# Do Not Remove WATER AND/OR WASTEWATER OTILITIES

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

# ANNUAL REPORT

**OF** 

WU771-02-AR Keen Sales, Rentals and Utilities, Inc. 685 Dyson Road Haines City, FL 33844-8587

X Alturas \*

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSIO

FOR THE

YEAR ENDED DECEMBER 31, 2002

Form PSC/ECR 006-W (Rev. 12/99)

DIBLA	- Alturas	WATER Worles	
	REPORT O	F (a)	
Koen Sales,	RENTALS and (EXACT NAME OF	O DTI LITIES, UTILITY)	Inc.
Lass Daso RD-H Mailing Address	gives City, FC 33844	5 mm e Street Address	County Polla
Telephone Number 563-421	-6827	Date Utility First Organized	
Fax Number <u>Alab Liz</u>	1-Le827	E-mail Address	
Sunshine State One-Call of Florida, Inc.	Member No.		
Check the business entity of the utility as	filed with the Internal Reve	nue Service:	
Individual Sub Chapter	S Corporation	1120 Corporation	Partnership
Name, Address and phone where record	s are located: しょらう	Dyson Kond H	cines City,
Name of subdivisions where services are	<b>√</b> ∩ 1	S	
Trume of Subdivisions where solvides are			
	CONTACTS:		
	CONTACTO.		Calani
Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence:	President	nhave	
Person who prepared this report:  Hmynpp Chambers	Strue Herman		
Officers and Managers:	President		\$
			\$
			\$
Report every corporation or person owning securities of the reporting utility:	ng or holding directly or indi	rectly 5 percent or more of the v	oting
	Percent		Salary
Name	Ownership in Utility	Principle Business Address	
			\$ \$
			\$
and the second second			<b>\$</b> \$
			\$
			\$

· Keen Sales, Rentals and Utilities, Ame.

UTILITY NAME: DB A Alguras Water Works

YEAR OF REPORT DECEMBER 31, 2002

# **INCOME STATEMENT**

	Ref.				Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue: Residential Commercial Industrial Multiple Family Guaranteed Revenues Other (Specify)		\$ 24637	\$	\$	\$ 24637
Total Gross Revenue		\$ 24637	\$	\$	\$ 24637
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 16003	\$	\$	\$ 16003
Depreciation Expense	F-5	2617			2617
CIAC Amortization Expense_	F-8		<u> </u>		
Taxes Other Than Income	F-7	2226		· · · · · · -	2226
Income Taxes	F-7	-			Think live Was a transmission of the
Total Operating Expense		\$ 20846		***************************************	\$ 20846
Net Operating Income (Loss)		\$ 3741	\$	\$	\$ 3791
Other Income: Nonutility Income		\$ 74	\$	\$	\$ 74
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense		\$ 605	\$	\$	\$ 605
Net Income (Loss)		\$ 3240	\$	\$	\$ 3260

UTILITY NAME: DIBA Alturas Water Works YEAR O

YEAR OF REPORT **DECEMBER 31**, 2002

# **COMPARATIVE BALANCE SHEET**

<u> </u>	Reference	Current	Previous
ACCOUNT NAME	Page	Year	Year
Assets:			
Utility Plant in Service (101-105)  Accumulated Depreciation and	F-5,W-1,S-1	\$ 46707 .	\$ 46425
Amortization (108)	F-5,W-2,S-2	<u>le 151</u>	4672
Net Utility Plant		\$ 41055lo	\$ 41753
CashCustomer Accounts Receivable (141) Other Assets (Specify):		611	753 808
Deposits Due			15
			· · · · · · · · · · · · · · · · · · ·
Total Assets		\$ 41,167	\$ 42830
Liabilities and Capital:			: /
Common Stock Issued (201) Preferred Stock Issued (204)	F-6 F-6	117	1,70
Other Paid in Capital (211)Retained Earnings (215)	F-6	(46 lev)	[79.20)
Propietary Capital (Proprietary and partnership only) (218)	F-6		
Total Capital		\$ (415.43)	\$ (78.03)
Long Term Debt (224) Accounts Payable (231) Notes Payable (232) Customer Deposits (235)	F-6	\$ 27729 1549	\$ 24410 139
Accrued Taxes (236) Other Liabilities (Specify)		879 20552	26064
			COMMUNICATION OF STREET, ST.
Advances for Construction Contributions in Aid of			
Construction - Net (271-272)	F-8		
Total Liabilities and Capital		\$ 41,167	\$ 412830

# UTILITY NAME: DIB/A AlTVAS WATER Worles DECEM

# **GROSS UTILITY PLANT**

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
•			,	
Utility Plant in Service (101)	\$ 46707	\$	\$	\$ 46707
Construction Work in Progress (105)				
Other (Specify)				***************************************
Total Utility Plant	\$ 46707	\$	\$	\$46707

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$ 4672	\$	\$	\$4672
Add Credits During Year:  Accruals charged to  depreciation account  Salvage	\$ 2616	\$	\$	\$ 2616
Other Credits (specify)				
Total Credits	\$ 7616	\$	\$	\$ 2616
Deduct Debits During Year:  Book cost of plant retired Cost of removal Other debits (specify)	\$ 1137	\$	\$	\$
Total Debits	\$ 1137	\$	\$	\$ <u>1137</u>
Balance End of Year	\$ 6151	\$	\$	\$ 4151

# Keen Sales, Rentals and VTILITIES, Inc. UTILITY NAME: 0/B/A HTVIAS WATER Works YEAR OF REPORT DECEMBER 31, 2002

# CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per shareShares.authorized	117	
Shares issued and outstanding  Total par value of stock issued  Dividends declared per share for year		
Dividends deciated por strate for your		-

# RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year	\$	\$ (7420)
Changes during the year (Specify):		41134
Balance end of year	\$	\$ (3781)

# PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year Changes during the year (Specify):	<b>.</b>	\$
Balance end of year	_\$	\$

# LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest Rate # of Pymts	Principal per Balance Sheet Date
Attached		\$ 22729
Total		\$ 22729

UTILITY NAME: DB/A AlTUIAS WATER WORKS YEAR OF REDECEMBER 31

**DECEMBER 31**, 2002

# TAX EXPENSE

	Water	Wastewater	Other	Total
(a)	(b)	(c)	(d)	(e)
Income Taxes: Federal income tax State income Tax	\$	\$	\$	\$
Taxes Other Than Income: State ad valorem tax Local property tax	643			643
Regulatory assessment fee Other (Specify) Ayroll IAyro	1034 547			<i>5</i> 47
Total Tax Expense	\$ 7324	\$	\$	\$ 2326

### **PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES**

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar 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
	\$	\$	
	\$	\$	
THE RESIDENCE AND ADDRESS OF THE PARTY OF TH	<b>V</b>	#	MARKET MARKET STATE OF THE STAT
	\$	\$	
The state of the s	Č	l <del>*</del>	When the statement of t
	\\ \s^-	\$	
THE RESIDENCE OF THE PROPERTY	l c	Ġ	
	ls -	\$	
	•	<u> </u>	AND CONTRACT OF THE PROPERTY O
	\$	<b>\$</b>	
THE RESERVE THE PROPERTY OF TH	——————————————————————————————————————	Ψ	

Leen Sales, Rentals and Utilities, Inc.
UTILITY NAME: DBA Altrus Water Worlds YEAR OF RE

**DECEMBER 31**, 2002

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

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

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

Report below all developers or c agreements from which cash or received during the year.	Indicate "Cash" or "Property"	Water	Wastewater	
Sub-total Report below all cap extension charges a charges received du		\$	\$	
Description of Charge	Number of Connections	Connection	\$	\$
Total Credits During Year (Must agre	ee with line # 2 abov	re.)	\$ <u>B</u>	\$ <u>Ø</u>

# **ACCUMULATED AMORTIZATION OF CIAC (272)**

	<u>Water</u>	Wastewater	<u>Total</u>
Balance First of Year	\$	\$	\$
Add Debits During Year:		1 - 1000 mg 60 mg 70 100 100 100 100 100 100 100 100 100	
Deduct Credits During Year:			And 12 (12 (12 (12 (12 (12 (12 (12 (12 (12
Balance End of Year (Must agree with line #6 above.)	\$	\$ 7	\$ 1/2

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

Lean Sales Centals and Utilities forc.

UTILITY NAME: DIB A Alturns Warr World YEAR OF REPORT

**DECEMBER 31**, 2002

# **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	\$	%	%	. <u></u> %
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:		

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

[Seen & nles, Rentals and Utilities, Inc.

UTILITY NAME: D/B/A YAI TYLAS WARY WIRES

YEAR OF REPORT

**DECEMBER 31, 2002** 

# **SCHEDULE "B"**

# SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity Preferred Stock Long Term Debt Customer Deposits Tax Credits-Zero Cost Tax Credits-Weighted Cost of Capital Deferred Income Taxes Other (Explain) Total	\$ 117.00	\$ \$	\$  \$	\$  \$	\$  \$

(1) Explain below all adjustments made in Column (e):

The state of the s
The state of the s

# Long Term Loans

	Interest Rate	Interest Rate # of Payments	Total	Alturas	Paradise	Paradise Subdivisions	Sunrise
232.5 · Note Payable -Keen RE(OLD LOAN)	7.00	480	74,848.05	(8,742.25)	_	(11,885.87) (17,619.23)	(36,600.70)
			48,787.00				
			26,061.05				
232.1 · N/P - Jacob Hoff	10.00	09	3,877.68	(452.91)	(615.78)	(912.81)	(1,896.18)
232.2 · N/P - Grace Roberts			12,202.61	12,202.61 (1,425.26)	(1,937.77)	(2,872.49)	(2.967.09)
	12.00	99	6,629.00			•	
	10.00	09	5,573.61				
232.3 · N/P - Ray Keen	7.00	09	34,436.41	34,436.41 (4,022.17)	(5,468.50)	(8, 106.33)	(16.839.41)
232.6 · NOTE PAYABLE - KEEN RENTALS	7.00	09	10,538.44	(1,230.89)	(1,673.50)	(2,480.75)	(5.153.30)
232 · Notes Payable:232.7 · AUTO LOAN	7.99	. 09	24,866.80	_	(3,948.85)	(5,853.64)	(12,159.87)
232 · Notes Payable:232.8 · LOAN - WHITING WATER WORKS	8.00	09	13,508.33	(1,577.77)	(2,145.12)	(3,179.86)	(6,605.58)
232 · Notes Payable:232.10 · N/P - First Union	12.50	09	14,124.52	(1,649.74)	(2,242.97)	(3,324.91)	(06.906.9)
232 · Notes Payable:232.11 · N/P - BOA	Variable	14	66.33	(7.75)	(10.53)	(15.61)	(32.44)
232 : Notes Payable:232.12 · N/P · Keen Realestate	2.00	09	6,131.35	(716.14)	(973.66)	(1,443.32)	(2,998.23)

281,651.18 -22,729.32 -30,902.55 -45,808.95 -95,159.70

# WATER OPERATING SECTION

Leen Sales, Rentals and Villiques, Inc. UTILITY NAME: DIB/A Alturas WAR Work YEADECEN

