CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WU771-03-AR Keen Sales, Rentals and Utilities, Inc. 685 Dyson Road Haines City, FL 33844-8587

*** ALTURAS ***

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2003

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

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FINANCIAL SECTION

REPORT OF

KEEN SALES, RENTALS AND	UTILITIES, INC	D/B/A ALTURAS WAT	ER WORKS, INC.
	(EXACT NAME OF UT	ILITY)	
685 DYSON ROAD - HAINES Mailing Address	CITY, FLORIDA 3	3844 - SAME - P Street Address	OLK County
Telephone Number 863-421-68		te Utility First Organized	
Fax Number 863-421-6827	E-r	mail AddressSKTSME1@	aol.com
Sunshine State One-Call of Florida, Inc. M	1ember No.		
Check the business entity of the utility as t	filed with the Internal Revenue	Service:	
Individual X Sub Chapter S	S Corporation	1120 Corporation	Partnership
Name, Address and phone where records	are located: 685 DYSO	N ROAD - HAINES CI	TY, FL 33844
	provided ALTURAS		
Name of subdivisions where services are	provided		
	CONTACTS:		
	CONTACTO.		Salary
	Tial -	Principle Business Address	Charged Utility
Name	Title	Filliciple Business Address	
Person to send correspondence: EARLENE KEEN	PRESIDENT	ABOVE	
Person who prepared this report: AMANDA CHAMBERS			
Officers and Managers: EARLENE KEEN	PRESIDENT		\$ \$
K. BLAKE KEEN-KIMBREL SHELLY K. KIKER MELINDA K. DUNNAHOE	VICE-PRESIDENT SECRETARY TREASURER		\$ \$ \$
			<u></u>
Report every corporation or person owning securities of the reporting utility:	ng or holding directly or indirec	tly 5 percent or more of the vo	iting
Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
			\$
			\$ \$
			\$
			\$

INCOME STATEMENT

	Ref.				Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue: Residential Commercial Industrial Multiple Family Guaranteed Revenues Other (Specify)		\$ 24740	\$	\$	\$ 24740
Total Gross Revenue		\$ 24,740	\$	\$	\$ 24,740
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 36,189	\$	\$	\$ 36,189
Depreciation Expense	F-5	2,730			2,730
CIAC Amortization Expense_	F-8				1 601
Taxes Other Than Income	F-7	1,681			1,681
Income Taxes	F-7				\$ 40,600
Total Operating Expense		\$ 40,600			
Net Operating Income (Loss)	·	\$ (15,860)	\$	\$	\$_(15,860)
Other Income: Nonutility Income		\$	\$	\$	\$
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense		\$ 2,784	\$	\$	\$ 2,784
Net Income (Loss)		\$ (18,644)	\$	\$	\$ (18,644)

UTILITY NAME: ALTURAS WATER WORKS

YEAR OF REPORT DECEMBER 31, 2003

COMPARATIVE BALANCE SHEET

	Reference	Current	Previous
ACCOUNT NAME	Page	Year	Year
Assets:			
Utility Plant in Service (101-105)	F-5,W-1,S-1	\$ 46,707	\$ 46,707
Accumulated Depreciation and Amortization (108)	F-5,W-2,S-2	8,881	6,151
Net Utility Plant		\$ 37,826	\$ 40,556
CashCustomer Accounts Receivable (141)		182	611
Other Assets (Specify): INTER COMPANY			
Total Assets		\$ _38,008	\$41,167
Liabilities and Capital:			
Common Stock Issued (201) Preferred Stock Issued (204)	^	117	117
Other Paid in Capital (211) Retained Earnings (215)		(23,304)	(4,660)
Propietary Capital (Proprietary and partnership only) (218)	F-6		
Total Capital		\$ (23,187)	\$ (4,543)
Long Term Debt (224)Accounts Payable (231)Notes Payable (232)	F-6	\$ <u>22,539</u> 5,775	\$ <u>22,729</u> <u>1,549</u>
Customer Deposits (235) Accrued Taxes (236)	-	1,062	879
Other Liabilities (Specify) ROUNDING INTERCOMPANY ACCOUNT	-	31,819	1 20,552
Advances for ConstructionContributions in Aid of	-		
Construction - Net (271-272)	F-8	38 008	\$ 41,167
Total Liabilities and Capital	-	\$ 38,008	\$ 41,101

