

**CLASS "C"**

**WATER AND/OR WASTEWATER UTILITIES**

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

**ANNUAL REPORT**

OF

WU771-18-AR

A. Dunnahoe

Keen Sales, Rentals and Utilities, Inc.

685 Dyson Road

Haines City, FL 33844-8587

Paradise Island

Submitted To The

**STATE OF FLORIDA**



**PUBLIC SERVICE COMMISSION**

FOR THE

**YEAR ENDED DECEMBER 31, 2018**

REPORT OF

Keen Sales, Rentals & Utilities, Inc  
 (EXACT NAME OF UTILITY)  
685 Dyson Rd. Gaines City, FL 33844 Polk

Mailing Address \_\_\_\_\_ Street Address \_\_\_\_\_ County \_\_\_\_\_  
 Telephone Number 863-421-6827 Date Utility First Organized JAN 1992  
 Fax Number SAME E-mail Address adunnahoe@404.com  
 Sunshine State One-Call of Florida, Inc. Member No. KU 17-37

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

- Individual  Sub Chapter S Corporation  1120 Corporation  Partnership

Name, Address and Phone where records are located: ABOVE

Name of subdivisions where services are provided: ABOVE

CONTACTS

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Mindy Keen</u>	<u>Bookkeeper</u>	<u>SAME</u>	
Person who prepared this report: <u>Steve Nerman, CPA</u> <u>Mindy Keen, Bookkeeper</u>			
Officers and Managers: <u>Melinda Keen</u> <u>Earlene Keen</u> <u>Shelly Dukes</u> <u>Blake Keen</u>	<u>Pres.</u> <u>VP</u> <u>Treas.</u> <u>Sec</u>		\$ <u>0</u> \$ <u>0</u> \$ <u>0</u> \$ <u>0</u>

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

Name	Percent Ownership in Utility	Principal Business Address	Salary Charged Utility
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: KEEN SALES, RENTALS, & UTILITIES - PARADISE Island

YEAR OF REPORT DECEMBER 31, 2018
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INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 39,730	\$ _____	\$ _____	\$ 39,730
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 39,730	\$ _____	\$ _____	\$ 39,730
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 62,812	\$ _____	\$ _____	\$ 62,812
Depreciation Expense_____	F-5	2,768	_____	_____	2,768
CIAC Amortization Expense_____	F-8	_____	_____	_____	_____
Taxes Other Than Income_____	F-7	4,016	_____	_____	4,016
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 69,596	_____	_____	\$ 69,596
Net Operating Income (Loss)		\$ -29,866	\$ _____	\$ _____	\$ -29,866
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ 0
ROUNDING		_____	_____	_____	0
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	0
DONATIONS		_____	_____	_____	0
Miscellaneous Nonutility		_____	_____	_____	0
ROUNDING		_____	_____	_____	0
Net Income (Loss)		\$ -29,866	\$ _____	\$ _____	\$ -29,866

UTILITY NAME: KEEN SALES, RENTALS, & UTILITIES - PARADISE Isla

YEAR OF REPORT DECEMBER 31, 2018
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COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ <u>93153</u>	\$ <u>92502</u>
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	<u>57825</u>	<u>55057</u>
Net Utility Plant _____		\$ <u>35328</u>	\$ <u>37445</u>
Cash _____			
Customer Accounts Receivable (141)_____		<u>166</u>	<u>176</u>
Other Assets (Specify): _____			
ROUNDING _____			
_____			
_____			
Total Assets _____		\$ <u>35494</u>	\$ <u>37621</u>
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) _____	F-6	<u>700</u>	<u>700</u>
Preferred Stock Issued (204) _____	F-6		
Other Paid in Capital (211) _____			
Retained Earnings (215) _____	F-6	<u>-491520</u>	<u>-461629</u>
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6		
Total Capital _____		\$ <u>-490820</u>	\$ <u>-460929</u>
Long Term Debt (224) _____	F-6	\$ <u>51504</u>	\$ <u>51504</u>
Accounts Payable (231) _____		<u>1322</u>	<u>940</u>
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____		<u>1774</u>	<u>1878</u>
Other Liabilities (Specify) _____			
INTERCOMPANY ACCOUNT _____		<u>156038</u>	<u>147152</u>
ACCRRUED EXPENSES _____		<u>315676</u>	<u>297076</u>
ROUNDING _____			
Advances for Construction _____			
Contributions in Aid of Construction - Net (271-272) _____	F-8		
Total Liabilities and Capital _____		\$ <u>35494</u>	\$ <u>37621</u>