YEAR OF REPORT **DECEMBER 31**, 2002

# WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	, Organization	\$	\$	\$	\$
302	Franchises				AND REPORTED AN AREA FOR THE STATE OF THE ST
303	Land and Land Rights	2000	According to the control of the cont		2000
304	Structures and Improvements	Will The William word of Marca 1 of a sale to determine a belonder	94	appears and a substantial contracts to a size of material administration.	94
305	Collecting and Impounding				
306	ReservoirsLake, River and Other				Suffer manufacture and control of a substitute
300	Intakes				
307	Wells and Springs	2000	discussion of the second second second second	consistence of the heavy of the second section (1994)	2000
308	Infiltration Galleries and	AND THE PERSON AND THE PERSON OF THE PERSON	STATE OF THE PROPERTY SUPPLY STATE OF THE PROPERTY OF THE PROP	A CONTRACT OF THE CONTRACT OF	
	Tunnels				
309	Supply Mains	MARTY COMMENT AND RECORDED THE STATE OF THE	and the second s		A CONTRACTOR OF THE PROPERTY AND ADMINISTRATION OF A SECURITION OF THE
310	Power Generation Equipment				Manage of American St. Walks at a column of the American
311	Pumping Equipment	4479		AND A STATE OF THE	9479 2000
320	Water Treatment Equipment	2000			2000
330	Distribution Reservoirs and	17- /			1-21-
l l	Standpipes	17265	an also ladar calabarasana da assar se catal de terrategra de la catal de la c		17265
331	Transmission and Distribution	<u> </u>			5
	Lines	3000	A A DECISION OF THE PROPERTY O		3000
333	Services	en en maner mer handag er deleg set and an den men en en en e	The state of the s	CONTRACTOR OF THE PROPERTY OF THE	, while with the transfer on the section of the transfer
334	Meters and Meter Installations	5660	44		5704
335	Hydrants	0000		A	5 70
336	Backflow Prevention Devices		And the state of t		whose size in a recommendation of the commentation
339	Other Plant and				AND ADDRESS OF THE PARTY OF THE
""	Miscellaneous Equipment				
340	Office Furniture and				
	Equipment	436 2883			436 3003
341	Transportation Equipment	2883	2390	2270	3003
342	Stores Equipment				- 20 2 20 20 20 20 20 20 20 20 20 20 20 2
343	Tools, Shop and Garage		<u> </u>		
	Equipment	フヱ	24	The state of the s	96
344	Laboratory Equipment			which is additional as stated in the first territorial designation to the contract of the cont	A CROSS CONTRACTOR CON
345	Power Operated Equipment				
346	Communication Equipment	PROFEST A SECURIOR OF THE BOOK PROFEST A SECULOMB ASSESSMENT.	7784 May 1 M		Anna 12 A W ENG AT 1 TOWN AT THE AN
347	Miscellaneous Equipment	1120		The second section of the section of the second section of the section of the second section of the secti	- madematical and Miller and a control of the state of the
348	Other Tangible Plant	1630	<del></del>		
	Total Water Plant	\$ 46425	\$ 2532	\$ 7270	\$ 46707

Keen Sales, Rentals, and Utilities, Anc. UTILITY NAME: D/B/A Alturas Water Worlds

YEAR OF REPORT DECEMBER 31, 2002

# ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Account   Acco		
Structures and improvements	Accum. Depr. Balance End of Year (f-g+h=i) (i)	1 2 103
Average   Average   Average   Average   Salvage   Communication   Life in	Credits (h)	
Service   Serv	Debits (g)	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
Average Service Salvage Service Salvage Service Salvage Depr. Life in Vears (b)         Average Service Salvage Depr. Life in Vears (c)         Average Service Salvage Depr. Life in Vears (c)         Average Service Salvage Depr. Life in Vears (c)         Average Depr. Life in New Papilied Salvage Depr. Salvage Sa	Accumulated Depreciation Balance Previous Year (f)	\$ 50 7 P P   1   1   1   1   1   5   5   5   5   5
Average Service Salvage Communication Equipment Collection Equipment Collection Equipment Communication Equipment Communicatio	Depr. Rate Applied (e)	
Structures and Improvements Collecting and Impounding Reservoirs Lake, River and Other Intakes Wells and Springs Infiltration Galleries & Tunnels Supply Mains Power Generating Equipment Pumping Equipment Pumping Equipment Water Treatment Equipment Distribution Reservoirs & Standpipes Trans. & Dist. Mains Services A Meter Installations Hydrants Backflow Prevention Devices Other Plant and Miscellaneous Equipment Transportation Equipment Stores Equipment Transportation Equipment Tools, Shop and Garage Equipment Communication	Average Salvage in Percent (d)	
Structures and improvements Collecting and improvements Collecting and improunding Reservoirs Lake, River and Other Intakes Wells and Springs Infiltration Galleries & Tunnels Supply Mains Power Generating Equipment Pumping Equipment Water Treatment Equipment Distribution Reservoirs & Standpipes Trans & Dist. Mains Services Trans & Dist. Mains Services Abder Installations Hydrants Backflow Prevention Devices Other Plant and Miscellaneous Equipment Transportation Equipment Stores Equipment Transportation Equipment Communication Equipment Communication Equipment Miscellaneous Equipment Other Tangible Plant	Average Service Life in Years (c)	
Acct.  No.  No.  304  305  305  306  311  320  331  331  331  332  334  334  345  345  346	Account (b)	rements rding rding rding rding rding rding rdipment rdip
	Acct. No. (a)	304 305 305 305 307 307 308 309 311 320 331 333 333 334 334 347 347 348 348

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

Keen Sales, Rentals and Utilities, Inc.
UTILITY NAME: DIBJA Alturas Water Works YEAR

YEAR OF REPORT DECEMBER 31, 2002

# WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601 603 604 610	Salaries and Wages - EmployeesSalaries and Wages - Officers, Directors, and Majority StockholdersEmployee Pensions and BenefitsPurchased Water	\$ 5731 1402 386 1281
615 616 618	Purchased Power	The Auditor Court and Control of the Auditor Court
620 630	Materials and Supplies Contractual Services:	1710
	Billing	762 1386 14
640	Rents	
650	Transportation Expense	1115
655	Insurance Expense	1443
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	723
67.0	Bad Debt Expense	
675	Miscellaneous Expenses	1223
	Total Water Operation And Maintenance Expense  * This amount should tie to Sheet F-3.	\$ 11726 *

# **WATER CUSTOMERS**

	Type of	Equivalent	Number of Ac Start	tive Customers End	Total Number of Meter Equivalents
Description	Meter **	Factor	of Year	of Year	(схе)
(a)	(b)	(c)	(d)	(e)	(f)
Residential Service			_	4	
5/8"	D	1.0	64	66	66
3/4"	D	1.5		THE RESERVE OF THE PERSON OF T	
1"	D	2.5		paying a general control of the cont	
1 1/2"	D,T	5.0			
General Service				MERCHANIC TO THE COMMENT OF MICH. STATE AND A STATE OF THE COM-	
5/8"	D	1.0			stated as a second residence of the second s
3/4"	D	1.5	agreement from the control and	A	and applicable and applicable control of the contro
1"	D	2.5		, as , , , , , , , , , , , , , , , , , ,	
1 1/2"	D,T	5.0		the commence of the contract o	
2"	D,C,T	8.0	- 44	The state of the s	A SAME I SAME MANAGEMENT OF THE RESIDENCE OF THE SAME
3"	D	15.0	and the same of the same property and the same same and	and the state of t	
3"	С	16.0	and indicated their representations and while their is larger to the	. grand design was seen	paragrams also administrativa Nation & Nation 117
3"	T	17.5		AND THE PROPERTY OF THE PROPER	
1			NAME AND ADDRESS OF THE PARTY O	and the second s	And the second s
Unmetered Customers			Mile Section State - Management on the accomplete season of Miles and a supplementary	and we will be the total to the second to the	
Other (Specify)		Marcola Marcola II Marcola Mar	the second distribution of the second		VII. 1
** D = Displacement C = Compound		Total	64	6 6	lele
T = Turbine					

UTILITY NAME: Keen Sales, RITALS AND VIIITIES, THE YEAR OF DECEME

YEAR OF REPORT DECEMBER 31, 2002

# **PUMPING AND PURCHASED WATER STATISTICS**

(a)	Water Purchased For Resale (Omit 000's)	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 February March April May June July August September October November December Total for Year	0 0 0 0 0 0 0 0 0 0	366140 363620 357227 436441 484364 471250 385350 351,040 403,360 366824 366824 355040 4,762,357	10984 11314 8930 15, 789 16, 652 13, 100 10, 697 11, 882 11, 173 10, 724 11, 183	355156 372306 348247 4121552 4127,417 4158,150 374,753 340,158 342,187 342,187 343,857 4,620,082	355156 372306 348297 421552 467,477 453,150 374,753 340,158 342,187 347,149 354,160 343,857 4,620,062
If water is purchased for VendorPoint of delivery  If water is sold to other			mes of such utilitie	s 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
		* No C	hancet		And the second s
					at all the second secon
				A ANALOS ( PARASTRAS O TOTAL	productions of the filled the last one of the state of th
The second secon			and the second s		
and the contract of the contra		1 and			described described the second of the second
	A AND A THE SECOND COLUMN TWO TRANSPORTS OF THE COLUMN TWO TRANSPORTS OF T		and the state of t	de deuter :	Constitution and the second second
	THE RESIDENCE AND ADDRESS OF THE PROPERTY.			The second secon	Annualist Controllers - Per Control
,	and a state of the	E CAMPA DE LO LA CONTRACTOR		Companies in a second of the British	

Leen Sales, Renta	ls and V	rilities, J	nc.				
JTILITY NAME:			YEAR OF REDECEMBER 3				
YSTEM NAME: DECEMBER 31, 2002							
WELLS AND WELL PUMPS							
(a)	(b)	(c)	(d)	(e)			
Year Constructed_ Types of Well Construction and Casing  Depth of Wells Diameters of Wells Pump - GPM Motor - HP Motor Type * Yields of Wells in GPD Auxiliary Power * Submersible, centrifugal, etc.	550 6 350 15 Submarsible Generator Rental	ERVOIRS					
			(4)	(a)			
(a)  Description (steel, concrete)  Capacity of Tank  Ground or Elevated	51 eel 3,000 6,000	(c)	(d)	(e)			
HIGH SERVICE PUMPING							
(a)	(b)	(c)	(d)	(e)			
Motors  Manufacturer  Type  Rated Horsepower							
Pumps  Manufacturer Type Capacity in GPM_ Average Number of Hours Operated Per Day							

. Keen Gales, Rentals and Utilities, Inc. UTILITY NAME: DIBLA Alturas Water Works

YEAR OF REPORT DECEMBER 31, 2002

# **SOURCE OF SUPPLY**

List for each source of supply	(Ground, Surface, Purcha	sed Water etc.)	
Permitted Gals. per day Type of Source	Unknown		
	WATER TREATMEN	NT FACILITIES	
List for each Water Treatment			•
*Type	Standard		
Make	Frunklin		
Permitted Capacity (GPD)	Unknown	allaber to a construction of the form to the construction of the c	
High service pumping	Unknown	The second secon	
Gallons per minute	Untinoun	17 Marie 18 18 18 18 18 18 18 18 18 18 18 18 18	
Reverse Osmosis	Unknown		
Lime Treatment			
Unit Rating	Valenowa		
Filtration			
Pressure Sq. Ft.	Unknown		
Gravity GPD/Sq.Ft	Unknown		Property and the second
Disinfection			
Chlorinator	Ve5		
Ozone	t		
Other	10	^	A Maria de Caración de Caració
Auxiliary Power	Genterator Zenta	9	
		MATERIAL PROPERTY OF THE PROPE	With the state of

: Keen Sales, Rentals and Villities, Inc.