UTILITY NAME: ALTURAS WATER WORKS

YEAR OF REPORT DECEMBER 31, 2003

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	\$ 46,707	\$	\$	\$ 46,707
(105)Other (Specify)				
Total Utility Plant	\$ 46,707	\$	\$	\$_46,707

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$ 6,151	\$	\$	\$ 6,151
Add Credits During Year: Accruals charged to depreciation account Salvage Other Credits (specify)	\$ 2,730	\$	\$	\$ _ 2,730
Total Credits	\$2,730_	\$	\$	\$2,730
Deduct Debits During Year: Book cost of plant retired Cost of removal_ Other debits (specify)	\$	\$	\$	\$
Total Debits	\$	\$	\$	\$
Balance End of Year	\$ 8,881	\$	\$	\$8,881

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per shareShares authorized	117	
Shares issued and outstanding		
Dividends declared per share for year		

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year	\$	\$ (4,660)
Changes during the year (Specify): LOSS		18,644
Balance end of year	\$	\$ (23,304)

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
ATTACHED		22,539
Total		\$ 22,539

Sunrise 53,799.52)	(2,301.93) (3,352.43) 17,572.91) (9,938.58) (1,467.65) (5,929.67)
lbdivisions 25,898.59) (5	(1,108.13) (1,613.83) (8,459.43) (4,784.34) (706.51) (2,854.49) -45,425.32
Paradise Subdivisions Sunrise (17,471.09) (25,898.59) (53,799.52)	(549.83) (747.54) (800.74) (1,088.68) (4,197.37) (5,706.70) (2,373.88) (3,227.50) (350.55) (476.61) (1,416.33) (1,925.63)
Alturas (12,850.28) ((549.83) (800.74) (4,197.37) (2,373.88) (350.55) (1,416.33)
	9,004.98
Total 110,019.48	4,707.43 6,855.68 35,936.41 20,324.30 3,001.32 12,126.12
rest Rate # of Payments	60 60 60 60 60 60 60 60
Interest Rate	7.00 7.00 9.00 12.00 7.00 7.99 8.00
	Note Payable -Keen RE N/P - Jacob Hoff N/P - Grace Roberts N/P - Ray Keen 232 - Notes Payable:232.7 - AUTO LOAN 232 - Notes Payable:232.8 - LOAN - WHITING WATER WORKS 232 - Notes Payable:232.10 - N/P - First Union

Sunrise (53,799.52)	(1,108.13) (2,301.93) (1,613.83) (3,352.43) (8,459.43) (17,572.91) (4,784.34) (9,938.58) (706.51) (1,467.65) (2,854.49) (5,929.67) 45,425.32 -94,362.69
ubdivisions (25,898.59)	(1,108.13) (1,613.83) (8,459.43) (4,784.34) (706.51) (2,854.49) 45,425.32
Paradise Subdivisions Sunrise (17,471.09) (25,898.59) (53,799.5	(747.54) ((1,088.68) ((5,706.70) ((3,227.50) (476.61) (1,925.63) (-30,643.75 -
Alturas Paradise Subdivisions Sunrise (12,850.28) (17,471.09) (25,898.59) (53,799.52)	(549.83) (800.74) (4,197.37) (2,373.88) (350.55) (1,416.33)
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Long Term Loans Interest Rate # of Payments	60 60 60 60 60 60 60
l Interest Rate	7.00 7.00 9.00 12.00 7.00 7.99 8.00
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Alturas Paradise Subdivisions Sunrise (12,850.28) (17,471.09) (25,898.59) (53,799.52)	(1,108.13) (1,613.83) (8,459.43) (4,784.34) (706.51) (2,854.49) 45,425.32
Paradise S (17,471.09)	(1,088.68) (1,088.68) (5,706.70) (3,227.50) (476.61) (1,925.63)
Alturas (12,850.28)	(549.83) (800.74) (4,197.37) (2,373.88) (350.55) (1,416.33)
	9,004.98
Total 110,019.48	4,707.43 6,855.68 35,936.41 20,324.30 3,001.32 12,126.12
Long Term Loans Interest Rate # of Payments	60 60 60 60 60 60 60 60
I Interest Rate	7.00 7.00 9.00 12.00 7.00 7.99 8.00
	Note Payable -Keen RE N/P - Jacob Hoff N/P - Grace Roberts N/P - Ray Keen 232 · Notes Payable:232.7 · AUTO LOAN 232 · Notes Payable:232.8 · LOAN - WHITING WATER WORKS 232 · Notes Payable:232.10 · N/P - First Union