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ 93153	\$ _____	\$ _____	\$ 93153
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ 93153	\$ _____	\$ _____	\$ 93153

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 55057	\$ _____	\$ _____	\$ 55057
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	\$ 2768	\$ _____	\$ _____	\$ 2768
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
ROUNDING				
Total Credits _____	\$ 2768	\$ _____	\$ _____	\$ 2768
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
ROUNDING				
Total Debits _____	\$ 0	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ 57825	\$ _____	\$ _____	\$ 57825

UTILITY NAME: KEEN SALES, RENTALS, & UTILITIES - PARADISE Island

YEAR OF REPORT DECEMBER 31, 2018
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CAPITAL STOCK ( 201 - 204 )

	Common Stock	Preferred Stock
Par or stated value per share _____	1	_____
Shares authorized _____	700	_____
Shares issued and outstanding _____	700	_____
Total par value of stock issued _____	700	_____
Dividends declared per share for year _____	_____	_____

RETAINED EARNINGS ( 215 )

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$ -461629
Changes during the year (Specify):		
LOSS		-29866
<u>PRIOR YEAR ADJUSTMENT</u>		<u>-25</u>
_____		_____
Balance end of year _____	\$ _____	\$ <u>-491520</u>

PROPRIETARY CAPITAL ( 218 )

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify):		
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ _____

LONG TERM DEBT ( 224 )

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
KEEN SALES & RENTAL INC			\$ 29544
WELLS FARGO			21905
EARLEEN KEEN			55
Total _____			\$ <u>51504</u>



UTILITY NAME: KEEN / PARADISE

YEAR OF REPORT  
DECEMBER 31, 2018

N/A

**CONTRIBUTIONS IN AID OF CONSTRUCTION ( 271 )**

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ _____	\$ _____	\$ _____
2) Add credits during year _____	_____	_____	_____
3) Total _____	\$ _____	\$ _____	\$ _____
4) Deduct charges during the year _____	_____	_____	_____
5) Balance end of year _____	_____	_____	_____
6) Less Accumulated Amortization _____	_____	_____	_____
7) Net CIAC _____	\$ _____	\$ _____	\$ _____

**ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)**

Report below all developers or contractors agreements from which cash or property was received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
_____		_____	_____	_____
_____		_____	_____	_____
_____		_____	_____	_____
_____		_____	_____	_____
Sub-total _____			\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.				
Description of Charge	Number of Connections	Charge per Connection		
_____	_____	\$ _____	\$ _____	\$ _____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ _____	\$ _____

**ACCUMULATED AMORTIZATION OF CIAC (272)**

	Water	Wastewater	Total
Balance First of Year _____	\$ _____	\$ _____	\$ _____
Add Debits During Year: _____	_____	_____	_____
Deduct Credits During Year: _____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.) _____	\$ _____	\$ _____	\$ _____

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

UTILITY NAME: KEEN / PARADISE

YEAR OF REPORT  
DECEMBER 31, 2018

N/A

**SCHEDULE "A"**

**SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)**

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [ c x d ] (e)
Common Equity	\$ _____	_____ %	_____ %	_____ %
Preferred Stock	_____	_____ %	_____ %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
<b>Total</b>	\$ _____	<u>100.00</u> %		_____ %

(1) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

**APPROVED AFUDC RATE**

Current Commission approved AFUDC rate:	_____ %
Commission Order Number approving AFUDC rate:	_____



UTILITY NAME: KEEN SALES, RENTALS, & UTILITIES - PARADISE Island

YEAR OF REPORT DECEMBER 31, 2018
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**WATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises	_____	_____	_____	_____
303	Land and Land Rights	2000	_____	_____	2000
304	Structures and Improvements	9638	_____	_____	9638
305	Collecting and Impounding Reservoirs	_____	_____	_____	_____
306	Lake, River and Other Intakes	_____	_____	_____	_____
307	Wells and Springs	3000	_____	_____	3000
308	Infiltration Galleries and Tunnels	_____	_____	_____	_____
309	Supply Mains	_____	_____	_____	_____
310	Power Generation Equipment	_____	_____	_____	_____
311	Pumping Equipment	12705	_____	_____	12705
320	Water Treatment Equipment	2840	_____	_____	2840
330	Distribution Reservoirs and Standpipes	26231	_____	_____	26231
331	Transmission and Distribution Lines	9617	_____	_____	9617
333	Services	_____	_____	_____	_____
334	Meters and Meter Installations	8829	651	_____	9480
335	Hydrants	2776	_____	_____	2776
336	Backflow Prevention Devices	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment	_____	_____	_____	_____
340	Office Furniture and Equipment	3428	_____	_____	3428
341	Transportation Equipment	11107	_____	_____	11107
342	Stores Equipment	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment	331	_____	_____	331
344	Laboratory Equipment	_____	_____	_____	_____
345	Power Operated Equipment	_____	_____	_____	_____
346	Communication Equipment	_____	_____	_____	_____
347	Miscellaneous Equipment	_____	_____	_____	_____
348	Other Tangible Plant	_____	_____	_____	_____
	Total Water Plant	\$ 92502	\$ 651	\$ 0	\$ 93153

