

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for staff-assisted rate case in Polk County by Keen Sales, Rentals and Utilities, Inc.

DOCKET NO. 090072-WU
ORDER NO. PSC-09-0716-PAA-WU
ISSUED: October 28, 2009

The following Commissioners participated in the disposition of this matter:

MATTHEW M. CARTER II, Chairman
LISA POLAK EDGAR
NANCY ARGENZIANO
NATHAN A. SKOP

NOTICE OF PROPOSED AGENCY ACTION
ORDER APPROVING INCREASE IN RATES AND CHARGES
AND
FINAL ORDER GRANTING TEMPORARY RATE IN THE EVENT OF A PROTEST

BY THE COMMISSION:

NOTICE is hereby given by the Florida Public Service Commission that, except for the granting of temporary rates subject to refund in the event of a protest, reducing rates at the end of the four-year amortization period, and requiring books and records to be kept in accordance with the National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts (USOA), the action discussed herein is preliminary in nature and will become final unless a person whose interests are substantially affected files a petition for a formal proceeding, pursuant to Rule 25-22.029, Florida Administrative Code (F.A.C.).

I. BACKGROUND

Keen Sales, Rentals and Utilities, Inc. – Subdivisions (Keen or Utility) is a Class C water utility operating in Polk County. Keen currently owns and operates two water systems in Polk County: Lake Region Paradise Island and Ray and Earlene Keen and Ellison Park Subdivisions (Subdivisions). This rate case is for Keen's Subdivisions. The Subdivisions provides water service to approximately 114 customers. According to the Utility's 2008 annual report, total gross revenue for the Subdivisions was \$39,039 and total operating expenses were \$44,850.

We granted a grandfather certificate for the Subdivisions in 1997.¹ Rate base was not established in that proceeding. However, to determine the appropriate rates to be charged

¹ See Order No. PSC-97-0152-FOF-WU, issued February 11, 1997, in Docket No. 961007-WU, In Re: Application of Keen Sales and Rentals, Inc. for Certificate Under Grandfather Rights to Provide Water Service in Polk County.

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prospectively, we used the Subdivisions' existing rates approved by Polk County and increased the rates for the difference between the Commission's and Polk County's regulatory assessment fees. This filing is the first staff-assisted rate case for the Subdivisions since the Commission obtained jurisdiction of Keen's water systems in Polk County.

The Utility has requested pro forma plant additions. We believe that the additions are reasonable and prudent. However, the pro forma additions shall not be included in plant until completion. Therefore, we find that a two-phase rate approach shall be implemented, whereby Phase II rates can only be implemented once the pro forma plant additions are complete.

This order addresses Keen's request for a staff-assisted rate case. We have the authority to consider this rate case pursuant to Section 367.0814, Florida Statutes (F.S.).

II. QUALITY OF SERVICE

Pursuant to Rule 25-30.433(1), F.A.C., we determine the overall quality of service provided by a utility by evaluating three separate components of water operations, including the quality of the utility's product, the operating condition of the utility's plants and facilities, and the utility's attempt to address customer satisfaction. We also review the comments or complaints received by the Commission from customers. The utility's current compliance with the Polk County Health Department (PCHD) is also considered.

In Polk County, the water programs are regulated by the PCHD. Keen is current in all of the required chemical analyses, and the Utility has met all required standards. The quality of drinking water delivered to the customers is considered to be satisfactory by the PCHD. Currently there are no enforcement activities for non-compliance with PCHD rules and regulations. We conducted a field investigation of the Keen facilities on April 23, 2009. One of the two wells at the water treatment plant was found to be out of service. The Utility intends to reactivate the well. The cost to do this is considered as a pro forma improvement in this case. With one of the wells out of service, we are concerned about possible system reliability. With the potential reactivation of the inoperative well considered, no adjustments are appropriate at this time.

A customer meeting was held on July 23, 2009, at the Haines City Parks and Recreation Bethune Auditorium in Haines City, Florida. No customers attended the meeting. We have not received any customer correspondence concerning the rate case. In addition, there are no outstanding complaints on our Complaint Activity Tracking System.

Based on the above, we find that the Utility's quality of product, operating condition of its water treatment plant and facilities (considering the potential reactivation of the inoperative well), and customer satisfaction are satisfactory. Therefore, we find that the overall quality of service provided by Keen is satisfactory.

III. USED AND USEFUL PERCENTAGES

The Utility serves 114 customers. The water treatment system has two wells rated at 250 gpm and 85 gpm. Raw water is treated with liquid chlorine for disinfection purposes. This facility has no storage capacity. There are three fire hydrants located throughout the service area. There has been no prior rate case for the Utility; therefore, used and useful has been not been previously established by the Commission. In addition, the service area is essentially built out and no apparent potential for expansion. Therefore, pursuant to Rule 25-30.4325, F.A.C., the treatment plant and distribution system shall be considered 100 percent used and useful.

IV. ALLOCATION OF COMMON COSTS

Our practice is to allocate administrative and general expenses based on the number of customers.² Keen distributes common costs based on the percentage of average customers. In the most recent rate case for the Utility's related party system, Lake Region Paradise Island (Paradise Island), administrative and general expenses were approved based on an allocation of 55 percent and 45 percent for the Subdivisions and Paradise Island, respectively.³ The Utility's average customers have consistently remained the same. Therefore, we find that Keen's reasonable and prudent common expenses shall be allocated to the Subdivisions' system based on the allocated portion of 55 percent. This equitably reflects the distribution of costs between the two systems.

V. RATE BASE

The appropriate components of the Utility's rate base include utility plant in service, contributions-in-aid-of-construction (CIAC), accumulated depreciation, amortization of CIAC, and working capital.

We selected a test year ended December 31, 2008, for this rate case. Rate base for this Utility has never been established. Sufficient records of the original construction were not available. Absent these records, the auditor requested that an original cost study be performed by the staff engineer. The original cost study was derived by the use of an available map, county health department records, and physical inspection of the facilities during the engineer's investigation. Adjustments have been made to match rate base component balances with the engineer's original cost study and to update rate base through December 31, 2008. A summary of each component and the adjustments follows:

² See Order Nos. 17043, issued December 31, 1986, in Docket No. 860325-WS, In re: Request by Southern States Utilities, Inc. for approval of test year ended 12/31/85 for rate increase in Seminole County; and PSC-01-0323-PAA-WU, issued February 5, 2001, in Docket No. 000580-WU, In re: Application for staff-assisted rate case in Polk County by Keen Sales, Rentals and Utilities, Inc. (Alturas Water Works)

³ See Order No. PSC-05-0442-PAA-WU, issued April 25, 2005, in Docket No. 040254-WU, In re: Application for staff-assisted rate increase in Polk County by Keen Sales, Rentals and Utilities, Inc.

A. Utility Plant in Service (UPIS)

The Utility recorded \$86,217 of UPIS for the test year ended December 31, 2008. We have made an adjustment to increase UPIS by \$77,688 to reflect the appropriate plant balances per the original cost study completed by our engineer. Further, Keen was able to provide documentation for some plant additions. We have made an adjustment to increase UPIS by \$16,808 for plant additions for the following years: \$11,604 for 2002; \$1,333 for 2005; \$3,659 for 2006; and \$212 for 2008. Also, we have decreased UPIS by \$106 to reflect an averaging adjustment. Our net adjustment to UPIS is an increase of \$94,390 for water. Therefore, the UPIS balance is \$180,607.

B. Land and Land Rights

The Utility's books reflect \$4,000 for land as of December 31, 2008. Pursuant to Audit Finding No. 3, Keen determined the cost of the land by prorating the site. The Utility stated that each lot on Ray Keen Road sells for \$20,000, and the well site is on one-fifth of the lot. Thus, Keen arrived at \$4,000 for the cost of the land for the well site.

Per the NARUC USOA for Class C Water Utilities, all utility plant shall be recorded at original cost of such property of the person first devoting it to public service. Keen was first dedicated to public service in June of 1990. The Utility purchased the land for \$58,400. The Keen Subdivision consists of 9.73 acres including the Utility. The Subdivision systems facilities are located on .0963 acres. Therefore, the original cost of the land is \$578 $((\$58,400/9.73) \times .0963)$. We have decreased land by \$3,422 $(\$4,000 - \$3,422)$. Therefore, the amount for land is \$578.

