

CLASS "A" OR "B"

WATER AND/OR WASTEWATER UTILITIES
(Gross Revenue of More Than \$200,000 Each)

ANNUAL REPORT

OF

SU336-13-AR

KW Resort Utilities Corp

Exact Legal Name of Respondent

OFFICIAL COPY
Public Service Commission
Do Not Remove From This Office

168-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED

31-Dec-16

RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
2017 JUL 31 AM 8:48
DIVISION OF
ACCOUNTS & FINANCE

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners Uniform System of Accounts for Water and/or Wastewater Utilities (USOA).
2. Interpret all accounting words and phrases in accordance with the USOA.
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 unless otherwise specifically indicated.
7. Complete this report by means which result in a permanent record, such as by computer or typewriter.
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 with not enough room. Such a schedule 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 statement should be made at the bottom of the page or an additional page inserted. Any additional pages should state the name of the utility, the year of the report, and reference the appropriate schedule.
10. For water and wastewater utilities with more than one rate group and/or system, water and wastewater pages should be completed for each rate group and/or system group. These pages should be grouped together and tabbed by rate group and/or system.
11. All other water and wastewater operations not regulated by the Commission and other regulated industries should be reported as "Other than Reporting Systems".
12. Financial information for multiple systems charging rates which are covered under the same tariff should be reported as one system. However, the engineering data must be reported by individual system.
13. For water and wastewater utilities with more than one system, one (1) copy of workpapers showing the consolidation of systems for the operating sections, should be filed with the annual report.
14. The report should be filled out in quadruplicate and the original and two copies returned by March 31, of the year following the date of the report. The report should be returned to:

**Florida Public Service Commission
Division of Water and Wastewater
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0873**

The fourth copy should be retained by the utility.

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EXECUTIVE SUMMARY

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT
31-Dec-16

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.

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 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 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) *

1.	2.	3.	4.
X	X	X	X



(Signature of Chief Financial Officer of the utility) *

* Each of the four items must be certified YES or NO. Each item need not be certified by both officers. The items being certified by the officer should be indicated in the appropriate area to the left of the signature.

NOTICE: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.

ANNUAL REPORT OF

YEAR OF REPORT
31-Dec-16

KW Resort Utilities Corp

County: Monroe

(Exact Name of Utility)

List below the exact mailing address of the utility for which normal correspondence should be sent:

KW Resort Utilities Corp
6630 Front Street
Key West, Florida 33040

Telephone: (305) 295-3301

E Mail Address: Chris@kwru.com

WEB Site: www.kwru.com

Sunshine State One-Call of Florida, Inc. Member Number KW1229

Name and address of person to whom correspondence concerning this report should be addressed:

Christopher Johnson
6630 Front Street
Key West, FL 33040

Telephone: 305 295-3301

List below the address of where the utility's books and records are located:

KW Resort Utilities Corp
6630 Front Street
Key West, Florida 33040

Telephone: 305 295-3301

List below any groups auditing or reviewing the records and operations:

Jeffrey E. Allen, CPA

Date of original organization of the utility: 01/01/1972

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

Individual Partnership Sub S Corporation 1120 Corporation

List below every corporation or person owning or holding directly or indirectly 5% or more of the voting securities of the utility:

	Name	Percent Ownership
1.	<u>William Smith Jr</u>	<u>70%</u>
2.	<u>Alexander Smith</u>	<u>10%</u>
3.	<u>Barton Smith</u>	<u>10%</u>
4.	<u>Leslie Johnson</u>	<u>10%</u>
5.	<u></u>	<u></u>
6.	<u></u>	<u></u>
7.	<u></u>	<u></u>
8.	<u></u>	<u></u>

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-16

**DIRECTORY OF PERSONNEL WHO CONTACT
THE FLORIDA PUBLIC SERVICE COMMISSION**

NAME OF COMPANY REPRESENTATIVE (1)	TITLE OR POSITION (2)	ORGANIZATIONAL UNIT TITLE (3)	USUAL PURPOSE FOR CONTACT WITH FPSC
Christopher A. Johnson	President	KW Resort Utilities Corp.	All utility matters
Jeffrey E. Allen, CPA. (305) 296-6591	CPA	Jeffrey E Allen, CPA.	Regulatory and accounting matters
Barton Smith ESQ (305) 296-7227	Legal Counsel	Smith Hawks, PL	Legal Counsel
Deborah Swain (305) 441-0123 Ext. 220	Consultant	Milian, Swain & Assoc. Inc.	Regulatory and accounting matters

- (1) Also list appropriate legal counsel, accountants and others who may not be on general payroll.
- (2) Provide individual telephone numbers if the person is not normally reached at the company.
- (3) Name of company employed by if not on general payroll.

COMPANY PROFILE

Provide a brief narrative company profile which covers the following areas:

- A. Brief company history.
- B. Public services rendered.
- C. Major goals and objectives.
- D. Major operating divisions and functions.
Current and projected growth patterns.
- F. Major transactions having a material effect on operations.

A.	K W Resort Utilites Corporation was formed for the purpose of taking possession of a sewage treatment facility located on Stock Island, Florida from a trustee of the Court. Possession was taken on January 1, 1985. The Stock of the Utility was sold to WS Utility, Inc. August 13, 1998.
B.	K W Resort Utilities Corporation provides wastewater treatment services to the densely populated residential areas of Stock Island, Florida and commercial customers on US Highway 1.
C.	K W Resort Utilities Corporation's goal is to provide a fair return on investment to its stockholders while providing quality wastewater treatment services to its customers
D.	The Utility provides wastewater treatment services only.
E.	KW Resort Utilities expects some growth, the hospitality sector remains active and has been since 2011. The Utility is constructing a .350 MGD train to bring total treatment capacity to .849 MGD once complete. The Utility is also making Advance Wastewater Treatment (AWT) upgrades to the facility. This expansion including the legal challenge to DEP permit modification will cost \$5,300,000 to \$5,500,000.
F.	The expansion including the legal challenge to DEP Permit modification will cost \$5,300,000 to \$5,500,000. A \$500,000 to \$600,000 vacuum vessel replacement project will be 100% complete in March 2017. These large projects require months of legal, survey, engineering, geotech, etc. and the expenses occur months/years before the date of completion. Millions of dollars of Capital expense was incurred in 2016 for the Utility's large Projects.

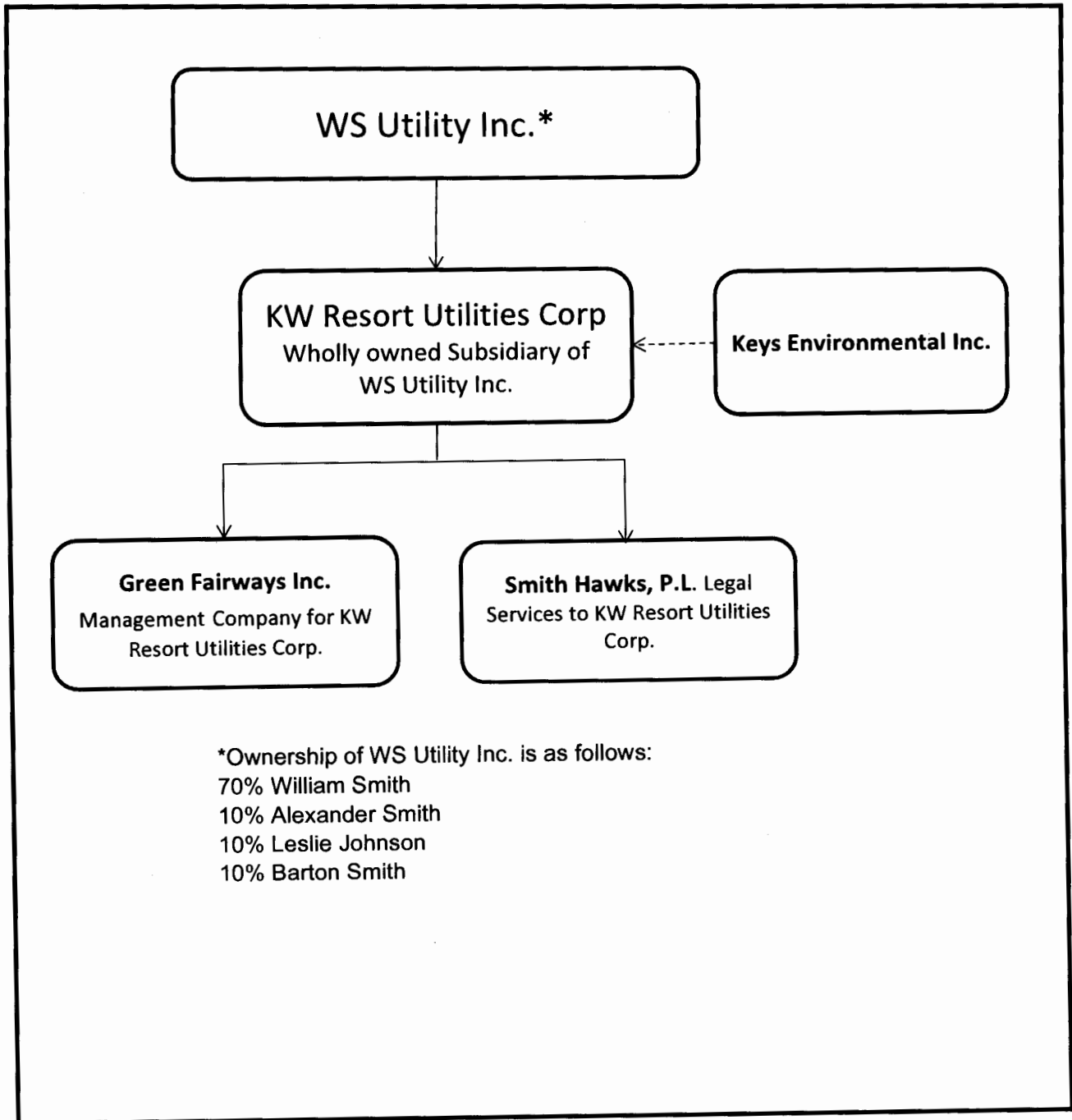
UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT
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PARENT / AFFILIATE ORGANIZATION CHART

Current as of 12/31/2016

Complete below an organizational chart that show all parents, subsidiaries and affiliates of the utility.
The chart must also show the relationship between the utility and affiliates listed on E-7, E-10(a) and E-10(b).



UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-16

COMPENSATION OF OFFICERS

For each officer, list the time spent on respondent as an officer compared to time spent on total business activities and the compensation received as an officer from the respondent.			
NAME (a)	TITLE (b)	% OF TIME SPENT AS OFFICER OF THE UTILITY (c)	OFFICERS' COMPENSATION (d)
Christopher Johnson	President	100%	\$ 150,974
Gwen Smith	Board Secretary	Annual Meeting as needed	0
Gregory Wright	Vice President	100%	\$ 81,934

COMPENSATION OF DIRECTORS

For each director, list the number of director meetings attended by each director and the compensation received as a director from the respondent.			
NAME (a)	TITLE (b)	NUMBER OF DIRECTORS' MEETINGS ATTENDED (c)	DIRECTORS' COMPENSATION (d)
William L. Smith, Jr	Director, Chairman	1	\$500
Alexander Smith	Director	1	\$500
Barton W. Smith	Director	1	\$500
Gwenn Smith	Board Secretary	As needed	\$0

AFFILIATION OF OFFICERS AND DIRECTORS

For each of the officials listed on page E-6, list the principle occupation or business affiliations or connections with any other business or financial organizations, firms, or partnerships. For purposes of this part, an official will be considered to have an affiliation with any business or financial organization, firm or partnership in which he is an officer, director, trustee, partner, or a person exercising similar functions.			
NAME (a)	PRINCIPLE OCCUPATION OR BUSINESS AFFILIATION (b)	AFFILIATION OR CONNECTION (c)	NAME AND ADDRESS OF AFFILIATION OR CONNECTION (d)
William L. Smith, Jr.	President	WS Utility, Inc.	10 South Lasalle Street Suite 2660 Chicago, IL 60603
	President	Green Fairways Inc.	10 South Lasalle Street Suite 2660 Chicago, IL 60603
	Partner	Smith Hemmesch Burke & Kaczynski	10 South Lasalle Street Suite 2660 Chicago, IL 60603
	Member	Benicia Partners LLC	10 South Lasalle Street Suite 2660 Chicago, IL 60603
	Manager	Courtland Court LLC	10 South Lasalle Street Suite 2660 Chicago, IL 60603
	Manager	Smith & Smith	10 South Lasalle Street Suite 2660 Chicago, IL 60603
	Member	Antioch Golf LLC	2280 White Oak Circle Ste 100 Aurora, IL 60502
	Member	Rail Golf LLC	10 South Lasalle Street Suite 2660 Chicago, IL 60603
	Member	Deer Creek Golf LLC	25055 S. Western Ave. University Park, IL 60484
	Managing Member	Gulf County Land LLC	10 South Lasalle Street Suite 2660 Chicago, IL 60603
	Manager	900 Commerce LLC	10 South Lasalle Street Suite 2660 Chicago, IL 60603
Barton Smith	Managing Member	Smith Hawks, PL	138-142 Simonton St. Key West, FL 33030
	Managing Member	Sunset Marina LLC	5555 College Road Key West, FL 33040
	Managing Member	Stock Island Holdings, LLC	5555 College Road Key West, FL 33040
	Managing Member	Mobile Home Holdings Suncrest, LLC	5555 College Road Key West, FL 33040
	Managing Member	Mobile Home Holdings Coco, LLC	5555 College Road Key West, FL 33040
	Managing Member	Mobile Homes Holdings, LLC	5555 College Road Key West, FL 33040
	Managing Member	Pelagic Property Management, LLC	5555 College Road Key West, FL 33040
Christopher Johnson	President	Keys Environmental, Inc.	1212 Von Phister St. Key West FL 33040
	Managing Member	Johnson Constructors LLC	1212 Von Phister St. Key West FL 33040
Alexander Smith	Manager	ACS 216 Harbor Place LLC	107 Front Street 216 Key West, FL 33040
	Member	Mobile Home Holdings Coco, LLC	5555 College Road Key West, FL 33040
	Member	Mobile Homes Holdings, LLC	5555 College Road Key West, FL 33040
	Member	RLAPB, LLC	393 ADDISON ROAD RIVERSIDE, IL 605460000
	Member	Stock Island Holdings, LLC	5555 College Road Key West, FL 33040
	Member	Sunset Marina LLC	5555 College Road Key West, FL 33040
	Manager	Greenville Grouper, LLC	138 Simonton Key West, FL 33040
	Member	Mobile Home Holdings Suncrest, LLC	5555 College Road Key West, FL 33040

UTILITY NAME: KW Resort Utilities Corp

BUSINESS TRANSACTIONS WITH RELATED PARTIES

List each contract, agreement, or other business transaction exceeding a cumulative amount of \$500 in any one year, entered into between the Respondent and a business or financial organization, firm, or partnership named on pages E-2 and E-6, identifying the parties, amounts, dates and product, and asset, or service involved.

1. Enter in this part all transactions involving services and products received or provided.

2. Below are some types of transactions to include:

- | | |
|--|---|
| -management, legal and accounting services | -material and supplies furnished |
| -computer services | -leasing of structures, land, and equipment |
| -engineering & construction services | -rental transactions |
| -repairing and servicing of equipment | -sale, purchase or transfer of various products |

NAME OF COMPANY OR RELATED PARTY (a)	DESCRIPTION SERVICE AND/OR NAME OF PRODUCT (b)	CONTRACT OR AGREEMENT EFFECTIVE DATES (c)	ANNUAL CHARGES (P)urchased (S)old (d)	AMOUNT (e)
Green Fairways	Management & Construction Services	7/1/2015 - Open	P	\$60,000
Smith Oropeza P.L.	General Legal Representation	7/21/2015	P	\$3,532
Smith Oropeza P.L.	Legal Expansion - Last Stand	7/4/2015	P	\$17,723
Smith Oropeza P.L.	Legal - Rate Case	7/21/2015	P	\$182,141
Keys Environmental, Inc.	Sub contracts work to KWRU	1/22/2014 - 12/31/2016	S	\$9,204
Key West Golf Club	Staff Holiday Party	12/2/2016	P	\$1,050
Key West Golf Club	8 months Rent for yard space during the construction of the treatment plant.	12/2/2016	P	\$1,720
Key West Golf Club	Purchase of Used Vehicle	3/21/2016	P	\$8,932

**FINANCIAL
SECTION**

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-16

**COMPARATIVE BALANCE SHEET
ASSETS AND OTHER DEBITS**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
UTILITY PLANT				
101-106	Utility Plant	F-7	\$ 13,191,652	\$ 14,695,195
	Less: Accumulated Depreciation and Amortization	F-8	(6,486,118)	(6,461,587)
Net Plant			\$ 6,705,534	\$ 8,233,608
114-115	Utility Plant Acquisition adjustment (Net)	F-7	-	-
116 *	Other Utility Plant Adjustments			
Total Net Utility Plant			\$ 6,705,534	\$ 8,233,608
OTHER PROPERTY AND INVESTMENTS				
121	Nonutility Property	F-9	-	-
122	Less: Accumulated Depreciation and Amortization		-	-
Net Nonutility Property			\$	\$
123	Investment In Associated Companies	F-10	-	-
124	Utility Investments	F-10	-	-
125	Other Investments	F-10	-	-
126-127	Special Funds	F-10	-	-
Total Other Property & Investments			\$ -	\$ -
CURRENT AND ACCRUED ASSETS				
131	Cash		\$ 157,269	\$ 706,804
132	Special Deposits	F-9	204,268	503,958
133	Other Special Deposits	F-9	-	-
134	Working Funds		-	-
135	Temporary Cash Investments		-	-
141-144	Accounts and Notes Receivable, Less Accumulated Provision for Uncollectible Accounts	F-11	118,889	273,756
145	Accounts Receivable from Associated Companies	F-12		
146	Notes Receivable from Associated Companies	F-12		
151-153	Material and Supplies			
161	Stores Expense			
162	Prepayments		22,912	32,097
171	Accrued Interest and Dividends Receivable			
172 *	Rents Receivable			
173 *	Accrued Utility Revenues			
174	Misc. Current and Accrued Assets	F-12	15,458	16,589
Total Current and Accrued Assets			\$ 518,796	\$ 1,533,204

* Not Applicable for Class B Utilities

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-16

**COMPARATIVE BALANCE SHEET
ASSETS AND OTHER DEBITS**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
DEFERRED DEBITS				
181	Unamortized Debt Discount & Expense	F-13	\$ -	\$ 54,469
	Extraordinary Property Losses	F-13		-
183	Preliminary Survey & Investigation Charges		43,431	45,831
184	Clearing Accounts			
185 *	Temporary Facilities			
186	Misc. Deferred Debits	F-14	243,070	927,801
187 *	Research & Development Expenditures			
190	Accumulated Deferred Income Taxes		-	
Total Deferred Debits			\$ 286,501	\$ 1,028,101
TOTAL ASSETS AND OTHER DEBITS			\$ 7,510,831	\$ 10,794,913

* Not Applicable for Class B Utilities

NOTES TO THE BALANCE SHEET

The space below is provided for important notes regarding the balance sheet.