UTILITY NAME: KEEN SALES, RENTALS, & UTILITIES - PARADISE Island

YEAR OF REPORT DECEMBER 31, 2018
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ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements	28	%	3.57 %	\$ 5152	\$	\$ 332	\$ 5484
305	Collecting and Impounding		%					
	Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	18	%	5.56 %	3000			3000
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment		%					
311	Pumping Equipment	17	%	5.88 %	7190		820	8010
320	Water Treatment Equipment	7	%	14.29 %	2840			2840
330	Distribution Reservoirs & Standpipes	30	%	3.33 %	8526		874	9400
331	Trans. & Dist. Mains	40	%	2.5 %	7358		277	7635
333	Services		%					0
334	Meter & Meter Installations	17	%	5.88 %	5315		395	5710
335	Hydrants	40	%	2.5 %	808		70	878
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment	13	%	7.69 %	3429			3429
341	Transportation Equipment	6	%	16.67 %	11107			11107
342	Stores Equipment		%					
343	Tools, Shop and Garage Equipment	15	%	6.67 %	332			332
344	Laboratory Equipment		%					
345	Power Operated Equipment		%					
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant		%					
	Totals				\$ 55057	\$ 0	\$ 2768	\$ 57825 *

\* This amount should tie to Sheet F-5.

UTILITY NAME: KEEN SALES, RENTALS, & UTILITIES - PARADISE Island

YEAR OF REPORT DECEMBER 31, 2018
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**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 19125
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	13200
604	Employee Pensions and Benefits	4658
610	Purchased Water	
615	Purchased Power	1402
616	Fuel for Power Production	
618	Chemicals	968
620	Materials and Supplies	605
630	Contractual Services:	
	Billing	
	Professional	3939
	Testing	5883
	Other	785
640	Rents	5400
650	Transportation Expense	562
655	Insurance Expense	2642
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	130
675	Miscellaneous Expenses	3513
	Total Water Operation And Maintenance Expense	\$ 62812 *

\* This amount should tie to Sheet F-3.

**WATER CUSTOMERS**

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)	
			Start of Year (d)	End of Year (e)		
Residential Service						
5/8"	D	1.0	98	95	95	
3/4"	D	1.5				
1"	D	2.5				
1 1/2"	D,T	5.0				
General Service						
5/8"	D	1.0				
3/4"	D	1.5				
1"	D	2.5				
1 1/2"	D,T	5.0				
2"	D,C,T	8.0				
3"	D	15.0				
3"	C	16.0				
3"	T	17.5				
Unmetered Customers						
Other (Specify)						
** D = Displacement C = Compound T = Turbine			Total	98	95	95

UTILITY NAME: KEEW  
 SYSTEM NAME: PARADISE Island

YEAR OF REPORT  
 DECEMBER 31, 2018

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January	0	510925	20930	489995	489995
February	0	635382	28700	606682	606682
March	0	565607	30900	534707	534707
April	0	636347	32760	603587	603587
May	0	594230	33300	560930	560930
June	0	647558	26650	620908	620908
July	0	669552	23100	646452	646452
August	0	620090	22850	597240	597240
September	0	532390	27050	505340	505340
October	0	549920	27950	521970	521970
November	0	661446	25900	636040	636040
December	0	658547	25700	632847	632847
Total for Year	0	7282488	325790	6956698	6956698

If water is purchased for resale, indicate the following:  
 Vendor \_\_\_\_\_  
 Point of delivery \_\_\_\_\_

If water is sold to other water utilities for redistribution, list names of such utilities below:

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	6"	900'	/	/	900'
PVC	4"	3300'	/	/	3300'
PVC	2"	900'	/	/	900'

OVER →

UTILITY NAME: KEEN  
 SYSTEM NAME: PARADISE

YEAR OF REPORT  
 DECEMBER 31, 2018

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____ Types of Well Construction and Casing _____	<u>Metal</u>	_____	_____	_____
Depth of Wells _____ Diameters of Wells _____ Pump - GPM _____ Motor - HP _____ Motor Type * _____ Yields of Wells in GPD _____ Auxiliary Power _____	<u>265'</u> <u>6"</u> <u>?</u> <u>25</u> <u>Submers</u> <u>-</u> <u>Generator</u> <u>Rental</u>	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) Capacity of Tank _____ Ground or Elevated _____	<u>Steel</u> <u>7500</u> <u>Ground</u>	_____	_____	_____