C. Non-used and Useful Plant

As discussed above, the Utility's water treatment plant and water distribution system shall be considered 100 percent used and useful.

D. Contribution in Aid of Construction

Keen recorded no CIAC on its books at the end of the test year. Rule 25-30.570(1), F.A.C., states:

If the amount of CIAC has not been recorded on the utility's books and the utility does not submit competent substantial evidence as to the amount of CIAC, the amount of CIAC shall be imputed to be the amount of plant costs charged to the cost of land sales for tax purposes if available, or the proportion of the cost of the facilities and plant attributable to the water transmission and distribution system and the sewage collection system.

Since the Utility could not substantiate a CIAC balance, we imputed \$54,078 for CIAC to reflect the water transmission and distribution system based on the original cost study. Therefore, the CIAC shall be \$54,078.

E. Accumulated Depreciation

Keen recorded a balance for accumulated depreciation of \$61,832 for the test year. We calculated accumulated depreciation using the prescribed rates in Rule 25-30.140, F.A.C. As a result, we have increased this account by \$58,775. We further decreased this account by \$2,736 to reflect an averaging adjustment. These adjustments result in accumulated depreciation of \$117,871.

F. Amortization of CIAC

The Utility recorded no amortization of CIAC at the end of the test year. We made an adjustment to increase this account by \$38,330 to reflect the imputation of CIAC pursuant to Rule 25-30.570, F.A.C. We decreased this account by \$820 to reflect an averaging adjustment. Our net adjustments to this account results in amortization of CIAC of \$37,510.

G. Working Capital Allowance

Working capital is defined as the investor-supplied funds necessary to meet operating expenses or going-concern requirements of the utility. Consistent with Rule 25-30.433(2), F.A.C., we used the one-eighth of the operation and maintenance (O&M) expense formula approach for calculating the working capital allowance. Applying this formula, we find that a working capital allowance of \$7,094 (based on O&M of \$56,750) is appropriate. Moreover, working capital has been increased by \$7,094 to reflect one-eighth of the O&M expenses.

H. Rate Base Summary

Based on the forgoing, we find that the appropriate test year average rate base is \$53,840. Rate base is shown on Schedule No. 1-A, and our adjustments are shown on Schedule No. 1-B.

VI. RETURN ON EQUITY

The Utility recorded the following items in its capital structure for the test year: common stock of \$4,634 and long-term debt of \$46,497. The appropriate return on equity (ROE) is 11.30 percent using the most recent Commission-approved leverage formula.⁴ The Utility's capital structure has been reconciled with our recommended rate base. We find that an ROE of 11.30 percent with a range of 10.30 –12.30 percent, resulting in an overall rate of return of 7.39 percent, is appropriate. The ROE and overall rate of return are shown on Schedule No. 2.

⁴ See Order No. PSC-09-0430-PAA-WS, issued June 19, 2009, in Docket No. 090006-WS, In re: Water and Wastewater Industry Annual Reestablishment of Authorized Range of Return on Common Equity for Water and Wastewater Utilities Pursuant to Section 367.081(4)(f), Florida Statutes.

VII. NET OPERATING INCOME

A. Test Year Revenues

Keen recorded total revenues of \$39,038 for the 12-month period ended December 31, 2008. We have calculated revenues based on test year bills and consumption and determined test year revenues are \$41,536. Therefore, we have increased test year revenues by \$2,498 (\$41,536-\$39,038). Test year revenues are shown on Schedule No. 3-A. The related adjustments are shown on Schedule No. 3-B.

B. Operating Expenses

The Utility recorded operating expenses of \$44,850 during the test year ending December 31, 2008. The test year O&M expenses have been reviewed, and invoices, canceled checks and other supporting documentation have been examined. We made several adjustments to Keen's operating expenses as summarized below:

1. Salaries and Wages – Employees (601):

The Utility recorded \$9,341 in this account during the test year. The water manager is paid \$29,900 per year. The water manager duties are allocated based on the percentages discussed above. We believe that this salary is reasonable and have determined that the water manager salary attributable to the Subdivision is \$16,445 (\$29,900x55 percent). We have made an adjustment to increase this account by \$7,104 (\$16,445-\$9,341) for the water manager's salary. Therefore, we find that the employee salaries and wages for the test year shall be \$16,445.

2. Salaries and Wages – Officers (603):

Keen recorded \$7,920 in this account during the test year. The president is paid \$26,400 per year. We believe that this salary is reasonable and have determined that the president's salary attributable to the Subdivision is \$14,520 (\$26,400x55 percent). We have made an adjustment to increase this account by \$6,600 (\$14,520-\$7,920) for the president's salary. Therefore, we find that the employee salaries and wages for the test year shall be \$14,520.

3. Employee Pension and Benefits – (604):

The Utility recorded \$899 in this account during the test year. The total employee pension and benefits for Keen is \$5,995. Based on the appropriate allocation of costs, the Subdivision's allocation of the employee pension and benefits shall be \$3,297 (\$5,995x55 percent). We have increased this account by \$2,398 (\$3,297-\$899). Therefore, we find that the employee pension and benefits for the test year shall be \$3,297.

4. Purchased Power – (615):

The Utility recorded \$1,969 in this account during the test year. Pursuant to Audit Finding No. 5, we decreased purchased power by \$39 to remove a related party expense. We find that the purchased power expense for the test year shall be \$1,930.

5. Chemicals – (618):

Keen recorded \$892 in this account during the test year. Pursuant to Audit Finding No. 5, we decreased chemicals by \$95 to remove an unsupported expense. We find that the chemical expense for the test year shall be \$797.

6. Material and Supplies – (620):

The Utility recorded \$410 in this account during the test year. Pursuant to Audit Finding No. 5, we decreased material and supplies by \$91 to remove an unsupported expense. We find that the material and supplies expense for the test year shall be \$319.

7. Contractual Services – Professional – (631):

Keen recorded \$505 in this account during the test year. The Utility's total professional accounting services was \$1,079. The Subdivision's allocated portion is \$593. We have made an adjustment of \$88 [(\$1,079x55 percent)-\$505] to reflect the appropriate allocation of common cost. We find that the contractual services – professional expense shall be \$593.

8. Contractual Services – Testing – (635):

Keen recorded \$3,078 in this account during the test year. Pursuant to Audit Finding No. 5, we decreased this account by \$225 for an unsupported expense. State and local authorities require several analyses be submitted in accordance with Chapter 62-550, F.A.C. Testing costs incurred during the test year did not include non-annual testing costs. These tests are required by DEP every three or more years. Projected estimated costs include:

Primary Inorganics	\$298
Volatile Organics	176
Synthetic Organic Contaminants	995
Secondaries	298
Radiologicals	220
Lead and Copper	<u>278</u>
Total 3 year cost	<u>\$2,265</u>
3 year annualized cost	\$755
Disinfection ByProducts	<u>100</u>
Total Annualized costs	<u>\$855</u>

For periodic testing costs not incurred during the test year, we find that an additional annualized expense of \$855 be included in this account. Therefore, we find that contractual services - testing for the test year shall be \$3,708 (\$3,078-\$225+\$855).

9. Rents – (640):

The Utility recorded \$3,240 in this account during the test year. Keen operates two regulated systems and one non-utility business from the building. In the last rate case for Lake Region Paradise Island, the Commission approved total rent of \$600 a month for both of Keens regulated systems, Subdivisions and Lake Region Paradise Island.⁵ We have used the amount approved in Lake Region Paradise Island's rate case and indexed the amount to arrive at a current expense level. This resulted in rent of \$718 a month for both of the systems. We have determined the rent expense for both of the related systems is \$8,616 (\$718x12). The Subdivisions allocated portion is \$4,739 (\$8,616x55 percent). We have made an adjustment to increase rent expense by \$1,499 (\$4,739-\$3,240). Therefore, we find that the rent expense for the test year shall be \$4,739.