SYSTEM NAME: DBA Al TULAS WATER Wolles

YEAR OF REPORT DECEMBER 31, 2002

# **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.
2. Maximum number of ERCs * which can be served
3. Present system connection capacity (in ERCs *) using existing lines.
4. Future connection capacity (in ERCs *) upon service area buildout.
5. Estimated annual increase in ERCs *. Unknown
6. Is the utility required to have fire flow capacity?
If so, how much capacity is required?  7. Attach a description of the fire fighting facilities. Altroas Fire STATION
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
Pone
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# 20.2083
12. Water Management District Consumptive Use Permit #
a. Is the system in compliance with the requirements of the CUP?
b. If not, what are the utility's plans to gain compliance?
<ul> <li>* An ERC is determined based on one of the following methods:         <ul> <li>(a) If actual flow data are available from the proceding 12 months:</li></ul></li></ul>
ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

# WASTEWATER

# **OPERATING**

# **SECTION**

Note:

This utility is a water only service; therefore, Pages S-1 through S-6 have been omitted from this report.



# WATER AND/OR WASTEWATER UTILITIES

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

# ANNUAL REPORT

OF

WU771-02-AR Keen Sales, Rentals and Utilities, Inc. 685 Dyson Road Haines City, FL 33844-8587

Submitted To The

# STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2002

Form PSC/ECR 006-W (Rev. 12/99)

Keen Subdivisions

# REPORT OF

Keen Sales	, Renta	I S OL	$\int V_{T,1,1}$	ies, Inc
Less Dason Do Hunes City FL Mailing Addre	- 33844 ss		Street Address	
Telephone Number 643-413	21-6827	Da	ate Utility First Organized	· · · · · · · · · · · · · · · · · · ·
Fax Number 5 mm	9	E-	mail Address	
Sunshine State One-Call of Florida, Inc.	Member No.			
Check the business entity of the utility as	s filed with the Inter	nal Revenue	e Service:	
Individual Sub Chapter	S Corporation		1120 Corporation	Partnership
Name, Address and phone where record	ds are located:	5 Ame		
Name of subdivisions where services ar	e provided:	Leen	Subd. Visio	205
•	CON	TACTS:		
Name	Title		Principle Business Addı	Salary Charged ress Utility
Person to send correspondence:	Piesid Chamber	en T		
Person who prepared this report:	Chamber	\$		
Officers and Managers:				\$ \$ \$ \$ \$ \$
Report every corporation or person owni securities of the reporting utility:	ng or holding direct	ly or indirect	tly 5 percent or more of th	e voting
Name	Percen Ownership Utility	3	Principle Business Add	
				\$ \$ \$ \$
				\$ \$

Ween Sales, Rentals and Utilities, Inc.

UTILITY NAME: Keen Subdivisions

YEAR OF REP

YEAR OF REPORT **DECEMBER 31**, 2002

# **INCOME STATEMENT**

	Ref.				Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue: Residential Commercial Industrial Multiple Family Guaranteed Revenues Other (Specify)		\$ 40618	\$	\$	\$40018
Total Gross Revenue		\$ <u>L10118</u>	\$	\$	\$ <u>40418</u>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 24.775	\$	\$	\$ 24775
Depreciation Expense	F-5	4543			4543
CIAC Amortization Expense_	F-8				
Taxes Other Than Income	F-7	41031	a managa managanan managan man		41031
Income Taxes	F-7		***************************************		
Total Operating Expense		\$ 35349			\$ 35349
Net Operating Income (Loss)		\$ 5269	\$	\$	\$ 5269
Other Income: Nonutility Income		\$ 149	\$	\$	\$ 149
Other Deductions:  Miscellaneous Nonutility  Expenses Interest Expense		\$ 7131	\$	\$	\$ 2131
Net Income (Loss)		\$ 3267	\$	\$	\$ 3287

UTILITY NAME: 12ten Scholivisions YEAR OF REPORT

**DECEMBER 31**, 2002

# **COMPARATIVE BALANCE SHEET**

Assets	ACCOUNT NAME	Reference Page	Current Year	Previous Year
Utility Plant in Service (101-105)		, ago	,	i cal
Accumulated Depreciation and Amortization (108)	Assets:			
Net Utility Plant		F-5,W-1,S-1	\$ 75628.	\$ 75016
STO   Customer Accounts Receivable (141)   Customer Accounts Payable (231)   F-6   Customer Deposits (235)   Accrued Taxes (236)   Customer Deposits (235)   Advances for Construction Contributions in Aid of		F-5,W-2,S-2	78227	25977
Customer Accounts Receivable (141) Other Assets (Specify):    1324	Net Utility Plant		\$ 47401	<b>\$</b> 44 039
Common Stock Issued (201)	Customer Accounts Receivable (141)		1326 43164	463
Common Stock Issued (201)	Total Assets		\$ 91891	\$ 47672
Preferred Stock Issued (204)         F-6           Other Paid in Capital (211)         F-6           Retained Earnings (215)         F-6           Propietary Capital (Proprietary and partnership only) (218)         F-6           Total Capital         \$ 38150           Long Term Debt (224)         F-6           Accounts Payable (231)         F-6           Notes Payable (232)         S 45606           Customer Deposits (235)         Accrued Taxes (236)           Other Liabilities (Specify)         1515           Advances for Construction         Contributions in Aid of	Liabilities and Capital:			
Retained Earnings (215) F-6 Propietary Capital (Proprietary and partnership only) (218) F-6  Total Capital S S6156  Long Term Debt (224) F-6 Accounts Payable (231) S125  Notes Payable (232) Customer Deposits (235) Accrued Taxes (236) Other Liabilities (Specify) Savances for Construction Contributions in Aid of	Preferred Stock Issued (204)		235	235
Propietary Capital (Proprietary and partnership only) (218) F-6  Total Capital \$ \$ \lambda   \lambda		F-6	41,208	37921
Total Capital	Propietary Capital (Proprietary and	F-6		
Notes Payable (232) Customer Deposits (235) Accrued Taxes (236) Other Liabilities (Specify)  Advances for Construction Contributions in Aid of			\$ 411413	\$ 38156
Contributions in Aid of	Accounts Payable (231)  Notes Payable (232)  Customer Deposits (235)  Accrued Taxes (236)  Other Liabilities (Specify)	F-6	3.12	\$ 49196 320
Construction - Net (271-272) F-8		F-8		
Total Liabilities and Capital\$ \$ 9.1891 \$ 87672	Total Liabilities and Capital		\$ 91891	\$ 87672

UTILITY NAME: Keen Subdivisions YEAR OF REPORT

YEAR OF REPORT **DECEMBER 31, 2002** 

# **GROSS UTILITY PLANT**

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ 75628	\$	\$	\$75428
Construction Work in Progress (105)				
Other (Specify)				
Total Utility Plant	\$75228	\$	\$	\$75428

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$ 25971	\$	\$	\$ 25, 977
Add Credits During Year:  Accruals charged to  depreciation account Salvage_ Other Credits (specify)	\$ L13713	\$	\$	\$ 41543
Total Credits	\$	\$	\$	\$
Deduct Debits During Year:  Book cost of plant  retired  Cost of removal  Other debits (specify)	\$ 2293	\$	\$	\$ 2293
Total Debits	\$	\$	\$	\$
Balance End of Year	\$ 26227	\$	\$	\$ 7822)

UTILITY NAME: Leen Grhdivisions VT. 1:7:05, TMC.

**DECEMBER 31**, 2002

# CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per shareShares authorized	235	
Shares issued and outstanding Total par value of stock issued	The second was not relied to the second and the second	and distance over the part of a parameter date.
Dividends declared per share for year		MAIN COMMANDE

# RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year	\$	\$ 37971
Changes during the year (Specify):	THE RESIDENCE OF THE PARTY OF T	
Changes during the year (Specify): ✓ ハ ヒ		3287
	-	
Balance end of year	\$	\$ 411208

# PROPRIETARY CAPITAL (218)

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

# LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest Rate # of Pymts	Principal per Balance Sheet Date
MANAChel		\$ 45609
Total		\$ 415809

UTILITY NAME: Lean Subdivisions YEAR OF REPORT

**DECEMBER 31, 2002** 

# TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax	\$	\$	\$	\$
State income Tax	The state of the s		THE REAL PROPERTY AND ADDRESS OF THE PARTY AND	· · · · · · · · · · · · · · · · · · ·
Taxes Other Than Income:	THE PARTY OF THE P		**************************************	e sanca c
State ad valorem tax		- Alexand Salahahan and Alexandra	THE PARTY OF THE P	
Local property tax	1007			1097
Regulatory assessment fee	1828			1828
Other (Specify)	TO M. C. Sold Co. A. o.			The state of the s
Total Tax Expense	\$ <u> </u>	\$	\$	\$ <u>LIUU</u>

# PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar 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
	\$   \$   \$	\$ \$	
	\$ \$	\$ \$	
	\$   \$   \$	\$ \$	
	\$ \$	\$ \$	
	\$	\$	

UTILITY NAME: Keen Subdivisions YEAR OF REPORT

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

(a)	Water (b)	Wastewater (c)	Total (d)
Balance first of year  Add credits during year	- S	\$ \$	\$
3) Total  4) Deduct charges during the year  5) Balance end of year  6) Less Accumulated Amortization	-		
b) Less Accumulated Amortization      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-totalReport below all capacity charges, ma extension charges and customer conn charges received during the year.	in ection	\$	\$
Description of Charge Number of Connections	Charge per Connection	\$	\$
Total Credits During Year (Must agree with line # 2 ab	ove.)	\$	\$

# **ACCUMULATED AMORTIZATION OF CIAC (272)**

Balance First of YearAdd Debits During Year:	<u>Water</u> \$	<u>Wastewater</u> \$	<u>Total</u> \$
Deduct Credits During Year:		A 10 (10 ) 1 (	Annual and the second s
Balance End of Year (Must agree with line #6 above.)	\$	\$	\$

Keen Sales, Rintals and Utilities, Inc.

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

YEAR OF REPORT DECEMBER 31, 2002

# 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	to the second second second second	%	%	%
Long Term Debt		%	%	<b>%</b>
Customer Deposits	- 111 - 111 - 111 - 111 - 111 - 111 - 111 - 111 - 111 - 111 - 111 - 111 - 111 - 111 - 111 - 111 - 111 - 111 -	%	%	%
Tax Credits - Zero Cost	The second secon	%	0.00 %	%
Tax Credits - Weighted Cost	The state of the s	%	%	<b>%</b>
Deferred Income Taxes	****	%	%	%
Other (Explain)		%	%	%
Total	\$	100.00_%		·· <del>·</del> ·································

(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:	

Reen Salas, Rentals and Utilities, Inc.

