

OFFICIAL COPY
DIVISION OF
CLASS AND CENTER
Do Not Remove from this Office
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

** Alturas **

Submitted To The

STATE OF FLORIDA



eng 1 copy
PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2002

FLORIDA PUBLIC SERVICE
COMMISSION

03 MAY 19 AM 10:33

DIVISION OF
ECONOMIC REGULATION

DIB/A - Always Water Works

REPORT OF

Keen Sales, Rentals and Utilities, Inc.
(EXACT NAME OF UTILITY)

685 Dyson Rd Haines City, FL
Mailing Address 33844

same
Street Address

County Polk

Telephone Number 863-421-6827

Date Utility First Organized

Fax Number 863-421-6827

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, Address and phone where records are located: 685 Dyson Road Haines City, FL 33844

Name of subdivisions where services are provided: ALTUS

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Evelene Keen	President	Above	
Person who prepared this report: Amanna Chambers / Steve Herman			
Officers and Managers: Evelene Keen	President		\$
			\$
			\$
			\$
			\$

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

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
			\$
			\$
			\$
			\$
			\$
			\$

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: D/B/A Alturas Water Works

YEAR OF REPORT
DECEMBER 31, 2002

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ 24637	\$	\$	\$ 24637
Commercial _____					
Industrial _____					
Multiple Family _____					
Guaranteed Revenues _____					
Other (Specify) _____					
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				
Taxes Other Than Income _____	F-7	2226			2226
Income Taxes _____	F-7				
Total Operating Expense		\$ 20846			\$ 20846
Net Operating Income (Loss)		\$ 3791	\$	\$	\$ 3791
Other Income:					
Nonutility Income _____		\$ 74	\$	\$	\$ 74
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$	\$	\$	\$
Interest Expense _____		605			605
Net Income (Loss)		\$ 3260	\$	\$	\$ 3260

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: D/B/A Alturas Water Works

YEAR OF REPORT
DECEMBER 31, 2002

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ <u>46707</u>	\$ <u>46425</u>
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	<u>6151</u>	<u>4672</u>
Net Utility Plant _____		\$ <u>40556</u>	\$ <u>41753</u>
Cash _____		<u>8</u>	<u>253</u>
Customer Accounts Receivable (141) _____		<u>611</u>	<u>808</u>
Other Assets (Specify): _____			
<u>Deposits Due</u>			<u>15</u>
Total Assets _____		\$ <u>41,167</u>	\$ <u>42830</u>
Liabilities and Capital:			
Common Stock Issued (201) _____	F-6	<u>117</u>	<u>117</u>
Preferred Stock Issued (204) _____	F-6		
Other Paid in Capital (211) _____			
Retained Earnings (215) _____	F-6	<u>(46.60)</u>	<u>(79.20)</u>
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6		
Total Capital _____		\$ <u>(45.43)</u>	\$ <u>(78.03)</u>
Long Term Debt (224) _____	F-6	\$ <u>22729</u>	\$ <u>24410</u>
Accounts Payable (231) _____		<u>1549</u>	<u>159</u>
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____		<u>879</u>	
Other Liabilities (Specify) _____		<u>20552</u>	<u>26064</u>
Advances for Construction _____			
Contributions in Aid of Construction - Net (271-272) _____	F-8		
Total Liabilities and Capital _____		\$ <u>41,167</u>	\$ <u>42830</u>

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: D/B/A Alturas Water Works

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)	\$ 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
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ 2616	\$	\$	\$ 2616
Salvage _____				
Other Credits (specify) _____ _____				
Total Credits _____	\$ 2616	\$	\$	\$ 2616
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$	\$	\$	\$
Cost of removal _____	1137			1137
Other debits (specify) _____ _____				
Total Debits _____	\$ 1137	\$	\$	\$ 1137
Balance End of Year _____	\$ 6151	\$	\$	\$ 6151

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: O/B/A Alturas Water Works

YEAR OF REPORT
DECEMBER 31, 2002

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share_____	<u>1.17</u>	
Shares authorized_____		
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_____	\$ _____	\$ <u>(7920)</u>
Changes during the year (Specify): _____ _____	_____ _____	<u>4139</u>
Balance end of year_____	\$ _____	\$ <u>(3781)</u>

PROPRIETARY CAPITAL (218)

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

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest Rate	# of Pymts	Principal per Balance Sheet Date
<u>Attached</u>			\$ <u>22729</u>
Total_____			\$ <u>22729</u>

UTILITY NAME: D/B/A ALTUS WATER WORKS

YEAR OF REPORT
DECEMBER 31, 2002

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

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

Report below all developers or contractors agreements from which cash or property was received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
Sub-total _____			\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.				
Description of Charge	Number of Connections	Charge per Connection		
		\$ _____	\$ _____	\$ _____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ <u>0</u>	\$ <u>0</u>

ACCUMULATED AMORTIZATION OF CIAC (272)

	<u>Water</u>	<u>Wastewater</u>	<u>Total</u>
Balance First of Year_____	\$ _____	\$ _____	\$ _____
Add Debits During Year:_____	_____	_____	_____
Deduct Credits During Year:_____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.)	\$ <u> 8 </u>	\$ <u> 7 </u>	\$ <u> 15 </u>

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

Keen Sales, Rentals and Utilities, Inc.
 UTILITY NAME: D/B/A Alturas 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	\$ _____	_____ %	%	_____ %
Preferred Stock	_____	_____ %	%	_____ %
Long Term Debt	_____	_____ %	%	_____ %
Customer Deposits	_____	_____ %	%	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	%	_____ %
Deferred Income Taxes	_____	_____ %	%	_____ %
Other (Explain)	_____	_____ %	%	_____ %
Total	\$ _____	<u>100.00</u> %		_____ %

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

APPROVED AFUDC RATE

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

UTILITY NAME: D/B/A Alvarado Water Works

<p>YEAR OF REPORT DECEMBER 31, 2002</p>

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	\$ 117.00	\$ _____	\$ _____	\$ _____	\$ _____
Preferred Stock	3	_____	_____	_____	_____
Long Term Debt	22524.9	_____	_____	_____	_____
Customer Deposits	_____	_____	_____	_____	_____
Tax Credits-Zero Cost	_____	_____	_____	_____	_____
Tax Credits-Weighted	_____	_____	_____	_____	_____
Cost of Capital	_____	_____	_____	_____	_____
Deferred Income Taxes	_____	_____	_____	_____	_____
Other (Explain)	_____	_____	_____	_____	_____
Total	\$ 22846	\$ _____	\$ _____	\$ _____	\$ _____

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

[The page contains horizontal ruling lines.]