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT
31-Dec-16

**COMPARATIVE BALANCE SHEET
EQUITY CAPITAL AND LIABILITIES**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
EQUITY CAPITAL				
201	Common Stock Issued	F-15	\$ 1,000	1,000
	Preferred Stock Issued	F-15		
202, 205 *	Capital Stock Subscribed			
203, 206 *	Capital Stock Liability for Conversion			
207 *	Premium on Capital Stock			
209 *	Reduction in Par or Stated Value of Capital Stock			
210 *	Gain on Resale or Cancellation of Reacquired Capital Stock			
211	Other Paid - In Capital		258,302	3,400,205
212	Discount On Capital Stock			
213	Capital Stock Expense			
214-215	Retained Earnings	F-16	(1,060,134)	(1,163,801)
216	Reacquired Capital Stock			
218	Proprietary Capital (Proprietorship and Partnership Only)		-	-
Total Equity Capital			\$ (800,832)	\$ 2,237,404
LONG TERM DEBT				
221	Bonds	F-15	-	-
222 *	Reacquired Bonds		-	-
223	Advances from Associated Companies	F-17		
224	Other Long Term Debt	F-17	328,316	1,720,167
Total Long Term Debt			\$ 328,316	1,720,167
CURRENT AND ACCRUED LIABILITIES				
231	Accounts Payable		147,651	212,013
232	Notes Payable	F-18		
233	Accounts Payable to Associated Companies	F-18		
234	Notes Payable to Associated Companies	F-18	852,903	-
235	Customer Deposits		188,607	201,977
236	Accrued Taxes		37,774	57,209
237	Accrued Interest	F-19		
238	Accrued Dividends			
239	Matured Long Term Debt			
240	Matured Interest			
241	Miscellaneous Current & Accrued Liabilities	F-20	34,776	62,777
Total Current & Accrued Liabilities			\$ 1,261,711	533,976

* Not Applicable for Class B Utilities

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT
31-Dec-16

**COMPARATIVE BALANCE SHEET
EQUITY CAPITAL AND LIABILITIES**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
DEFERRED CREDITS				
251	Unamortized Premium On Debt	F-13	\$ -	\$ -
	Advances For Construction	F-20	-	-
253	Other Deferred Credits	F-21	-	-
255	Accumulated Deferred Investment Tax Credits		-	-
Total Deferred Credits			\$ -	\$ -
OPERATING RESERVES				
261	Property Insurance Reserve		\$ -	\$ -
262	Injuries & Damages Reserve		-	-
263	Pensions and Benefits Reserve		-	-
265	Miscellaneous Operating Reserves		-	-
Total Operating Reserves			\$ -	\$ -
CONTRIBUTIONS IN AID OF CONSTRUCTION				
271	Contributions in Aid of Construction	F-22	\$ 10,382,466	\$ 10,200,586
272	Accumulated Amortization of Contributions in Aid of Construction	F-22	(3,660,830)	(3,897,220)
Total Net C.I.A.C.			\$ 6,721,636	\$ 6,303,366
ACCUMULATED DEFERRED INCOME TAXES				
281	Accumulated Deferred Income Taxes - Accelerated Depreciation		\$ -	\$ -
282	Accumulated Deferred Income Taxes - Liberalized Depreciation		-	-
283	Accumulated Deferred Income Taxes - Other		-	-
Total Accumulated Deferred Income Tax			\$ -	\$ -
TOTAL EQUITY CAPITAL AND LIABILITIES			\$ 7,510,831	\$ 10,794,913

COMPARATIVE OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR * (e)
UTILITY OPERATING INCOME				
	Operating Revenues	F-3(b)	\$ 1,659,247	\$ 2,135,343
469, 530	Less: Guaranteed Revenue and AFPI	F-3(b)		
Net Operating Revenues			\$ 1,659,247	\$ 2,135,343
401	Operating Expenses	F-3(b)	\$ 1,402,438	\$ 1,602,130
403	Depreciation Expense:	F-3(b)	\$ 430,397	\$ 394,016
	Less: Amortization of CIAC	F-22	(360,703)	(352,406)
Net Depreciation Expense			\$ 69,694	\$ 41,610
406	Amortization of Utility Plant Acquisition Adjustment	F-3(b)	-	-
407	Amortization Expense (Other than CIAC)	F-3(b)	-	-
408	Taxes Other Than Income	W/S-3	141,366	171,681
409	Current Income Taxes	W/S-3		-
410.10	Deferred Federal Income Taxes	W/S-3		-
410.11	Deferred State Income Taxes	W/S-3		-
411.10	Provision for Deferred Income Taxes - Credit	W/S-3	-	-
412.10	Investment Tax Credits Deferred to Future Periods	W/S-3	-	-
412.11	Investment Tax Credits Restored to Operating Income	W/S-3	-	-
Utility Operating Expenses			\$ 1,613,498	\$ 1,815,421
Net Utility Operating Income			\$ 45,749	\$ 319,922
469, 530	Add Back: Guaranteed Revenue and AFPI	F-3(b)	-	-
413	Income From Utility Plant Leased to Others		-	-
414	Gains (losses) From Disposition of Utility Property			(3,885)
420	Allowance for Funds Used During Construction			-
Total Utility Operating Income [Enter here and on Page F-3(c)]			\$ 45,749	\$ 316,037

Notes:

- 2016 Operating Revenues include 7% of revenues that is subject to refund in 2017
- 2016 Operating Revenues includes overbilling error to 3 customers that was refunded in 2017

* For each account, Column e should agree with Columns f, g and h on F-3(b)

COMPARATIVE OPERATING STATEMENT (Cont'd)

WATER SCHEDULE W-3 * (f)	WASTEWATER SCHEDULE S-3 * (g)	OTHER THAN REPORTING SYSTEMS (h)
\$ _____	\$ 2,135,343	\$ -
\$ _____	\$ 2,135,343	\$ -
\$ _____	\$ 1,602,130	\$ -
_____	394,016 (352,406)	-
\$ _____	\$ 41,610	\$ -
_____	-	-
_____	-	-
_____	171,681	-
_____	-	-
_____	-	-
_____	-	-
_____	-	-
_____	-	-
_____	-	-
\$ _____	\$ 1,815,421	\$ -
\$ _____	\$ 319,922	\$ -
_____	-	-
_____	-	-
_____	(3,885)	-
_____	-	-
\$ _____	\$ 316,037	\$ -

* Total of Schedules W-3 / S-3 for all rate groups.

COMPARATIVE OPERATING STATEMENT (Cont'd)

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
Total Utility Operating Income [from page F-3(a)]			\$ 45,749	\$ 316,037
OTHER INCOME AND DEDUCTIONS				
415	Revenues-Merchandising, Jobbing, and Contract Deductions		\$ -	\$ -
416	Costs & Expenses of Merchandising Jobbing, and Contract Work			-
419	Interest and Dividend Income			358
421	Nonutility Income		1,199	900
426	Miscellaneous Nonutility Expenses			(150,847)
Total Other Income and Deductions			\$ 1,199	\$ (149,589)
TAXES APPLICABLE TO OTHER INCOME				
408.2	Taxes Other Than Income		\$ -	\$ -
409.2	Income Taxes		-	-
410.2	Provision for Deferred Income Taxes		-	-
411.2	Provision for Deferred Income Taxes - Credit		-	-
412.2	Investment Tax Credits - Net		-	-
412.3	Investment Tax Credits Restored to Operating Income		-	-
Total Taxes Applicable To Other Income			\$ -	\$ -
INTEREST EXPENSE				
427	Interest Expense	F-19	\$ 66,283	\$ 54,266
428	Amortization of Debt Discount & Expense	F-13	-	3,718
429	Amortization of Premium on Debt	F-13	-	-
Total Interest Expense			\$ 66,283	\$ 57,984
EXTRAORDINARY ITEMS				
433	Extraordinary Income		\$ -	\$ -
434	Extraordinary Deductions		-	-
409.3	Income Taxes, Extraordinary Items			
Total Extraordinary Items			\$ -	\$ -
NET INCOME			<u>\$ (19,335)</u>	<u>\$ 108,464</u>

Explain Extraordinary Income:

NONE

TILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-16

SCHEDULE OF YEAR END RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER UTILITY (d)	WASTEWATER UTILITY (e)
	Utility Plant In Service	F-7	\$	\$ 11,754,330
	Less: Nonused and Useful Plant (1)			
108	Accumulated Depreciation	F-8	-	(6,461,587)
110	Accumulated Amortization	F-8	-	-
271	Contributions In Aid of Construction	F-22	-	(10,200,586)
252	Advances for Construction	F-20		-
	Subtotal		\$	\$ (4,907,843)
272	Add: Accumulated Amortization of Contributions in Aid of Construction	F-22	-	3,897,220
	Subtotal		\$	\$ (1,010,623)
114	Plus or Minus: Acquisition Adjustments (2)	F-7	-	-
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	-	-
	Working Capital Allowance (3)			1,201,205
	Other (Specify): _____ _____ _____			
	RATE BASE		\$	\$ 190,582
	NET UTILITY OPERATING INCOME		\$	\$ 319,922
	ACHIEVED RATE OF RETURN (Operating Income / Rate Base) (4)			167.87%

NOTES :

- (1) Estimate based on the methodology used in the last rate proceeding.
- (2) Include only those Acquisition Adjustments that have been approved by the Commission.
- (3) Calculation consistent with last rate proceeding.
 In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.
- (4) Not including \$2,940,865 CWIP paid in 2016 which was completed in 2017
- (5) 2016 Operating Income include 7% of revenue that is subject to refund in 2017
- (6) 2016 Operating Income includes \$141, 617 overbilling error to 3 customers that was refunded in 2017
- (7) CIAC include \$438,863 refunded in 2017 for CIAC collected in 2016
- (8) ROR adjusted for (4) - (7) above is 0.86%

UTILITY NAME:

KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-16

**SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS
CONSISTENT WITH THE METHODOLOGY USED IN THE LAST RATE PROCEEDING**