10. Transportation – (650):

Keen recorded \$772 in this account during the test year. Pursuant to Audit Finding No. 5, we decreased transportation by \$39 to remove an unsupported expense. We find that the transportation expense for the test year shall be \$733.

⁵ See Order No. PSC-05-0442-PAA-WU, issued April 25, 2005, in Docket No. 040254-WU, In re: Application for staff-assisted rate increase in Polk County by Keen Sales, Rentals and Utilities, Inc.

11. Insurance – (655):

The Utility recorded \$2,706 in this account during the test year. The total insurance for Keen is \$8,360. Based on the appropriate allocation of costs, the Subdivisions' allocation of insurance shall be \$4,598 ($\$8,360 \times 55$ percent). We have increased this account by \$1,892 ($\$4,598 - \$2,706$). We find that insurance expense for the test year shall be \$4,598.

12. Regulatory Commission Expense – (665):

Keen recorded \$0 in this account during the test year. Pursuant to Section 367.0816, F.S., rate case expense is amortized over a 4-year period. The Utility paid a \$500 rate case filing fee for water. Keen is required by Rule 25-22.0407(9)(b), F.A.C., to mail notices of the customer meeting to its customers. We have estimated the noticing expense for water of \$100 postage expense, \$80 printing expense, and \$11 for envelopes. The above results in a total rate case expense for the filing fee and noticing of \$691 and a four year amortization of \$173. Therefore, we find that the regulatory commission expense for the test year shall be \$173.

13. Miscellaneous Expense – (675):

The Utility recorded \$5,095 in this account for the test year. We have decreased this account by \$1,711 to remove postage for a related party. Pursuant to Audit Finding No. 5, we decreased miscellaneous expense by \$71 to remove an unsupported expense. Therefore, we find that the miscellaneous expense for the test year shall be \$3,313.

14. Operation and Maintenance Expense (O&M Summary):

Based on the above adjustments, O&M shall be increased by \$18,338. The O&M expenses of \$56,750 are shown on Schedule 3-C.

15. Depreciation Expense (Net of Amortization of CIAC):

The Utility recorded depreciation expense of \$4,350 during the test year. We calculated test year depreciation expense using the rates prescribed in Rule 25-30.140, F.A.C. and determined depreciation expense to be \$4,808. Therefore, we have increased this account by \$458 ($\$4,808 - \$4,350$) to reflect test year depreciation expense. Keen did not record amortization of CIAC. We calculated amortization of CIAC based on composite rates. We have increased amortization of CIAC by \$1,441. Therefore, we find that net depreciation expense shall be \$3,367 ($\$4,808 - \$1,441$).

16. Taxes Other Than Income (TOTI):

The Utility recorded taxes other than income of \$2,088. Based on our calculated test year revenue, Keen's regulatory assessment fees (RAFs) shall be \$1,869. The Utility included \$1,774 in this account for RAFs. We have increased this account by \$95 to reflect the appropriate RAFs. Based on our approved salaries, Keen's payroll taxes shall be \$2,369. The Utility

included \$669 in this account for payroll taxes. We have increased this account by \$1,700 (\$2,369-\$1,700) to reflect payroll taxes on our approved salary. Also, we have increased this account by \$585 to reverse a journal entry incorrectly recorded by the Utility. Our net adjustment to this account is an increase of \$2,380.

17. Income Tax:

Keen did not record any income tax expense for the test year. The Utility is an S corporation. The tax liability is passed on to the owner's personal tax returns. Therefore, we did not make an adjustment to this account.

18. Operating Expenses Summary:

The application of our approved adjustments to the audited test year operating expenses results in our calculated operating expenses of \$65,859. Operating expenses are shown on Schedule No. 3-A. The related adjustments are shown on Schedule No. 3-B.

VIII. REVENUE REQUIREMENT

The Utility shall be allowed an annual increase of \$28,301 (68.14 percent) for water. This will allow Keen the opportunity to recover its expenses and earn a 7.39 percent return on its investment. We calculate the Utility's revenue requirement as follows:

	<u>Water</u>
Adjusted Rate Base	\$53,840
Rate of Return	<u>X .0739</u>
Return on Rate Base	\$ 3,979
Adjusted O & M expense	56,750
Depreciation expense (Net)	3,367
Amortization	0
Taxes Other Than Income	5,742
Income Taxes	<u>0</u>
Revenue Requirement	\$69,837
Less Test Year Revenues	<u>41,536</u>
Annual Increase	<u>\$28,301</u>
Percent Increase/(Decrease)	<u>68.14%</u>

The revenue requirement is shown on Schedule No. 3-A.

IX. RATES AND RATE STRUCTURE

A. Rate Structure

The Utility's current rate structure consists of a monthly base facility charge (BFC)/gallage charge rate structure, in which the BFC of \$15.71 includes a 1 kgal allotment, and all gallons in excess of 1 kgal used are charged \$1.78 per kgal. This type of rate structure is not considered conservation-oriented because it contains a gallage allotment in the BFC.

We performed a detailed analysis of the Utility's billing data in order to evaluate various BFC cost recovery percentages, usage blocks, and usage block rate factors for the residential rate class. The goal of the evaluation was to select rate design parameters that: 1) allow the Utility to recover its revenue requirement; 2) equitably distribute cost recovery among the Utility's customers; and 3) implement, where appropriate, water conservation rate structures consistent with the Commission's Memorandum of Understanding with the state's five Water Management Districts.

Keen Sales, Rentals & Utilities, Inc. is located in the Highlands Ridge Southern Water Use Caution Area (SWUCA) in the Southwest Florida Water Management District (SWFWMD). Based on the SWFWMD's declared severe water shortage, and consistent with the results of the statewide Water Conservation Initiative and Water Management District's desire to eliminate non-conserving water rate structure, we do not believe it is appropriate to continue the kgal allotment in the BFC.

Over the past few years, the SWFWMD has requested, whenever possible, that an inclining block rate structure be implemented. An inclining block rate structure is effective in reducing average demand. Demand in the higher usage block should be more responsive to price than demand in the first usage block. Based on our analysis of the billing data, the customer's monthly overall average consumption is 6.879 kgals. However, the billing analysis also shows that there is a small portion of the customers who consume over 12 kgals a month. For this reason, we find that implementing an inclining block rate structure is appropriate for this customer base.

The service area is a mobile home park comprised of some retirees and working families that consists of at least four people per household. For this reason, we find that it is appropriate to increase the threshold for a customer's essential usage to approximately 7.5 kgals per month. This number is derived based on the average number of person per household, gallons per day, days per month (5.0 x 50 x 30). Due to the diversity of the customer base coupled with the District's declared severe water shortage, we find that a three-tier inclining block rate structure is appropriate. This rate structure will accomplish the goals of minimizing the price increases for customers with low monthly consumption, as well as targeting the customers who use higher volumes of water. Our analysis indicates that a three-tier inclining block rate structure with usage blocks set at: 1) 0-6 kgals; 2) 6-12 kgals; and 3) usage in excess of 12 kgals are

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appropriate. The appropriate usage rate factors are 1.0; 1.50; and 2.0, respectively. Our rate design for the water system is shown on Table 9-1 on the following page.

KEEN SALES, RENTALS & UTILITIES, INC. COMMISSION-APPROVED WATER RATE STRUCTURES AND RATES			
<u>Current Rate Structure and Rates</u>		<u>Commission-Approved Rate Structure and Rates</u>	
BFC/uniform kgal charge For water service, with 1 kgal allotment in BFC		3-Tier inclining block rate structure Rate factors 1.0; 1.50; 2.0 BFC = 35%	
BFC (incl 1 kgal)	\$15.71	BFC	\$15.45
1+ kgal	\$1.78	0-6 kgals	\$4.29
		6-12 kgals	\$6.43
		12 + kgals	\$8.58
<u>Typical Monthly Bills)</u>		<u>Typical Monthly Bills</u>	
<u>Cons (kgal)</u>		<u>Cons (kgal)</u>	
0	\$15.71	0	\$15.45
1	\$15.71	1	\$19.74
3	\$19.27	3	\$28.32
6	\$24.61	6	\$41.19
12	\$35.29	12	\$79.77
22	\$53.09	22	\$165.57

We find that the initial BFC cost recovery allocation of 73 percent be reduced to 35 percent. Our analysis indicates that this BFC cost recovery allocation allows us to design a more effective conserving rate structure that will target usage above 6 kgals while minimizing price increases for customers at non-discretionary levels of consumption. Furthermore, this BFC allocation is consistent with the SWFWMD's request to recover no more than 40 percent in the base charge.