TAX EXPENSE

	\$	6	
			\$
1,023			1,023
526 132			526 132
	526	526 132	526 132

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
	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
	\$	\$	

KEEN SALES, RENTALS AND UTILITIES, INC. D/B/A

UTILITY NAME: ALTURAS WATER WORKS *** N/A***

YEAR OF REPORT DECEMBER 31 2003

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

	(a)	Water (b)	Wastewater (c)	Total (d)
1)	Balance first of yearAdd 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 co agreements from which cash or p received during the year.	ntractors roperty was	Indicate "Cash" or "Property"	Water	Wastewater
Sub-total			\$	\$
			4	
Report below all cap	acity charges, mail	n Action		
extension charges a charges received du	nd customer conne	ction		
Charges received do	Number of	Charge per		
Description of Charge	Connections	Connection		
			- _{\$}	\$
			i ĸ	
al Credits During Year (Must agr	ee with line # 2 abo	ove.)	\$	\$

ACCUMULATED AMORTIZATION OF CIAC (272)

Balance First of Year	<u>Water</u> \$	<u>Wastewater</u> \$	<u>Total</u> \$
Add Debits During Year:			
Deduct Credits During Year:			and the second s
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. D/B/A

UTILITY NAME: ALTURAS WATER WORKS

YEAR OF REPORT DECEMBER 31 2003

N/A

SCHEDULE "A"

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

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [cxd] (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:	and delicate the state of the s	%
Commission Order Number approving AFUDC rate:		

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

KEEN SALES, RENTALS AND UTILITIES, INC. D/B/A
YEAR OF REPORT

UTILITY NAME: ALTURAS WATER WORKS

DECEMBER 31, 2003

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)	\$ <u>117</u> <u>22,539</u> \$ <u>22,656</u>	\$	\$	\$	\$ <u>117</u> <u>22,539</u> \$ <u>22,656</u>

Explain below all adjustments made in Column (e):

WATER OPERATING SECTION

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	2,000			2,000
304	Structures and Improvements	94			94
305	Collecting and Impounding				
	Reservoirs				
306	Lake, River and Other				
	Intakes	2,000			2,000
307	Wells and Springs				
308	Infiltration Galleries and				
	Tunnels				
309	Supply Mains Power Generation Equipment				
310	Pumping Equipment	9,479			9,479
311	Water Treatment Equipment				2,000
330	Distribution Reservoirs and				
550	Standpipes	17,265			_17,265
331	Transmission and Distribution				
	Lines	3,000			3.000
333	Services			and the second second second second second second	
334	Meters and Meter	F 704			5,704
	Installations	5,704			
335	Hydrants				
336	Backflow Prevention Devices			Company of the second s	
339	Other Plant and Miscellaneous Equipment				
240	Office Furniture and				
340	Equipment	436			436
341	Transportation Equipment	13,303		Haman and the same of the same	13,303
342	Stores Equipment				
343	Tools, Shop and Garage				96
	Equipment	96			
344	Laboratory Equipment				
345	Power Operated Equipment				and produce a foreign of other displaces of a second-secon
346	Communication Equipment				
347	Miscellaneous Equipment				1,630
348	Other Tangible Plant	1,630		.	
	Total Water Plant	\$ 46,707	\$	\$	\$ 46,707