Long Term Loans

	Interest Rate	# of Payments	Total	Alturas	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	60	3,877.68	(452.91)	(615.78)	(912.81)	(1,896.18)
232.2 · N/P - Grace Roberts			12,202.61	(1,425.26)	(1,937.77)	(2,872.49)	(5,967.09)
	12.00	60	6,629.00				
	10.00	60	5,573.61				
232.3 · N/P - Ray Keen	7.00	60	34,436.41	(4,022.17)	(5,468.50)	(8,106.33)	(16,839.41)
232.6 · NOTE PAYABLE - KEEN RENTALS	7.00	60	10,538.44	(1,230.89)	(1,673.50)	(2,480.75)	(5,153.30)
232 · Notes Payable: 232.7 · AUTO LOAN	7.99	60	24,866.80	(2,904.44)	(3,948.85)	(5,853.64)	(12,159.87)
232 · Notes Payable: 232.8 · LOAN - WHITING WATER WORKS	8.00	60	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	60	14,124.52	(1,649.74)	(2,242.97)	(3,324.91)	(6,906.90)
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	7.00	60	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

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: D/B/A Alturas Water Work

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				
303	Land and Land Rights	2000			2000
304	Structures and Improvements		94		94
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	2000			2000
308	Infiltration Galleries and Tunnels				
309	Supply Mains				
310	Power Generation Equipment				
311	Pumping Equipment	9479			9479
320	Water Treatment Equipment	2000			2000
330	Distribution Reservoirs and Standpipes	17265			17265
331	Transmission and Distribution Lines	3000			3000
333	Services				
334	Meters and Meter Installations	5260	44		5704
335	Hydrants				
336	Backflow Prevention Devices				
339	Other Plant and Miscellaneous Equipment				
340	Office Furniture and Equipment	436			436
341	Transportation Equipment	2383	2390	2270	3003
342	Stores Equipment				
343	Tools, Shop and Garage Equipment	72	24		96
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant	1630			
	Total Water Plant	\$ 46425	\$ 2552	\$ 2270	\$ 46707

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

YEAR OF REPORT
DECEMBER 31, 2002

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (i-g+h=i) (i)
304	Structures and Improvements		%	1.06 %	\$	\$		\$
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	18	%	5.55 %	352	111		463
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment		%					
311	Pumping Equipment	15	%	6.67 %	652	632		1284
320	Water Treatment Equipment	7	%	14.25 %	605	285		1190
330	Distribution Reservoirs & Standpipes	410	%	3.28 %	4164	527		1031
331	Trans. & Dist. Mains	33	%	3.03 %	264	91		360
333	Services		%					
334	Meter & Meter Installations	17	%	5.86 %	4144	334		783
335	Hydrants		%					
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment	13	%	9.86 %	145	43		188
341	Transportation Equipment	6	%	12.75 %	1218	383	1137	4164
342	Stores Equipment		%					
343	Tools, Shop and Garage Equipment	15	%	6.15 %	14	6		20
344	Laboratory Equipment		%					
345	Power Operated Equipment		%					
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant	10	%	10 %	204	163		367
	Totals				\$ 4672	\$ 2616	\$ 1137	\$ 6151 *

* This amount should tie to Sheet F-5.

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: D/B/A Alvarado Water Works

YEAR OF REPORT
DECEMBER 31, 2002

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 5731
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	1402
604	Employee Pensions and Benefits	386
610	Purchased Water	1281
615	Purchased Power	
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	1710
630	Contractual Services:	
	Billing	
	Professional	262
	Testing	1386
	Other	14
640	Rents	
650	Transportation Expense	1115
655	Insurance Expense	1443
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	723
670	Bad Debt Expense	
675	Miscellaneous Expenses	1223
	Total Water Operation And Maintenance Expense	\$ 16726 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	64	66	66
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
Total			64	66	66

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: Keen Sales, Rentals and Utilities, Inc.

SYSTEM NAME: Alruas Water Works

YEAR OF REPORT
DECEMBER 31, 2002

PUMPING AND PURCHASED WATER STATISTICS

	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
(a)	(b)	(c)	(d)	(e)	(f)
January	0	366,140	109,84	355,150	355,150
February	0	383,820	115,14	372,306	372,306
March	0	357,227	89,30	348,297	348,297
April	0	413,641	15,289	421,552	421,552
May	0	484,369	16,652	467,417	467,417
June	0	471,250	13,100	458,150	458,150
July	0	385,350	10,697	374,753	374,753
August	0	351,040	10,882	340,158	340,158
September	0	403,360	11,173	392,187	392,187
October	0	398,096	10,947	387,149	387,149
November	0	369,824	10,724	359,100	359,100
December	0	355,040	11,183	343,857	343,857
Total for Year	0	4,762,357	142,275	4,620,082	4,620,082

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)[illegible]

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2002

SYSTEM NAME: D/B/A Alturas Water Works

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____				
Types of Well Construction and Casing _____	<u>Steel</u>			
Depth of Wells _____	<u>550</u>			
Diameters of Wells _____	<u>6</u>			
Pump - GPM _____	<u>350</u>			
Motor - HP _____	<u>15</u>			
Motor Type * _____	<u>Submersible</u>			
Yields of Wells in GPD _____	<u>?</u>			
Auxiliary Power _____	<u>Generator Rental</u>			

* Submersible, centrifugal, etc.