Based on the foregoing, we find that changing the current rate structure, which includes a 1,000 (1 kgal) allotment, to a three-tier inclining block rate structure is appropriate. The usage blocks shall be set for consumption at: a) 0-6 kgals; b) 6-12 kgals; c) usage in excess of 12 kgals, with appropriate usage block rate factors of 1.00; 1.50; and 2.00, respectively. The BFC cost recovery shall be set at 35 percent.

B. Repression Adjustment

The price elasticity of demand is defined as the anticipated change in quantity demanded resulting from a change in price. All other things equal, as price increases, the quantity demand decreases.

We conducted a detailed analysis of the consumption patterns of the Utility's residential customers as well as the effect of increased revenue requirements on the amount paid by

residential customers at varying levels of consumption. As discussed above, the customer's monthly overall consumption is 6.879 kgals. In the instant case, we believe that it is appropriate to set the threshold for the customer's essential usage to 7.5 kgals per month. Therefore, we find that a repression adjustment shall only apply to water consumption above 7.5 kgals per month. However, our billing data indicates that there is a small portion of the customers consume over 12 kgals a month. This is an indication that there is some level of discretionary, or non-essential, consumption, such as outdoor irrigation. Non-essential consumption is relatively responsive to changes in price, and is therefore subject to the effects of repression.

Using our database of utilities that have previously had repression adjustments made, we calculated a repression adjustment for this Utility based upon the recommended increase in revenues from monthly service in this case, and the historically observed response rates of consumption to changes in price. This is the same methodology for calculating repression adjustments that we have approved in prior cases. Based on this methodology, we calculated test year residential water sold shall be reduced by 1,690 kgals. Purchased power expense shall be reduced by \$302, chemical expense shall be reduced by \$125, and RAFs shall be reduced by \$20. The final post-repression revenue requirement for the water system shall be \$69,391.

In order to monitor the effect of the changes to rate structure and revenue, the Utility shall file reports detailing the number of bills rendered, the consumption billed and the revenues billed on a monthly basis. In addition, the reports shall be prepared, by customer class and meter size. The reports shall be filed with this Commission, on a semi-annual basis, for a period of two years beginning the first billing period after the approved rates go into effect. To the extent the Utility makes adjustments to consumption in any month during the reporting period, the Utility shall file a revised monthly report for that month within 30 days of any revision.

C. Rates

Excluding miscellaneous service revenues, the rates shall be designed to produce of revenue \$69,391 for the water system.

We find that changing the current rate structure, which includes a 1,000 (1 kgal) allotment, to a three-tier inclining block rate structure is appropriate. The usage blocks shall be set for consumption at: a) 0-6 kgals; b) 6-12 kgals; c) usage in excess of 12 kgals, with appropriate usage block rate factors of 1.00; 1.50; and 2.00, respectively. The BFC cost recovery shall be set at 35 percent.

The approved rates shall be effective for service rendered on or after stamped approval date on the tariff sheet, pursuant to Rule 25-30.475(1), F.A.C. In addition, the approved rates shall not be implemented until our staff has approved the proposed customer notice and the notice has been received by the customers. The Utility shall provide proof of the date notice was given no less than 10 days after the date of the notice.

If the effective date of the new rates falls within a regular billing cycle, the initial bills at the new rate may be prorated. The old charge shall be prorated based on the number of days in

the billing cycle before the effective date of the new rates. The new charge shall be prorated based on the number of days in the billing cycle on and after the effective date of the new rates. In no event shall the rates be effective for service rendered prior to the stamped approval date.

Based on the foregoing, the appropriate rates for monthly service for the water is shown on Schedule 4-A.

D. Pro Forma Plant Additions

The Utility requested additional pro forma plant that it intends to complete. The following is a chart summarizing the pro forma plant, the cost, and treatment:

	<u>Pro forma Plant</u>	<u>Utility Requested</u>	<u>Commission Approved</u>
1.	Service Up Grade	\$4,500	\$4,500
2.	4" Well Site Shp motor	3,600	3,600
3.	Lighting and Control Panels	<u>6,000</u>	<u>6,000</u>
	Total Plant	<u>\$14,100</u>	<u>\$14,100</u>

We find that Keen's proposed pro forma plant items are reasonable and prudent because these items allow the Utility to provide satisfactory quality of service. With the pro forma items, Keen's appropriate return on equity shall be 11.30 percent with a range of 10.30 percent–12.30 percent. The appropriate overall rate of return is 7.39 percent. The Utility's revenue requirement shall be \$71,167. Keen shall complete the pro forma additions within 12 months of the issuance of the consummating order. Phase II rate base is shown on Schedule Nos. 5 and 5-A. The capital structure for Phase II is shown on Schedule No. 6. Finally, the revenue requirement is shown on Schedule Nos. 7-A and 7-B. The resulting rates are shown below:

MONTHLY WATER RATES (PHASE II)

RESIDENTIAL AND GENERAL SERVICE WATER RATES

	UTILITY'S EXISTING RATES	COMMISSION APPROVED RATES
<u>Residential and General Service</u>		
<u>Base Facility Charge by Meter Size:</u>		
5/8"X3/4"	\$15.71	\$0.00
 Gallonge Charge		
Per 1,000 gallons over the first 1,000 gallons	\$1.78	\$0.00

Residential and General Service

Base Facility Charge by Meter Size:

5/8"X3/4"	\$0.00	\$15.74
3/4"	\$0.00	\$23.61
1"	\$0.00	\$39.35
1-1/2"	\$0.00	\$78.70
2"	\$0.00	\$125.92
3"	\$0.00	\$251.84
4"	\$0.00	\$393.50
6"	\$0.00	\$787.00

Residential Gallonage Charge

0 - 6,000 Gallons		\$4.44
6,001 - 12,000 Gallons		\$6.66
Over 12, 000 Gallons		\$8.89

General Service Gallonage Charge

Per 1,000 Gallons	\$0.00	\$5.09
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Typical Residential 5/8" x 3/4" Meter Bill Comparison

3,000 Gallons	\$19.27	\$29.06
5,000 Gallons	\$22.83	\$37.94
10,000 Gallons	\$31.73	\$69.02

Based on its approved rates, the Utility will recover approximately 40 percent of the Phase II revenue requirement from the base facility charge, with the remaining 60 percent of the revenue requirement from Phase II being recovered from the gallonage charge. Therefore, for Phase II, Keen shall recover \$24,908 from the BFC and \$46,259 from the gallonage charge.

The Utility shall be allowed to implement the above rates once all pro forma plant items and expense have been completed and verified by our staff. Once verified, the rates shall be effective for service rendered on or after the stamped approval date on the tariff sheet, pursuant to Rule 25-30.475(1), F.A.C. The rates shall not be implemented until notice has been received by the customers. Keen shall provide proof of the date notice was given within ten days after the date of the notice. If the Utility encounters any unforeseen events that will impede the completion of the pro forma additions, the Utility shall immediately notify us.

E. **Statutory Four-Year Rate Reduction**

Section 367.0816, F.S., requires that the rates be reduced immediately following the expiration of the four-year period by the amount of the rate case expense previously included in the rates. The reduction will reflect the removal of revenues associated with the amortization of

rate case expense, the associated return on working capital, and the gross-up for RAFs, which is \$181 for water. Using Keen's current revenues, expenses, capital structure, and customer base, the reduction in revenues will result in the rate decreases as shown on Schedule No. 4.

The Utility shall be required to file revised tariff sheets no later than one month prior to the actual date of the required rate reduction. Keen also shall be required to file a proposed customer notice setting forth the lower rates and the reason for the reduction.