KEEN SALES, RENTALS AND UTILITIES, INC. d/B/A NAME: ALTURAS WATER WORKS

UTILITY NAME:

YEAR OF REPORT DECEMBER 31, 2003

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Accum. Depr. Balance End of Year (f.g+h=i) (i)	\$ 5 574 1,916 1,598 451 1,118 1,955 232 1,955 26 26 8,881
Credits (h)	\$ 4 111 111 286 567 91 335 335 44 491 6 6
Debits (g)	₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩
Accumulated Depreciation Balance Previous Year (f)	\$ ***
Depr. Rate Applied (e)	3.57 % % % % % % % % % % % % % % % % % % %
Average Salvage in Percent (d)	12
Average Service Life in Years (c)	28 11 15 17 17 17 113 6
Account (b)	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 Pumping Equipment Pumping Equipment Distribution Reservoirs & Standpipes Trans. & Dist. Mains Services Meter & Meter Installations Hydrants Backflow Prevention Devices Other Plant and Miscellaneous Equipment Transportation Equipment Stores Equipment Transportation Equipment Tools, Shop and Garage Equipment Tools, Shop and Garage Equipment Communication Equipment Miscellaneous Equipment Other Tangible Plant
Acct. No. (a)	304 305 305 306 307 308 311 320 331 331 333 334 335 336 336 339 347 347 348

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct.	Account Name	Amount
No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 5,862
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	1,402
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	1.186
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	1,186
630	Contractual Services:	5
	Billing	225
	Professional	
	Testing	3,351
	Other	15,084
640	Rents	1,261
650	Transportation Expense	560
655	Insurance Expense	2.160
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	- 64
670	Bad Debt Expense	3.922
675	Miscellaneous Expenses	3.922
	Total Water Operation And Maintenance Expense	\$ 36,189
	* This amount should tie to Sheet F-3.	

WATER CUSTOMERS

	Type of	Equivalent	Start	tive Customers End	Total Number of Meter Equivalents
Description	Meter **	Factor	of Year	of Year	(c x e) (f)
(a)	(p)	(c)	(d)	(e)	(1)
Residential Service	5	4.0	6.6	66	66
5/8"	D	1.0	66	00	
3/4"	D .	1.5			
1"	D +	2.5 5.0			a recommendation of the state o
1 1/2"	D,T	5.0			1 - America - Marian Marian d'America e e 111 e en en en en en estado e 1860 e 1860.
General Service	C	1.0			
5/8"	D D	1.5			117 and the same and 117 and 1
3/4"	D .	2.5			
1"		5.0			Conference or special mark and the second depth toward based community
1 1/2"	D,T	8.0	Laborator Spirite Printer State Control Stat		
2"	D,C,T	15.0			manufacture and the second
3"	D C	16.0			, , , , , , , , , , , , , , , , , , , ,
3"	<u> </u>	17.5	Annual Control of the		
3"		17.5		*	The second secon
Liver stand Customore					water and the second se
Unmetered Customers				11 To be seen the control of the con	tings assessment autoritomore 1 & 1 to 1 volumentation derivative
Other (Specify)					
** D = Displacement C = Compound	en egenerativa en	Total	66	66	66
T = Turbine					