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	<u>Steel</u>			
Capacity of Tank _____	<u>3,000</u>			
Ground or Elevated _____	<u>Ground</u>			

HIGH SERVICE PUMPING

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

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

YEAR OF REPORT
 DECEMBER 31, 2002

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day	Unknown		
Type of Source	Ground		

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type	Standard		
Make	Franklin		
Permitted Capacity (GPD)	Unknown		
High service pumping	Unknown		
Gallons per minute	Unknown		
Reverse Osmosis	Unknown		
Lime Treatment			
Unit Rating	Unknown		
Filtration			
Pressure Sq. Ft.	Unknown		
Gravity GPD/Sq.Ft.	Unknown		
Disinfection			
Chlorinator	Yes		
Ozone			
Other			
Auxiliary Power	generator/Generator		

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2002

SYSTEM NAME: D/B/A Alturas Water Works

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. 46
2. Maximum number of ERCs * which can be served. 72
3. Present system connection capacity (in ERCs *) using existing lines. 66
4. Future connection capacity (in ERCs *) upon service area buildout. 75
5. Estimated annual increase in ERCs *. Unknown
6. Is the utility required to have fire flow capacity? No
If so, how much capacity is required? _____
7. Attach a description of the fire fighting facilities. Alturas Fire Station
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
None
9. When did the company last file a capacity analysis report with the DEP? Unknown
10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____
11. Department of Environmental Protection ID # 20.2083
12. Water Management District Consumptive Use Permit # 653-0057
 - a. Is the system in compliance with the requirements of the CUP? _____
 - b. If not, what are the utility's plans to gain compliance? _____

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

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

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

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

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

WASTEWATER OPERATING SECTION

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

OFFICIAL COPY

CLASS "C"

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



03 MAY 19 AM 10:33

DIVISION OF
ECONOMIC REGULATION

RECEIVED
PUBLIC SERVICE
COMMISSION

** Keen subdivisions * and 1 copy*

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2002

Keen Subdivisions

REPORT OF

Keen Sales, Rentals and Utilities, Inc.
(EXACT NAME OF UTILITY)

685 Dyson Road
Haines City, FL 33844
Mailing Address

Street Address County

Telephone Number 863-421-6827

Date Utility First Organized

Fax Number Same

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, Address and phone where records are located: Same

Name of subdivisions where services are provided: Keen Subdivisions

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Evelene Keen	President		
Person who prepared this report: Steve Heron / Amandor Chambers			
Officers and Managers: Evelene Keen			\$
			\$
			\$
			\$
			\$

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

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
			\$
			\$
			\$
			\$
			\$
			\$

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Keen Subdivisions

YEAR OF REPORT
DECEMBER 31, 2002

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 40618	\$ _____	\$ _____	\$ 40618
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 40618	\$ _____	\$ _____	\$ 40618
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 26775	\$ _____	\$ _____	\$ 26775
Depreciation Expense_____	F-5	4543	_____	_____	4543
CIAC Amortization Expense_____	F-8	_____	_____	_____	_____
Taxes Other Than Income_____	F-7	41031	_____	_____	41031
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 35349	_____	_____	\$ 35349
Net Operating Income (Loss)		\$ 5269	\$ _____	\$ _____	\$ 5269
Other Income:					
Nonutility Income_____		\$ 1419	\$ _____	\$ _____	\$ 1419
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		2131	_____	_____	2131
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ 3287	\$ _____	\$ _____	\$ 3287

UTILITY NAME:

Keen Sales Rentals and Utilities, Inc.

Keen Subdivisions

YEAR OF REPORT
DECEMBER 31, 2002

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 75628	\$ 75016
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	28227	25977
Net Utility Plant -----		\$ 47401	\$ 49039
Cash -----			510
Customer Accounts Receivable (141) -----			443
Other Assets (Specify): -----		1326	37600
Intercompany Accts		43164	30
Deposits Due			
Total Assets -----		\$ 91891	\$ 87672
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	235	235
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6	41208	37921
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$ 41443	\$ 38156
Long Term Debt (224) -----	F-6	\$ 45809	\$ 49196
Accounts Payable (231) -----		3123	320
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----		1515	
Other Liabilities (Specify) -----			
Resolving		1	
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ 91891	\$ 87672

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Keen Subdivisions

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	\$	\$	\$ 75628
Construction Work in Progress (105) _____				
Other (Specify) _____				

Total Utility Plant _____	\$ 75628	\$	\$	\$ 75628

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 25977	\$	\$	\$ 25,977
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ 41543	\$	\$	\$ 41543
Salvage _____				
Other Credits (specify) _____				

Total Credits _____	\$	\$	\$	\$
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$	\$	\$	\$
Cost of removal _____	2293			2293
Other debits (specify) _____				

Total Debits _____	\$	\$	\$	\$
Balance End of Year _____	\$ 28227	\$	\$	\$ 28227

UTILITY NAME: Keen Subdivisions

YEAR OF REPORT
DECEMBER 31, 2002

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	235	
Shares authorized _____		
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 _____	\$ _____	\$ 37921
Changes during the year (Specify): income		3287
Balance end of year _____	\$ _____	\$ 41208

PROPRIETARY CAPITAL (218)

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

LONG TERM DEBT (224)

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

UTILITY NAME: Keen 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				
Taxes Other Than Income:				
State ad valorem tax				
Local property tax	1097			1097
Regulatory assessment fee	1828			1828
Other (Specify)				
<u>Payroll</u>	1106			1106
Total Tax Expense	\$ 4031	\$	\$	\$ 4031

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.