CLASS OF CAPITAL (a)	PER BOOK BALANCE (b)	NON-UTILITY ADJUSTMENTS (c)	NON-JURISDICTIONAL ADJUSTMENTS (d)	OTHER (1) ADJUSTMENTS SPECIFIC (e)	OTHER (1) ADJUSTMENTS PRO RATA (f)	CAPITAL STRUCTURE (g)
Common Equity	\$ 2,237,404	\$ _____	_____	_____	\$ _____	\$ 2,237,404
Preferred Stock	_____	_____	_____	_____	_____	_____
Long Term Debt	1,720,167	_____	_____	_____	_____	1,720,167
Short Term Debt	_____	_____	_____	_____	-	_____
Customer Deposits	201,977	_____	_____	_____	_____	201,977
Tax Credits - Zero Cost	_____	_____	_____	_____	_____	_____
Tax Credits - Weighted Cost	_____	_____	_____	_____	_____	_____
Deferred Inc. Taxes	_____	_____	_____	_____	_____	_____
Other - Notes Payable	-	_____	_____	_____	-	-
Total	\$ <u>4,159,548</u>	\$ _____	_____	<u>0</u>	\$ _____	\$ <u>4,159,548</u>

(1) Explain below all adjustments made in Columns (e) and (f):

UTILITY NAME: KW Resort Utilities Corp

**UTILITY PLANT
ACCOUNTS 101 - 106**

ACCT. (a)	DESCRIPTION (b)	WATER (c)	WASTEWATER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
101	Plant Accounts: Utility Plant In Service	\$ _____	\$ 11,754,330	\$ _____	\$ 11,754,330
102	Utility Plant Leased to Other	_____	_____	_____	-
103	Property Held for Future Use	_____	_____	_____	-
104	Utility Plant Purchased or Sold	_____	_____	_____	-
105	Construction Work in Progress	_____	2,940,865	_____	2,940,865
106	Completed Construction Not Classified	_____	_____	_____	-
	Total Utility Plant	\$ _____	\$ 14,695,195	\$ -	\$ 14,695,195

**UTILITY PLANT ACQUISITION ADJUSTMENTS
ACCOUNTS 114 AND 115**

Report each acquisition adjustment and related accumulated amortization separately.
For any acquisition adjustments approved by the Commission, include the Order Number.

ACCT. (a)	DESCRIPTION (b)	WATER (c)	WASTEWATER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
114	Acquisition Adjustment	\$ _____	N/A	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
	Total Plant Acquisition Adjustments	\$ -	\$ -	\$ -	\$ -
115	Beginning Bal	\$ _____	\$ _____	\$ _____	\$ -
	Accumulated Amortization	_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
	Total Accumulated Amortization	\$ -	\$ -	\$ -	\$ -
	Net Acquisition Adjustments	\$ -	\$ -	\$ -	\$ -

UTILITY NAME: **KW Resort Utilities Corp**

ACCUMULATED DEPRECIATION (ACCT. 108) AND AMORTIZATION (ACCT. 110)

DESCRIPTION (a)	WATER (b)	WASTEWATER (c)	OTHER THAN REPORTING SYSTEMS (d)	TOTAL (e)
ACCUMULATED DEPRECIATION				
Account 108				
Balance first of year	\$	\$ 6,486,118	\$ -	\$ 6,486,118
Credit during year:				
Accruals charged to:				
Account 108.1 (1)	\$	\$ 394,016	\$	\$ 394,016
Account 108.2 (2)				-
Account 108.3 (2)				-
Other Accounts (specify):				
Adjustment Accumulated Depreciation		(317,103)		(317,103)
Salvage				-
Other Credits (Specify):				
Total Credits	\$ -	\$ 76,913	\$ -	\$ 76,913
Debits during year:				
Book cost of plant retired		(101,444)		(101,444)
Cost of Removal	-	-		-
Other Debits (specify):				
				-
Total Debits	\$ -	\$ (101,444)	\$ -	\$ (101,444)
Balance end of year	\$ -	\$ 6,461,587	\$ -	\$ 6,461,587
ACCUMULATED AMORTIZATION				
Account 110				
Balance first of year	\$			
Credit during year:				
Accruals charged to:				
Account 110.2 (2)	\$ -	\$ -	\$ -	\$ -
Other Accounts (specify):				
	-	-		-
Total credits	\$ -	\$ -	\$ -	\$ -
Debits during year:				
Book cost of plant retired				-
Other debits (specify):				
				-
Total Debits	\$ -	\$ -	\$ -	\$ -
Balance end of year	\$ -	\$ -	\$ -	\$ -

UTILITY NAME: KW Resort Utilities Corp

**REGULATORY COMMISSION EXPENSE
AMORTIZATION OF RATE CASE EXPENSE (ACCOUNTS 666 AND 766)**

DESCRIPTION OF CASE (DOCKET NO.) (a)	EXPENSE INCURRED DURING YEAR (b)	CHARGED OFF DURING YEAR	
		ACCT. (d)	AMOUNT (e)
_____	\$ _____	_____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total	\$ <u>0</u>	_____	\$ <u>0</u>

NONUTILITY PROPERTY (ACCOUNT 121)

Report separately each item of property with a book cost of \$25,000 or more included in Account 121.
Other Items may be grouped by classes of property.

DESCRIPTION (a)	BEGINNING YEAR (b)	ADDITIONS (c)	REDUCTIONS (d)	ENDING YEAR BALANCE (e)
NONE	\$ _____	\$ _____	\$ _____	\$ _____ -
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Nonutility Property	\$ _____	\$ _____	\$ _____	\$ _____ -

SPECIAL DEPOSITS (ACCOUNTS 132 AND 133)

Report hereunder all special deposits carried in Accounts 132 and 133.

DESCRIPTION OF SPECIAL DEPOSITS (a)	YEAR END BOOK COST (b)
SPECIAL DEPOSITS (Account 132): PSC Escrow Account	503,958
_____	_____
_____	_____
Total Special Deposits	\$ <u>503,958</u>
OTHER SPECIAL DEPOSITS (Account 133): NONE	\$ _____ -
_____	_____
_____	_____
Total Other Special Deposits	\$ _____ -

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-16

INVESTMENTS AND SPECIAL FUNDS
ACCOUNTS 123 - 127

Report hereunder all investments and special funds carried in Accounts 123 through 127.

DESCRIPTION OF SECURITY OR SPECIAL FUND (a)	FACE OR PAR VALUE (b)	YEAR END BOOK COST (c)
N/A	\$ _____	\$ _____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
Total Investment in Associated Companies		\$ <u> -</u>
UTILITY INVESTMENTS (Account 124):		
N/A	\$ _____	\$ _____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
Total Utility Investment		\$ <u> -</u>
OTHER INVESTMENTS (Account 125):		
N/A	\$ _____	\$ _____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
Total Other Investment		\$ <u> -</u>
SPECIAL FUNDS (Class A Utilities: Accounts 126 and 127; Class B Utilities: Account 127):		
N/A	\$ _____	\$ _____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
Total Special Funds		\$ <u> -</u>

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-16

ACCOUNTS AND NOTES RECEIVABLE - NET
ACCOUNTS 141 - 144

Report hereunder all accounts and notes receivable included in Accounts 141, 142, and 144. Amounts included in
Amounts included in Accounts 142 and 144 should be listed individually.

DESCRIPTION (a)		TOTAL (b)
CUSTOMER ACCOUNTS RECEIVABLE (Account 141):		
Water	\$ _____	
Wastewater	_____ 235,768	
Other	_____	
Total Customer Accounts Receivable		\$ 235,768
OTHER ACCOUNTS RECEIVABLE (Account 142):		
Other Miscellaneous	\$ 32,542	
Escrow Deposits	4,187	
Due From Monroe County	11,259	
Total Other Accounts Receivable		\$ 47,988
NOTES RECEIVABLE (Account 144):		
Employee Loans/Advances	\$ _____	
_____	_____	
_____	_____	
Total Notes Receivable		\$ -
Total Accounts and Notes Receivable		\$ 283,756
ACCUMULATED PROVISION FOR UNCOLLECTIBLE ACCOUNTS (Account 143)		
Balance first of year	\$ (10,000)	
Provision for uncollectibles for current year	\$ _____	
Collection of accounts previously written off	_____	
Utility Accounts	_____	
Others	_____	
Total Additions		\$ _____
Deduct accounts written off during year:		
Utility Accounts	_____	
Others	_____	
Total accounts written off		\$ -
Balance end of year		\$ (10,000)
TOTAL ACCOUNTS AND NOTES RECEIVABLE - NET		\$ 273,756

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-16

ACCOUNTS RECEIVABLE FROM ASSOCIATED COMPANIES
ACCOUNT 145

Report each account receivable from associated companies separately.

DESCRIPTION (a)	TOTAL (b)
NONE	\$ _____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
Total	\$ <u> 0</u>

NOTES RECEIVABLE FROM ASSOCIATED COMPANIES
ACCOUNT 146

Report each note receivable from associated companies separately.

DESCRIPTION (a)	INTEREST RATE (b)	TOTAL (c)
NONE	_____ %	\$ _____ -
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
Total		\$ <u> -</u>

MISCELLANEOUS CURRENT AND ACCRUED ASSETS
ACCOUNT 174

DESCRIPTION - Provide itemized listing (a)	BALANCE END OF YEAR (b)
Utility deposits (Water and electric)	\$ 12,475
Undeposited Funds	1,462
Employee Loans/Advances	2,652
_____	_____
Total Miscellaneous Current and Accrued Assets	\$ <u>16,589</u>

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-16

**UNAMORTIZED DEBT DISCOUNT AND EXPENSE AND PREMIUM ON DEBT
ACCOUNTS 181 AND 251**

Report the net discount and expense or premium separately for each security issue.

DESCRIPTION (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
UNAMORTIZED DEBT DISCOUNT AND EXPENSE (Account 181): Closing Cost	\$ 3,718	\$ 54,469
Total Unamortized Debt Discount and Expense	\$ <u> </u>	\$ <u>54,469</u>
UNAMORTIZED PREMIUM ON DEBT (Account 251): N/A	\$ -	\$ -
Total Unamortized Premium on Debt	\$ <u> </u>	\$ <u>-</u>

**EXTRAORDINARY PROPERTY LOSSES
ACCOUNT 182**

Report each item separately.