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

UTILITY NAME: Keen Subdivisions

YEAR OF REPORT DECEMBER 31, 2002

# **SCHEDULE "B"**

# SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity Preferred Stock Long Term Debt Customer Deposits Tax Credits-Zero Cost Tax Credits-Weighted Cost of Capital Deferred Income Taxes Other (Explain)	\$ 235 45809 \$46044	\$ 	\$	\$ 	\$

(1) Explain below all adjustments made in Column (e):

**************************************

UTILITY NAME: Leen Suh Divisions YEAR OF REPORT

**DECEMBER 31, 2002** 

# **WATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$	\$	\$	\$
302	Franchises			11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
303	Land and Land Rights	41000			51000
304	Structures and Improvements	The state of the s	140		160
305	Collecting and Impounding		·		·
306	Reservoirs	THE RESIDENCE OF THE PROPERTY			THE PROPERTY CONTRACTOR AND ADMINISTRATION ADMINISTRATION AND ADMINISTRATION AND ADMINISTRATION ADMINIS
306	Lake, River and Other				
307	Intakes Wells and Springs	134136	THE MELLINE AND RESIDENT CO. II. SERVER AND A CONTRACT AND A CONTR	to contract to the chart or a Mark and Albanian (1) and a first	13413te
308	Infiltration Galleries and	1 2 1 20	children for a construction and control an		
1 1	Tunnels				,
309	Supply Mains				PROPERTY AND REST MANAGEMENT AND ADDRESS A
310	Power Generation Equipment				***************************************
311	Pumping Equipment	7053			70143 7053
320	Water Treatment Equipment	<u> 7053</u>	ORGANIZATION AND STOLEN THAT STORES AND	s de la colonida de Mariana de de Mariana de	7 <i>05</i> 3
330	Distribution Reservoirs and				, .
331	StandpipesTransmission and Distribution	10000	ranadros o normanos autómosos y reliciados districtos es	SAME OF THE STATE	10000
331		15500			15500
333	LinesServices	17 200			13 300
334	Meters and Meter	17 1984		CARTER CONTRACTOR CONTRACTOR CONTRACTOR	
"	Installations	2727	132		2859
335	Hydrants	7727 1800			1800
336	Backflow Prevention Devices		***************************************	THE THE TREE SHEET PROPERTY OF A COMMERCIAL MA	
339	Other Plant and	The second secon			Allen and Allendar and Marie Child also analysis of contrast of children and childr
	Miscellaneous Equipment	II MARK REAL OF MARKING WINNESS OF CHRONIC OF THE PROPERTY OF			
340	Office Furniture and	4.56			. 7 (
	Equipment	874 5810	7777		579 4052
341 342	Transportation Equipment Stores Equipment	5810	(1817)	4575	4032
342	Tools, Shop and Garage				A LOSA ANDREAS LANGUAGE CONTRACTOR CONTRACTO
373	Equipment	146	48		1641
344	Laboratory Equipment			district on a ser who is the transferred comments for the	
345	Power Operated Equipment				
346	Communication Equipment	and the state of t		and desirable in the common common to a state of common desirable report on common a	
347	Miscellaneous Equipment	7847			2847
348	Other Tangible Plant	675			675
	Total Water Plant	\$ <u>75016</u>	\$ 5187	<b>\$</b> 45 75	\$ 757e28

THEITY NAME: LEGEN Subdivisions

YEAR OF REPORT DECEMBER 31, 2002

# ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

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

UTILITY NAME: Leen Subdivisions YEAR OF REPORT

DECEMBER 31, 2002

# **WATER OPERATION AND MAINTENANCE EXPENSE**

Acct.	Account Name	Amount
No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 114041
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	7825
604	Employee Pensions and Benefits	779
610 -	Purchased Water	
615	Purchased Power	1931
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	16-16
630	Contractual Services:	
	Billing	
	Professional	1419
	Testing	14167
	Other	27
640	Rents	100000000000000000000000000000000000000
650	Transportation Expense	14158
655	Insurance Expense	3002
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
67.0	Bad Debt Expense	349
675	Miscellaneous Expenses	1736
	Total Water Operation And Maintenance Expense	\$24775.
	* This amount should tie to Sheet F-3.	The second section of the section of the second section of the section of the second section of the section of the second section of the section of th

### **WATER CUSTOMERS**

	Type of	Equivalent	Number of Active Customers Start End		Total Number of Meter Equivalents
Description	Meter **	Factor	of Year	of Year	(c x e)
(a)	(b)	(c)	(d)	(e)	` (f) ´
Residential Service			_		
5/8"	D	1.0	120	120	120
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	The second secon		
2"	D,C,T	8.0	ALL LAND CONTRACTOR OF THE PARTY OF THE PART		
3"	D	15.0	to a second desirable and the second		
3"	С	16.0	The community of the absorption of the second secon		addition to take and a second to the second
3"	Т	17.5	The state of the s		and addition with distribution distribution of a special con-
					The state of the s
Unmetered Customers			Control of the Section of the Section	CANA MER CHECK CONTRACTOR	
Other (Specify)	***************************************		A STATE OF THE STA		ACCUPATION OF THE PROPERTY AND THE SEA PROPERTY OF THE PROPERTY OF
'' ''	* * * * *				and a semigroup to the color of
** D = Displacement C = Compound T = Turbine		Total	120	120	120

· Leen Sales, Rentals and Villities, Inc.

UTILITY NAME:_				
SYSTEM NAME:	12000	5 h	<i>J</i> .	visions

YEAR OF REPORT DECEMBER 31, 2002

# **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 February March April May June July August September October November December Total for Year	0 0 0 0 0 0 0	745414 \$73610 \$14525 \$33014 \$60, 866 \$37,572 768,511 523,634 783,305 727,933 \$00,674 9579,885	23107 24, 129 24, 352 24, 352 24, 352 24, 352 24, 353 25, 745 16, 505 23, 499 290,009	722 307 347 761 740, 160 808 0201 869 231 850, 513 813, 144 774 716 574, 124 754, 806 701 246 701 246 701 246 705, 693	722,307 847,781 760,160 808,024 664,231 880,513 613,169 774,716 574,729 754,806 701,246 701,246 775,643
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)

Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
	o 11 MINUTES STANDARD SERVICES AND	V 700 100 100 100 100 100 100 100 100 100	was again, altitus altitus da galle altitus da green en green en come en	COMMISSION NA AND STREET OF THE STREET
and the contract of the contra	The second secon	**************************************		
NAMES FOR THE SAME AND ADDRESS OF THE SAME ADD	The second secon			
	THE P. LEWIS COMMUNICATION CO. LANS CO. CO., LANS CO., L	Commence of the Commence of th		
	I second desired an executive second of the	6 14 14 ( 146 - 1 to - min to min to -	And a second sec	TENNESSEE TO THE RESIDENCE OF THE RESIDE
OF THE PARTY OF TH			and the state of controls and all the state of the state	Manufact and table one or any or any or an area of the contract of
			A LOS OF A COMMAND PROPERTY OF THE PROPERTY OF	PROBLEM AND SECURE STORY OF THE SECURE STATE OF
	of Pipe	of First of Year	of Pipe Year Added	of Pipe Year Added or Abandoned

· Ween Sales, Rentals and Utilities, time

SYSTEM NAME: 1620 5 hd. visions

YEAR O DECEMBE

YEAR OF REPORT DECEMBER 31, 2002

# **WELLS AND WELL PUMPS**

(a)	(b)	(c)	(d)	(e)
Year Constructed Types of Well Construction and Casing	7/89 PVC		•	
Depth of Wells Diameters of Wells	235			
Pump - GPM Motor - HP	73			
Motor Type * Yields of Wells in GPD Auxiliary Power	Generator			
* Submersible, centrifugal, etc.	Rental			

# **RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) Capacity of Tank Ground or Elevated	Steel Za Good Groved			

#### HIGH SERVICE PUMPING

(b)	(c)	(d)	(e)
	stee control control is controlled promotion from the controlled controlled that the controlled controlled the controlled		
A 1986 includes a share of an extraordinate constraint of the particular shadows		and disability and the committee shall collect the collect to the collect the collection of the collec	Explicit Conference and a state of the conference of the conferenc
	33.775 (1996)		A Miles of a Chamber Section and the Control of the
The state of the s	The second secon		
	The second secon		
The second control of	· · · · · · · · · · · · · · · · · ·	and the second of the second o	

UTILITY NAME: 1200 Subdivisions

YEAR OF REPORT DECEMBER 31, 2002

# SOURCE OF SUPPLY

List for each source of supply ( Ground, Surface, Purchased Water etc. )					
Permitted Gals. per day Type of Source	Ground-				
	WATER TREATMEN	NT FACILITIES			
List for each Water Treatment	Facility:				
Type	Standard				
Make	60 × 1015		_		
Permitted Capacity (GPD)	Unleague				
High service pumping	Valenown				
Gallons per minute	UNLLDOWN				
Reverse Osmosis	Valenowa				
Lime Treatment	1 1				
Unit Rating	Valenows				
Filtration	\ 2 \\				
Pressure Sq. Ft	Valenous				
Gravity GPD/Sq.Ft	Vallown		-		
Disinfection	( ) /				
Chlorinator	705				
Ozone	'NIA	W. C.			
Other					
Auxiliary Power	Generaron				

Leen Sales, Rentals and Utilities, Inc.

UTILITY NAME:			
SYSTEM NAME:	12000	5.hdivi	<u> 5100</u> 5

YEAR OF REPORT DECEMBER 31, 2002

## **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
2. Maximum number of ERCs * which can be served.
3. Present system connection capacity (in ERCs *) using existing lines.
4. Future connection capacity (in ERCs *) upon service area buildout.
5. Estimated annual increase in ERCs*.
6. Is the utility required to have fire flow capacity?
If so, how much capacity is required?  7. Attach a description of the fire fighting facilities. City of Hains City Fire
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
() one
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#
12. Water Management District Consumptive Use Permit #
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 proceding 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**

Note:

This utility is a water only service; therefore, Pages S-1 through S-6 have been omitted from this report.

UTILITY NAME: Keen Subdivisions YEAR OF REPORT DECEMBER 31, 2002

## **CERTIFICATION OF ANNUAL REPORT**

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

VES/ NO		
	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 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 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 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.	Enle R. Ker.
	(signature of chief executive officer of the utility)
Date:	5-14-03
_	
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.