SYSTEM NAME: ALTURAS WATER WORKS

PUMPING AND PURCHASED WATER STATISTICS

(a)	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) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's)
January February March_ April May June July_ August September October November December Total for Year	-0- -0- -0- -0- -0- -0- -0-	412,300 472,800 550,100 674,900 556,900 521,600 511,700 437,200 617,200 582,200 611,300 662,500	30,580 23,640 33,006 37,119 32,300 26,601 25,533 22,297 34,563 29,051 35,149 34,781 364,620	381,720 449,160 517,094 637,781 524,600 494,999 486167 414,903 582,637 553,149 576,151 627,719	381,720 449,160 517,094 637,781 524,600 494,999 486,167 414,903 582,637 553,149 576,151 627,719
If water is purchased f Vendor Point of delivery If water is sold to othe			mes of such utilities	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
		NO CHANG	E		
		AND O COURT I TOURS IN THE COURT OF A STREET OF STREET			
	1 Martin Committee Committ	1 - 17 mark - 18 ft - 18 mark 19 mark			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
				Market State of the State of th	10 km - 1 km - 1 km
	AND THE RESERVE OF THE PARTY OF			-	
		157 S. P. C. State			
	ga an albeing a minimization fundamental transfer and the 1.6 °T	THE PERSON NAMED IN COMPANY OF		-	
			Company of the Compan	Annual Control Control of the Contro	

UTILITY NAME: ALTURAS WATER WORKS YEAR OF REPORT **DECEMBER 31**, 2003 SYSTEM NAME:_____ WELLS AND WELL PUMPS (d) (e) (b) (c) (a) Year Constructed_____ Types of Well Construction and Casing_____ STEEL Depth of Wells_____ 550 Diameters of Wells_____ 350 Pump - GPM_____ Motor - HP_____ Motor Type * _____ 15 SUBMERSIBLE Yields of Wells in GPD_____ GENERATOR Auxiliary Power______ RENTAL * Submersible, centrifugal, etc. RESERVOIRS (e) (c) (d) (b) (a) Description (steel, concrete) ${ t STEEL}$ Capacity of Tank_____ 3,000 GROUND Ground or Elevated_____ HIGH SERVICE PUMPING ***N/A*** (d) (e) (b) (c) Motors Manufacturer_ _ _ _ _ _ Rated Horsepower_____ Pumps Manufacturer ______ Type_____ Capacity in GPM_____ Average Number of Hours Operated Per Day____ Auxiliary Power______

KEEN SALES, RENTALS AND UTILITIES, INC.

UTILITY NAME: ALTURAS WATER WORKS

YEAR OF REPORT **DECEMBER 31, 2003**

SOURCE OF SUPPLY

List for each source of supply	(Ground, Surface, Purc	:nased vvater etc.)	
Permitted Gals. per day	UNKNOWN		
Type of Source	GROUND		
	WATER TREATM	IENT FACILITIES	
List for each Water Treatmen			
Type	STANDARD		
Make	FRANKLIN		The state of the s
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		According to the property of t
Disinfection			
Chlorinator	YES		A MANAGEMENT AND A STATE OF THE PARTY OF THE
Ozone			and groups in a second
Other			
Auxiliary Power	GENERATOR		
•	DEMMAT		1

GENERATOR RENTAL

SYSTEM NAME:	

GENERAL WATER SYSTEM INFORMATION

Furnish information below for each sagesm. 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
3. Present system connection capacity (in ERCs *) using existing lines.
4. Future connection capacity (in ERCs *) upon service area buildout
Estimated annual increase in ERCs *. <u>UNKNOWN</u>
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
 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?
e. Is this system under any Consent Order with BEr : 11. Department of Environmental Protection ID #
11. Department of Environmental Protection ID #
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.

CERTIFICATION OF ANNUAL REPORT

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

INERED	CERT	, , ,	
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 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.
ltems C	ertified 2 X	3. X	X X (signature of chief executive officer of the utility) Date: 4-30-2004
	•	2	4.
1.	۷.		(signature of chief financial officer of the utility)

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

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

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WU771-03-AR
Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, FL 33844-8587