[illegible]

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Keen Subdivisions

YEAR OF REPORT
DECEMBER 31, 2002

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

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

Report below all developers or contractors agreements from which cash or property was received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
<div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div>		<div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div>	<div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div>	<div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div>
Sub-total _____			\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.				
Description of Charge	Number of Connections	Charge per Connection		
<div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div>	<div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div>	<div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 10px; width: 100%;"></div>	\$ _____	\$ _____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ _____	\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

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

Keen Sales, 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 "A"

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

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

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

APPROVED AFUDC RATE

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

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Keen Subdivisions

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_____				
303	Land and Land Rights_____	51000			51000
304	Structures and Improvements_____		140		140
305	Collecting and Impounding Reservoirs_____				
306	Lake, River and Other Intakes_____				
307	Wells and Springs_____	134136			134136
308	Infiltration Galleries and Tunnels_____				
309	Supply Mains_____				
310	Power Generation Equipment_____				
311	Pumping Equipment_____	10143			10143
320	Water Treatment Equipment_____	7053			7053
330	Distribution Reservoirs and Standpipes_____	10000			10000
331	Transmission and Distribution Lines_____	15500			15500
333	Services_____				
334	Meters and Meter Installations_____	2727	132		2859
335	Hydrants_____	1800			1800
336	Backflow Prevention Devices_____				
339	Other Plant and Miscellaneous Equipment_____				
340	Office Furniture and Equipment_____	879			879
341	Transportation Equipment_____	5810	4817	4575	6052
342	Stores Equipment_____				
343	Tools, Shop and Garage Equipment_____	146	48		194
344	Laboratory Equipment_____				
345	Power Operated Equipment_____				
346	Communication Equipment_____				
347	Miscellaneous Equipment_____	2847			2847
348	Other Tangible Plant_____	675			675
	Total Water Plant_____	\$ 75216	\$ 5187	\$ 4575	\$ 75228

UTILITY NAME: Keen Subdivisions

Keen Sales, Rentals and Utilities, Inc.

YEAR OF REPORT
DECEMBER 31, 2002

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements		%	%	\$	\$		\$
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs		%	%				
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment		%	%				
311	Pumping Equipment		%	%				
320	Water Treatment Equipment		%	%				
330	Distribution Reservoirs & Standpipes		%	%				
331	Trans. & Dist. Mains		%	%				
333	Services		%	%				
334	Meter & Meter Installations		%	%				
335	Hydrants		%	%				
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	%				
341	Transportation Equipment		%	%				
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment		%	%				
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	%				
	Totals				\$	\$	\$	\$

* This amount should tie to Sheet F-5.

UTILITY NAME: Keen Subdivisions

YEAR OF REPORT
DECEMBER 31, 2002

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 114041
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	2825
604	Employee Pensions and Benefits	779
610	Purchased Water	
615	Purchased Power	1931
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	1646
630	Contractual Services:	
	Billing	
	Professional	149
	Testing	1467
	Other	27
640	Rents	
650	Transportation Expense	1458
655	Insurance Expense	3002
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	349
675	Miscellaneous Expenses	1736
	Total Water Operation And Maintenance Expense	\$ 26775
	* This amount should tie to Sheet F-3.	

WATER CUSTOMERS

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

** D = Displacement
C = Compound
T = Turbine

SYSTEM NAME: Keen Subd. visions

PUMPING AND PURCHASED WATER STATISTICS

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

MAINS (FEET)

Keen Sales, Rentals and Utilities, Inc

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2002

SYSTEM NAME: Keen Subdivisions

WELLS AND WELL PUMPS

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

RESERVOIRS

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

HIGH SERVICE PUMPING

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

12ten Sales, Rentals and Utilities, Inc.
 UTILITY NAME: 12ten 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_____	<u>Unknown</u>		
Type of Source_____	<u>Ground</u>		

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	<u>Standard</u>		
Make_____	<u>Goulds</u>		
Permitted Capacity (GPD)_____	<u>Unknown</u>		
High service pumping	<u>Unknown</u>		
Gallons per minute_____	<u>Unknown</u>		
Reverse Osmosis_____	<u>Unknown</u>		
Lime Treatment			
Unit Rating_____	<u>Unknown</u>		
Filtration			
Pressure Sq. Ft._____	<u>Unknown</u>		
Gravity GPD/Sq.Ft._____	<u>Unknown</u>		
Disinfection			
Chlorinator_____	<u>Yes</u>		
Ozone_____	<u>no</u>		
Other_____			
Auxiliary Power_____	<u>Generator</u>		
	<u>Rental</u>		

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2002

SYSTEM NAME: Keen Subdivisions

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. 137
2. Maximum number of ERCs * which can be served. Unknown
3. Present system connection capacity (in ERCs *) using existing lines. Unknown
4. Future connection capacity (in ERCs *) upon service area buildout. Unknown
5. Estimated annual increase in ERCs *. Unknown
6. Is the utility required to have fire flow capacity? No
If so, how much capacity is required? _____
7. Attach a description of the fire fighting facilities. City of Haines City Fire Department
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
None
9. When did the company last file a capacity analysis report with the DEP? Unknown
10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____
11. Department of Environmental Protection ID # 9569
12. Water Management District Consumptive Use Permit # 653-5235
 - a. Is the system in compliance with the requirements of the CUP? Yes
 - b. If not, what are the utility's plans to gain compliance? _____

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

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

Divide the total annual single family residence (SFR) gallons sold by the average number of 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.

Keen Sales, Rentals and Utilities, Inc.
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:

- 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

1. ☒ 2. ☒ 3. ☒ 4. ☒ Emile R. Keen *

(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.

OFFICIAL COPY
DIVISION OF
WATER AND WASTEWATER
CLASS 8 AND C

Do Not Remove from this Office

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

* Paradise Island *

Submitted To The

STATE OF FLORIDA



only 1 copy
PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2002

RECEIVED
PUBLIC SERVICE
COMMISSION
03 MAY 19 AM 10:33
DIVISION OF
ECONOMIC REGULATION

D/B/A Lake Region Paradise Island

REPORT OF

Keen Sales, Rentals and Utilities, Inc.
(EXACT NAME OF UTILITY)

685 Dyson Road same
Haines City, FL 33844
Mailing Address Street Address County

Telephone Number 883-421-6827 Date Utility First Organized 1/91

Fax Number same 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, Address and phone where records are located: 685 Dyson Road
Haines City, FL 33844

Name of subdivisions where services are provided: Lake Region Paradise Island

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Evelene Keen</u>	<u>President</u>	<u>same as above</u>	
Person who prepared this report: <u>Steve Herman / Amanda Chambers</u>			
Officers and Managers: <u>Evelene Keen</u>	<u>President</u>		\$ _____
			\$ _____
			\$ _____
			\$ _____
			\$ _____

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

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

Kiwa Sales, Rentals and Utilities, Inc.