## DIVISION CONTROL CONTR

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

## ANNUAL REPORT

OF

WU771-02-AR Keen Sales, Rentals and Utilities, Inc. 685 Dyson Road Haines City, FL 33844-8587

\* PAIADISE Island\*

Submitted To The

## STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2002

DIBIA Lake Region Paradise Island REPORT OF Leen Sales, Denials and Utilities, Inc. 5 Ame Street Address 403-421-6827 Date Utility First Organized Telephone Number SAME E-mail Address Fax Number Sunshine State One-Call of Florida, Inc. Member No. Check the business entity of the utility as filed with the Internal Revenue Service: Sub Chapter S Corporation 1120 Corporation Partnership Individual Name, Address and phone where records are located: 185 Dason Rond 33844 Name of subdivisions where services are provided: **CONTACTS:** Salary Charged **Principle Business Address** Utility Name Person to send correspondence: 5 Ame 45 Above Enline Leen Person who prepared this report: STEVE Herman) Officers and Managers: 2 where Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility: Salary Percent Charged Ownership in Utility Utility **Principle Business Address** Name \$

UTILITY NAME: LAKE REGION PARAdise Island YEA

YEAR OF REPORT **DECEMBER 31**, 2002

## **INCOME STATEMENT**

	Ref.				Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue: Residential Commercial Industrial Multiple Family Guaranteed Revenues Other (Specify)		\$ 22,821	\$	\$	\$ 22,821
Total Gross Revenue		\$ 22,821	\$	\$	\$ 22,821
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 22431	\$	\$	\$ 22431
Depreciation Expense	F-5	1909	N. and the Section of the Advances of the Confederation of the Confedera	a san of the sain t	1909
CIAC Amortization Expense_	F-8		4.		
Taxes Other Than Income	F-7	2413			2413
Income Taxes	F-7			-	
Total Operating Expense		\$ 26.753	***************************************	-	\$ 26753
Net Operating Income (Loss)		\$ (3432)	\$	\$	<u>\$ (3932)</u>
Other Income: Nonutility Income		\$ 102	\$	\$	\$ 102
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense		\$ 1840	\$	<b>\$</b>	\$ 1840
Net Income (Loss)		\$ (5670)	\$	\$ 	\$ (52.70)

UTILITY NAME: LAKE REGION PAINDISE ISLAND YEAR

**DECEMBER 31**, 2002

## **COMPARATIVE BALANCE SHEET**

	Reference	Current	Previous
ACCOUNT NAME	Page	Year	Year
Assets:		•	*
Utility Plant in Service (101-105)  Accumulated Depreciation and	F-5,W-1,S-1	\$ 33177.	\$ 32766
Amortization (108)	F-5,W-2,S-2	10417	10054
Net Utility Plant		\$ 22760	\$ 22712
CashCustomer Accounts Receivable (141)		18112	344
Other Assets (Specify):		1 910	
Deposits Die			21
Raynding			
Total Assets		\$ 22,600	\$ 23085
Liabilities and Capital:	eg e		
Common Stock Issued (201)	F-6	159	159
Preferred Stock Issued (204)	F-6		at the second contract and at the second contract and a second con
Other Paid in Capital (211)			
Retained Earnings (215)	F-6	[20958)	(15 288)
Propietary Capital (Proprietary and		ATTERNATE SHEETER AND	Material and Company of the Company
partnership only) (218)	F-6	-	
Total Capital		\$ [70749]	\$ (15/29)
Long Term Debt (224)Accounts Payable (231)	F-6	\$ 30903	\$ <u>33188</u> 216
Notes Payable (232)			PROPERTY AND ADMINISTRATION ADMINISTRATION ADMINISTRATION AND ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION AND ADMINISTRATION ADMINISTRATION ADMINISTRATION AND ADMINISTRATION ADMINIST
Customer Deposits (235)Accrued Taxes (236)		ବୃଟ୍ଚ	
Other Liabilities (Specify)		<u> </u>	
Inter Company Accounts		9803	4810
Advances for Construction_			
Contributions in Aid of		, while the delicated group and a constraint of the delication of the same and the	
Construction - Net (271-272)	F-8		
Total Liabilities and Capital		\$ 22901	\$ 23085

UTILITY NAME: LAke Region Paradise Island YEAR

YEAR OF REPORT **DECEMBER 31, 2002** 

## **GROSS UTILITY PLANT**

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ 33177	\$	\$	<b>\$</b> 33177
Construction Work in Progress (105)		·		
Other (Specify)				
Total Utility Plant	\$ 33177	\$	\$	\$ 33177

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$ 10054	\$	\$	\$ 10054
Add Credits During Year: Accruals charged to				
depreciation account	\$ 1909	\$	\$	\$ 1909
Salvage Other Credits (specify)				
Total Credits	\$	\$	\$	\$
Deduct Debits During Year:	\$			
Book cost of plant retired		\$	\$	\$
Cost of removal Other debits (specify)	1546			15216
Total Debits	\$	\$	\$	\$
Balance End of Year	\$ 10417.	\$	\$	\$ 10417

UTILITY NAME: LAKE REGION PARADOE Island

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YEAR OF REPORT **DECEMBER 31**, 2002

## CAPITAL STOCK ( 201 - 204 )

	Common Stock	Preferred 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	159	

## **RETAINED EARNINGS (215)**

	Appropriated	Un- Appropriated
Balance first of yearChanges during the year (Specify):  Lncome (Loss)		\$ (15 <sup>-</sup> 285) (570)
Balance end of year	\$	\$ (20958)

## PROPRIETARY CAPITAL (218)

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

## LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest Rate # of Pymts	Principal per Balance Sheet Date
Ariachad		30903
Total		\$ 30403

Keen Sales, Rentals and Utilities, Inc. UTILITY NAME: LAKE Region Paradise Island

YEAR OF REPORT DECEMBER 31, 2002

## TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:  Federal income tax  State income Tax	\$	\$	\$	\$
Taxes Other Than Income:  State ad valorem tax  Local property tax	574		•	
Regulatory assessment fee Other (Specify)	7059			7099
Total Tax Expense	\$ 2413	\$	\$	\$ 2413

## **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
	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	

UTILITY NAME: LALLE REGION PAINTIES FSTEND YEAR OFF DECEMBER

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

	(a)	Water (b)	Wastewater (c)	Total (d)
1)	Balance first of yearAdd credits during year	\$	\$	\$
3)	Total	\$	\$	\$
4) 5) 6)	Deduct charges during the year			
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, mai extension charges and customer conn- charges received during the year.			
Number of Description of Charge Connections	Charge per Connection	a.	
Total Credits During Year (Must agree with line # 2 abo		\$ 	\$ 
			The state of the s

## **ACCUMULATED AMORTIZATION OF CIAC (272)**

Balance First of Year	<u>Water</u> \$	<u>Wastewater</u> \$	Total \$
Add Debits During Year:	And the second s	en same dia referenciation of the security of the real security of	
Deduct Credits During Year:			
Balance End of Year (Must agree with line #6 above.)	\$	\$	\$

**	COMPLETIO	N OF SC	HEDULE	REQUIRED	ONLY IF	AFUDC WAS	S CHARGED	DURING YEAR **
4 .		↓ y at note to:	# A	1	// //	1 - 0 - 1		

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

UTILITY NAME: LAKE REGION PARAdise Island

YEAR OF REPORT DECEMBER 31, 2002

## SCHEDULE "A"

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_%		<u> </u>

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

## APPROVED AFUDC RATE

Current Commission approved AFUDO	C rate:			%
				-
Commission Order Number approving	AFUDC	rate:		-

## \*\* COMPLETION OF SCHEBULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR \*\* LEO SALES, RENTALS AND TITLES, INC. UTILITY NAME: LAICE REGION PACADISE ISLAND YEAR OF REPORT

**DECEMBER 31**, 2002

## **SCHEDULE "B"**

## SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity Preferred Stock Long Term Debt Customer Deposits Tax Credits-Zero Cost Tax Credits-Weighted Cost of Capital Deferred Income Taxes Other (Explain)	\$	\$	\$	\$	\$
Total	\$	\$	\$	\$	\$

	(1) Explain below all adjustments made in Column (e):
Value and the second se	
ALL AND ADDRESS OF THE PROPERTY OF THE PROPERT	

## WATER OPERATING SECTION

· Kten Salts and Rentals, Inc.
UTILITY NAME: Lake Region Paradise Island

YEAR OF REPORT DECEMBER 31, 2002

## **WATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$	\$	\$	\$
302	Franchises		- The second sec	The second secon	ON A MANAGEMENT WHEN BOTH THE COMMISSION CONTRACTOR
303	Land and Land Rights	2000	ngaranan manganda daran dapan da		2000
304	Structures and Improvements	4500	128		4628
305	Collecting and Impounding				
	Reservoirs				
306	Lake, River and Other				
007	Intakes	3000			
307 308	Wells and Springs Infiltration Galleries and	5000	and the state of the control of the state of	and the second s	3000
300	Tunnels				,
309	Supply Mains			and the second s	Manager of Production Control of Control
310	Power Generation Equipment	Titled Wiles S Lie - Manufalantahanan calama akkin Manufalanda calamanan		A MARINE WATER OF THE PARTY OF	ода, по в подположения обществования и по постановления из
311	Pumping Equipment	4106	And the second s		LIDO
320	Water Treatment Equipment	2840			2840
330	Distribution Reservoirs and		*		
	Standpipes	1000			1000
331	Transmission and Distribution	6 ( 10			<i>(</i>
	Lines	9617	an accompany to the contract of the contract o		9617
333	Services	TO THE OWNER OWN EXCEPTION OF MAKE THE WAY TO THE THEORY WHEN THE		The state of the s	agencycles (and company of the part of the back Abeldition)
334	Meters and Meter Installations	3992	88		3980
335	Hydrants	900			3980 - 900
336	Backflow Prevention Devices	-100	age on a superior and	The second section of the sect	
339	Other Plant and				A CONTRACTOR OF THE PARTY OF TH
	Miscellaneous Equipment	A STATE OF THE STA			26
340	Office Furniture and	2 . 5			· · · · · · · · · · · · · · · · · · ·
	Equipment	<u>593</u> 3920			593 4083
341	Transportation Equipment	3420	3250	3087	4083
342	Stores Equipment				
343	Tools, Shop and Garage	64	22		130
344	Equipment Laboratory Equipment		_32_		
345	Power Operated Equipment			Address of the state of the sta	
346	Communication Equipment		-		
347	Miscellaneous Equipment				
348	Other Tangible Plant				
	Total Water Plant	\$ 32766	\$ 3498	\$ 3087	\$ <u>33177</u>

Keen SAles, Rentals and UTilities, Anc. UTILITY NAME: LAke Region Panalise Island

