

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WU771 53
Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, FL 33844-8587

582-W

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

RECEIVED

JUN 07 2000

Florida Public Service Commission
Division of Water and Wastewater



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 1999

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable." Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceeding year ending December 31.

Florida Public Service Commission
Division of Water and Wastewater
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

11. Pursuant to Rule 25-30.110 (7) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Water and Wastewater, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

GENERAL DEFINITIONS

ADVANCES FOR CONSTRUCTION - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement, or construction costs of the utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

CONSTRUCTION WORK IN PROGRESS (CWIP) - This account shall include the cost of water or wastewater plant in process of construction, but not yet ready for services. (USOA)

DEPRECIATION - The loss in service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER) - (Rule 25-30.515 (8), Florida Administrative Code.)

- (a) 350 gallons per day;
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER) - Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to the cost of the operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

TABLE OF CONTENTS

FINANCIAL SECTION	PAGE
Identification	F-2
Income Statement	F-3
Balance Sheet	F-4
Net Utility Plant	F-5
Accumulated Depreciation and Amortization of Utility Plant	F-5
Capital Stock	F-6
Retained Earnings	F-6
Proprietary Capital	F-6
Long Term Debt	F-6
Taxes Accrued	F-7
Payment for Services Rendered by Other Than Employees	F-7
Contributions in Aid of Construction	F-8
Cost of Capital Used for AFUDC Calculation	F-9
AFUDC Capital Structure Adjustments	F-10
WATER OPERATING SECTION	PAGE
Water Utility Plant Accounts	W-1
Analysis of Accumulated Depreciation by Primary Account - Water	W-2
Water Operation and Maintenance Expense	W-3
Water Customers	W-3
Pumping and Purchased Water Statistics and Mains	W-4
Wells and Well Pumps, Reservoirs, and High Service Pumping	W-5
Sources of Supply and Water Treatment Facilities	W-6
General Water System Information	W-7
WASTEWATER OPERATING SECTION	PAGE
Wastewater Utility Plant Accounts	S-1
Analysis of Accumulated Depreciation by Primary Account - Wastewater	S-2
Wastewater Operation and Maintenance Expense	S-3
Wastewater Customers	S-3
Pumping Equipment, Collecting and Force Mains and Manholes	S-4
Treatment Plant, Pumps and Pumping Wastewater Statistics	S-5
General Wastewater System Information	S-6
VERIFICATION SECTION	PAGE
Verification	V-1

FINANCIAL SECTION

REPORT OF

KEEN SALES, RENTALS AND UTILITIES, INC.

(EXACT NAME OF UTILITY)

685 DYSON ROAD

685 DYSON ROAD

HAINES CITY, FLORIDA 33844

HAINES CITY, FLORIDA 33844

Mailing Address

Street Address

County

Telephone Number (863) 421-6827

Date Utility First Organized 1/90

Fax Number (863) 421-6827

E-mail Address NONE

Sunshine State One-Call of Florida, Inc. Member No. NONE

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: KEEN SALES, RENTALS AND UTILITIES, INC.
685 DYSON ROAD - HAINES CITY, FLORIDA 33844

Name of subdivisions where services are provided: RAY KEEN SUBDIVISION, EARLENE SUBDIVISION,
ELLISON PARK SUBDIVISION, LAKE REGION PARADISE ISLAND, ALTURAS WATER WORKS
SUNRISE WATER COMPANY

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: J. RAY KEEN	PRESIDENT	SAME AS ABOVE	
Person who prepared this report: G. S. HERMAN	NONE	899 6TH ST, SE WINTER HAVEN, FL	
Officers and Managers: J. RAY KEEN	PRESIDENT	SAME AS CORP	\$ -0-
EARLENE KEEN	VICE-PRESIDENT	SAME AS CORP	\$ -0-
			\$
			\$
			\$

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	Principle Business Address	Salary Charged Utility
J. RAY KEEN	50%	SAME AS CORP	\$ -0-
EARLENE KEEN	50%	SAME AS CORP	\$ -0-
			\$
			\$
			\$
			\$
			\$