If the Utility files this reduction in conjunction with a price index or pass-through rate adjustment, separate data shall be filed for the price index and/or pass-through increase or decrease and the reduction in the rates due to the amortized rate case expense.

F. Temporary Rates in the Event of a Protest

Our decision herein proposes an increase in water rates. A timely protest might delay what may be a justified rate increase resulting in an unrecoverable loss of revenue to the Utility. Therefore, pursuant to Section 367.0814(7), F.S., in the event of a protest filed by a party other than Keen, the rates shall be approved as temporary rates. The approved rates collected by the Utility shall be subject to the refund provisions discussed below.

Keen shall be authorized to collect the temporary rates upon our staff's approval of the appropriate security for the potential refund and the proposed customer notice. Security shall be in the form of a bond or letter of credit in the amount of \$18,899. Alternatively, the Utility could establish an escrow agreement with an independent financial institution.

If Keen chooses a bond as security, the bond shall contain wording to the effect that it will be terminated only under the following conditions:

- 1) The Commission approves the rate increase; or
- 2) If the Commission denies the increase, the Utility shall refund the amount collected that is attributable to the increase.

If the Utility chooses a letter of credit as a security, it shall contain the following conditions:

- 1) The letter of credit is irrevocable for the period it is in effect, and.
- 2) The letter of credit will be in effect until a final Commission order is rendered, either approving or denying the rate increase.

If security is provided through an escrow agreement, the following conditions shall be part of the agreement:

- 1) No refunds in the escrow account may be withdrawn by the Utility without the express approval of the Commission;
- 2) The escrow account shall be an interest bearing account;
- 3) If a refund to the customers is required, all interest earned by the escrow account shall be distributed to the customers;
- 4) If a refund to the customers is not required, the interest earned by the escrow account shall revert to the Utility;
- 5) All information on the escrow account shall be available from the holder of the escrow account to a Commission representative at all times;
- 6) The amount of revenue subject to refund shall be deposited in the escrow account within seven days of receipt;
- 7) This escrow account is established by the direction of the Florida Public Service Commission for the purpose(s) set forth in its order requiring such account. Pursuant to Cosentino v. Elson, 263 So. 2d 253 (Fla. 3d DCA 1972), escrow accounts are not subject to garnishments; and
- 8) The Commission Clerk must be a signatory to the escrow agreement.
- 9) The account must specify by whom and on whose behalf such monies were paid.

In no instance shall the maintenance and administrative costs associated with the refund be borne by the customers. These costs are the responsibility of, and shall be borne by, the Utility. Irrespective of the form of security chosen by Keen, an account of all monies received as a result of the rate increase shall be maintained by the Utility. If a refund is ultimately required, it shall be paid with interest calculated pursuant to Rule 25-30.360(4), F.A.C.

Keen shall maintain a record of the amount of the bond and the amount of revenues that are subject to refund. In addition, after the increased rates are in effect, pursuant to Rule 25-30.360(6), F.A.C., the Utility shall file reports with the Commission's Division of Economic Regulation no later than the 20th of each month indicating the monthly and total amount of money subject to refund at the end of the preceding month. The report filed shall also indicate the status of the security being used to guarantee repayment of any potential refund.

X. PROOF OF ADJUSTMENT OF BOOKS FOR ALL THE APPLICABLE
NARUC USOA PRIMARY ACCOUNTS

To ensure that the Utility adjusts its books in accordance with our decisions in this order, Keen shall provide proof within 90 days of the final order issued in this docket that the adjustments for all the applicable NARUC USOA primary accounts have been made.

Based on the foregoing, it is

ORDERED by the Florida Public Service Commission that Keen Sales, Rentals and Utilities, Inc. – Subdivisions' application for a staff assisted rate case is hereby approved as set forth in the body of this Order. It is further

ORDERED that each of the findings made in the body of this Order are hereby approved in every respect. It is further

ORDERED that all matters contained in the attachments and schedules appended hereto are incorporated herein by reference. It is further

ORDERED that Keen Sales, Rentals and Utilities, Inc. – Subdivisions shall file revised tariff sheets and the proposed customer notices to reflect the approved rates. It is further

ORDERED that the approved rates shall not be implemented until our staff has approved the proposed customer notices. The Utility shall provide our staff with proof of the date each notice was given within 10 days after the date of the notice. It is further

ORDERED that the approved rates shall not be implemented until our staff has approved the proposed customer notice and the notice has been received by the customers. It is further

ORDERED that the Utility shall provide proof of the date notice was given no less than 10 days after the date of the notice. It is further

ORDERED that the approved rates shall be effective for service rendered on or after the stamped approval date on the tariff sheets, pursuant to Rule 25-30.475(1), F.A.C. The tariff sheets shall be approved upon our staff's verification that the tariffs are consistent with this Order and that the customer notices are adequate. It is further

ORDERED that the rates shall be reduced at the end of the four-year rate case expense amortization period as set forth in the body of this Order and Schedule No. 4. It is further

ORDERED that the decrease in rates shall become effective immediately following the expiration of the four-year rate case expense recovery period, pursuant to Section 367.0816, F.S. It is further

ORDERED that the Utility shall file revised tariff sheets and a proposed customer notice setting forth the lower rates and the reason for the reductions no later than one month prior to the actual date of the required rate reduction. If the Utility files this reduction in conjunction with a price index or pass-through rate adjustment, separate data shall be filed for the price index and/or pass-through increase or decrease, and for the reduction in rates due to the amortized rate case expense. It is further

ORDERED that pursuant to Section 367.0814(7), F.S., the rates approved herein shall be approved for the Utility on a temporary basis, subject to the refund provisions set forth in the body of this Order, in the event of a protest filed by a party other than the Utility. It is further

ORDERED that after the increased rates are in effect on a temporary basis, pursuant to Rule 25-30.360(6), F.A.C., Keen Sales, Rentals and Utilities, Inc. – Subdivisions shall file reports with the Commission's Division of Economic Regulation no later than the 20th of each month indicating the monthly and total amount of money subject to refund at the end of the preceding month. The report filed shall also indicate the status of the security being used to guarantee repayment of any potential refund. It is further

ORDERED that prior to implementation of any temporary rates, Keen Sales, Rentals and Utilities, Inc. – Subdivisions shall provide the proposed customer notices and appropriate security for the potential refund. Security shall be in the form of a bond or letter of credit in the amount of \$18,899. Alternatively, the Utility may establish an escrow agreement with an independent financial institution. It is further

ORDERED that irrespective of the form of security chosen by the Utility, an account of all monies received as a result of the rate increase shall be maintained by the Utility. If a refund is ultimately required, it shall be paid with interest calculated pursuant to Rule 25-30.360(4), F.A.C. It is further

ORDERED that Keen Sales, Rentals and Utilities, Inc. – Subdivisions shall provide proof within 90 days of the final order issued in this docket that the appropriate adjustments for all the applicable NARUC USOA primary accounts have been made. It is further

ORDERED that, except for the granting of temporary rates, subject to refund, in the event of a protest, reducing rates at the end of the four-year amortization period, and requiring books to be kept in accordance with the NARUC USOA which are final agency action, the provisions of this Order, issued as proposed agency action, shall become final and effective upon the issuance of a Consummating Order unless an appropriate petition, in the form provided by Rule 28-106.201, F.A.C., is received by the Office of Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on the date set forth in the "Notice of Further Proceedings" attached hereto. It is further

ORDERED that this docket shall remain open until a Consummating Order or other final order has been issued, our staff has approved the revised tariff sheets and customer notices, the Utility has sent the notices to its customers, our staff has received proof that the customers have

ORDER NO. PSC-09-0716-PAA-WU
DOCKET NO. 090072-WU
PAGE 21

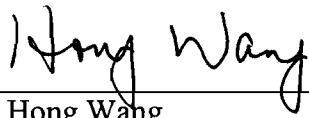
received notice, and the Utility has provided our staff with proof that the adjustments for all the applicable NARUC USOA primary accounts have been made. It is further

ORDERED that this docket shall remain open for an additional 12 months from the date of the Consummating Order to allow our staff to verify completion of pro forma plant items described herein. It is further

ORDERED that once our staff has verified that all of the pro forma plant items described herein have been completed, this docket shall be closed administratively.