DESCRIPTION (a)	TOTAL (b)
N/A	\$ -
Total Extraordinary Property Losses	\$ <u>-</u>

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-16

**MISCELLANEOUS DEFERRED DEBITS
ACCOUNT 186**

DESCRIPTION - Provide itemized listing (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
DEFERRED RATE CASE EXPENSE (Class A Utilities: Account 186.1)		
Deferred Rate Case Expenses - 2014	\$ _____	\$ 430,828
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Deferred Rate Case Expense	\$ _____ -	\$ 430,828
OTHER DEFERRED DEBITS (Class A Utilities: Account 186.2):		
Last Stand	\$ _____	\$ 496,973
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Other Deferred Debits	\$ _____ -	\$ 496,973
REGULATORY ASSETS (Class A Utilities: Account. 186.3):		
None	\$ _____ -	\$ _____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Regulatory Assets	\$ _____ -	\$ _____ -
TOTAL MISCELLANEOUS DEFERRED DEBITS	\$ _____ -	\$ 927,801

UTILITY NAME:

KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-16

**CAPITAL STOCK
ACCOUNTS 201 AND 204***

DESCRIPTION (a)	RATE (b)	TOTAL (c)
COMMON STOCK		
Par or stated value per share	1.00	1.00
Shares authorized		1,000
Shares issued and outstanding		1,000
Total par value of stock issued		1,000
Dividends declared per share for year	None	None
REFERRED 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	None	None

* Account 204 not applicable for Class B utilities.

**BONDS
ACCOUNT 221**

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE * (c)	
N/A	%		\$ -
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
Total			\$ -

* For variable rate obligations, provide the basis for the rate. (i.e.. prime + 2%, etc.)

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-16

STATEMENT OF RETAINED EARNINGS

- 1 Dividends should be shown for each class and series of capital stock. Show amounts as dividends per share.
- 2 Show separately the state and federal income tax effect of items shown in Account No. 439.

ACCT. NO. (a)	DESCRIPTION (b)	AMOUNTS (c)
215	Unappropriated Retained Earnings: Balance Beginning of Year	\$ (1,060,134)
439	Changes to Account: Adjustments to Retained Earnings (requires Commission approval prior to use): Credits: _____	\$ _____
	Total Credits:	\$ -
	Prior Year Adjustments - Commission Ordered Adjustments _____	\$ (212,131)
	Total Debits:	\$ (212,131)
435	Balance Transferred from Income {income/(loss)}	\$ 108,464
436	Appropriations of Retained Earnings: _____	_____
	Total Appropriations of Retained Earnings	\$ -
437	Dividends Declared: Preferred Stock Dividends Declared _____	_____
438	Common Stock Dividends Declared _____	_____
	Total Dividends Declared	\$ -
215	Year end Balance	\$ (1,163,801)
214	Appropriated Retained Earnings (state balance and purpose of each appropriated amount at year end): _____	_____
214	Total Appropriated Retained Earnings	\$ -
Total Retained Earnings		\$ \$ (1,163,801)
Notes to Statement of Retained Earnings:		

UTILITY NAME: KW Resort Utilities Corp

ADVANCES FROM ASSOCIATED COMPANIES
ACCOUNT 223

Report each advance separately.

DESCRIPTION (a)	TOTAL (b)
NONE	\$ _____
Total	\$ _____

OTHER LONG-TERM DEBT
ACCOUNT 224

DESCRIPTION OF OBLIGATION INCLUDING DATE OF ISSUE AND DATE OF MATURITY (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE * (c)	
BB&T Loan, 02/2004 - 03/2017	Prime + .5 %	V	\$ 741,000
BB&T Expansion	Prime + .5 %	V	979,167
Total			\$ 1,720,167

* For variable rate obligations, provide the basis for the rate. (i.e., prime + 2%, etc.)

UTILITY NAME: KW Resort Utilities Corp

**NOTES PAYABLE
ACCOUNTS 232 AND 234**

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE * (c)	
NOTES PAYABLE (Account 232): NONE			\$ _____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
Total Account 232			\$ _____
NOTES PAYABLE TO ASSOC. COMPANIES (Account 234):			\$ _____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
Total Account 234			\$ _____

* For variable rate obligations, provide the basis for the rate. (i.e.. prime + 2%, etc.)

**ACCOUNTS PAYABLE TO ASSOCIATED COMPANIES
ACCOUNT 233**

Report each account payable separately.

DESCRIPTION (a)	TOTAL (b)
N/A	\$ _____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
Total	\$ _____

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT
31-Dec-16

**ACCRUED INTEREST AND EXPENSE
ACCOUNTS 237 AND 427**

DESCRIPTION OF DEBIT (a)	BALANCE BEGINNING OF YEAR (b)	INTEREST ACCRUED DURING YEAR		INTEREST PAID DURING YEAR (e)	BALANCE END OF YEAR (f)
		ACCT. DEBIT (c)	AMOUNT (d)		
ACCOUNT NO. 237.1 - Accrued Interest on Long Term Debt BB&T	\$ _____		\$ 32,761	\$ 32,761	\$ _____
			-		-
Total Account 237.1	\$ -		\$ 32,761	\$ 32,761	\$ -
ACCOUNT NO. 237.2 - Accrued Interest on Other Liabilities WS Utilities	\$ _____		\$ 21,323	\$ 21,323	\$ -
					-
Escrow Deposit Interest			182	182	-
Total Account 237.2	\$ -	\$ -	\$ 21,505	\$ 21,505	\$ -
Total Account 237 (1)	\$ -	\$ -	\$ 54,266	\$ 54,266	\$ -
INTEREST EXPENSED: Total accrual Account 237			\$ 54,266	(1) Must agree to F-2 (a), Beginning and Ending Balance of Accrued Interest. (2) Must agree to F-3 (c), Current Year Interest Expense	
Net Interest Expensed to Account No. 427 (2)			\$ 54,266		

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-16

**MISCELLANEOUS CURRENT AND ACCRUED LIABILITIES
ACCOUNT 241**

DESCRIPTION - Provide itemized listing (a)	BALANCE END OF YEAR (b)
Deferred Income - Residential	\$ 56,857
CitiBusiness/Advantage	5,920
Total Miscellaneous Current and Accrued Liabilities	\$ <u>62,777</u>

**ADVANCES FOR CONSTRUCTION
ACCOUNT 252**

NAME OF PAYOR * (a)	BALANCE BEGINNING OF YEAR (b)	DEBITS		CREDITS (e)	BALANCE END OF YEAR (f)
		ACCT. DEBIT (c)	AMOUNT (d)		
	\$ 0		\$	\$	\$ -
Total	\$ <u> </u>		\$ <u> </u>	\$ <u> </u>	\$ <u> </u>

* Report advances separately by reporting group, designating water or wastewater in column (a).

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-16

**OTHER DEFERRED CREDITS
ACCOUNT 253**

DESCRIPTION - Provide itemized listing (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
NONE	\$ _____	\$ _____ -
	\$ _____	\$ _____
	\$ _____	\$ _____
	\$ _____	\$ _____
	\$ _____	\$ _____
Total Regulatory Liabilities	\$ _____	\$ _____ -
OTHER DEFERRED LIABILITIES (Class A Utilities: Account 253.2):	\$ _____	\$ _____ -
	\$ _____	\$ _____
	\$ _____	\$ _____
	\$ _____	\$ _____
	\$ _____	\$ _____
	\$ _____	\$ _____
	\$ _____	\$ _____
	\$ _____	\$ _____
Total Other Deferred Liabilities	\$ _____	\$ _____ -
TOTAL OTHER DEFERRED CREDITS	\$ _____	\$ _____ -

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-16

**CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 271**

DESCRIPTION (a)	WATER (W-7) (b)	WASTEWATER (S-7) ** (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$ <u>N/A</u>	\$ <u>10,382,466</u>	\$ _____	\$ <u>10,382,466</u>
Add credits during year:	\$ _____	\$ <u>115,337</u>	\$ <u>-</u>	\$ <u>115,337</u>
Less debit charged during the year	\$ _____	\$ <u>(297,217)</u>	\$ <u>-</u>	\$ <u>(297,217)</u>
Total Contribution In Aid of Construction	\$ _____	\$ <u>10,200,586</u>	\$ <u>-</u>	\$ <u>10,200,586</u>

**ACCUMULATED AMORTIZATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 272**

DESCRIPTION (a)	WATER (W-8(a)) (b)	WASTEWATER (S-8(a)) (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$ <u>N/A</u>	\$ <u>3,660,830</u>	\$ <u>-</u>	\$ <u>3,660,830</u>
Debits during the year:	\$ _____	\$ <u>352,406</u>	\$ <u>-</u>	\$ <u>352,406</u>
Credits during the year	\$ _____	\$ <u>(116,016)</u>	\$ <u>-</u>	\$ <u>(116,016)</u>
Total Accumulated Amortization of Contributions In Aid of Construction	\$ _____	\$ <u>3,897,220</u>	\$ <u>-</u>	\$ <u>3,897,220</u>

UTILITY NAME:

KW Resort Utilities Corp

YEAR OF REPORT
31-Dec-16

RECONCILIATION OF REPORTED NET INCOME WITH TAXABLE INCOME FOR FEDERAL INCOME TAXES (UTILITY OPERATIONS)

1 The reconciliation should include the same detail as furnished on Schedule M-1 of the federal tax return for the year. The reconciliation shall be submitted even though there is no taxable income for the year. Descriptions should clearly indicate the nature of each reconciling amount and show the computations of all tax accruals.

2 taxable net income as if a separate return were to be filed, indicating intercompany amounts to be eliminated in such consolidated return. State names of group members, tax assigned to each group member, and basis of allocation, assignments or sharing of the consolidated tax among the group members.