YEAR OF REPORT DECEMBER 31, 2002

# ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct.   Account   Accoun									
Sarvice   Dept.   Dept.   Deptied			Average	Average		Accumulated			Accum. Depr.
Structures and improvements			Service	Salvade	Den	Denreciation			Balance
Structures and improvements		Y Y	20.	263.1					200
Structures and improvements   Years   Percent   Applied   Previous Year   Debits   Credits   Credits   Collecting and Improvements   265 % 3.52 % % \$603 \$ 1 (4.3 \$ \$ 1 (4.3 \$ \$ 1 (4.3 \$ \$ 1 (4.3 \$ \$ 1 (4.3 \$ \$ 1 (4.3	Acct.		LITE	<b>E</b>	Yate	paiance			End of rear
Structures and Improvements	Š		Years	Percent	Applied	Previous Year	Debits	Credits	(i=d+b=i)
Structures and improvements	(a)		(၁)	( <del>Q</del> )	(e)	(J)	(6)	(h)	(3)
Collecting and improvements	*00		20	0		\delta			(
Contenting and impounding   Contenting and impounding   Contenting and impounding   Contenting and other intakes   15	400	Structures and Improvements		0	%	00	9	A	-
Lakes River and Other Intakes   15   15   16   16   16   16   16   16	cos	Collecting and Impounding							
Value Strive and Other Intakes         %         %         %         %         %         1000           National Strip and Mistalian Galleries & Libraria Equipment         16         5.5.7 %         %	1	Keservoirs		%	%				
Neils and Springs	306	Lake, River and Other Intakes		%	%				
Turnish Calleries & Supply Mairs	307	Wells and Springs	8	(	%				0001
Supply Mairs         " <t< th=""><th>308</th><th>Infiltration Galleries &amp;</th><th></th><th></th><th>AND STATES OF THE PERSON NAMED IN COLUMN</th><th>The state of the s</th><th></th><th>The same of the sa</th><th></th></t<>	308	Infiltration Galleries &			AND STATES OF THE PERSON NAMED IN COLUMN	The state of the s		The same of the sa	
Supply Mains         Supply Mains           Pumpling Equipment         17         %         %         34         72         74         72         72         72         74         72		Tunnels		%	%				
Power Generating Equipment         17         %         %         51         72         7	309			%	%			The second secon	Annual Control of the
Pumping Equipment         17         5.41         %         1556         124         726           Distribution Reservoirs & Standples         30         3.50         %         1558         33         191           Trans & Dist Mains         20         3.50         %         1573         220         320           Services         17         5.74         %         26423         230         320           Services         17         5.74         %         2.44         %         225         22           Services         17         2.44         %         2.55         22         24           Hydranis         10         2.44         %         16.15         225         22           Aptions         2.44         %         2.55         24         24           Backflow Prevention Devices         10         2.44         %         225         22           Coulpinent         15         6         6         6         6         6           Transportation Equipment         15         6         7         6         7         6           I cooks Shop and Garage         15         6         6         6         6<	310	Power Generating Equipment		%	%				
Water Treatment Equipment         14.21, %         %         1554         405         72.6           Distribution Reservoirs & Standpipes         30.3.50, %         8.50, %         8.50, %         8.247         19.5         19.7           Trans. & Dist. Mains.         410         2.56, %         %         26.23         2.30         14.5	311	Pimping Equipment			%	C).	77.		187
1940   1940	320	Water Treatment Equipment	-	2 % · · · · · · · · · · · · · · · · · ·	%	2577	15		
Standples   Stan	330	Distribution Reservoirs &		2 2 1 1		1.201	2	PRINCIPAL PRINCI	3
Transpopes         Transpopes         32.90%         %         26.723         23.0         32.0         32.0         14.0         32.0         14.0         32.0         14.0         32.0         14.0         32.0         14.0         32.0         14.0         14.0         22.0         12.0         14.0         22.0         12.0         14.0 <th>2</th> <th>Cistinguioni Neselvons &amp;</th> <th>C .</th> <th></th> <th>-</th> <th>777</th> <th>ر در</th> <th></th> <th></th>	2	Cistinguioni Neselvons &	C .		-	777	ر در		
Services		Standpipes	200		%	-	50		1 15 1
Services         Services         Services         Services         Address         Nater Installations         14/53         14/53         14/53         14/53         14/53         14/53         14/53         16/51         15/47         25/51         17/45         25/51         17/45         25/47         26/47	331	Trans. & Dist. Mains	017	. 1	%	26	( / 7		3600
Meter & Meter installations         17         5.75 %         %         12.23         2.30         14/53           Hydrants         Hydrants         2.44 %         %         22.5         2.2         24.7           Backflow Prevention Devices         410.5         %         2.55         2.47         2.47           Cher Plant and Miscellaneous         8         4.55 %         %         16.15 %         2.57           Cher Plant and Miscellaneous         1.5         12.71c %         %         14.50c         2.57           Chice Furniture and Equipment         1.5         1.5.71c %         %         1.6.15 %         1.5.71c         2.57           Stores Equipment         1.5         1.5.71c %         %         1.4         2.5         1.5.51c         1.5           Laboratory Equipment         1.5         1.5.71c %         %         1.4         3         1.5.71c         1.5         1.5.71c %         1.5         1.5.71c         1.5.71c <t< th=""><th>333</th><th>Services</th><th></th><th>%</th><th>%</th><th></th><th></th><th></th><th></th></t<>	333	Services		%	%				
Hydrants       Hydrants         Backflow Prevention Devices       4/1005         Other Plant and Miscellaneous       %         Compared Equipment       13         Transportation Equipment       15/10         Tools, Shop and Garage       15/10         Equipment       15/10         Tools, Shop and Garage       15/10         Equipment       15/10         Laboratory Equipment       %         Power Operated Equipment       %         Communication Equipment       %         Niscellaneous Equipment       %         Miscellaneous Equipment       %         Other Tangible Plant       %         Totals       \$ 100/10	334	Meter & Meter Installations	-  :-	28	%	21	230		
Backflow Prevention Devices       %       %         Other Plant and Miscellaneous       %       %         Office Furniture and Equipment       13       9.455 %       %         Office Furniture and Equipment       15       6.15 %       %       16.19         Transportation Equipment       15       6.15 %       %       16       25.7         Stores Equipment       15       6.15 %       %       16       7       27         Laboratory Equipment       %       16       %       17       27         Power Operated Equipment       %       %       16       %       .<	335	Hydrants	107		%	N	22		
Other Plant and Miscellaneous       %       %       %       %       %       %       %       255         Equipment       12       6.45 %       %       16.50       561       15210       1.530	336	Backflow Prevention Devices		L	%				
Equipment       13       4.45       %       %       152/6       255         Transportation Equipment       15       6.15       %       16.15       %       16.15       %       16.15       %       16.15       %       16.15       %       16.15       %       16.15       %       16.15       %       16.15       %       %       16.15       %       %       16.15       % </th <th>339</th> <th>Other Plant and Miscellaneous</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>	339	Other Plant and Miscellaneous							
Office Furniture and Equipment       13       9.455 %       %       1949       551       15210       255         Transportation Equipment       15       6.15 %       %       1949       5521       15210       1.63         Stores Equipment       15       6.15 %       %       194       5       1         Tools, Shop and Garage Equipment       15       6.15 %       %       10       1         Laboratory Equipment       6       %       6       6       6       6         Communication Equipment       6       6       6       6       6       6       6       6       6       6       7		Equipment		%	%				
Equipment       13       9.45       %       169       56       1536       255         Transportation Equipment       15       12,712%       %       14,526       52.1       1536       1536       1536       1536       1536       1536       1536       1536       15376 </th <th>340</th> <th>Office Furniture and</th> <th></th> <th></th> <th></th> <th>-</th> <th></th> <th></th> <th></th>	340	Office Furniture and				-			
Transportation Equipment       (2,7)e%       %       14.52e       52.1       1521e       16.21e       16		Equipment	5	,5%	%	799	55		258
Stores Equipment       "	341	Transportation Equipment	وا		%		11	15216	431
Tools, Shop and Garage       15       6.15 %       %       7       . <td< th=""><th>342</th><th>Stores Equipment</th><th></th><th>%</th><th>%</th><th></th><th></th><th></th><th></th></td<>	342	Stores Equipment		%	%				
Equipment       15       6,15 %       %       7       2         Laboratory Equipment       %       %       %       %       .	343	Tools, Shop and Garage	\				,		1
Laboratory Equipment       %       %         Power Operated Equipment       %       %         Communication Equipment       %       %         Miscellaneous Equipment       %       %         Other Tangible Plant       %       %         Totals       \$ 1524c       \$ 10 c/l/limits		Equipment	15	1/2	%	5/	B	•	72.
Power Operated Equipment	344	Laboratory Equipment			%		-		
Communication Equipment       %       %         Miscellaneous Equipment       %       %         Miscellaneous Equipment       %       %         Other Tangible Plant       %       \$         Totals       \$       \$	345	Power Operated Equipment		%	%				
Miscellaneous Equipment       %       %         Other Tangible Plant       %       %         Totals       \$ 1574c       \$ 10 40	346	Communication Equipment		%		The second control of			
Other Tangible Plant	347	Miscellaneous Equipment		%					
\$ 10054 \$ 1909 \$ 1546 \$ 1001s	348	Other Tangible Plant		%		to the mile where where the transfer and			
\$ 10054 \$ 1904 \$ 10010					deligna or relation to the contract of			(	
		1 1 1 1 1 1					11		1001

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

UTILITY NAME: LAKE Region Paradise Island YEAR OF

YEAR OF REPORT **DECEMBER 31, 2002** 

## WATER OPERATION AND MAINTENANCE EXPENSE

Acct.	Account Name	Amount
601 603 604 610 615 616 618	Salaries and Wages - Employees	\$7689 16.06 525 1647
620 630	Materials and Supplies	1091
640 650 655 665 670 675	Rents Transportation Expense Insurance Expense Regulatory Commission Expenses (Amortized Rate Case Expense) Bad Debt Expense Miscellaneous Expenses	1136 2331 0
	Total Water Operation And Maintenance Expense  * This amount should tie to Sheet F-3.	\$ 22431 .

## **WATER CUSTOMERS**

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Ac Start of Year (d)	tive Customers End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
Residential Service	1 		<i>(1)</i>		95
5/8"	D D	1.0	Sle	95	
3/4"	D	1.5	The second secon	gar at a commence for development to the	
1"	D	2.5	when the same that the same th	and the second s	
1 1/2"	D,T	5.0			
General Service		4.0	Complete State of Company of Comp		
5/8"	D	1.0	and the second s		
3/4"	D	1.5	Control of the Contro	. When the second control of the second second	and a should be the second or the second of
1"	D	2.5		The state of the s	
1 1/2"	D,T	5.0		and the state of the second	
2"	D,C,T	8.0		The state of the second section of the section of the second section of the section of the second section of the section of	
3"	D	15.0	Charles and the control of the contr	marks at a legal or proper game is which delayed below controlled and could	prophysical control defendants and defendants and defendants.
3"	C T	16.0			Management of the section of the sec
3"		17.5		Management in the confidence of the record of the confidence of th	
				A second of the second	
Unmetered Customers				Section 2	
Other (Specify)			· · · · ·	The second secon	
D = Displacement C = Compound T = Turbine		Total	So	95	95

Willity NAME: LAke Region PAIADSE Island DECE

YEAR OF REPORT **DECEMBER 31, 2002** 

## **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 February March April May June July August September October November December Total for Year		994700 77 182 1,047,420 1,140,790 1,715,960 1,464,229 1,50,780 906,470 875,550 1,033,040 1,131,741 1,171,349 12,904,267	27 652 19 429 32 470 32 512 10,050 5) 644 34,263 27,012 23,128 28,821 35,167 417,063	947,048 757,753 1,014,452 1,06,278 1,455,902 1,906,285 1,16,443 479,458 455,422 1,096,544 1,134,852	967,048 757,753 1,014,450 1,108,278 1,655,902 1,655,902 1,655,902 1,655,902 1,655,902 1,655,902 1,655,902 1,055,422 1,004,214 1,016,3214 1,134,852	
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
	yan ya Yan an		And the same of th		
	and commencer are not a source of			A CARACTER A . A . A . A . MA . A . A . A . A . A	and a second of the second of

Leen Sales, Rentals	and UTI	117165, 4/16	- 1					
UTILITY NAME:	Parale	- Island	YEAR OF RI DECEMBER 3					
SYSTEM NAME: LAILE Region PAIADISE Island DECEMBER 31, 2002 WELLS AND WELL PUMPS								
(a)	(b)	(c)	(d)	(e)				
Year Constructed Types of Well Construction and Casing	Mejal		-					
Depth of Wells Diameters of Wells Pump - GPM Motor - HP Motor Type * Yields of Wells in GPD Auxiliary Power * Submersible, centrifugal, etc.	Z65  Z5  Submorsible  Z  Beneration  Rental			3				
	RES	ERVOIRS ·						
(a)	(b)	(c)	(d)	(e)				
Description (steel, concrete) Capacity of Tank Ground or Elevated	5 Teel 7,500 Graval							
	HIGH SER\	/ICE PUMPING						
(a) Motors	(b)	(c)	(d)	(e)				
Manufacturer Type Rated Horsepower								
Pumps  Manufacturer Type Capacity in GPM Average Number of Hours Operated Per Day Auxiliary Power								

Reen Sales, Rentals and Utilities, Inc. Utilities, Inc.