*** KEEN SUBDIVISIONS ***

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2003

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

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FINANCIAL SECTION

REPORT OF

KEEN SALES, RENTALS AN	ID UTILITIES, INC.	. – D/B/A KEEN SUBL)IAI2ION2
685 DYSON ROAD - F	HAINES CITY, FLOR	IDA 33844	The commence was some
Mailing Addres	s	Street Address	County
Telephone Number 863-421-683	27 D	Date Utility First Organized	1/90
		-mail Address <u>SKTSME1@</u>	aolcom
Fax Number SAME Sunshine State One-Call of Florida, Inc. N	viember No.		
Check the business entity of the utility as		de Service:	
		1120 Corporation	Partnership
Individual X Sub Chapter		-	
Name, Address and phone where records	s are located:SAN	1E	
Name of subdivisions where services are	provided: <u>KEEN SU</u>	BDIVISIONS	
Name of subdivisions			
	CONTACTS		
			Salary
	7:41-	Principle Business Address	Charged Utility
Name Person to send correspondence:	Title	T THIODIC DOCUMENT	
FARLENE KEEN	PRESIDENT	SAME	
Person who prepared this report:		~	
STEVE HERMAN/AMANDA CH	AMBERS		
Officers and Managers: EARLENE KEEN	PRESIDENT, —		\$
K. BLAKE KEEN-KIMBREL	VICE-PRESIDENT SECRETARY		\$
SHELLY K. KIKER MELINDA K. DUNNAHOE	TREASURER		\$
Report every corporation or person owni	ng or holding directly or indir	ectly 5 percent or more of the vo	oting
securities of the reporting utility:	Daniel	T	Salary
	Percent Ownership in	Distribution Address	Charged
Name	Utility	Principle Business Address	\$
			\$
			\$
		The second secon	\$
			\$

INCOME STATEMENT

	Ref.				Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue: Residential Commercial Industrial Multiple Family		\$	\$	\$	\$ 36,923
Guaranteed Revenues Other (Specify)					
Total Gross Revenue		\$_36,963	\$	\$	\$ _36,923
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 29,778	\$	\$	\$ _ 29,778
Depreciation Expense	F-5	_4,771			4,771
CIAC Amortization Expense_	F-8				<u></u>
Taxes Other Than Income	F-7	3,003	-		3,003
Income Taxes	F-7				
Total Operating Expense		\$ 37,552			\$ -37,552
Net Operating Income (Loss)		\$ (629)	\$	\$	\$ (629)
Other Income: Nonutility Income		\$	\$	\$	\$
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense		\$2,012	\$	\$	\$
Net Income (Loss)		\$ (2,641)	\$	\$	\$ (2,641)

KEEN SALES, RENTALS AND UTILITIES, INC. D/B/A

UTILITY NAME: __KEEN SUBDIVISIONS

YEAR OF REPORT DECEMBER 31, 2003

COMPARATIVE BALANCE SHEET

	Reference	Current	Previous Year
ACCOUNT NAME	<u>Page</u>	Year	1001
Assets			
(404.405)	F-5,W-1,S-1	\$ 75,628	\$ 75,628
Utility Plant in Service (101-105)	1 -5,77		28,227
Accumulated Depreciation and	F-5,W-2,S-2	32,998	20,227
Amortization (108)	, , ,		
		12 620	\$ 47,401
Net Utility Plant		\$ 42,630	3
(10t 0 till)			
CashCustomer Accounts Receivable (141)		880	1,326
Customer Accounts Receivable (141)	, ·		
Other Assets (Specify):INTER COMPANY ACCOUNTS		53,640	43,164
INTER COMPANT ACCOUNTS			
		c 97 150	\$ 91,891
Total Assets		\$ <u>97,150</u>	
on the last			
Liabilities and Capital:			
Common Stock Issued (201)	F-6	235	235
Preferred Stock Issued (204)	F-6		
Other Paid in Capital (211)		20.567	41,208
Retained Earnings (215)	F-6	38,567	
Propietary Capital (Proprietary and	F-6		
partnership only) (218)	F-0		
		\$ 38,802	\$ 41.443
Total Capital			
Torm Dobt (224)	F-6	\$ 45,425	\$ 45,809
Long Term Debt (224) Accounts Payable (231)		11,422	3,123
Notes Payable (232)			
Customer Deposits (235)	-	1,499	1,515
Accrued Taxes (236)		1, 100	
Other Liabilities (Specify)			
DOLLIND TMC	-	2	
ROUNDING	· .		
Advances for Construction			
Contributions in Aid of			·
Construction - Net (271-272)	F-8		
		97 150	\$ 91891
Total Liabilities and Capital	- .	\$ 97,150	¥
		-	