UTILITY NAME: KEEN SALES, RENTALS AND UTILITIES, INC.YEAR OF REPORT
DECEMBER 31, 1999

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 95,074	\$ -0-	\$ -0-	\$ 95,074
Commercial_____					
Industrial_____					
Multiple Family_____					
Guaranteed Revenues_____					
Other (Specify)_____		5,377	-0-	-0-	5,377
Total Gross Revenue_____		\$ 100,451	\$ -0-	\$ -0-	\$ 100,451
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 74,679	\$ -0-	\$ -0-	\$ 74,679
Depreciation Expense_____	F-5	20,390	-0-	-0-	20,390
CIAC Amortization Expense_____	F-8	-0-	-0-	-0-	-0-
Taxes Other Than Income_____	F-7	5,312	-0-	-0-	5,312
Income Taxes_____	F-7	-0-	-0-	-0-	-0-
Total Operating Expense		\$ 100,381	-0-	-0-	\$ 100,381
Net Operating Income (Loss)		\$ 70	\$ -0-	\$ -0-	\$ 70
Other Income:					
Nonutility Income_____		\$ 29,416	\$ -0-	\$ -0-	\$ 29,416
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ 17,863	\$ -0-	\$ -0-	\$ 17,863
Interest Expense_____		13,159	-0-	-0-	13,159
ROUNDING_____		1	-0-	-0-	1
Net Income (Loss)		\$ (1,537)	\$)	\$)	\$ (1,537)

UTILITY NAME: KEEN SALES, RENTALS AND UTILITIES,
INC

YEAR OF REPORT
DECEMBER 31, 1999

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 235,255	\$ 129,526
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>(35,619)</u>	<u>(15,229)</u>
Net Utility Plant -----		\$ 199,636	\$ 112,297
Cash -----		(271)	6,565
Customer Accounts Receivable (141) -----		348	293
Other Assets (Specify): -----		-0-	-0-
ORGANIZATION COSTS -----		210	330
OTHER FIXED ASSEST LESS DEP. -----		<u>17,988</u>	<u>18,720</u>
Total Assets -----		\$ <u>217,911</u>	\$ <u>128,205</u>
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	1,000	1,000
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6	18,287	19,825
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	<u></u>	<u></u>
Total Capital -----		\$ <u>19,287</u>	\$ <u>20,825</u>
Long Term Debt (224) -----	F-6	\$ 138,537	\$ 116,570
Accounts Payable (231) -----		832	810
Notes Payable (232) -----		59,255	
Customer Deposits (235) -----			
Accrued Taxes (236) -----			
Other Liabilities (Specify) -----			
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8	<u></u>	<u></u>
Total Liabilities and Capital -----		\$ <u>217,911</u>	\$ <u>138,205</u>

UTILITY NAME: KEEN SALES, RENTALS AND UTILITIES, INC

YEAR OF REPORT
DECEMBER 31, 1999

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)_____	\$ 235,255	\$ N/A	\$ N/A	\$ 235,255
Construction Work in Progress (105)_____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant_____	\$ 235,255	\$ N/A	\$ N/A	\$ 235,255

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year_____	\$ 15,229	\$ _____	\$ _____	\$ 15,229
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account_____	\$ 20,390	\$ _____	\$ _____	\$ 20,390
Salvage_____	_____	_____	_____	_____
Other Credits (specify)_____	_____	_____	_____	_____
Total Credits_____	\$ 20,390	\$ _____	\$ _____	\$ 20,390
<u>Deduct Debits During Year:</u>				
Book cost of plant retired_____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal_____	_____	_____	_____	_____
Other debits (specify)_____	_____	_____	_____	_____
Total Debits_____	\$ -0- 35,619	\$ _____	\$ _____	\$ -0- 35,619
Balance End of Year_____	\$ _____	\$ _____	\$ _____	\$ _____

UTILITY NAME: KEEN SALES, RENTALS AND UTILITIES, INCYEAR OF REPORT
DECEMBER 31, 1999

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	1.00	N/A
Shares authorized _____	1000	
Shares issued and outstanding _____	1000	
Total par value of stock issued _____	1000	
Dividends declared per share for year _____	-0-	

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year _____	\$ _____	\$ 19,825
Changes during the year (Specify):		
INCOME _____		(1,538)

Balance end of year _____	\$ _____	\$ 18,287

PROPRIETARY CAPITAL (218)

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

Balance end of year _____	\$ N/A	\$ N/A

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest Rate # of Pymts	Principal per Balance Sheet Date
NOTE ORIGINAL - 84,859 - 10/21/96	5.5 361	\$ 75,049
NOTE ORIGINAL - 15,000 - 1/9/98	11.0 60	7,256
NOTE ORIGINAL - 50,000 - 2/23/99	8.0 60	42,987
NOTE ORIGINAL - 15,000 - 2/23/99	9.0 60	13,245
Total _____		\$ 138,537

UTILITY NAME: KEEN SALES, RENTALS AND UTILITIES,
INC.