UTILITY NAME: Lake Region Paradise Island

YEAR OF REPORT
DECEMBER 31, 2002

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 22,821	\$ _____	\$ _____	\$ 22,821
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 22,821	\$ _____	\$ _____	\$ 22,821
Operation Expense (Must tie to pages W-3 and S-3)	W-3				
	S-3	\$ 22,431	\$ _____	\$ _____	\$ 22,431
Depreciation Expense_____	F-5	1909	_____	_____	1909
CIAC Amortization Expense_____	F-8	_____	_____	_____	_____
Taxes Other Than Income_____	F-7	2413	_____	_____	2413
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 26,753	\$ _____	\$ _____	\$ 26,753
Net Operating Income (Loss)		\$ (3932)	\$ _____	\$ _____	\$ (3932)
Other Income:					
Nonutility Income_____		\$ 102	\$ _____	\$ _____	\$ 102
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		1840	_____	_____	1840
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ (5670)	\$ _____	\$ _____	\$ (5670)

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

YEAR OF REPORT
 DECEMBER 31, 2002

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 33177	\$ 32766
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	10417	10054
Net Utility Plant -----		\$ 22760	\$ 22712
Cash -----		0	344
Customer Accounts Receivable (141) -----		140	8
Other Assets (Specify): -----			21
Deposits Due -----			
Rounding -----		1	
Total Assets -----		\$ 22,900	\$ 23085
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	159	159
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6	(20958)	(15288)
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$ (20799)	\$ (15129)
Long Term Debt (224) -----	F-6	\$ 30903	\$ 33188
Accounts Payable (231) -----		2107	216
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----		887	
Other Liabilities (Specify) -----			
Inter Company Accounts -----		9803	4810
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ 22901	\$ 23085

Kien Sales, Rentals and Utilities, Inc.

UTILITY NAME: Lake Region Paradise Island

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	\$	\$	\$ 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 _____	15416	_____	_____	15416
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$	\$	\$	\$
Balance End of Year _____	\$ 10417	\$	\$	\$ 10417

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

YEAR OF REPORT
 DECEMBER 31, 2002

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	159	
Shares authorized _____		
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 _____	\$ _____	\$ (15285)
Changes during the year (Specify): <u>Income (Loss)</u>		(5670)
Balance end of year _____	\$ _____	\$ (20955)

PROPRIETARY CAPITAL (218)

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

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
<u>Attached</u>			\$ 30903
Total _____			\$ 30903

UTILITY NAME:

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			574
Regulatory assessment fee	1099			1099
Other (Specify)				
Payroll	740			740
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.

[illegible]

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Lake Region Paradise Island
none

YEAR OF REPORT
DECEMBER 31, 2002

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

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

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

ACCUMULATED AMORTIZATION OF CIAC (272)

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

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

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

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	_____	_____ %	_____ %	_____ %
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**
UTILITY NAME: Keen Sales, Rentals and Utilities, Inc.
Lalce Region Paradise Island

YEAR OF REPORT
DECEMBER 31, 2002

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

	2017	2016	2015	2014	2013
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):

1. The first part of the document is a header section containing the title "THE HISTORY OF THE UNITED STATES OF AMERICA" and the author "BY JAMES M. SMITH, LL.D." followed by the publisher information "NEW YORK: PUBLISHED BY J. B. LIPPINCOTT & CO., 15 N. 2ND ST. 1854."

2. The second part of the document is a preface section where the author discusses the purpose and scope of the work, mentioning the challenges of writing a comprehensive history of the United States.

3. The third part of the document is the main body of the text, which begins with the chapter "THE DISCOVERY OF AMERICA" and continues through various chapters detailing the early history of the continent.

4. The fourth part of the document is a concluding section where the author summarizes the key events and themes of the history, reflecting on the progress of the nation.

5. The fifth part of the document is an index section listing the names of the various individuals and places mentioned throughout the text, organized alphabetically.

WATER OPERATING SECTION

Keen Sales 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				
303	Land and Land Rights	2000			2000
304	Structures and Improvements	4500	128		4628
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	3000			3000
308	Infiltration Galleries and Tunnels				
309	Supply Mains				
310	Power Generation Equipment				
311	Pumping Equipment	4106			4106
320	Water Treatment Equipment	2840			2840
330	Distribution Reservoirs and Standpipes	1000			1000
331	Transmission and Distribution Lines	9617			9617
333	Services				
334	Meters and Meter Installations	3992	88		3980
335	Hydrants	900			900
336	Backflow Prevention Devices				
339	Other Plant and Miscellaneous Equipment				
340	Office Furniture and Equipment	593			593
341	Transportation Equipment	3920	3250	3087	4083
342	Stores Equipment				
343	Tools, Shop and Garage Equipment	98	32		130
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant				
	Total Water Plant	\$ 32766	\$ 3498	\$ 3087	\$ 33177

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

YEAR OF REPORT
DECEMBER 31, 2002

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f+g+h=i) (i)
304	Structures and Improvements	28	3.52 %	%	\$ 803	\$ 163	\$	\$ 966
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	18	5.57 %	%	833	167		1000
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment		%	%				
311	Pumping Equipment	17	5.41 %	%	56	24		180
320	Water Treatment Equipment	7	14.26 %	%	1859	405		2264
330	Distribution Reservoirs & Standpipes	30	3.50 %	%	158	33		191
331	Trans. & Dist. Mains	410	2.48 %	%	2923	277		3200
333	Services		%	%				
334	Meter & Meter Installations	17	5.78 %	%	1223	230		1453
335	Hydrants	410	2.44 %	%	225	22		247
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	%				
341	Equipment	13	9.65 %	%	199	59		258
342	Transportation Equipment	6	12.71 %	%	1650	521	15216	1631
343	Stores Equipment		%	%				
344	Tools, Shop and Garage Equipment	15	6.15 %	%	19	8		27
345	Laboratory Equipment		%	%				
346	Power Operated Equipment		%	%				
347	Communication Equipment		%	%				
348	Miscellaneous Equipment		%	%				
	Other Tangible Plant		%	%				
	Totals				\$ 10054	\$ 1909	\$ 15216	\$ 10417 *

* This amount should tie to Sheet F-5.