By ORDER of the Florida Public Service Commission this 28th day of October, 2009.

ANN COLE
Commission Clerk

By: 

Hong Wang
Management Review Specialist

(SEAL)

CMK

NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission is required by Section 120.569(1), Florida Statutes, to notify parties of any administrative hearing or judicial review of Commission orders that is available under Sections 120.57 or 120.68, Florida Statutes, as well as the procedures and time limits that apply. This notice should not be construed to mean all requests for an administrative hearing or judicial review will be granted or result in the relief sought.

Except for the granting of temporary rates, subject to refund, in the event of a protest, reducing rates at the end of the four-year amortization period, and requiring books to be kept in accordance with the NARUC USOA, which are final agency action, our actions identified in the body of this order are preliminary in nature. Any person whose substantial interests are affected by the action proposed by this order may file a petition for a formal proceeding, in the form provided by Rule 28-106.201, Florida Administrative Code. This petition must be received by the Office of Commission Clerk, at 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on November 18, 2009.

If such a petition is filed, mediation may be available on a case-by-case basis. If mediation is conducted, it does not affect a substantially interested person's right to a hearing. In the absence of such a petition, this order shall become effective and final upon the issuance of a Consummating Order.

Any objection or protest filed in this docket before the issuance date of this order is considered abandoned unless it satisfies the foregoing conditions and is renewed within the specified protest period.

Any party adversely affected by the Commission's final action in this matter may request: (1) reconsideration of the decision by filing a motion for reconsideration with the Office of Commission Clerk, within fifteen (15) days of the issuance of this order in the form prescribed by Rule 25-22.060, Florida Administrative Code; or (2) judicial review by the Florida Supreme Court in the case of an electric, gas or telephone utility or the First District Court of Appeal in the case of a water or wastewater utility by filing a notice of appeal with the Office of Commission Clerk and filing a copy of the notice of appeal and the filing fee with the appropriate court. This filing must be completed within thirty (30) days after the issuance of this order, pursuant to Rule 9.110, Florida Rules of Appellate Procedure. The notice of appeal must be in the form specified in Rule 9.900(a), Florida Rules of Appellate Procedure.

KEEN SALES, RENTALS AND UTILITIES - SUBDIVISION
TEST YEAR ENDING 12/31/2008
SCHEDULE OF WATER RATE BASE - PHASE I

SCHEDULE NO. 1-A
DOCKET NO. 090072-WU

DESCRIPTION	BALANCE PER UTILITY	COMMISSION ADJUST. TO UTIL. BAL.	BALANCE PER COMMISSION
1. UTILITY PLANT IN SERVICE	\$86,217	\$94,390	\$180,607
2. LAND & LAND RIGHTS	4,000	(3,422)	578
3. NON-USED AND USEFUL COMPONENTS	0	0	0
4. CIAC	0	(54,078)	(54,078)
5. ACCUMULATED DEPRECIATION	(61,832)	(56,039)	(117,871)
6. AMORTIZATION OF CIAC	0	37,510	37,510
7. WORKING CAPITAL ALLOWANCE	<u>0</u>	<u>7,094</u>	<u>7,094</u>
8. WATER RATE BASE	<u>\$28,385</u>	<u>\$25,455</u>	<u>\$53,840</u>

KEEN SALES, RENTALS AND UTILITIES - SUBDIVISION
TEST YEAR ENDING 12/31/2008
ADJUSTMENTS TO RATE BASE - PHASE I

SCHEDULE NO. 1-B
DOCKET NO. 090072-WU

WATER

UTILITY PLANT IN SERVICE

1. To reflect the original cost study per staff engineer.	\$77,688
2. To reflect 2002 plant additions.	11,604
3. To reflect 2005 plant additions.	1,333
4. To reflect 2006 plant additions.	3,659
5. To reflect 2008 plant additions.	212
6. To reflect an averaging adjustment.	<u>(106)</u>
Total	<u>\$94,390</u>

LAND AND LAND RIGHTS

Include land rights unrecorded by Utility.	<u>(\$3,422)</u>
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CIAC

1. To impute CIAC.	(\$53,581)
2. To reflect 2005 CIAC additions.	(349)
3. To reflect 2006 CIAC additions.	(87)
4. To reflect 2008 CIAC additions.	(122)
5. To reflect an averaging adjustment.	<u>61</u>
Total	<u>(\$54,078)</u>

ACCUMULATED DEPRECIATION

1. To reflect test year depreciation calculated per 25-30.140 F.A.C.	(\$58,775)
2. To reflect an averaging adjustment.	<u>2,736</u>
Total	<u>(\$56,039)</u>

AMORTIZATION OF CIAC

1. To reflect accumulated amortization per 25-30.140 F.A.C.	\$38,330
2. To reflect an averaging adjustment.	<u>(820)</u>
Total	<u>\$37,510</u>

WORKING CAPITAL ALLOWANCE

To reflect 1/8 of test year O & M expenses.	<u>\$7,094</u>
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KEEN SALES, RENTALS AND UTILITIES - SUBDIVISION
TEST YEAR ENDING 12/31/2008
SCHEDULE OF CAPITAL STRUCTURE - PHASE I

SCHEDULE NO. 2
DOCKET NO. 090072-WU

CAPITAL COMPONENT	PER UTILITY	SPECIFIC ADJUST-MENTS	BALANCE BEFORE PRO RATA ADJUSTMENTS	PRO RATA ADJUST-MENTS	BALANCE PER COMM.	PERCENT OF TOTAL	COST	WEIGHTED COST
1. COMMON EQUITY	\$4,634	\$0	\$4,634	\$245	\$4,879	9.06%	11.30%	1.02%
2. LONG TERM DEBT	<u>\$46,497</u>	<u>\$0</u>	<u>\$46,497</u>	<u>\$2,463</u>	<u>\$48,960</u>	<u>90.94%</u>	7.00%	<u>6.37%</u>
TOTAL	<u>\$51,131</u>	<u>\$0</u>	<u>\$51,131</u>	<u>\$2,709</u>	<u>\$53,840</u>	<u>100.00%</u>		<u>7.39%</u>
RANGE OF REASONABLENESS						<u>LOW</u>	<u>HIGH</u>	
RETURN ON EQUITY						<u>10.30%</u>	<u>12.30%</u>	
OVERALL RATE OF RETURN						<u>7.30%</u>	<u>7.48%</u>	

KEEN SALES, RENTALS AND UTILITIES - SUBDIVISION				SCHEDULE NO. 3-A	
TEST YEAR ENDING 12/31/2008				DOCKET NO. 090072-WU	
SCHEDULE OF WATER OPERATING INCOME – PHASE I					
	TEST YEAR PER UTILITY	COMMISSION ADJUSTED PER UTILITY	COMMISSION ADJUSTED TEST YEAR	ADJUST. FOR INCREASE	REVENUE REQUIREMENT
1. OPERATING REVENUES	<u>\$39,038</u>	<u>\$2,498</u>	<u>\$41,536</u>	<u>\$28,301</u> 68.14%	<u>\$69,837</u>
OPERATING EXPENSES:					
2. OPERATION & MAINTENANCE	\$38,412	\$18,338	\$56,750	\$0	\$56,750
3. DEPRECIATION (NET)	4,350	(983)	3,367	0	3,367
4. AMORTIZATION	0	0	0	0	0
5. TAXES OTHER THAN INCOME	2,088	2,380	4,468	1,274	5,742
6. INCOME TAXES	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
7. TOTAL OPERATING EXPENSES	<u>\$44,850</u>	<u>\$19,735</u>	<u>\$64,585</u>	<u>\$1,274</u>	<u>\$65,859</u>
8. OPERATING INCOME/(LOSS)	<u>(\$5,812)</u>		<u>(\$23,049)</u>		<u>\$3,979</u>
9. WATER RATE BASE	<u>\$28,385</u>		<u>\$53,840</u>		<u>\$53,840</u>
10. RATE OF RETURN	<u>-20.48%</u>		<u>-42.81%</u>		<u>7.39%</u>