YEAR OF REPORT
DECEMBER 31, 1999

TAXES ACCRUED (236)

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ -0-	\$ _____	\$ _____	\$ -0-
State income Tax _____	-0-	_____	_____	-0-
Taxes Other Than Income: _____				
State ad valorem tax _____	288.00	_____	_____	288.00
Local property tax _____	490.00	_____	_____	490.00
Regulatory assessment fee _____	4,534.00	_____	_____	4,534.00
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Taxes Accrued _____	\$ 5,312.00	\$ _____	\$ _____	\$ 5,312.00

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
MASON UHLS	\$ 725.00	\$ _____	GENERAL LABOR
RUSSELL SANFORD	\$ 1,390.00	\$ _____	WELDING
STEVE'S ELECTRIC	\$ 1,783.38	\$ _____	ELECTRICAL WORK
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: KEEN SALES, RENTALS AND UTILITIES, INC.

YEAR OF REPORT
DECEMBER 31 1999

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ <u>N/A</u>	\$ _____	\$ <u>N/A</u>
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_____	\$ <u>N/A</u>	\$ _____	\$ <u>N/A</u>

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
NONE					
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.)_____				\$ <u>N/A</u>	\$ <u>N/A</u>

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year_____	\$ _____	\$ _____	\$ _____
Add Credits During Year:_____	_____	_____	_____
Deduct Debits During Year:_____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.)	\$ <u>N/A</u>	\$ _____	\$ <u>N/A</u>

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

UTILITY NAME: KEEN SALES, RENTALS AND UTILITIES,
INC.

YEAR OF REPORT
DECEMBER 31 1999

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	\$ <u>N/A</u>	<u>100.00</u> %		<u>N/A</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: N/A %
Commission Order Number approving AFUDC rate: _____

**WATER
OPERATING
SECTION**

UTILITY NAME: KEEN SALES, RENTALS AND UTILITIES, INC.

YEAR OF REPORT
DECEMBER 31, 1999

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	0 %	3.36%	\$ 312	\$ 420	\$	\$ 732
305	Collecting and Impounding Reservoirs	40	0 %	4.43%	862	664		1,526
306	Lake, River and Other Intakes		0 %					
307	Wells and Springs	18	0 %	5.38%	2,028	1,449		3,477
308	Infiltration Galleries & Tunnels		0 %					
309	Supply Mains	32	0 %	8.98%	5,079	7,725		12,804
310	Power Generating Equipment	17	0 %	7.15%	-0-	143		143
311	Pumping Equipment	15	0 %	7.79%	1,707	1,095		2,802
320	Water Treatment Equipment	7	0 %	14.04%	3,036	2,184		5,220
330	Distribution Reservoirs & Standpipes		0 %					
331	Trans. & Dist. Mains		0 %					
333	Services		0 %					
334	Meter & Meter Installations	17	0 %	16.08%	1,247	2,245		3,492
335	Hydrants	40	0 %	4.44%	255	120		375
336	Backflow Prevention Devices		0 %					
339	Other Plant and Miscellaneous Equipment		0 %					
340	Office Furniture and Equipment	15	0 %	9.78%	152	365		517
341	Transportation Equipment	6.0	19.34%	13.42%	221	3,312		3,533
342	Stores Equipment		0 %					
343	Tools, Shop and Garage Equipment	15	0 %	8.11%	162	105		267
344	Laboratory Equipment		0 %					
345	Power Operated Equipment		0 %					
346	Communication Equipment		0 %					
347	Miscellaneous Equipment	1.0	0 %		168	563		731
348	Other Tangible Plant		0 %					
	Totals				\$ 15,229	\$ 20,390	\$ -0-	\$ 35,619

* This amount should tie to Sheet F-5.

W-2 Revised 8/16/00

YEAR OF REPORT
DECEMBER 31, 1999

SYSTEM NAME: RAY KEEN SUBDIVISION, EARLENE SUBDIVISION, LAKE REGION PARADISE ISLAND, ELLISON PARK SUBDIVISION, ALTURAS WATER WORKS, SUNRISE WATER COMPANY