YEAR OF REPORT DECEMBER 31, 2002

## **SOURCE OF SUPPLY**

List for each source of supply	List for each source of supply ( Ground, Surface, Purchased Water etc. )						
Permitted Gals. per day Type of Source	Unknowa 610000						
	WATER TREATMEN	IT FACILITIES					
List for each Water Treatment	Facility:		•				
Type	STANDUCD  LOVIDS  VALENDWA  VALENDWA		5				
OtherAuxiliary Power	GenoraTOA Rental						

UTILITY NAME:

SYSTEM NAME: LAKE REGION PAVALISE Island

YEAR OF REPORT DECEMBER 31, 2002

## **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.
2. Maximum number of ERCs * which can be served.
3. Present system connection capacity (in ERCs *) using existing lines.
4. Future connection capacity (in ERCs *) upon service area buildout.
5. Estimated annual increase in ERCs *. Unlandwar
6. Is the utility required to have fire flow capacity?
7. Attach a description of the fire fighting facilities. City of Heines City Fire Dept.
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# ZDI V679.01
12. Water Management District Consumptive Use Permit #
a. Is the system in compliance with the requirements of the CUP?
b. If not, what are the utility's plans to gain compliance?
<ul> <li>* An ERC is determined based on one of the following methods:         <ul> <li>(a) If actual flow data are available from the proceding 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.</li> </ul> </li> <li>(b) If no historical flow data are available use:</li> </ul>
ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

## WASTEWATER

## **OPERATING**

## **SECTION**

Note:

This utility is a water only service; therefore, Pages S-1 through S-6 have been omitted from this report.

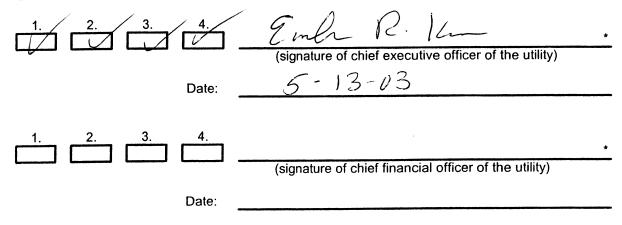
Ween Sales Rentals and Utilities, Anc. UTILITY NAME: Lake Region Paradise Island YEA

## 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 in Rule 25-30.115 (1), Florida Administrative Code.
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 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 report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents.

**Items Certified** 



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.

Section 837.06, Florida Statutes, provides that any person who knowingly makes a false Notice: 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.

## OFFICIAL COPY DIVISION OF LOCENAND SEWER Do Not Remove from Landice WATER AND/OR WASTEWATER UTILITIES

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

## ANNUAL REPORT

OF

WU771-02-AR Keen Sales, Rentals and Utilities, Inc. 685 Dyson Road Haines City, FL 33844-8587

Suncise WAR Company

Submitted To The

## STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2002

Form PSC/ECR 006-W (Rev. 12/99)

DIBIA Suncise Water Works REPORT OF

KEEN SALES, DENTALS and DITILITY, INC.

(EXACT NAME OF UTILITY)

Some

Haines City Files

Mailing Address

Street Address 823-4121-6827 Telephone Number **Date Utility First Organized** 5 Ame Fax Number E-mail Address Sunshine State One-Call of Florida, Inc. Member No. Check the business entity of the utility as filed with the Internal Revenue Service: Individual Sub Chapter S Corporation 1120 Corporation Partnership Name of subdivisions where services are provided: CONTACTS: Salary Charged Name Principle Business Address Utility Person to send correspondence: Eurlene Kren Person who prepared this report:
Steve Herman Haminda Chambers Officers and Managers: Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility: Percent Salary Ownership in Charged Principle Business Address Utility \$

\$ \$ UTILITY NAME: Syncise Water Works YEAR OF RE

YEAR OF REPORT DECEMBER 31, 2002

## **INCOME STATEMENT**

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue: Residential Commercial Industrial Multiple Family Guaranteed Revenues Other (Specify)	J	\$ 62828	\$	\$	\$ 62828
Total Gross Revenue		\$ 62828	\$	\$	\$ 42828
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$51760	\$	<b>\$</b>	\$ 51760
Depreciation Expense	F-5	52179			52179
CIAC Amortization Expense_	F-8	(326)			(326)
Taxes Other Than Income	F-7	6395		<del></del> <del>-</del>	6395
Income Taxes	F-7	***************************************			
Total Operating Expense		\$ <u>63208</u>			\$ <u>63308</u>
Net Operating Income (Loss)		\$ (180)	\$	\$	\$ (480)
Other Income: Nonutility Income		\$ 312	\$	\$	\$ 312
Other Deductions:  Miscellaneous Nonutility  Expenses Interest Expense		\$ 41557	\$	\$	\$ 4557
Net Income (Loss)		\$ (4724)	\$	\$	\$ (4724)

UTILITY NAME: SUNCISC WATER WORKS YEAR OFF

YEAR OF REPORT **DECEMBER 31**, 2002

## **COMPARATIVE BALANCE SHEET**

	Reference	Current	Previous
ACCOUNT NAME	Page	Year	Year
Assets:		,	
Utility, Plant in Service (101-105)  Accumulated Depreciation and	F-5,W-1,S-1	\$ 103154.	\$ 100429
Amortization (108)	F-5,W-2,S-2	40764	40047
Net Utility Plant		\$ 62345	\$ 60882
CashCustomer Accounts Receivable (141)		1343	1059
Other Assets (Specify):  Laren ble Vt35ets		UUO	3 h lø
Latingible VtsseTS			64
Villing Plant Acq. Acct.		28047	28047
Total Assets		\$ 92445	\$ 50448
Liabilities and Capital:			
Common Stock Issued (201)Preferred Stock Issued (204)	F-6 F-6	4189	489
Other Paid in Capital (211)Retained Earnings (215)	F-6	(32720)	(27,643)
Propietary Capital (Proprietary and partnership only) (218)	F-6		
Total Capital		\$ (3 2231	\$ [27524]
Long Term Debt (224)Accounts Payable (231)	F-6	\$ 95140	\$ 102196
Notes Payable (232)Customer Deposits (235)		<u>(48)</u>	Le 67
Accrued Taxes (236)		2178	
Other Liabilities (Specify)_		12809	L725
Advances for Construction			
Contributions in Aid of Construction - Net (271-272)	F-8	8042	43 <i>U</i> 8
Total Liabilities and Capital	. 0	\$ 924145	\$ 90448

· Kern Sales, Rentals and Vrilities, Inc

UTILITY NAME: Suncise Water Worlds

YEAR OF REPORT DECEMBER 31, 2002

**GROSS UTILITY PLANT** 

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)  Construction Work in Progress	\$ 103159	\$	\$	\$ 103 159
(105) Other (Specify)				
Total Utility Plant	\$103159	\$	\$	\$ 103159

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$ 40047	\$	\$	\$ 410047
Add Credits During Year:  Accruals charged to  depreciation account Salvage Other Credits (specify)	\$ 32179	\$	\$	\$ 52479
Total Credits	\$	\$	\$	\$
Deduct Debits During Year:  Book cost of plant retired Cost of removal Other debits (specify)	\$ 4742	\$	\$	\$ 
		\$	\$	\$
Dalance End of Fear	\$40064	\$	\$	\$ 40744

UTILITY NAME: Suncise Warr Worlds YEAR OF RI

YEAR OF REPORT **DECEMBER 31**, 2002

## **CAPITAL STOCK (201 - 204)**

	Common Stock	Preferred Stock
Par or stated value per shareShares authorized	489	
Shares issued and outstanding Total par value of stock issued		
Dividends declared per share for year	· ·	**************************************

## RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year	\$	\$ 127995
Changes during the year (Specify):	Print de la companie	7
Louine Rouding		(L1724) (1)
Balance end of year	\$	\$ (32720)

## PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of yearChanges during the year (Specify):	_\$	\$
Balance end of year		<b>s</b>

## LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue	Interest Rate # of	Principal per Balance
and Date of Maturity):	Pymts	Sheet Date
AMACheel		\$ G5160
Total	• I <u></u>	\$ 95160

Mein Sales, Rentals and Utilities, Inc.
UTILITY NAME: Gracise Water Worlds YEAR OF RI

YEAR OF REPORT **DECEMBER 31**, 2002

## TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes: Federal income tax	s	s		¢
State income Tax	7 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Ψ	Ψ
Taxes Other Than Income:	Marie Commission Company Company of the Commission of the Commissi		TO SELECTION CONTRACTOR OF THE PROPERTY OF THE	
State ad valorem tax	The second secon		The second section of the second section secti	Alabora communication of the second s
Local property tax	1277			1277
Regulatory assessment fee	5.25.2			2828
Other (Specify)	2290			2290
Total Tax Expense	\$ 6395	\$	\$	\$ 1,395

## PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar 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
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
`	\$	\$	
The state of the s	\$	\$	
	\$	\$	
	\$	\$	
(NOTE THAT IS A LEE OF THE STORE OF THE STOR	\$	\$	
Commission and Commission Commission of the	\$	\$	
	\$	\$	

UTILITY NAME: GUNGISE WAYER WORKS YEAR OF REPORT

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

	(a)	Water (b)	Wastewater (c)	Total (d)
1) 2)	Balance first of yearAdd credits during year	\$ 12363 \$	\$	\$
(3) (4) (5) (6)	Total  Deduct charges during the year  Balance end of year  Less Accumulated Amortization			<b>4</b>
7)	Net CIAC	\$12343	\$	\$

## 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-totalReport below all capacity charges, ma extension charges and customer conr charges received during the year.		\$	\$
Description of Charge Number of Connections	Charge per Connection	\$	\$
Total Credits During Year (Must agree with line # 2 ab	ove.)	\$	\$

## **ACCUMULATED AMORTIZATION OF CIAC (272)**

Balance First of YearAdd Debits During Year:	<u>Water</u> \$ 4025	Wastewater \$	Total \$ リロフラー
Deduct Credits During Year:	326		326
Balance End of Year (Must agree with line #6 above.)	\$ 4351	\$	\$ 4351

· · · · IL een Sales, Rentals and Utilities, Lic,

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

UTILITY NAME: Sundise Water Works

YEAR OF REPORT DECEMBER 31, 2002

## 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	\$ 489	%	%	%
Preferred Stock		%	%	%
Long Term Debt	10266	%	%	· %
Customer Deposits		%	%	%
Tax Credits - Zero Cost		%	0.00 %	%
Tax Credits - Weighted Cost		%	%	%
Deferred Income Taxes		%	%	%
Other (Explain)		%	%	%
Total	\$	100.00 %		<u></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:	

· · · · Keen Sales, Rentals and Villities, Inc.

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

UTILITY NAME:	Dunise	Warer	Worles

YEAR OF REPORT DECEMBER 31, 2002

## **SCHEDULE "B"**

## SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity Preferred Stock Long Term Debt Customer Deposits Tax Credits-Zero Cost Tax Credits-Weighted Cost of Capital Deferred Income Taxes Other (Explain)	\$ 434 95140	\$	\$	\$	\$
Total	\$ 95649	\$	\$	\$	\$

(1) Explain below all adjustments made in Column (e):

## WATER OPERATING SECTION

· Theen Sides, Rentals and Villities, Inc.