KEEN SALES, RENTALS AND UTILITIES - SUBDIVISION
TEST YEAR ENDING 12/31/2008
ADJUSTMENTS TO OPERATING INCOME - PHASE I

SCHEDULE NO. 3-B
DOCKET NO. 070177-WU
PAGE 1 OF 2

		<u>WATER</u>
OPERATING REVENUES		
To reflect test year revenues per the billing analysis.		<u>\$2,498</u>
OPERATION AND MAINTENANCE EXPENSES		
1.	Salaries and Wages - Employees (601)	
	a.) Adjustment to increase water manager's salary.	<u>\$7,104</u>
2.	Salaries and Wages - Officers (603)	
	a.) To reflect the Utility's allocated share of the manager's salary.	<u>\$6,600</u>
3.	Employee Pension & Benefits	
	a.) To reflect Utility's appropriate allocation of health insurance.	<u>\$2,398</u>
4.	Purchased Power (615)	
	a.) To remove related party expense.	<u>(\$39)</u>
5.	Chemicals (618)	
	a.) To remove an unsupported expense per AF No. 5.	<u>(\$95)</u>
6.	Materials and Supplies (620)	
	a.) To remove an unsupported expense per AF No. 5.	<u>(\$91)</u>
7.	Contractual Services - Professional (631)	
	a.) To reflect Utility's appropriate allocation of professional services.	<u>\$88</u>
8.	Contractual Services - Testing (635)	
	a.) To reflect the appropriate invoiced amount per AF No. 5.	<u>(\$225)</u>
	b.) To reflect DEP required testing.	<u>855</u>
	Total	<u>\$630</u>

(Continued on Next Page)

KEEN SALES, RENTALS AND UTILITIES - SUBDIVISION
TEST YEAR ENDING 12/31/2008
ADJUSTMENTS TO OPERATING INCOME

SCHEDULE NO. 3-B
DOCKET NO. 090072-WU
PAGE 2 OF 2

9. Rents (640)		
a.) To reflect the Utility's allocation of office rent.		<u>\$1,499</u>
10. Transportation Expense (650)		
a.) To remove an unsupported expense per AF No. 5.		<u>(\$39)</u>
11. Insurance Expense (655)		
a.) To reflect the Utility's allocation of insurance.		<u>\$1,892</u>
12. Regulatory Commission Expense (665)		
To reflect the 4 year amortization of rate case expense (\$691/4).		<u>\$173</u>
13. Miscellaneous Expense (675)		
To remove a related party expense.		(\$1,711)
To remove a unsupported repair expense.		<u>(71)</u>
Total		<u>(\$1,782)</u>

TOTAL OPERATION & MAINTENANCE ADJUSTMENTS \$18,338

WATER

DEPRECIATION EXPENSE

1. To reflect test year depreciation calculated per 25-30.140, F.A.C.		\$458
2. To reflect test year amortization of CIAC		<u>(1,441)</u>
Total		<u>(\$983)</u>

TAXES OTHER THAN INCOME

1. To include regulatory assessment fees on test year revenue.		\$95
2. To adjust payroll tax for recommended salaries.		1,700
3. To reverse a journal entry recorded by the Utility		<u>585</u>
Total		<u>\$2,380</u>

KEEN SALES, RENTALS AND UTILITIES - SUBDIVISION		SCHEDULE NO. 3-C	
TEST YEAR ENDING 12/31/2008		DOCKET NO. 090072-WU	
ANALYSIS OF WATER OPERATION AND MAINTENANCE EXPENSE – PHASE I			
	TOTAL PER UTILITY	COMMISSION PER ADJUST.	TOTAL PER COMMISSION
(601) SALARIES AND WAGES - EMPLOYEES	\$9,341	\$7,104	\$16,445
(603) SALARIES AND WAGES - OFFICERS	7,920	6,600	14,520
(604) EMPLOYEE PENSION & BENEFITS	899	2,398	3,297
(610) PURCHASED WATER	0	0	0
(615) PURCHASED POWER	1,969	(39)	1,930
(616) FUEL FOR POWER PRODUCTION	0	0	0
(618) CHEMICALS	892	(95)	797
(620) MATERIALS AND SUPPLIES	410	(91)	319
(630) CONTRACTUAL SERVICES - BILLING	0	0	0
(631) CONTRACTUAL SERVICES - PROFESSIONAL	505	88	593
(635) CONTRACTUAL SERVICES - TESTING	3,078	630	3,708
(636) CONTRACTUAL SERVICES - OTHER	1,319	0	1,319
(640) RENTS	3,240	1,499	4,739
(650) TRANSPORTATION EXPENSE	772	(39)	733
(655) INSURANCE EXPENSE	2,706	1,892	4,598
(665) REGULATORY COMMISSION EXPENSE	0	173	173
(670) BAD DEBT EXPENSE	266	0	266
(675) MISCELLANEOUS EXPENSES	<u>5,095</u>	<u>(1,782)</u>	<u>3,313</u>
	<u>\$38,412</u>	<u>\$18,338</u>	<u>\$56,750</u>

KEEN SALES, RENTALS AND UTILITIES - SUBDIVISION
TEST YEAR ENDING 12/31/2008
MONTHLY WATER RATES

SCHEDULE NO. 4
DOCKET NO. 090072-WU

	UTILITY'S EXISTING RATES	COMMISSION APPROVED RATES	4 YEAR RATE REDUCTION
<u>Residential and General Service</u>			
<u>Base Facility Charge by Meter Size:</u>			
5/8"X3/4"	\$15.71	\$0.00	\$0.00
Gallonage Charge			
Per 1,000 gallons over the first 1,000 gallons	\$1.78	\$0.00	\$0.00
<u>Residential and General Service</u>			
<u>Base Facility Charge by Meter Size:</u>			
5/8"X3/4"	\$0.00	\$15.45	\$0.04
3/4"	\$0.00	\$23.18	\$0.06
1"	\$0.00	\$38.63	\$0.10
1-1/2"	\$0.00	\$77.25	\$0.20
2"	\$0.00	\$123.60	\$0.32
3"	\$0.00	\$247.20	\$0.65
4"	\$0.00	\$386.25	\$1.01
6"	\$0.00	\$772.50	\$2.02
<u>Residential Gallonage Charge</u>			
0 - 6,000 Gallons		\$4.29	\$0.01
6,001 - 12,000 Gallons		\$6.43	\$0.02
Over 12, 000 Gallons		\$8.58	\$0.02
<u>General Service Gallonage Charge</u>			
Per 1,000 Gallons		\$4.94	\$0.01
<u>Typical Residential 5/8" x 3/4" Meter Bill Comparison</u>			
3,000 Gallons	\$19.27	\$28.32	
5,000 Gallons	\$22.83	\$36.90	
10,000 Gallons	\$31.73	\$66.91	

KEEN SALES, RENTALS AND UTILITIES - SUBDIVISION
TEST YEAR ENDING 12/31/2008
SCHEDULE OF WATER RATE BASE - PHASE II

SCHEDULE NO. 5-A
DOCKET NO. 090072-WU

DESCRIPTION	BALANCE PER UTILITY	COMMISSION APPROVED TO UTIL. BAL.	BALANCE PER COMMISSION
1. UTILITY PLANT IN SERVICE	\$86,217	\$101,440	\$187,657
2. LAND & LAND RIGHTS	4,000	(3,422)	578
3. NON-USED AND USEFUL COMPONENTS	0	0	0
4. CIAC	0	(54,078)	(54,078)
5. ACCUMULATED DEPRECIATION	(61,832)	(56,509)	(118,341)
6. AMORTIZATION OF CIAC	0	37,510	37,510
7. WORKING CAPITAL ALLOWANCE	<u>0</u>	<u>7,094</u>	<u>7,094</u>
8. WATER RATE BASE	<u>\$28,385</u>	<u>\$32,035</u>	<u>\$60,420</u>

