: 4,568
- 20. Gallons purchased during most recent twelve months: None

IV. RATE DATA

A. Individual to contact on tariff matters:

- 1. Name: Marty Deterding
- 2. Telephone Number: (850) 877 6555

B. Schedule of present rates: (Attach additional sheets if more space is needed)

1. Water:

- a. Residential Water See Attached Tariff Sheets
- b. General Service _____
- c. Special Contract _____
- d. Other – Specify _____

2. Wastewater:

- a. Residential Wastewater See attached Tariff Sheets
- b. General Service _____
- c. Special Contract _____
- d. Other – Specify _____

C. Number of Customers: (Most recent two years)

1. Water Metered	2021	2022
a. Residential	<u>385</u>	<u>388</u>
b. General Service	_____	_____
c. Special Contract	_____	_____
d. Other – Specify	_____	_____
2. Water Unmetered	20	20
a. Residential	_____	_____
b. General Service	_____	_____
c. Special Contract	_____	_____
d. Other - Specify	_____	_____
3. Wastewater	2021	2022
a. Residential	<u>385</u>	<u>388</u>
b. General Service	_____	_____
c. Special Contract	_____	_____
d. Other - Specify	_____	_____

V. AFFIRMATION

I, Sheri Woodworth, the undersigned owner, officer, or partner of the above named public utility, doing business in the State of Florida and subject to the control and jurisdiction of the Florida Public Service Commission, certify that the statements set forth herein are true and correct to the best of my information, knowledge, and belief.

Signed S. Woodworth

Title Sr. Vice President

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.

Additional Information and Utility Intent

The Utility has attached a listing of Capital Projects undertaken during 2023. These projects will be completed and in service before rates are set and are to improve or continue service to existing customers and not for the purpose of serving additional customers. As such rate setting should include depreciation and a return on these additional investments.

CAPX Summary by Property Plantation Landings

Property=sc-ptu AND Year=2023

Project	Description	Budget
sc-ptu		
uptu23001	WWTP Effluent Pump #2	11,118.00
Total sc-ptu		11,118.00