N/A

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<del>Motors Manufacturer _____ Type _____ Rated Horsepower _____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>
<del>Pumps Manufacturer _____ Type _____ Capacity in GPM _____ Average Number of Hours Operated Per Day _____ Auxiliary Power _____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>

UTILITY NAME: KEEN - PARADISE

YEAR OF REPORT  
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**SOURCE OF SUPPLY**

List for each source of supply ( Ground, Surface, Purchased Water etc. )			
Permitted Gals. per day _ _ _	<u>Unknown</u>	_____	_____
Type of Source _ _ _ _ _	<u>Ground</u>	_____	_____

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility:			
Type _ _ _ _ _	<u>Stanplael</u>	_____	_____
Make _ _ _ _ _	<u>Goulds</u>	_____	_____
Permitted Capacity (GPD) _ _ _	<u>Unknown</u>	_____	_____
High service pumping Gallons per minute _ _ _ _ _		_____	_____
Reverse Osmosis _ _ _ _ _		_____	_____
Lime Treatment Unit Rating _ _ _ _ _		_____	_____
Filtration Pressure Sq. Ft. _ _ _ _ _		_____	_____
Gravity GPD/Sq.Ft. _ _ _ _ _		_____	_____
Disinfection Chlorinator _ _ _ _ _	<u>Chlorine</u>	_____	_____
Ozone _ _ _ _ _	<u>N/A</u>	_____	_____
Other _ _ _ _ _	-	_____	_____
Auxiliary Power _ _ _ _ _	<u>Generator Rental</u>	_____	_____

UTILITY NAME: KEEN  
SYSTEM NAME: PARADISE

YEAR OF REPORT  
DECEMBER 31, 2018

GENERAL WATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.

1. Present ERC's \* the system can efficiently serve. 100
2. Maximum number of ERCs \* which can be served. Unknown
3. Present system connection capacity (in ERCs \*) using existing lines. Unknown
4. Future connection capacity (in ERCs \*) upon service area buildout. Unknown
5. Estimated annual increase in ERCs \*. Unknown
6. Is the utility required to have fire flow capacity? No  
If so, how much capacity is required? \_\_\_\_\_
7. Attach a description of the fire fighting facilities. City of Haines City
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.  
NONE
9. When did the company last file a capacity analysis report with the DEP? Unknown
10. If the present system does not meet the requirements of DEP rules, submit the following:
  - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
  - b. Have these plans been approved by DEP? \_\_\_\_\_
  - c. When will construction begin? \_\_\_\_\_
  - d. Attach plans for funding the required upgrading.
  - e. Is this system under any Consent Order with DEP? \_\_\_\_\_
11. Department of Environmental Protection ID # 20-6679-01
12. Water Management District Consumptive Use Permit # 653-1340
  - a. Is the system in compliance with the requirements of the CUP? yes
  - b. If not, what are the utility's plans to gain compliance? \_\_\_\_\_

\* An ERC is determined based on one of the following methods:  
(a) If actual flow data are available from the preceding 12 months:  
Divide the total annual single family residence (SFR) gallons sold by the average number of SFR customers for the same period and divide the result by 365 days.  
  
(b) If no historical flow data are available use:  
ERC = (Total SFR gallons sold (omit 000)/365 days/350 gallons per day).

UTILITY NAME: KEEN/PARADISE

YEAR OF REPORT  
DECEMBER 31, 2018

# CERTIFICATION OF ANNUAL REPORT

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

- |  |                                |    |  |
|--|--------------------------------|----|--|
| YES<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 1. | The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code.   |
| YES<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.  |
| YES<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 3. | There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility.   |
| YES<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 4. | The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents. |

### Items Certified

1.  2.  3.  4.



(signature of Chief Executive Officer of the utility) \*

Date:

4/29/19

1.  2.  3.  4.

(signature of Chief Financial Officer of the utility) \*

Date:

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

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

**Reconciliation of Revenue to  
Regulatory Assessment Fee Revenue  
Water Operations  
Class C**

Company: KEEN/PARADISE  
For the Year Ended December 31, 2018

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ <u>39729.53</u>	\$ <u>70,000.00</u>	\$ <u>30270.47</u>
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
<b>Total Water Operating Revenue</b>	\$ _____	\$ _____	\$ _____
<b>LESS: Expense for Purchased Water from FPSC-Regulated Utility</b>	_____	_____	_____
<b>Net Water Operating Revenues</b>	\$ <u>39729.53</u>	\$ <u>70,000.00</u>	\$ <u>30270.47</u>

Explanations:

The overpayment is being credited to my 2019 RAF per Toni McCoy.