DESCRIPTION (a)	(b)	AMOUNT (c)
Net income for the year	F-3(c)	\$ 108,464
Reconciling items for the year:		
Taxable income not reported on books:		
_____		_____
_____		_____
_____		_____
Deductions recorded on books not deducted for return:		
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
Income recorded on books not included in return:		
_____		_____
_____		_____
_____		_____
_____		_____
Deduction on return not charged against book income:		
_____		_____
_____		_____
_____		_____
_____		_____
Federal tax net income		\$ 108,464

Computation of tax :
The Company is taxed as a Subchapter - S Corp.; therefore this Schedule is not applicatble.

WATER OPERATION SECTION

The Company is a wastewater service only, therefore this section has been omitted.

**WASTEWATER
OPERATION
SECTION**

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT
31-Dec-16

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

SCHEDULE OF YEAR END WASTEWATER RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	WASTEWATER UTILITY (d)
101	Utility Plant In Service	S-4A	\$ 11,754,330
	Less:		
	Nonused and Useful Plant (1)		
108	Accumulated Depreciation	S-6B	6,461,587
110	Accumulated Amortization	F-8	-
271	Contributions In Aid of Construction	S-7	10,200,586
252	Advances for Construction	F-20	
Subtotal			\$ (4,907,843)
	Add:		
272	Accumulated Amortization of Contributions in Aid of Construction	S-8A	\$ 3,897,220
Subtotal			\$ (1,010,623)
	Plus or Minus:		
114	Acquisition Adjustments (2)	F-7	-
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	-
	Working Capital Allowance (3)		1,201,205
	Other (Specify):		-
WASTEWATER RATE BASE (4)			\$ 190,582
WASTEWATER OPERATING INCOME		S-3	\$ 319,922
ACHIEVED RATE OF RETURN (Wastewater Operating Income / Wastewater Rate Base)			167.87%

NOTES(1) Estimate based on the methodology used in the last rate proceeding.

- (2) Include only those Acquisition Adjustments that have been approved by the Commission.
- (3) Calculation consistent with last rate proceeding.

In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

- (4) Not including \$2,940,865 CWIP paid in 2016 which was completed in 2017
- (5) 2016 Operating Income include 7% of revenue that is subject to refund in 2017
- (6) 2016 Operating Income includes \$141,617 overbilling error to 3 customers that was refunded in 2017
- (7) CIAC include \$438,863 refunded in 2017 for CIAC collected in 2016
- (8) ROR adjusted for (4) - (7) above is 0.86%

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT
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SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

WASTEWATER OPERATING STATEMENT

ACCT. NO.	ACCOUNT NAME (b)	REFERENCE PAGE (c)	WASTEWATER UTILITY (d)
	UTILITY OPERATING INCOME		
400	Operating Revenues	S-9B	\$ 2,135,343
530	Less: Guaranteed Revenue (and AFPI)	S-9A	
	Net Operating Revenues		\$ 2,135,343
401	Operating Expenses	S-10A	\$ 1,602,130
403	Depreciation Expense	S-6A	394,016
	Less: Amortization of CIAC	S-8A	(352,406)
	Net Depreciation Expense		\$ 41,610
406	Amortization of Utility Plant Acquisition Adjustment	F-7	-
407	Amortization Expense (Other than CIAC)	F-8	-
408.1	Taxes Other Than Income Utility Regulatory Assessment Fee		98,523
408.11	Property Taxes		11,779
408.12	Payroll Taxes		61,206
408.13	Other Taxes and Licenses		172
408	Total Taxes Other Than Income		\$ 171,681
409.1	Income Taxes		
410.1	Deferred Federal Income Taxes		
410.11	Deferred State Income Taxes		
411.1	Provision for Deferred Income Taxes - Credit		-
412.1	Investment Tax Credits Deferred to Future Periods		
412.11	Investment Tax Credits Restored to Operating Income		-
	Utility Operating Expenses		\$ 1,815,421
	Utility Operating Income		\$ 319,922
530	Add Back: Guaranteed Revenue (and AFPI)	S-9A	\$ -
413	Income From Utility Plant Leased to Others		-
414	Gains (losses) From Disposition of Utility Property		(3,885)
420	Allowance for Funds Used During Construction		
	Total Utility Operating Income		\$ 316,037

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT
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SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

WASTEWATER UTILITY PLANT ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS** (e)	CURRENT YEAR (f)
351	Organization	\$			
352	Franchises *	92,864			92,864
353	Land and Land Rights	381,000		(6,000)	375,000
354	Structures and Improvements	1,294,017		(755,599.00)	538,418
355	Power Generation Equipment	217,644		(1,299.00)	216,345
360	Collection Sewers - Force	3,763,080		(53,770.00)	3,709,310
361	Collection Sewers - Gravity	1,206,101		(123,396.00)	1,082,705
362	Special Collecting Structures				
363	Services to Customers	97,440		(1,485.00)	95,955
364	Flow Measuring Devices				
365	Flow Measuring Installations	2,675		(454)	2,221
366	Reuse Services				
367	Reuse Meters and Meter Installations				
370	Receiving Wells	876,137	8,663		884,800
371	Pumping Equipment	338,945	47,326	(30,668)	355,603
374	Reuse Distribution Reservoirs				
375	Reuse Transmission and Distribution System	316,298		(26,990)	289,308
380	Treatment and Disposal Equipment	4,249,355	54,087	(525,477)	3,777,965
381	Plant Sewers	28,762			28,762
382	Outfall Sewer Lines				
389	Other Plant Miscellaneous Equipment	44,203			44,203
390	Office Furniture and Equipment	31,279	848	(1,949)	30,178
391	Transportation Equipment	110,559	28,183	(44,482)	94,260
392	Stores Equipment	1,862			1,862
393	Tools, Shop and Garage Equipment	29,393		(1,295)	28,098
394	Laboratory Equipment	21,191	1,347	(4,911)	17,627
395	Power Operated Equipment	88,847			88,847
396	Communication Equipment				
397	Miscellaneous Equipment				
398	Other Tangible Plant				
Total Wastewater Plant		\$ 13,191,652	\$ 140,453	\$ (1,577,775)	\$ 11,754,330

NOTE: **Include Commission Ordered Adjustments of \$(1,537,478)

UTILITY NAME: KW Resort Utilities Corp

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

WASTEWATER UTILITY PLANT MATRIX

ACCT. NO.	ACCOUNT NAME (b)	.1 INTANGIBLE PLANT (g)	.2 COLLECTION PLANT (h)	.3 SYSTEM PUMPING PLANT (i)	.4 TREATMENT AND DISPOSAL (j)	.5 RECLAIMED WASTEWATER TREATMENT PLANT (i)	.6 RECLAIMED WASTEWATER DISTRIBUTION PLANT (j)	.7 GENERAL PLANT (k)
351	Organization	\$ -	\$	\$	\$	\$	\$	\$
352	Franchises	92,864						
353	Land and Land Rights				375,000			
354	Structures and Improvements				538,418			
355	Power Generation Equipment				216,345			
360	Collection Sewers - Force		3,709,310					
361	Collection Sewers - Gravity		1,082,705					
362	Special Collecting Structures							
363	Services to Customers		95,955					
364	Flow Measuring Devices		2,221					
365	Flow Measuring Installations							
366	Reuse Services							
367	Reuse Meters and Meter Installations							
370	Receiving Wells			884,800				
371	Pumping Equipment			355,603				
374	Reuse Distribution Reservoirs							
375	Reuse Transmission and Distribution System						289,308	
380	Treatment and Disposal Equipment				3,777,965			
381	Plant Sewers				28,762			
382	Outfall Sewer Lines							
389	Other Plant Miscellaneous Equipment				44,203			
390	Office Furniture and Equipment							30,178
391	Transportation Equipment							94,260
392	Stores Equipment							1,862
393	Tools, Shop and Garage Equipment							28,098
394	Laboratory Equipment							17,627
395	Power Operated Equipment							88,847
396	Communication Equipment							-
397	Miscellaneous Equipment							-
398	Other Tangible Plant							
Total Wastewater Plant		\$ 92,864	\$ 4,890,191	\$ 1,240,403	\$ 4,980,693	\$ -	\$ 289,308	\$ 260,872

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-16

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

BASIS FOR WASTEWATER DEPRECIATION CHARGES

ACCT. NO. (a)	ACCOUNT NAME (b)	AVERAGE SERVICE LIFE IN YEARS (c)	AVERAGE NET SALVAGE IN PERCENT (d)	DEPRECIATION RATE APPLIED IN PERCENT (100% - d) / c (e)
351	Organization			
352	Franchises	40		2.50%
354	Structures and Improvements	30		3.33%
355	Power Generation Equipment	20		5.00%
360	Collection Sewers - Force	30		3.33%
361	Collection Sewers - Gravity	30		3.33%
362	Special Collecting Structures			
363	Services to Customers	38		2.63%
364	Flow Measuring Devices			
365	Flow Measuring Installations			
366	Reuse Services			
367	Reuse Meters and Meter Installations			
370	Receiving Wells	25		4.00%
371	Pumping Equipment	10		10.00%
375	Reuse Transmission and Distribution System	43		2.33%
380	Treatment and Disposal Equipment	30		3.33%
381	Plant Sewers	35		2.86%
382	Outfall Sewer Lines			
389	Other Plant Miscellaneous Equipment	10		10.00%
390	Office Furniture and Equipment	10 / 6		10% / 16.67%
391	Transportation Equipment	10		10.00%
392	Stores Equipment			
393	Tools, Shop and Garage Equipment	10		10.00%
394	Laboratory Equipment	15		6.67%
395	Power Operated Equipment	12		8.33%
396	Communication Equipment			
397	Miscellaneous Equipment			
398	Other Tangible Plant			
Wastewater Plant Composite Depreciation Rate *				

* If depreciation rates prescribed by this Commission are on a total composite basis, entries should be made on this line only.