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

YEAR OF REPORT
 DECEMBER 31, 2002

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 7689
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	19,060
604	Employee Pensions and Benefits	525
610	Purchased Water	
615	Purchased Power	1947
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	2307
630	Contractual Services:	
	Billing	
	Professional	1091
	Testing	1415
	Other	631
640	Rents	
650	Transportation Expense	1136
655	Insurance Expense	2331
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	0
670	Bad Debt Expense	
675	Miscellaneous Expenses	1458
	Total Water Operation And Maintenance Expense	\$ 22431 *
	* This amount should tie to Sheet F-3.	

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	86	95	95
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
Total			86	95	95
** D = Displacement C = Compound T = Turbine					

UTILITY NAME: _____
SYSTEM NAME: Lake Region Paradise Island

<p>YEAR OF REPORT DECEMBER 31, 2002</p>

PUMPING AND PURCHASED WATER STATISTICS

	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
(a)	(b)	(c)	(d)	(e)	(f)
January	0	944,700	27,652	917,048	917,048
February	0	777,182	19,429	757,753	757,753
March	0	1,047,420	32,470	1,014,950	1,014,950
April	0	1,140,790	32,512	1,108,278	1,108,278
May	0	1,715,960	60,058	1,655,902	1,655,902
June	0	1,964,229	57,944	1,906,285	1,906,285
July	0	1,150,786	34,263	1,116,493	1,116,493
August	0	906,470	27,012	879,458	879,458
September	0	875,552	25,128	850,422	850,422
October	0	1,033,040	28,821	1,004,219	1,004,219
November	0	1,131,741	35,197	1,096,544	1,096,544
December	0	1,171,399	36,547	1,134,852	1,134,852
Total for Year	0	12,904,267	417,063	13,442,204	13,442,204

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)[illegible]

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2002

SYSTEM NAME: Lake Region Paradise Island

WELLS AND WELL PUMPS

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

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	<u>Steel</u>			
Capacity of Tank _____	<u>7,500</u>			
Ground or Elevated _____	<u>Ground</u>			

HIGH SERVICE PUMPING

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

UTILITY NAME: Lake Region Paradise Island

YEAR OF REPORT
DECEMBER 31, 2002

SOURCE OF SUPPLY

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

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type	<u>Standard</u>		
Make	<u>Gaydos</u>		
Permitted Capacity (GPD)	<u>Unknown</u>		
High service pumping	<u>Unknown</u>		
Gallons per minute	<u>Unknown</u>		
Reverse Osmosis	<u>Unknown</u>		
Lime Treatment			
Unit Rating	<u>Unknown</u>		
Filtration			
Pressure Sq. Ft.	<u>Unknown</u>		
Gravity GPD/Sq.Ft.	<u>Unknown</u>		
Disinfection			
Chlorinator	<u>Yes</u>		
Ozone	<u>n/a</u>		
Other			
Auxiliary Power	<u>Generator Rental</u>		

UTILITY NAME: _____

SYSTEM NAME: Lake Region Paradise 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. 93
2. Maximum number of ERCs * which can be served. Unknown
3. Present system connection capacity (in ERCs *) using existing lines. Unknown
4. Future connection capacity (in ERCs *) upon service area buildout. Unknown
5. Estimated annual increase in ERCs *. Unknown
6. Is the utility required to have fire flow capacity? No
If so, how much capacity is required? _____
7. Attach a description of the fire fighting facilities. City of Haines City Fire 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? Unknown
10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____
11. Department of Environmental Protection ID # 20.6679.01
12. Water Management District Consumptive Use Permit # 1653-1340
 - a. Is the system in compliance with the requirements of the CUP? Yes
 - b. If not, what are the utility's plans to gain compliance? _____

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

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

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

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

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

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, Inc.

UTILITY NAME: Lake Region Paradise Island

YEAR OF REPORT
DECEMBER 31, 2002

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

1. ☒ 2. ☒ 3. ☒ 4. ☒ Emilia R. Khan *

(signature of chief executive officer of the utility)

Date: 5-13-03

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.



OFFICIAL COPY

DIVISION OF

WATER AND SEWER

CLASS C

Do Not Remove from this Office

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

Sunrise Water Company

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

only 1 copy

FOR THE

YEAR ENDED DECEMBER 31, 2002

RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION

03 MAY 19 AM 10:33

DIVISION OF
ECONOMIC REGULATION

D/B/A Sunrise Water Works

REPORT OF

Keen Sales, Rentals and Utilities, Inc.
(EXACT NAME OF UTILITY)

685 Dyson Road
Haines City, FL 33844
Mailing Address

same

Street Address County

Telephone Number 823-6121-6827

Date Utility First Organized

Fax Number same

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, Address and phone where records are located: 685 Dyson Road
Haines City, FL 33844

Name of subdivisions where services are provided: Sun Acres

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Evelene Keen</u>	<u>President</u>		<u>0</u>
Person who prepared this report: <u>Steve Herman / Amanda Chambers</u>			
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:

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
<u>Evelene Keen</u>	<u>President</u>		<u>0</u>
			\$
			\$
			\$
			\$
			\$
			\$
			\$

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Sunrise Water Works

YEAR OF REPORT
DECEMBER 31, 2002

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 62828	\$	\$	\$ 62828
Commercial_____					
Industrial_____					
Multiple Family_____					
Guaranteed Revenues_____					
Other (Specify)_____					
Total Gross Revenue_____		\$ 62828	\$	\$	\$ 62828
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 51760	\$	\$	\$ 51760
Depreciation Expense_____	F-5	52179			52179
CIAC Amortization Expense_____	F-8	(326)			(326)
Taxes Other Than Income_____	F-7	6395			6395
Income Taxes_____	F-7				
Total Operating Expense		\$ 63308			\$ 63308
Net Operating Income (Loss)		\$ (480)	\$	\$	\$ (480)
Other Income:					
Nonutility Income_____		\$ 312	\$	\$	\$ 312
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$	\$	\$	\$
Interest Expense_____		4557			4557
Net Income (Loss)		\$ (4724)	\$	\$	\$ (4724)