Instructions:

For the current year, reconcile the gross water revenues reported on Schedule F-3 with the gross water revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).

**CLASS "C"**  
**WATER AND/OR WASTEWATER UTILITIES**

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

**ANNUAL REPORT**

OF

WU771-18-AR  
A. Dunnahoe  
Keen Sales, Rentals and Utilities, Inc.  
685 Dyson Road  
Haines City, FL 33844-8587

*Subdivision*

Submitted To The

**STATE OF FLORIDA**



**PUBLIC SERVICE COMMISSION**

FOR THE

**YEAR ENDED DECEMBER 31, 2018**

RECEIVED  
FLORIDA PUBLIC SERVICE  
COMMISSION  
2019 MAY 17 01:0:25  
TALLAHASSEE, FLORIDA

REPORT OF

Keen Sales, Rentals & Utilities, Inc  
 (EXACT NAME OF UTILITY)  
685 Dyson Rd. Gaines City, FL 33844 Polk

Mailing Address

Street Address

County

Telephone Number 863-421-6827

Date Utility First Organized JAN 1990

Fax Number SAME

E-mail Address adunnahoe@904.com

Sunshine State One-Call of Florida, Inc. Member No. KU17.37

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

- Individual     Sub Chapter S Corporation     1120 Corporation     Partnership

Name, Address and Phone where records are located: ABOVE

Name of subdivisions where services are provided: ABOVE

CONTACTS

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Mindy Keen</u>	<u>Bookkeeper</u>	<u>SAME</u>	
Person who prepared this report: <u>Steve Nerman, CPA</u> <u>Mindy Keen, Bookkeeper</u>			
Officers and Managers: <u>Melinda Keen</u> <u>Earlene Keen</u> <u>Shelly Dukes</u> <u>Blake Keen</u>	<u>Pres.</u> <u>VP</u> <u>Treas.</u> <u>Sec</u>		\$ <u>0</u> \$ <u>0</u> \$ <u>0</u> \$ <u>0</u> \$ <u>0</u>

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

Name	Percent Ownership in Utility	Principal Business Address	Salary Charged Utility
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			\$ _____

UTILITY NAME: KEEN SALES, RENTALS & UTILITIES - SUBDIVISION

YEAR OF REPORT  
DECEMBER 31, 2018

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 62,828	\$ _____	\$ _____	\$ 62,828
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 62,828	\$ _____	\$ _____	\$ 62,828
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 64,477	\$ _____	\$ _____	\$ 64,477
Depreciation Expense_____	F-5	3,628	_____	_____	3,628
CIAC Amortization Expense_____	F-8	_____	_____	_____	0
Taxes Other Than Income_____	F-7	4,484	_____	_____	4,484
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 72,589	_____	_____	\$ 72,589
Net Operating Income (Loss)		\$ -9,761	\$ _____	\$ _____	\$ -9,761
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
ROUNDING		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	_____
DONATIONS		_____	_____	_____	0
OTHER		_____	_____	_____	0
ROUNDING		1	_____	_____	_____
Net Income (Loss)		\$ -9,762	\$ _____	\$ _____	\$ -9,762

UTILITY NAME: KEEN SALES, RENTALS & UTILITIES - SUBDIVISION

YEAR OF REPORT DECEMBER 31, 2018
-------------------------------------

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 219583	\$ 197259
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>170548</u>	<u>166920</u>
Net Utility Plant -----		\$ 49035	\$ 30339
Cash -----		14930	13871
Customer Accounts Receivable (141) -----		1079	1011
Other Assets (Specify): -----			
INTER COMPANY ACCT -----		156038	147152
ROUNDING -----			1
Total Assets -----		\$ <u>221082</u>	\$ <u>192374</u>
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	300	300
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6	-101323	-91525
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$ -101023	\$ -91225
Long Term Debt (224) -----	F-6	\$ 76286	\$ 56381
Accounts Payable (231) -----		1433	1545
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----		2811	2698
Other Liabilities (Specify) -----			
ACCRUED EXPENSES -----		241575	222975
ROUNDING -----			
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8	0	0
Total Liabilities and Capital -----		\$ <u>221082</u>	\$ <u>192374</u>