**KEEN SALES, RENTALS AND UTILITIES - SUBDIVISION
 TEST YEAR ENDING 12/31/2008
 ADJUSTMENTS TO RATE BASE - PHASE II**

**SCHEDULE NO. 5-B
 DOCKET NO. 090072-WU**

	<u>WATER</u>
<u>UTILITY PLANT IN SERVICE</u>	
1. To reflect the original cost study per staff engineer.	\$77,688
2. To reflect 2002 plant additions.	11,604
3. To reflect 2005 plant additions.	1,333
4. To reflect 2006 plant additions.	3,659
5. To reflect 2008 plant additions.	212
6. To reflect an averaging adjustment.	(106)
7. To reflect pro forma plant additions.	14,100
8. To reflect pro forma averaging adjustment.	<u>(7,050)</u>
Total	<u>\$101,440</u>
<u>LAND AND LAND RIGHTS</u>	
Include land rights unrecorded by Utility.	<u>(\$3,422)</u>
<u>CIAC</u>	
1. To impute CIAC.	(\$53,581)
2. To reflect 2005 CIAC additions.	(349)
3. To reflect 2006 CIAC additions.	(87)
4. To reflect 2008 CIAC additions.	(122)
5. To reflect an averaging adjustment.	61
Total	<u>(\$54,078)</u>
<u>ACCUMULATED DEPRECIATION</u>	
1. To reflect test year depreciation calculated per 25-30.140 F.A.C.	(\$58,775)
2. To reflect an averaging adjustment.	2,736
3. To reflect pro forma accumulated depreciation.	(470)
Total	<u>(\$56,509)</u>
<u>AMORTIZATION OF CIAC</u>	
1. To reflect accumulated amortization per 25-30.140 F.A.C.	\$38,330
2. To reflect an averaging adjustment.	(820)
Total	<u>\$37,510</u>
<u>WORKING CAPITAL ALLOWANCE</u>	
To reflect 1/8 of test year O & M expenses.	<u>\$7,094</u>

KEEN SALES, RENTALS AND UTILITIES – SUBDIVISION (Pro Forma)
TEST YEAR ENDING 12/31/2008
SCHEDULE OF CAPITAL STRUCTURE – PHASE II

SCHEDULE NO. 6
DOCKET NO. 090072-WU

CAPITAL COMPONENT	PER UTILITY	SPECIFIC ADJUSTMENTS	BALANCE BEFORE PRO RATA ADJUSTMENTS	PRO RATA ADJUSTMENTS	BALANCE PER COMM.	PERCENT OF TOTAL	COST	WEIGHTED COST
1. COMMON EQUITY	\$4,634	\$0	\$4,634	\$842	\$5,476	9.06%	11.30%	1.02%
2. LONG TERM DEBT	<u>\$46,497</u>	<u>\$0</u>	<u>\$46,497</u>	<u>\$8,447</u>	<u>\$54,944</u>	<u>90.94%</u>	7.00%	<u>6.37%</u>
TOTAL	<u>\$51,131</u>	<u>\$0</u>	<u>\$51,131</u>	<u>\$9,289</u>	<u>\$60,420</u>	<u>100.00%</u>		<u>7.39%</u>
RANGE OF REASONABLENESS						LOW	HIGH	
RETURN ON EQUITY						<u>10.30%</u>	<u>12.30%</u>	
OVERALL RATE OF RETURN						<u>7.30%</u>	<u>7.48%</u>	

KEEN SALES, RENTALS AND UTILITIES - SUBDIVISION
TEST YEAR ENDING 12/31/2008
SCHEDULE OF WATER OPERATING INCOME – PHASE II

SCHEDULE NO. 7-A
DOCKET NO. 090072-WU

	TEST YEAR PER UTILITY	COMMISSION ADJ. PER UTILITY	COMMISSION ADJUSTED TEST YEAR	ADJUST. FOR INCREASE	REVENUE REQUIREMENT
1. OPERATING REVENUES	<u>\$39,038</u>	<u>\$2,498</u>	<u>\$41,536</u>	<u>\$29,631</u> 71.34%	<u>\$71,167</u>
OPERATING EXPENSES:					
2. OPERATION & MAINTENANCE	\$38,412	\$18,338	\$56,750	\$0	\$56,750
3. DEPRECIATION (NET)	4,350	(200)	4,150	0	4,150
4. AMORTIZATION	0	0	0	0	0
5. TAXES OTHER THAN INCOME	2,088	2,380	4,468	1,333	5,802
6. INCOME TAXES	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
7. TOTAL OPERATING EXPENSES	<u>\$44,850</u>	<u>\$20,518</u>	<u>\$65,368</u>	<u>\$1,333</u>	<u>\$66,702</u>
8. OPERATING INCOME/(LOSS)	<u>(\$5,812)</u>		<u>(\$23,832)</u>		<u>\$4,465</u>
9. WATER RATE BASE	<u>\$28,385</u>		<u>\$60,420</u>		<u>\$60,420</u>
10. RATE OF RETURN	<u>-20.48%</u>		<u>-39.44%</u>		<u>7.39%</u>

KEEN SALES, RENTALS AND UTILITIES - SUBDIVISION
TEST YEAR ENDING 12/31/2008
ADJUSTMENTS TO OPERATING INCOME - PHASE II

SCHEDULE NO. 7-B
DOCKET NO. 090072-WU
PAGE 1 OF 2

		<u>WATER</u>
OPERATING REVENUES		
To reflect test year revenues per the billing analysis.		<u>\$2,498</u>
OPERATION AND MAINTENANCE EXPENSES		
1.	Salaries and Wages - Employees (601)	
	a.) Adjustment to increase water manager's salary.	<u>\$7,104</u>
2.	Salaries and Wages - Officers (603)	
	a.) To reflect the Utility's allocated share of managers salary.	<u>\$6,600</u>
3.	Employee Pension & Benefits	
	a.) To reflect Utility's appropriate allocation of health insurance.	<u>\$2,398</u>
4.	Purchased Power (615)	
	a.) To remove related party expense.	<u>(\$39)</u>
5.	Chemicals (618)	
	a.) To remove an unsupported expense per AF No. 5.	<u>(\$95)</u>
6.	Materials and Supplies (620)	
	a.) To remove an unsupported expense per AF No. 5.	<u>(\$91)</u>
7.	Contractual Services - Professional (631)	
	a.) To reflect utility's appropriate allocation of professional services.	<u>\$88</u>
8.	Contractual Services - Testing (635)	
	a.) To reflect the appropriate invoiced amount per AF No. 5.	<u>(\$225)</u>
	b.) To reflect DEP required testing.	<u>855</u>
	Total	<u>\$630</u>

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KEEN SALES, RENTALS AND UTILITIES - SUBDIVISION
TEST YEAR ENDING 12/31/2008
ADJUSTMENTS TO OPERATING INCOME - PHASE II

SCHEDULE NO. 7-B
DOCKET NO. 090072-WU
PAGE 2 OF 2

9. Rents (640)		
a.) To reflect the Utility's allocation of office rent.		<u>\$1,499</u>
10. Transportation Expense (650)		
a.) To remove an unsupported expense per AF No. 5.		<u>(\$39)</u>
11. Insurance Expense (655)		
a.) To reflect the Utility's allocation of insurance.		<u>\$1,892</u>
12. Regulatory Commission Expense (665)		
To reflect the 4 year amortization of rate case expense (\$691/4).		<u>\$173</u>
13. Miscellaneous Expense (675)		
To remove a related party expense.		(\$1,711)
To remove a unsupported repair expense.		(71)
Total		<u>(\$1,782)</u>

TOTAL OPERATION & MAINTENANCE ADJUSTMENTS \$18,338

WATER

DEPRECIATION EXPENSE

1. To reflect test year depreciation calculated per 25-30.140, F.A.C.	\$1,398
2. To reflect test year amortization of CIAC.	<u>(1,598)</u>
Total	<u>(\$200)</u>

TAXES OTHER THAN INCOME

1. To include regulatory assessment fees on test year revenue.	\$95
2. To adjust payroll tax for recommended salaries.	1,700
3. To reverse a journal entry recorded by the Utility.	<u>585</u>
Total	<u>\$2,380</u>