PUMPING AND PURCHASED WATER STATISTICS

	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
(a)	(b)	(c)	(d)	(e)	(f)
January	-0-	1,845,236	307,539	1,537,697	1,537,697
February	-0-	2,744,776	457,462	2,287,314	2,287,314
March	-0-	2,417,702	402,950	2,014,752	3,754,094
April	-0-	4,504,912	750,818	3,754,094	3,754,094
May	-0-	5,905,658	984,276	4,921,382	4,921,382
June	-0-	5,295,570	882,595	4,412,975	4,412,975
July	-0-	4,572,852	762,142	3,810,710	3,810,710
August	-0-	4,708,000	784,666	3,923,334	3,923,335
September	-0-	4,915,146	819,191	4,095,955	4,095,955
October	-0-	4,473,094	745,515	3,727,579	3,727,579
November	-0-	3,815,714	635,952	3,179,762	3,179,762
December	-0-	4,241,956	704,926	3,539,130	3,539,130
Total for Year	-0-	49,445,616	9,240,932	41,204,684	41,204,684

If water is purchased for resale, indicate the following:

Vendor N/A

Point of delivery	N/A
-------------------	-----

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

N/A

MAINS (FEET)

[illegible]

UTILITY NAME: KEEN SALES, RENTALS AND UTILITIES, INC.YEAR OF REPORT
DECEMBER 31 1999**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$22,551.00
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	-0-
604	Employee Pensions and Benefits	-0-
610	Purchased Water	-0-
615	Purchased Power	6,986.00
616	Fuel for Power Production	-0-
618	Chemicals	7,277.00
620	Materials and Supplies	4,178.00
630	Contractual Services:	
	Billing	-0-
	Professional	470.00
	Testing	3,183.00
	Other	5,004.00
640	Rents	-0-
650	Transportation Expense	3,116.00
655	Insurance Expense	7,285.00
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	-0-
670	Bad Debt Expense	-0-
675	Miscellaneous Expenses	14,629.00
	Total Water Operation And Maintenance Expense	\$74,679.00
	* 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	196	454	454
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)					
Total			196	454	454
** D = Displacement C = Compound T = Turbine					

UTILITY NAME: KEEN SALES, RENTALS AND
UTILITIES, INC.

YEAR OF REPORT
DECEMBER 31, 1999

RAY KEEN, EARLENE AND ELLISON PARK SUBDIVISION, PARADISE ISLAND, ALTURAS

SOURCE OF SUPPLY

SUBDIVISION PARADISE ALTURAS

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_____	UNKNOWN	UNKNOWN	UNKNOWN
Type of Source_____	GROUND	GROUND	GROUND

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	STANDARD	STANDARD	STANDARD
Make_____	GOULDS	GOULDS	FRANKLIN
Permitted Capacity (GPD)_____	UNKNOWN	UNKNOWN	UNKNOWN
High service pumping	UNKNOWN	UNKNOWN	UNKNOWN
Gallons per minute_____	UNKNOWN	UNKNOWN	UNKNOWN
Reverse Osmosis_____	UNKNOWN	UNKNOWN	UNKNOWN
Lime Treatment			
Unit Rating_____	UNKNOWN	UNKNOWN	UNKNOWN
Filtration			
Pressure Sq. Ft._____	UNKNOWN	UNKNOWN	UNKNOWN
Gravity GPD/Sq.Ft._____	UNKNOWN	UNKNOWN	UNKNOWN
Disinfection			
Chlorinator_____	YES	YES	YES
Ozone_____	N/A	N/A	N/A
Other_____	-	-	-
Auxiliary Power_____	GENERATOR	GENERATOR	GENERATOR
	RENTAL	RENTAL	RENTAL

UTILITY NAME: KEEN SALES, RENTALS AND UTILITIES, INC.

YEAR OF REPORT
DECEMBER 31, 1999

SYSTEM NAME: RAY KEEN SUBDIVISION, EARLENE SUBDIVISION, LAKE REGION PARADISE ISLAND, ELLISON PARK SUBDIVISION, ALTURAS WATER WORKS, SUNRISE WATER COMPANY

WELLS AND WELL PUMPS

RAY KEEN, EARLENE, ELLISON PARK (a)	PARADISE ISLAND (b)	ALTURAS (c)	SUNRISE (d)	SUNRISE (e)
Year Constructed 7/89				
Types of Well Construction and Casing PVC	METAL	STEEL	POTABLE BLACK	POTABLE BLACK
Depth of Wells 235'	265'	550'		
Diameters of Wells 6	6	6	6	4
Pump - GPM ?	?	350	350	100
Motor - HP 25	25	15	25	7
Motor Type * SUBMERSIBLE	SUBMERSIBLE	SUBMERSIBLE	SUBMERSIBLE	SUBMERSIBLE
Yields of Wells in GPD ?	?	?	?	?
Auxiliary Power GENERATOR RENTAL	GENERATOR RENTAL	GENERATOR RENTAL	WIN - CO GENERATOR	WIN - CO GENERATOR
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	STEEL	STEEL	STEEL	STEEL
Capacity of Tank 2 9000	7,500	3,000	6,000	3,000
Ground or Elevated GROUND	GROUND	GROUND	GROUND	GROUND

HIGH SERVICE PUMPING

N/A

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

UTILITY NAME: KEEN SALES, RENTALS AND
UTILITIES, INC.