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Sunrise Water Works

YEAR OF REPORT
DECEMBER 31, 2002

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ <u>103159</u>	\$ <u>100929</u>
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	<u>410764</u>	<u>410047</u>
Net Utility Plant _____		\$ <u>62395</u>	\$ <u>60882</u>
Cash _____		<u>1343</u>	<u>1059</u>
Customer Accounts Receivable (141) _____		<u>660</u>	<u>396</u>
Other Assets (Specify): _____			
<u>Intangible Assets</u>			<u>64</u>
<u>Utility Plant Acq. Acct.</u>		<u>28047</u>	<u>28047</u>
Total Assets _____		\$ <u>92445</u>	\$ <u>90448</u>
Liabilities and Capital:			
Common Stock Issued (201) _____	F-6	<u>489</u>	<u>489</u>
Preferred Stock Issued (204) _____	F-6		
Other Paid in Capital (211) _____			
Retained Earnings (215) _____	F-6	<u>(32720)</u>	<u>(27,995)</u>
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6		
Total Capital _____		\$ <u>(32231)</u>	\$ <u>(27526)</u>
Long Term Debt (224) _____	F-6	\$ <u>95160</u>	\$ <u>102196</u>
Accounts Payable (231) _____		<u>6487</u>	<u>667</u>
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____		<u>2178</u>	
Other Liabilities (Specify) _____			
<u>Inter Company Acct</u>		<u>12809</u>	<u>6725</u>
Advances for Construction _____			
Contributions in Aid of Construction - Net (271-272) _____	F-8	<u>8042</u>	<u>8368</u>
Total Liabilities and Capital _____		\$ <u>92445</u>	\$ <u>90448</u>

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Sunrise Water Works

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)	\$ 103159	\$	\$	\$ 103159
Construction Work in Progress (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	\$	\$	\$ 40047
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ 5279	\$	\$	\$ 5279
Salvage _____				
Other Credits (specify) _____				
Total Credits _____	\$	\$	\$	\$
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$	\$	\$	\$
Cost of removal _____	4762			4762
Other debits (specify) _____				
Total Debits _____	\$	\$	\$	\$
Balance End of Year _____	\$ 40764	\$	\$	\$ 40764

UTILITY NAME: Green Sales, Rentals and Utilities, Inc.
Surprise Water Works

YEAR OF REPORT
DECEMBER 31, 2002

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	489	
Shares authorized _____		
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 _____	\$ _____	\$ (27995)
Changes during the year (Specify): <u>Income</u> <u>Retainable Rounding</u>		(4724) LI
Balance end of year _____	\$ _____	\$ (32720)

PROPRIETARY CAPITAL (218)

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

LONG TERM DEBT (224)

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

UTILITY NAME: Sunrise Water Works

TAX EXPENSE

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

[illegible]

UTILITY NAME: Sunrise Water Works

YEAR OF REPORT
DECEMBER 31, 2002

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ 12343	\$ _____	\$ _____
2) Add credits during year _____	\$ _____	\$ _____	\$ _____
3) Total _____	_____	_____	_____
4) Deduct charges during the year _____	_____	_____	_____
5) Balance end of year _____	_____	_____	_____
6) Less Accumulated Amortization _____	_____	_____	_____
7) Net CIAC _____	\$ 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-total _____			\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.				
Description of Charge	Number of Connections	Charge per Connection		
		\$ _____	\$ _____	\$ _____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ _____	\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

	<u>Water</u>	<u>Wastewater</u>	<u>Total</u>
Balance First of Year _____	\$ 41025	\$ _____	\$ 41025
Add Debits During Year: _____	_____	_____	_____
Deduct Credits During Year: _____	326	_____	326
Balance End of Year (Must agree with line #6 above.)	\$ 41351	\$ _____	\$ 41351

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

UTILITY NAME: Sunrise 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	\$ <u>489</u>	_____ %	_____ %	_____ %
Preferred Stock	_____	_____ %	_____ %	_____ %
Long Term Debt	<u>10246</u>	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
Total	\$ _____	<u>100.00</u> %		_____ %

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

APPROVED AFUDC RATE

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

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

UTILITY NAME: Sunrise Water Works

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	\$ 489	\$	\$	\$	\$
Preferred Stock					
Long Term Debt	951100				
Customer Deposits					
Tax Credits-Zero Cost					
Tax Credits-Weighted					
Cost of Capital					
Deferred Income Taxes					
Other (Explain)					
Total	\$ 95649	\$	\$	\$	\$

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

1

**WATER
OPERATING
SECTION**

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Sunrise 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 _____	_____	_____	_____	_____
303	Land and Land Rights _____	_____	_____	_____	_____
304	Structures and Improvements _____	6116	394	_____	6513
305	Collecting and Impounding Reservoirs _____	_____	_____	_____	_____
306	Lake, River and Other Intakes _____	_____	_____	_____	_____
307	Wells and Springs _____	16472	_____	_____	16472
308	Infiltration Galleries and Tunnels _____	_____	_____	_____	_____
309	Supply Mains _____	_____	_____	_____	_____
310	Power Generation Equipment _____	11074	_____	_____	11074
311	Pumping Equipment _____	3000	_____	_____	3000
320	Water Treatment Equipment _____	3933	_____	_____	3933
330	Distribution Reservoirs and Standpipes _____	21485	_____	_____	21485
331	Transmission and Distribution Lines _____	12343	_____	_____	12343
333	Services _____	_____	_____	_____	_____
334	Meters and Meter Installations _____	9367	1234	_____	10601
335	Hydrants _____	_____	_____	_____	_____
336	Backflow Prevention Devices _____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment _____	_____	_____	_____	_____
340	Office Furniture and Equipment _____	1825	_____	_____	1825
341	Transportation Equipment _____	12070	10008	9505	12573
342	Stores Equipment _____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment _____	303	99	_____	402
344	Laboratory Equipment _____	_____	_____	_____	_____
345	Power Operated Equipment _____	_____	_____	_____	_____
346	Communication Equipment _____	_____	_____	_____	_____
347	Miscellaneous Equipment _____	2388	_____	_____	2388
348	Other Tangible Plant _____	_____	_____	_____	_____
	Total Water Plant _____	\$ 100424	\$ 11735	\$ 9505	\$ 103159