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ 75,628	\$	\$	\$75,628
Construction Work in Progress (105)				
Other (Specify)				
Total Utility Plant	\$ 75,628	\$	\$	\$7 > ,.628

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$ 28,227	\$	\$	\$ 28,227
Add Credits During Year: Accruals charged to depreciation account Salvage Other Credits (specify)	\$ 4,771	\$	\$	\$ 4,771
Total Credits	\$ 4,771	\$	\$	\$ 4,771
Deduct Debits During Year: Book cost of plant retired Cost of removal Other debits (specify)	\$	\$	\$	\$
Total Debits	\$	\$	\$	\$
Balance End of Year	\$ 32,998	\$	\$	\$ 32,998

CAPITAL STOCK (201 - 204)

		Common Stock	Preferred Stock
Par or stated value per share		233	
Shares authorized Shares issued and outstanding	 		
Total par value of stock issued Dividends declared per share for year_	 		
Dividends decialed bor share to your			

RETAINED EARNINGS (215)

(LOSS)		Appropriated	Un- Appropriated
Changes during the year (Specify): (LOSS) (2,641)		\$	\$ 41,208
	Changes during the year (Specify):		(2,641)
\$ 38,567			
Balance end of year	Balance end of year	s	\$ 38,567

PROPRIETARY CAPITAL (218)

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

LONG TERM DEBT (224)

Description of Obligation (Including I	Date of Issue	Interest Rate # of Pymts	Principal per Balance Sheet Date
and Date of Maturity): ATTACHED			\$45-,425-
Total			\$ 45,425
10101			

Long Term Loans

Note Pavable -Keen RE	Interest Rate	# of Payments	Total 110,019.48	Altur (12,85	Alturas 12,850.28) (Paradise § 17,471.09)	Paradise Subdivisions (17,471.09) (25,898.59)	Sunrise (53,799.52)
	7.00	09		9,004.98				
	7.00	SUSPENDED	10	01,014.50				
N/P - Jacob Hoff	9.00	09	4,707.43	(54	(549.83)	(747.54)		(2,301.93)
N/P - Grace Roberts	12.00	09	6,855.68	08)	0.74)	(1,088.68)		(3,352.43)
N/P - Ray Keen	7.00	09	35,936.41	(4,19	97.37)	(5,706.70)	(8,459.43)	(17,572.91)
232 · Notes Payable:232.7 · AUTO LOAN	7.99	09	20,324.30	(2,37	(2,373.88)	(3,227.50)	(4,784.34)	(9,938.58)
232 · Notes Payable: 232.8 · LOAN - WHITING WATER WORKS	8.00	09	3,001.32	38)	50.55)	(476.61)	(706.51)	(1,467.65)
232 · Notes Payable:232.10 · N/P - First Union	12.50	09	12,126.12	(1,41	1,416.33)	(1,925.63)	(2,854.49)	(5,929.67)

-22,538.98 -30,643.75 -45,425.32 -94,362.69

192,970.74

Long Term Loans

Note Payable -Keen RE N/P - Jacob Hoff N/P - Grace Roberts N/P - Ray Keen 232 - Notes Payable:232.7 - AUTO LOAN	Interest Rate 7.00 7.00 9.00 12.00 7.99	est Rate # of Payments 7.00 60 7.00 SUSPENDED 9.00 60 12.00 60 7.00 60 8.00 60	Total 110,019.48 9,00 4,707.43 6,855.68 35,936.41 20,324.30	Alturas (12,850.28) 9,004.98 (549.83) (800.74) (4,197.37) (2,373.88) (350.55)		Paradise Subdivisions Sunrise (17,471.09) (25,898.59) (53,799.52) (747.54) (1,108.13) (2,301.93) (1,088.68) (1,613.83) (3,352.43) (5,706.70) (8,459.43) (17,572.91) (3,227.50) (4,784.34) (9,938.58) (476.61) (706.51) (1,467.65)	Sunrise (53,799.52) (2,301.93) (3,352.43) (17,572.91) (9,938.58) (1,467.65)
232 · Notes Payable: 232.10 · N/P - First Union	12.50	09	12,126.12	(1,416.33)	(1,925.63)	(2,854.49)	(5,929.67)
			192,970.74	-22,538.98	-30,643.75	-30,643.75 -45,425.32	-94,362.69