YEAR OF REPORT
DECEMBER 31, 1999

SOURCE OF SUPPLY
SUNRISE WATER WORKS

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day	<u>504,000</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	<u>UNKNOWN</u>		
Gallons per minute	<u>UNKNOWN</u>		
Reverse Osmosis	<u>UNKNOWN</u>		
Lime Treatment			
Unit Rating	<u>UNKNOWN</u>		
Filtration			
Pressure Sq. Ft.	<u>UNKNOWN</u>		
Gravity GPD/Sq.Ft.	<u>UNKNOWN</u>		
Disinfection	<u>PULSATION 30 GPD</u>		
Chlorinator	<u>SODIUM HYPOCHLORITE</u>		
Ozone			
Other			
Auxiliary Power	<u>WIN-CO</u>		
	<u>BENERATOR</u>		

KEEN SALES, RENTALS AND
UTILITY NAME: UTILITIES, INC.

YEAR OF REPORT
DECEMBER 31, 1999

SYSTEM NAME: RAY KEEN SUBDIVISION, EARLENE SUBDIVISION, ELLISON PARK SUBDIVISION

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? NO
If so, how much capacity is required? _____
7. Attach a description of the fire fighting facilities. CITY OF HAINES CITY FIRE DEPARTMENT
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 # 9569
653-5235
12. Water Management District Consumptive Use Permit # _____
 - 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 single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
 - (b) If no historical flow data are available use:
$$ERC = (\text{Total SFR gallons sold (omit 000/365 days/350 gallons per day)})$$

KEEN SALES, RENTALS AND
UTILITY NAME: UTILITIES, INC.

YEAR OF REPORT
DECEMBER 31, 1999

SYSTEM NAME: LAKE REGION PARADISE ISLAND

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. 93
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 FIRE DEPARTMENT
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 single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

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

ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

KEEN SALES, RENTALS AND
UTILITY NAME: UTILITIES, INC.

YEAR OF REPORT
DECEMBER 31, 1999

SYSTEM NAME: ALTURAS WATER WORKS

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. 46
2. Maximum number of ERCs * which can be served. 72
3. Present system connection capacity (in ERCs *) using existing lines. 65
4. Future connection capacity (in ERCs *) upon service area buildout. 75
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. ALTURAS FIRE STATION
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 # 20-2083
12. Water Management District Consumptive Use Permit # 653-0057
 - a. Is the system in compliance with the requirements of the CUP? _____
 - b. If not, what are the utility's plans to gain compliance? _____

* An ERC is determined based on one of the following methods:

(a) If actual flow data are available from the preceding 12 months:

Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

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

$ERC = (Total\ SFR\ gallons\ sold\ (omit\ 000/365\ days/350\ gallons\ per\ day))$

KEEN SALES, RENTALS AND
UTILITIES, INC.

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 1999

SYSTEM NAME: SUNRISE WATER WORKS

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. 252
2. Maximum number of ERCs * which can be served. 1440
3. Present system connection capacity (in ERCs *) using existing lines. 282
4. Future connection capacity (in ERCs *) upon service area buildout. UNKNOWN
5. Estimated annual increase in ERCs *. N/A
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. _____
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 # 653-1739
12. Water Management District Consumptive Use Permit # 20.3214.02
 - 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 single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
 - (b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

WASTEWATER OPERATING SECTION


*****NOT APPLICABLE*****

CERTIFICATION OF ANNUAL REPORT

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

- | | | | |
|--|--------------------------------|----|--|
| YES
<input checked="" type="checkbox"/> | NO
<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
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | NO
<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
<input checked="" type="checkbox"/> | NO
<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. <input checked="" type="checkbox"/>	2. <input checked="" type="checkbox"/>	3. <input checked="" type="checkbox"/>	4. <input checked="" type="checkbox"/>	 (signature of chief executive officer of the utility)
1. <input type="checkbox"/>	2. <input type="checkbox"/>	3. <input type="checkbox"/>	4. <input type="checkbox"/>	 (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.