UTILITY NAME: Suncise Water Works

YEAR OF REPORT DECEMBER 31, 2002

## **WATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$	\$	\$	\$
302	Franchises		SAA SA ASA - ASA SA		or transcendent and the second of the second
303 304	Land and Land Rights	4119			
304 305	Structures and Improvements Collecting and Impounding	4116	344		4513
303	Reservoirs				
306	Lake, River and Other	The second secon	reconstruited definition for the contract of the state of the contract of the		THE THE PROPERTY OF THE THE PROPERTY OF
	Intakes				
307	Wells and Springs	1672			14972
308	Infiltration Galleries and				
309	TunnelsSupply Mains	and the second s		AND THE STREET STREET, CORES, AND AND ARRANGES	
310	Power Generation Equipment	11074		THE RESIDENCE WITH CONTRACTOR AND A SECURE WHEN THE	11074
311	Pumping Equipment	3000		THE RESERVE OF THE PERSON OF T	3000
320	Water Treatment Equipment	3000 3633		AND AND THE PROPERTY OF MARKET AND AND A SECOND CO.	3433
330	Distribution Reservoirs and	7			
331	Standpipes Transmission and Distribution	71485		COMMENTS OF EAST OF THE STANDARD COMMENT	21485
55.	Lines	12343			12343
333	Services			. B. T. C. Cold. City	
334	Meters and Meter	a. women of the control of the contr		THE STATE OF THE S	THE TOTAL OF THE PARTY OF THE P
	Installations	9367	1234	TOTAL CO. C.	10601
335 336	HydrantsBackflow Prevention Devices	THE SECTION AND ADDRESS OF THE PARTY OF THE			SECTION PAY MAY 17 MARKEY AND 1 TO LANGUAGE MARKET
339	Other Plant and				proprietation serve and amountainable of the commentation.
	Miscellaneous Equipment				
340	Office Furniture and	,	remont i tali amin'ny fivon'ny ramanana ahinananana i aminana amin'ny fivon'ny faritr'o dia amin'ny faritr'o dia a	Fig. 4 of about Field in control day, attractional, a channel agreement, and we	
	Equipment	1825	<del></del>	, m no sugare, su mescamente processo de consente de c	1825
341 342	Transportation Equipment Stores Equipment	12000	10008	9505	12510
343	Tools, Shop and Garage	*			
	Equipment	303	99		402
344	Laboratory Equipment	The same of the same and the sa	The state of the s		
345	Power Operated Equipment				
346	Communication Equipment	7 \ 577			7567
347 348	Miscellaneous Equipment Other Tangible Plant	2288			2398
575					
	Total Water Plant	\$ 100424	\$ 11735	\$ 9505	\$ 103159

WILLITY NAME: Suncise WATER Worlds

YEAR OF REPORT DECEMBER 31, 2002

# ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No.	Account (b)	Average Service Life in Years	Average Salvage in Percent	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits	Credits	Accum. Depr. Balance End of Year (f-g+h=i)
304 305	Structures and Improvements	28	%	3.415%	71 8	\$	\$ 225	\$ 1623
306	ReservoirsLake, River and Other Intakes		%   	% // / /	0) 630)			12515
308	Infiltration Galleries &		70	-			2	
309	Supply Mains Suinment		%	1 1			1 2 1	
311	Power Generating Equipment  Pumping Equipment  Water Treatment Fourinment		%	% % % % % % % % % % % % % % % % % % %	1580		202	1789
330	Distribution Reservoirs &			1	i '		(53)	
331	Standpipes Trans. & Dist. Mains	5.0	%%	2000	41025		326	41881
334 34	Services Meter Installations		%	10.04	95217		040	4636
335 336	HydrantsBackflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous		6	70				
340	Office Furniture and		0/				0.77	7.7
341	EquipmentTransportation Equipment	<u>7</u> 9	% 25.51	8 CC.21	2/2°	2767	507	2491
342 343	Stores EquipmentTools Shop and Garage		%	%	1			
	Equipment	15	%	<u>\$.72 %</u>	55		73.	78.
344 345	Laboratory Equipment Power Operated Equipment		%					
346	Communication Equipment	02	% %	4,98 %	1.090		119	17.89
348	Other Tangible Plant		%	2				
	Totals				Ch0017 \$	27/17 \$	\$ 54-76	· hacah \$
]	1							

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

UTILITY NAME: Suncis WATEr Works

YEAR OF REPORT DECEMBER 31, 2002

## WATER OPERATION AND MAINTENANCE EXPENSE

Acct.	Account Name	Amount
601 603 604 610 615 616 618 620	Salaries and Wages - Employees	\$73627 5868 1618 1950 3053
630	Contractual Services:         Billing	587 1747
640 650	Rents	3576
655 665 670	Transportation Expense Insurance Expense Regulatory Commission Expenses (Amortized Rate Case Expense) Bad Debt Expense	5223 1063
675	Miscellaneous Expenses  Total Water Operation And Maintenance Expense  * This amount should tie to Sheet F-3.	3417 \$51740 *

## **WATER CUSTOMERS**

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Ac Start of Year (d)	tive Customers End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
Residential Service 5/8" 3/4" 1" 1 1/2" General Service	D D D,T	1.0 1.5 2.5 5.0	7 55	255	255
5/8" 3/4" 1" 1 1/2" 2" 3" 3" 3"	D D D,T D,C,T D C T	1.0 1.5 2.5 5.0 8.0 15.0 16.0 17.5			
Unmetered Customers Other (Specify)					
** D = Displacement C = Compound T = Turbine		Total	755	255	255

· Kien Sales Rentals and Villities, Inc.

UTILITY NAME:			
SYSTEM NAME:	Suncisc	Water	Worlds

YEAR OF REPORT DECEMBER 31, 2002

## **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 February March April May June July August September October November December Total for Year	0 0 0 0 0 0 0	1,330,452 1,358,800 1,363,400 1,866,701 1,402,418 1,378,026 1,366,713 1,366,306 1,416,441 1,377,141	570,248	1,265,072 1,349,650 1,349,650 1,836,576 1,356,524 1,350,150 1,351,764 1,375,013 1,375,013 1,375,013	1,288,072 1,315,698 1,349,6576 1,836,576 1,836,576 1,350,150 1,350,150 1,351,269 1,351,764 1,35,613
If water is purchased for Vendor				s below:	

## MAINS (FEET)

Kind of Pipe	Diameter			Removed	End
(PVC, Cast Iron,	of	First of	Added	or	of
Coated Steel, etc.)	Pipe	Year		Abandoned	Year
		* SAME	4		
	and the plants of party party party of the control	THE PERSON OF TH			SOR SHARE SOLUTION OF EVEN A 1 ST COM IS MAKEN WE SEE ST 15
		THE PERSON NAMED TO PERSON TO STATE OF THE PE		and the second of the second o	
		THE STREET PROGRAMMENT AND ADDRESS OF THE STREET, AND ADDRESS OF THE STREET		The same of the sa	A STANSON OF THE STAN
		work on programme to the granters of the state of the sta		Committee of Commi	CALABORA SANDER NA TOPOTOTORIO (C. 1804). MONTHANIA REPUBBLICA E C.
	M TATTON AN IMPORTANT AND AN INC		Mark Mark and the law	A STATE OF THE STA	
	and the same and t		* * * * * * * * * * * * * * * * * * * *	- Alexa - No. 1844 - September 2 months - Terransament	and the second s
	en comitamon y security conditions		,	Management of the state of the	

· Keen Sales, Rentals and Utilities, Inc. **UTILITY NAME:** YEAR OF REPORT SYSTEM NAME: Survise War Worlds **DECEMBER 31**, 2002 **WELLS AND WELL PUMPS** (a) (b) (c) (d) (e) Year Constructed Types of Well Construction Porable Blade Porable Black and Casing\_\_\_\_\_ Depth of Wells\_\_\_\_ Diameters of Wells Pump - GPM\_\_\_\_\_\_ Motor - HP\_\_\_\_\_ Motor Type \* \_\_\_\_\_ Yields of Wells in GPD\_\_\_\_ Win-Co Auxiliary Power Genter. \* Submersible, centrifugal, etc. **RESERVOIRS** (a) (b) (c) (d) (e) Description (steel, concrete) Capacity of Tank\_\_\_\_\_

## 61000

HIGH SERVICE PUMPING

Ground or Elevated\_\_\_\_

(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				

. Leen Sales, Rentals and Utilitis UTILITY NAME: SUNTISE WATEr Company

YEAR OF REPORT DECEMBER 31, 2002

## SOURCE OF SUPPLY

List for each source of supply (	Ground, Surface, Purchas	ed Water etc.)			
Permitted Gals. per day	504,000				
Type of Source	Type of Source 6 10400				
	WATER TREATMENT	T FACILITIES			

WATER TREATMENT FACILITIES					
List for each Water Treatment	Facility:				
Type	STANDARD				
Make	6-0185				
Permitted Capacity (GPD)	Valenda	The state of the s			
High service pumping	Unlengun	0.1 (0.00) 0.1 (0.00) 0.1 (0.00) 0.1 (0.00) 0.1 (0.00) 0.1 (0.00) 0.1 (0.00) 0.1 (0.00) 0.1 (0.00) 0.1 (0.00)			
Gallons per minute	Un knows				
Reverse Osmosis	Va Knawa				
Lime Treatment		The second secon			
Unit Rating	Unknowson				
Filtration	. / 1	The second secon			
Pressure Sq. Ft	Valendin				
Gravity GPD/Sq.Ft	Unichowas	A CONTRACTOR OF THE CONTRACTOR			
Disinfection	PULDGITO,7 30 61	የጋ			
Chlorinator	Soliva Hyrocolit	<b>€</b>			
Ozone					
Other	_				
Auxiliary Power	1A110 - C1				
	Consorra	,			

Leen Sales, Rentals and Urilities UTILITY NAME: SUNCISE WAR Compiany

YEAR OF REPORT DECEMBER 31, 2002

## **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
2. Maximum number of ERCs * which can be served.
3. Present system connection capacity (in ERCs *) using existing lines
4. Future connection capacity (in ERCs *) upon service area puildout
5. Estimated annual increase in ERCs *
6. Is the utility required to have fire flow capacity?
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?
10. If the present system does not meet the requirements of DEP rules, submit the following:
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, 3214, 03
12. Water Management District Consumptive Use Permit #
a. Is the system in compliance with the requirements of the CUP?
b. If not, what are the utility's plans to gain compliance?
<ul> <li>An ERC is determined based on one of the following methods:         <ul> <li>(a) If actual flow data are available from the proceding 12 months:</li></ul></li></ul>
ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

## WASTEWATER

## **OPERATING**

## **SECTION**

Note:

This utility is a water only service; therefore, Pages S-1 through S-6 have been omitted from this report.

Keen Sales, Rentals and Utilities, **UTILITY NAME:** YEAR OF REPORT **DECEMBER 31, 2002** 

## **CERTIFICATION OF ANNUAL REPORT**

I HEREBY CERTIFY, to the best of my knowledge and belief: The utility is in substantial compliance with the Uniform System 1. of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code. 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. 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. 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** (signature of chief executive officer of the utility) Date: (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.

Section 837.06, Florida Statutes, provides that any person who knowingly makes a false Notice: 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.