UTILITY NAME KEEN SALES, RENTALS & UTILITIES - SUBDIVISION

YEAR OF REPORT 31-Dec-18
-----------------------------

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>219583</u>	\$ _____	\$ _____	\$ <u>219583</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>219583</u>	\$ _____	\$ _____	\$ <u>219583</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>166920</u>	\$ _____	\$ _____	\$ <u>166920</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>3628</u>	\$ _____	\$ _____	\$ <u>3628</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>3628</u>	\$ _____	\$ _____	\$ <u>3628</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>170548</u>	\$ _____	\$ _____	\$ <u>170548</u>

UTILITY NAME: KEEN SALES, RENTALS & UTILITIES - SUBDIVISION

YEAR OF REPORT	
DECEMBER 31,	2018

CAPITAL STOCK ( 201 - 204 )

	Common Stock	Preferred Stock
Par or stated value per share _____	1	_____
Shares authorized _____	300	_____
Shares issued and outstanding _____	300	_____
Total par value of stock issued _____	300	_____
Dividends declared per share for year _____	0	_____

RETAINED EARNINGS ( 215 )

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$ -91525
Changes during the year (Specify):		
LOSS _____		-9762
PRIOR YEAR ADJUSTMENT _____		-36
_____		_____
Balance end of year _____	\$ _____	\$ -101323

PROPRIETARY CAPITAL ( 218 )

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify):		
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ _____

LONG TERM DEBT ( 224 )

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
NOTE PAYABLE KEEN SALES _____			\$ 63060
NOTE PAYABLE EARLEEN KEEN _____			13226
_____			_____
Total _____			\$ 76286



**CONTRIBUTIONS IN AID OF CONSTRUCTION ( 271 )**

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ 54139	\$ _____	\$ 54139
2) Add credits during year _____	\$ _____	\$ _____	\$ _____
3) Total _____	_____	_____	_____
4) Deduct charges during the year _____	_____	_____	_____
5) Balance end of year _____	54139	_____	54139
6) Less Accumulated Amortization _____	-54139	_____	-54139
7) Net CIAC _____	\$ 0	\$ _____	\$ 0

**ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)**

Report below all developers or contractors agreements from which cash or property was received during the year.	Indicate "Cash" or "Property"	Water	Wastewater
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Sub-total _____		\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.			
Description of Charge	Number of Connections	Charge per Connection	
_____	_____	\$ _____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ _____

**ACCUMULATED AMORTIZATION OF CIAC (272)**

	Water	Wastewater	Total
Balance First of Year _____	\$ 54139	\$ _____	\$ 54139
Add Debits During Year: _____	0	_____	0
Deduct Credits During Year: _____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.)	\$ 54139	\$ _____	\$ 54139

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

UTILITY NAME: KEEN / Subs

YEAR OF REPORT  
DECEMBER 31, 2017

*Handwritten scribbles*

**SCHEDULE "A"**

**SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)**

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$ _____	_____ %	_____ %	_____ %
Preferred Stock	_____	_____ %	_____ %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
Total	\$ _____	100.00 %		_____ %

(1) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

**APPROVED AFUDC RATE**

Current Commission approved AFUDC rate:	_____ %
Commission Order Number approving AFUDC rate:	_____



UTILITY NAME: KEEN SALES RENTAL & UTILITIES - SUBDIVISIONS

YEAR OF REPORT DECEMBER 31, 2018
-------------------------------------

**WATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$	\$	\$	\$
302	Franchises				
303	Land and Land Rights				0
304	Structures and Improvements	14946			14946
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	64874			64874
308	Infiltration Galleries and Tunnels				
309	Supply Mains				
310	Power Generation Equipment				
311	Pumping Equipment	7595			7595
320	Water Treatment Equipment	16842			16842
330	Distribution Reservoirs and Standpipes	21800	21773		43573
331	Transmission and Distribution Lines	32026			32026
333	Services	5945			5945
334	Meters and Meter Installations	15952	551		16503
335	Hydrants	4651			4651
336	Backflow Prevention Devices				
339	Other Plant and Miscellaneous Equipment				
340	Office Furniture and Equipment	783			783
341	Transportation Equipment	11845			11845
342	Stores Equipment				
343	Tools, Shop and Garage Equipment				0
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				0
348	Other Tangible Plant				0
	Total Water Plant	\$ 197259	\$ 22324	\$ 0	\$ 219583