UTILITY NAME: KW Resort Utilities Corp

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SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

ANALYSIS OF ENTRIES IN WASTEWATER ACCUMULATED DEPRECIATION

ACCT. NO. (a)	ACCOUNT NAME (b)	BALANCE AT BEGINNING OF YEAR (c)	ACCRUALS (d)	OTHER CREDITS ** (e)	TOTAL CREDITS (d + e) (f)
301	Organization	\$	\$		
302	Franchises	38,256	2,322		2,322
354	Structures and Improvements	324,831	6,259	(12,057)	(5,798)
355	Power Generation Equipment	72,626	10,882	(650)	10,232
360	Collection Sewers - Force	2,016,919	125,436	655	126,091
361	Collection Sewers - Gravity	410,976	27,746	(39,245)	(11,499)
362	Special Collecting Structures				
363	Services to Customers	20,231	2,564	(371)	2,193
364	Flow Measuring Devices	2,674		(454)	(454)
365	Flow Measuring Installations				
366	Reuse Services				
367	Reuse Meters and Meter Installations				
370	Receiving Wells	384,681	29,349		29,349
371	Pumping Equipment	253,520	10,834	(11,265)	(431)
375	Reuse Transmission and Distribution System	88,555	7,356	(15,090)	(7,734)
380	Treatment and Disposal Equipment	2,650,408	147,877	(233,593)	(85,716)
381	Plant Sewers	8,113	822		822
382	Outfall Sewer Lines				
389	Other Plant Miscellaneous Equipment	24,101			-
390	Office Furniture and Equipment	24,013	1,567	(1,235)	332
391	Transportation Equipment	55,913	12,200		12,200
392	Stores Equipment	774	103		103
393	Tools, Shop and Garage Equipment	26,972	1,758	(688)	1,070
394	Laboratory Equipment	11,936	1,458	(3,110)	(1,652)
395	Power Operated Equipment	70,619	5,483		5,483
396	Communication Equipment				
397	Miscellaneous Equipment				
398	Other Tangible Plant				
Total Depreciable Wastewater Plant in Service		\$ 6,486,118	\$ 394,016	\$ (317,103)	\$ 76,913

**NOTE: Include Commission Ordered Adjustments of \$(317,103)

UTILITY NAME: **KW Resort Utilities Corp**

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SYSTEM NAME / COUNTY : **KW Resort Utilities / Monroe**

ANALYSIS OF ENTRIES IN WASTEWATER ACCUMULATED DEPRECIATION

ACCT. NO. (a)	ACCOUNT NAME (b)	PLANT RETIRED** (g)	SALVAGE AND INSURANCE (h)	COST OF REMOVAL AND OTHER CHARGES (i)	TOTAL CHARGES (g-h+i) (j)	BALANCE AT END OF YEAR (c+f-j) (k)
	Organization	\$				
302	Franchises				-	40,578
354	Structures and Improvements					319,033
355	Power Generation Equipment					82,858
360	Collection Sewers - Force	(51,523)			(51,523)	2,091,487
361	Collection Sewers - Gravity					399,477
362	Special Collecting Structures					
363	Services to Customers					22,424
364	Flow Measuring Devices					2,220
365	Flow Measuring Installations					
366	Reuse Services					
367	Reuse Meters and Meter Installations					
370	Receiving Wells					414,030
371	Pumping Equipment	(5,439)			(5,439)	247,650
375	Reuse Transmission and Distribution System					80,821
380	Treatment and Disposal Equipment					2,564,692
381	Plant Sewers					8,935
382	Outfall Sewer Lines					
389	Other Plant Miscellaneous Equipment					24,101
390	Office Furniture and Equipment					24,345
391	Transportation Equipment	(44,482)			(44,482)	23,631
392	Stores Equipment					877
393	Tools, Shop and Garage Equipment					28,042
394	Laboratory Equipment					10,284
395	Power Operated Equipment					76,102
396	Communication Equipment					
397	Miscellaneous Equipment					
398	Other Tangible Plant					
Total Depreciable Wastewater Plant in Service		\$ (101,444)	\$ -	\$ -	\$ (101,444)	\$ 6,461,587

**NOTE: Include Commission Ordered Adjustments of \$(65,033)

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-16

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

**CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 271**

DESCRIPTION (a)	REFERENCE (b)	WASTEWATER (c)
Balance first of year		\$ <u>10,382,466</u>
Add credits during year:		
Contributions received from Capacity, Main Extension and Customer Connection Charges	S-8A	\$ <u>115,337</u>
Contributions received from Developer or Contractor Agreements in cash or property	S-8B	<u> </u>
Total Credits		\$ <u>115,337</u>
Less debits charged during the year (All debits charged during the year must be explained below)		
2014 Rate Case Adjustment		(297,120)
CIAC Legal Fees		\$ <u>(97)</u>
Total Debits		\$ <u>(297,217)</u>
Total Contributions In Aid of Construction		\$ <u>10,200,586</u>

Explain all debits charged to Account 271 during the year below:
2014 rate case adjustment Docket No. 150071-SU

UTILITY NAME:

KW Resort Utilities Corp

YEAR OF REPORT
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SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

WASTEWATER CIAC SCHEDULE "A"

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION RECEIVED FROM CAPACITY,
MAIN EXTENSION AND CUSTOMER CONNECTION CHARGES RECEIVED DURING THE YEAR

DESCRIPTION OF CHARGE	NUMBER OF CONNECTIONS (b)	CHARGE PER CONNECTION (c)	AMOUNT (d)
Key West Transportation	7.91	2,698.86	21,348.00
Islander Estates #14	1.00	1,800.00	1,800.00
Oceanside Marina Condo Assoc	9.60	2,700.00	25,920.00
Islander Village	22.00	1,636.18	35,996.00
Florida Keys Linen		14,540.00	14,539.00
Islander Estates #8	1.00	1,800.00	1,800.00
Sunset Marina Docks		7,380.00	7,380.00
Islander Estates #18	1.00	1,800.00	1,800.00
Safe Harbour	16.65	2,700.00	44,979.00
Sunset Marina Docks		7,380.00	7,380.00
Florida Keys Linen		14,540.00	14,539.00
Islander Estates #16	1.00	1,800.00	1,800.00
Florida Keys Linen		14,540.00	14,540.00
Florida Keys Linen		14,540.00	14,540.00
Oceanside Marina Condo Assoc (refunded)	-9.60	2,700.00	(25,920.00)
Oceanside Investors (refunded)	-24.85	2,700.00	(67,104.00)
Total Credits			\$ 115,337

ACCUMULATED AMORTIZATION OF WASTEWATER CONTRIBUTIONS IN AID OF CONSTRUCTION

DESCRIPTION (a)	WASTEWATER (b)
Balance first of year	\$ 3,660,830
Debits during the year:	
Accruals charged to Account 272	\$ 354,641
Other debits (specify) :	
Adjustment to correct 2015 Amort calculation Per	(2,235)
Total debits	\$ 352,406
Adjustment per Docket # 150071-SU Audit Finding #4	(116,016)
Total credits	\$ (116,016)
Balance end of year	\$ 3,897,220

YEAR OF REPORT 31-Dec-16

UTILITY NAME: KW Resort Utilities Corp

SYSTEM NAME / COUNTY: KW Resort Utilities / Monroe

WASTEWATER CIAC SCHEDULE "B"
 ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION
 RECEIVED FROM ALL DEVELOPERS OR CONTRACTORS AGREEMENTS
 WHICH CASH OR PROPERTY WAS RECEIVED DURING THE YEAR

DESCRIPTION (a)	INDICATE CASH OR PROPERTY (b)	AMOUNT (c)
None		
Total Credits		\$ 0

UTILITY NAME: KW Resort Utilities Corp

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

WASTEWATER OPERATING REVENUE

ACCT. NO.	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER OF CUSTOMERS * (d)	AMOUNTS (e)
WASTEWATER SALES				
521.1	Flat Rate Revenues: Residential Revenues	_____	_____	\$ _____
521.2	Commercial Revenues	_____	_____	_____
521.3	Industrial Revenues	_____	_____	_____
521.4	Revenues From Public Authorities	_____	_____	_____
521.5	Multiple Family Dwelling Revenues	_____	_____	_____
521.6	Other Revenues	_____	_____	_____
521	Total Flat Rate Revenues	-	-	\$ _____
522.1	Measured Revenues: Residential Revenues	1,644	1,694	910,280
522.2	Commercial Revenues	177	171	1,124,860
522.3	Industrial Revenues	_____	_____	_____
522.4	Revenues From Public Authorities	_____	_____	_____
522.5	Multiple Family Dwelling Revenues	_____	_____	_____
522	Total Measured Revenues	1,821	1,865	\$ 2,035,140
523	Revenues From Public Authorities	_____	_____	_____
524	Revenues From Other Systems	_____	_____	_____
525	Interdepartmental Revenues	_____	_____	_____
Total Wastewater Sales		1,821	1,865	\$ 2,035,140
OTHER WASTEWATER REVENUES				
530	Guaranteed Revenues	_____	_____	\$ _____
531	Sale of Sludge	_____	_____	_____
532	Forfeited Discounts	_____	_____	_____
534	Rents From Wastewater Property	_____	_____	1,300
535	Interdepartmental Rents	_____	_____	_____
536	Other Wastewater Revenues (Including Allowance for Funds Prudently Invested or AFPI)	_____	_____	59,746
Total Other Wastewater Revenues				\$ 61,046

* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

UTILITY NAME: **KW Resort Utilities Corp**

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SYSTEM NAME / COUNTY **KW Resort Utilities / Monroe**