UTILITY NAME: Keen Sales, Rentals and Utilities, Inc.
Sunrise Water Works

YEAR OF REPORT
DECEMBER 31, 2002

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f+g+h=i) (i)
304	Structures and Improvements	28	%	3.45%	\$ 1698	\$	\$ 225	\$ 1923
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	18	%	3.75%	6520		628	7151
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment	17	%	5.68%	9605		651	6250
311	Pumping Equipment	12	%	6.67%	1589		200	1789
320	Water Treatment Equipment	15	%	5.87%	1990		231	2221
330	Distribution Reservoirs & Standpipes	30	%	3.03%	7457		651	8108
331	Trans. & Dist. Mains	40	%	2.43%	4123		326	4351
333	Services		%	%				
334	Meter & Meter Installations	17	%	6.04%	4290		640	4930
335	Hydrants		%	%				
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	%				
341	Transportation Equipment	13	%	6.98%	613		180	793
342	Stores Equipment	6	%	12.77%	5049	4762	1605	1942
343	Tools, Shop and Garage Equipment	15	%	5.72%	59		23	82
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment	20	%	4.98%	1090		119	1209
348	Other Tangible Plant		%	%				
	Totals				\$ 40047	\$ 4762	\$ 549	\$ 40764

* This amount should tie to Sheet F-5.

Kien Sales, Rentals and Utilities, Inc.
 UTILITY NAME: Swiss Water Works

YEAR OF REPORT
 DECEMBER 31, 2002

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 23627
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	5648
604	Employee Pensions and Benefits	1618
610	Purchased Water	
615	Purchased Power	1950
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	3053
630	Contractual Services:	
	Billing	
	Professional	587
	Testing	1747
	Other	61
640	Rents	
650	Transportation Expense	3576
655	Insurance Expense	5223
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	1043
675	Miscellaneous Expenses	3417
	Total Water Operation And Maintenance Expense	\$ 51760 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

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

** D = Displacement
 C = Compound
 T = Turbine

UTILITY NAME: _____
SYSTEM NAME: Sunrise Water Works

YEAR OF REPORT
DECEMBER 31, 2002

PUMPING AND PURCHASED WATER STATISTICS

	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
(a)	(b)	(c)	(d)	(e)	(f)
January	0	1,330,652	412,580	1,288,072	1,288,072
February	0	1,358,800	412,802	1,315,998	1,315,998
March	0	1,393,650	44,040	1,349,650	1,349,650
April	0	1,896,701	60,125	1,836,576	1,836,576
May	0	1,902,468	54,527	1,848,921	1,842,921
June	0	1,764,975	58,420	1,706,555	1,706,555
July	0	1,378,026	41,202	1,336,824	1,336,824
August	0	1,391,763	41,613	1,350,150	1,350,150
September	0	1,380,477	43,208	1,337,269	1,357,269
October	0	1,396,306	44,522	1,351,764	1,351,764
November	0	1,416,441	44,428	1,375,013	1,375,013
December	0	1,377,141	47,691	1,372,858	
Total for Year	0	17,990,440	570,248	17,463,642	16,090,792

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)[illegible]

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2002

SYSTEM NAME: Surprise Water Works

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____				
Types of Well Construction and Casing _____	Portable Blade	Portable Blade		
Depth of Wells _____				
Diameters of Wells _____	6	4		
Pump - GPM _____	350	100		
Motor - HP _____	25	7		
Motor Type * _____	Submersible	Submersible		
Yields of Wells in GPD _____				
Auxiliary Power _____	Win-Co	Win-Co		
* Submersible, centrifugal, etc.	Generator	Generator		

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Steel	Steel		
Capacity of Tank _____	4,000	3,000		
Ground or Elevated _____	Ground	Ground		

HIGH SERVICE PUMPING

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

Keen Sales, Rentals and Utilities
 UTILITY NAME: Sunrise Water Company

YEAR OF REPORT
 DECEMBER 31, 2002

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day	504,000		
Type of Source	Ground		

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type	Standard		
Make	Gruid		
Permitted Capacity (GPD)	Unknown		
High service pumping	Unknown		
Gallons per minute	Unknown		
Reverse Osmosis	Unknown		
Lime Treatment			
Unit Rating	Unknown		
Filtration			
Pressure Sq. Ft.	Unknown		
Gravity GPD/Sq.Ft.	Unknown		
Disinfection	pulsation 30 GPD		
Chlorinator	Sodium Hypochlorite		
Ozone			
Other			
Auxiliary Power	W-6		

Keen Sales, Rentals and Utilities

UTILITY NAME: _____

SYSTEM NAME: _____

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. 255
2. Maximum number of ERCs * which can be served. 1440
3. Present system connection capacity (in ERCs *) using existing lines. 282
4. Future connection capacity (in ERCs *) upon service area buildout. Unknown
5. Estimated annual increase in ERCs *. n/a
6. Is the utility required to have fire flow capacity? No
If so, how much capacity is required? _____
7. Attach a description of the fire fighting facilities.
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
none
9. When did the company last file a capacity analysis report with the DEP? Unknown
10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____
11. Department of Environmental Protection ID # 20, 3214, 03
12. Water Management District Consumptive Use Permit # 653-1739
 - a. Is the system in compliance with the requirements of the CUP? Yes
 - b. If not, what are the utility's plans to gain compliance? _____

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

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

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

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

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

WASTEWATER OPERATING SECTION

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

UTILITY NAME:

Keen Sales, Rentals and Utilities, Inc.
Attn: Karen Perloff

YEAR OF REPORT
DECEMBER 31, 2002

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

1. ☒ 2. ☒ 3. ☒ 4. ☒

Emile R. Ica *
(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.