UTILITY NAME: KEEN SALES RENTAL & UTILITIES - SUBDIVISIONS

YEAR OF REPORT  
DECEMBER 31, 2018

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements	28		3.57 %	\$ 4828		\$ 534	\$ 5362
305	Collecting and Impounding Reservoirs							
306	Lake, River and Other Intakes							
307	Wells and Springs	18		5.56 %	64015		859	64874
308	Infiltration Galleries & Tunnels							
309	Supply Mains							
310	Power Generating Equipment							
311	Pumping Equipment	17		5.88 %	7595		0	7595
320	Water Treatment Equipment	7		14.29 %	16842			16842
330	Distribution Reservoirs & Standpipes	30		3.33 %	19048		839	19887
331	Trans. & Dist. Mains	40		2.5 %	21621		801	22422
333	Services				4524		170	4694
334	Meter & Meter Installations	17		5.88 %	12912		257	13169
335	Hydrants	40		2.5 %	3108		116	3224
336	Backflow Prevention Devices							
339	Other Plant and Miscellaneous Equipment							
340	Office Furniture and Equipment	13		7.69 %	582		52	634
341	Transportation Equipment	6		16.67 %	11845			11845
342	Stores Equipment							
343	Tools, Shop and Garage Equipment	15		6.67 %				0
344	Laboratory Equipment							
345	Power Operated Equipment							
346	Communication Equipment							
347	Miscellaneous Equipment	10		10 %				0
348	Other Tangible Plant	10		10 %				0
	Totals				\$ 166920	\$ 0	\$ 3628	\$ 170548 *

\* This amount should tie to Sheet F-5.

UTILITY NAME: KEEN SALES RENTALS & UTILITIES, INC - SUBDIVISION

YEAR OF REPORT DECEMBER 31, 2018
-------------------------------------

**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 19125
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	13200
604	Employee Pensions and Benefits	4658
610	Purchased Water	
615	Purchased Power	1971
616	Fuel for Power Production	
618	Chemicals	1303
620	Materials and Supplies	1048
630	Contractual Services:	
	Billing	
	Professional	2324
	Testing	6096
	Other	1170
640	Rents	5400
650	Transportation Expense	562
655	Insurance Expense	2643
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	4977
	Total Water Operation And Maintenance Expense	\$ 64477 *

\* This amount should tie to Sheet F-3.

**WATER CUSTOMERS**

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
<b>Residential Service</b>					
5/8"	D	1.0	121	120	120
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
<b>General Service</b>					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
			<b>Total</b>	121	120

\*\* D = Displacement  
C = Compound  
T = Turbine

UTILITY NAME: KEEN  
 SYSTEM NAME: Subdivision

YEAR OF REPORT  
 DECEMBER 31, 2018

**PUMPING AND PURCHASED WATER STATISTICS**

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January	<del>0</del>	621604	45400	576204	576204
February		763307	12033	751274	751274
March		646991	18350	628641	628641
April		602722	15833	586889	586889
May		680580	13250	667330	667330
June		731963	69000	662963	662963
July		825189	45000	780189	780189
August		678409	49050	629359	629359
September		630576	37788	592788	592788
October		586611	24050	562561	562561
November		643710	19050	624660	624660
December		725108	24728	700380	700380
Total for Year	<del>0</del>	8136770	373532	7763238	7763238

If water is purchased for resale, indicate the following:  
 Vendor \_\_\_\_\_  
 Point of delivery \_\_\_\_\_

If water is sold to other water utilities for redistribution, list names of such utilities below:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**MAINS (FEET)**

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	6"	4396'			4396'
PVC	4"	1525'			1525'
PVC	2"	225'			225'

UTILITY NAME: KEEN  
 SYSTEM NAME: Subs

YEAR OF REPORT  
 DECEMBER 31, 2018

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	7/89	_____	_____	_____
Types of Well Construction and Casing _____	PVC	_____	_____	_____
Depth of Wells _____	235	_____	_____	_____
Diameters of Wells _____	6	_____	_____	_____
Pump - GPM _____	?	_____	_____	_____
Motor - HP _____	25	_____	_____	_____
Motor Type * _____	Sub.	_____	_____	_____
Yields of Wells in GPD _____	-	_____	_____	_____
Auxiliary Power _____	Generator Rental	_____	_____	_____

\* Submersible, centrifugal, etc.