WASTEWATER OPERATING REVENUE

ACCT. NO.	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER OF CUSTOMERS * (d)	AMOUNTS (e)
RECLAIMED WATER SALES				
Flat Rate Reuse Revenues:				
540.1	Residential Reuse Revenues	_____	_____	\$ _____
540.2	Commercial Reuse Revenues	_____	_____	_____
540.3	Industrial Reuse Revenues	_____	_____	_____
540.4	Reuse Revenues From Public Authorities	_____	_____	_____
540.5	Other Revenues	_____	_____	_____
540	Total Flat Rate Reuse Revenues	_____	_____	\$ _____ -
Measured Reuse Revenues:				
541.1	Residential Reuse Revenues	_____	_____	_____
541.2	Commercial Reuse Revenues	_____ 2	_____ 2	_____ 39,157
541.3	Industrial Reuse Revenues	_____	_____	_____
541.4	Reuse Revenues From Public Authorities	_____	_____	_____
541	Total Measured Reuse Revenues	_____ 2	_____ 2	\$ _____ 39,157
544	Reuse Revenues From Other Systems	_____	_____	_____
Total Reclaimed Water Sales				\$ _____ 39,157
Total Wastewater Operating Revenues				\$ _____ 2,135,343

* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

UTILITY NAME: KW Resort Utilities Corp

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

WASTEWATER UTILITY EXPENSE ACCOUNT MATRIX

ACCT. NO.	ACCOUNT NAME	CURRENT YEAR	.1 COLLECTION EXPENSES- OPERATIONS	.2 COLLECTION EXPENSES- MAINTENANCE	.3 PUMPING EXPENSES - OPERATIONS	.4 PUMPING EXPENSES - MAINTENANCE	.5 TREATMENT & DISPOSAL EXPENSES - OPERATIONS	.6 TREATMENT & DISPOSAL EXPENSES - MAINTENANCE
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
701	Salaries and Wages - Employees	\$ 513,668	\$					
703	Salaries and Wages - Officers, Directors and Majority Stockholders	246,790						
704	Employee Pensions and Benefits	153,039						
710	Purchased Sewage Treatment							
711	Sludge Removal Expense	51,444					51,444	
715	Purchased Power	138,610	13,852				124,758	
716	Fuel for Power Purchased							
718	Chemicals	160,829					160,829	
720	Materials and Supplies	22,267	12,354					
731	Contractual Services-Engineering	15,343						
732	Contractual Services - Accounting	24,800						
733	Contractual Services - Legal	5,224						
734	Contractual Services - Mgt. Fees	60,000						
735	Contractual Services - Testing	21,416					21,416	
736	Contractual Services - Other	48,129	10,282	12,047			9,456	15,144
741	Rental of Building/Real Property	100						
742	Rental of Equipment							
750	Transportation Expenses	26,246						
756	Insurance - Vehicle							
757	Insurance - General Liability	42,061						
758	Insurance - Workman's Comp.	25,974						
759	Insurance - Other							
760	Advertising Expense	1,376						
766	Regulatory Commission Expenses - Amortization of Rate Case Expense							
767	Regulatory Commission Exp.-Other							
770	Bad Debt Expense							
775	Miscellaneous Expenses	44,814						888
Total Wastewater Utility Expenses		\$ 1,602,130	\$ 36,488	\$ 12,047	\$ -	\$ -	\$ 367,904	\$ 16,033

UTILITY NAME: KW Resort Utilities Corp

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

WASTEWATER UTILITY EXPENSE ACCOUNT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	.7 CUSTOMER ACCOUNTS EXPENSE (j)	.8 ADMIN. & GENERAL EXPENSES (k)	.9 RECLAIMED WATER TREATMENT EXPENSES- OPERATIONS (l)	.10 RECLAIMED WATER TREATMENT EXPENSES- MAINTENANCE (m)	.11 RECLAIMED WATER DISTRIBUTION EXPENSES- OPERATIONS (n)	.12 RECLAIMED WATER DISTRIBUTION EXPENSES- MAINTENANCE (o)
701	Salaries and Wages - Employees	\$	513,668	\$			
703	Salaries and Wages - Officers, Directors and Majority Stockholders		246,790				
704	Employee Pensions and Benefits		153,039				
710	Purchased Sewage Treatment						
711	Sludge Removal Expense						
715	Purchased Power						
716	Fuel for Power Purchased						
718	Chemicals						
720	Materials and Supplies		9,913				
731	Contractual Services-Engineering		15,343				
732	Contractual Services - Accounting		24,800				
733	Contractual Services - Legal		5,224				
734	Contractual Services - Mgt. Fees		60,000				
735	Contractual Services - Testing						
736	Contractual Services - Other		1,200				
741	Rental of Building/Real Property		100				
742	Rental of Equipment						
750	Transportation Expenses		26,246				
756	Insurance - Vehicle		-				
757	Insurance - General Liability		42,061				
758	Insurance - Workman's Comp.		25,974				
759	Insurance - Other						
760	Advertising Expense		1,376				
766	Regulatory Commission Expenses - Amortization of Rate Case Expense		107,707				
767	Regulatory Commission Exp.-Other						
770	Bad Debt Expense						
775	Miscellaneous Expenses		43,926				
Total Wastewater Utility Expenses		\$ -	\$ 1,277,367	\$ -	\$ -	\$ -	\$ -

UTILITY NAME:

KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-15

SYSTEM NAME / COUNTY :

KW Resort Utilities / Monroe

CALCULATION OF THE WASTEWATER SYSTEM METER EQUIVALENTS

METER SIZE (a)	TYPE OF METER (b)	EQUIVALENT FACTOR (c)	NUMBER OF METERS (d)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
Residential 5/8"		1.0	1,668	1,668
5/8"	Displacement	1.0	143	143
3/4"	Displacement	1.5	0	0
1"	Displacement	2.5	18	45
1 1/2"	Displacement or Turbine	5.0	8	40
2"	Displacement, Compound or Turbine	8.0	14	112
3"	Displacement	15.0		0
3"	Compound	16.0		0
3"	Turbine	17.5		0
4"	Displacement or Compound	25.0	1	25
4"	Turbine	30.0		0
6"	Displacement or Compound	50.0	2	100
6"	Turbine	62.5		0
8"	Compound	80.0	1	80
8"	Turbine	90.0	2	180
10"	Compound	115.0		0
10"	Turbine	145.0		0
12"	Turbine	215.0		0
Total Wastewater System Meter Equivalents				<u>2,393</u>

CALCULATION OF THE WASTEWATER SYSTEM EQUIVALENT RESIDENTIAL CONNECTIONS

Provide a calculation used to determine the value of one wastewater equivalent residential connection (ERC).

Use 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 residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available, use:

$$ERC = (\text{Total SFR gallons treated (Omit 000)} / 365 \text{ days} / 280 \text{ gallons per day})$$

For wastewater only utilities:

Subtract all general use and other non residential customer gallons from the total gallons treated.

Divide the remainder (SFR customers) by 365 days to reveal single family residence customer gallons per day

NOTE: Total gallons treated includes both treated and purchased treatment.

ERC Calculation:	<u>78,106,814</u> / avg SFR customers 1668 / 365 days =	128
	(total gallons treated)	

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT
31-Dec-15

SYSTEM NAME / COUNTY KW Resort Utilities / Monroe

WASTEWATER TREATMENT PLANT INFORMATION

Provide a separate sheet for each wastewater treatment facility

Permitted Capacity	499,999		
Basis of Permit Capacity (1)	AADF		
Manufacturer	Davco/US Filter		
Type (2)	AWT		
Hydraulic Capacity	749,999		
Average Daily Flow	404,000		
Total Gallons of Wastewater Treated	147,895,000		
Method of Effluent Disposal	Golf Course/ Reuse		

(1) Basis of permitted capacity as stated on the Florida DEP WWTP Operating Permit
(i.e. average annual daily flow, etc.)

(2) Contact stabilization, advanced treatment, etc.

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT
31-Dec-15

SYSTEM NAME / COUNTY KW Resort Utilities / Monroe

OTHER 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 3,156 AADF/128gal/ERC

2. Maximum number of ERCs* which can be served 3,564 at 100% Capacity

3. Present system connection capacity (in ERCs*) using existing lines 6,071 at .850 MGD

4. Future connection capacity (in ERCs*) upon service area buildout 6,071

5. Estimated annual increase in ERCs* 7% 221 ERC's

6. Describe any plans and estimated completion dates for any enlargements or improvements of this system
The utility is engaging in the construction of a WWTP expansion of .350MGD which will increase capacity to .849MGD when certified complete. Plant is scheduled to be on line in the First Quarter 2017.

7. If the utility uses reuse as a means of effluent disposal, attach a list of the reuse end users and the amount of reuse provided to each, if known. Key West Golf Club: 41.64 MG; Monroe County Detention Center: 4.539 MG

8. If the utility does not engage in reuse, has a reuse feasibility study been completed? N/A
If so, when? _____

9. Has the utility been required by the DEP or water management district to implement reuse? N/A
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? April 2, 2012

11. If the present system does not meet the requirements of DEP rules:
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? _____
d. Attach plans for funding the required upgrading.
e. Is this system under any Consent Order with DEP? No

12. Department of Environmental Protection ID # FLA014951-258748

* An ERC is determined based on the calculation on S-11.

Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Wastewater Operations

YEAR OF REPORT 31-Dec-16

UTILITY NAME: **KW Resort Utilities Corp**

	(A)	(B)	(C)	(D)
Accounts	Gross Wastewater Revenues per Sch S-9	Gross Wastewater Revenues per RAF Return	Difference (B)-(C)	
Gross Revenues:				
Total Flat-Rate Revenues	-			0
Total Measured Revenues	2,035,140		2,011,840	23,300
Revenues from Public Authorities				
Revenues from Other Systems				
Interdepartmental Revenues				
Total Other Wastewater Revenues	61,046		61,046	0
Reclaimed Water Sales	39,157		39,157	0
Total Wastewater Operating Revenue	2,135,343		2,112,043	23,300
Less: Expense for Purchased Wastewater from FPSC Regulated Utility				
Net Wastewater Operating Revenues	2,135,343		2,112,043	23,300
Reconciliation:				
Billing corrections not included on RAF Return				
Instructions:				
For the current year, reconcile the gross wastewater revenues reported on Schedule F-3 with the gross wastewater revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).				