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Steel	_____	_____	_____
Capacity of Tank _____	2 @ 9000	_____	_____	_____
Ground or Elevated _____	Ground	_____	_____	_____

N/A

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<del>Motors</del>				
<del>Manufacturer _____</del>				
<del>Type _____</del>				
<del>Rated Horsepower _____</del>				
<del>Pumps</del>				
<del>Manufacturer _____</del>				
<del>Type _____</del>				
<del>Capacity in GPM _____</del>				
<del>Average Number of Hours Operated Per Day _____</del>				
<del>Auxiliary Power _____</del>				

UTILITY NAME: KEEN / Subs

YEAR OF REPORT  
DECEMBER 31, 2018

**SOURCE OF SUPPLY**

List for each source of supply ( Ground, Surface, Purchased Water etc. )

Permitted Gals. per day_ _ _	<u>Unknown</u>	_____	_____
Type of Source_ _ _ _ _	<u>Ground</u>	_____	_____

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility:

Type_ _ _ _ _	<u>Standard</u>	_____	_____
Make_ _ _ _ _	<u>Goulds</u>	_____	_____
Permitted Capacity (GPD)_ _ _	<u>Unknown</u>	_____	_____
High service pumping Gallons per minute_ _ _ _ _		_____	_____
Reverse Osmosis_ _ _ _ _		_____	_____
Lime Treatment Unit Rating_ _ _ _ _		_____	_____
Filtration Pressure Sq. Ft._ _ _ _ _		_____	_____
Gravity GPD/Sq.Ft._ _ _ _ _	<u>Unknown</u>	_____	_____
Disinfection Chlorinator_ _ _ _ _	<u>Chlorine</u>	_____	_____
Ozone_ _ _ _ _	<u>N/A</u>	_____	_____
Other_ _ _ _ _	<u>-</u>	_____	_____
Auxiliary Power_ _ _ _ _	<u>Generator Rental</u>	_____	_____

UTILITY NAME: KEEN  
SYSTEM NAME: Subs

YEAR OF REPORT  
DECEMBER 31, 2018

GENERAL WATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.

- 1. Present ERC's \* the system can efficiently serve. 137
- 2. Maximum number of ERCs \* which can be served. Unknown
- 3. Present system connection capacity (in ERCs \*) using existing lines. Unknown
- 4. Future connection capacity (in ERCs \*) upon service area buildout. Unknown
- 5. Estimated annual increase in ERCs \*. Unknown
- 6. Is the utility required to have fire flow capacity? Unknown  
If so, how much capacity is required? \_\_\_\_\_
- 7. Attach a description of the fire fighting facilities. City of H.C.
- 8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.  
NONE
- 9. When did the company last file a capacity analysis report with the DEP? \_\_\_\_\_
- 10. If the present system does not meet the requirements of DEP rules, submit the following:
  - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
  - b. Have these plans been approved by DEP? \_\_\_\_\_
  - c. When will construction begin? \_\_\_\_\_
  - d. Attach plans for funding the required upgrading.
  - e. Is this system under any Consent Order with DEP? \_\_\_\_\_
- 11. Department of Environmental Protection ID # 9569
- 12. Water Management District Consumptive Use Permit # 653-5235
  - a. Is the system in compliance with the requirements of the CUP? yes
  - b. If not, what are the utility's plans to gain compliance? \_\_\_\_\_

\* An ERC is determined based on one of the following methods:  
(a) If actual flow data are available from the preceding 12 months:  
Divide the total annual single family residence (SFR) gallons sold by the average number of SFR customers for the same period and divide the result by 365 days.  
(b) If no historical flow data are available use:  
ERC = (Total SFR gallons sold (omit 000)/365 days/350 gallons per day).

UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT  
DECEMBER 31, \_\_\_\_\_

# CERTIFICATION OF ANNUAL REPORT

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

- |  |                                |    |  |
|--|--------------------------------|----|--|
| YES<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 1. | The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code.   |
| YES<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.  |
| YES<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 3. | There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility.   |
| YES<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 4. | The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents. |

### Items Certified

1.  2.  3.  4.

  
\_\_\_\_\_  
(signature of Chief Executive Officer of the utility) \*

Date: 4/30/19

1.  2.  3.  4.

\_\_\_\_\_  
(signature of Chief Financial Officer of the utility)

Date: \_\_\_\_\_

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

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

**Reconciliation of Revenue to  
Regulatory Assessment Fee Revenue  
Water Operations  
Class C**

Company:

For the Year Ended December 31, 2018

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ <u>62828.02</u>	\$ <u>70,000.00</u>	\$ <u>7171.98</u>
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
<b>Total Water Operating Revenue</b>	\$ _____	\$ _____	\$ _____
<b>LESS: Expense for Purchased Water from FPSC-Regulated Utility</b>	_____	_____	_____
<b>Net Water Operating Revenues</b>	\$ <u>62828.02</u>	\$ <u>70,000.00</u>	\$ <u>7171.98</u>

Explanations:

The overage will be credited to my 2019 RAF per Toni McCoy.

Instructions:

For the current year, reconcile the gross water revenues reported on Schedule F-3 with the gross water revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).