Note Pavable -Keen RE	Interest Rate	# of Payments	Total 110,019.48		Alturas (12,850.28)	Paradise (17,471.09)	Paradise Subdivisions Sunrise (17,471.09) (25,898.59) (53,799.52)	Sunrise (53,799.52)
	7.00	09		9,004.98				
	7.00	SUSPENDED		101,014.50				
N/P - Jacob Hoff	9.00	09	4,707.43			(747.54)		(2,301.93)
N/P - Grace Roberts	12.00	09	6,855.68		(800.74)	(1,088.68)	(1,613.83)	(3,352.43)
N/P - Ray Keen	7.00	09	35,936.41			(5,706.70)	(8,459.43)	(17,572.91)
232 · Notes Payable:232.7 · AUTO LOAN	7.99	09	20,324.30		(2,373.88)	(3,227.50)	(4,784.34)	(9,938.58)
232 · Notes Payable:232.8 · LOAN - WHITING WATER WORKS	8.00	09	3,001.32			(476.61)	(706.51)	(1,467.65)
232 · Notes Payable:232.10 · N/P - First Union	12.50	09	12,126.12			(1,925.63)	(2,854.49)	(5,929.67)
			192,970.74		-22,538.98	-30,643.75	-45,425.32	-94,362.69

KEEN SALES, RENTALS AND UTILITIES, INC.

D/B/a

UTILITY NAME: SUNRISE WATER COMPANY

YEAR OF REPORT DECEMBER 31, 2003

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 Regulatory assessment fee Other (Specify) PAYROLL MISCELLANEOU Total Tax Expense	1,678 1,060 S 265 \$ 3,003	\$	\$	1,678 1,060 265 \$ 3,003

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
	S	\$	
	- \$	s	
and the second s	- s	\$	
	-	8	
	_ 3	6	Company of the Compan
	_ \\$	P	
	\$	\$	
	\$	\$	
	\$	\$	
	- Is	S	
	- s	s	
	- s	8	
The state of the s	_ "	Ψ	

UTILITY NAME: SUNRISE WATER WORKS

YEAR OF REPORT DECEMBER 31 2003

*** N/A *** CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

	(a)	Water (5)	Wastewater (c)	Total (d)
1) 2)	Balance first of yearAdd 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.	ontractors property was	Indicate "Cash" or "Property"	Water	Wastewate
received during the year.				
		-		
	The second secon			
			•	s
Sub-total			\$	Ψ
Report below all ca	pacity charges, mair	ction		
extension charges charges received d	and customer conne	CHOIT		-
charges received d	The Number of	Charge per		
Description of Charge	Connections	Connection		
Description of only			•	9
		\$	\$	\$
			\$	135
al Credits During Year (Must ag	ree with line # 2 abo	ve.)	×	

ACCUMULATED AMORTIZATION OF CIAC (272)

			Mantawater	T	Total
		<u>Water</u>	Wastewater		<u>10(a)</u>
Balance First of Year	\$		\$		Ф
Add Debits During Year:				-	A THEORY OF THE PARTY OF THE PA
Add Debits Domis					we see that the second second
Deduct Credits During Year:					
Deduct Oreatto Damis Touring The Third					
Balance End of Year (Must agree with line #6 above.)	s -		\$		\$
Balance End of Year (Must agree with the #0 above.)	·				
			<u> </u>		

** COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR ** KEEN SALES, RENTALS AND UTILITIES, INC. D/B/A

UTILITY NAME: SUNRISE WATER COMPANY

YEAR OF REPORT DECEMBER 31 2003

****/A****

SCHEDULE "A"

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

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [cxd] (e)
Common Equity	\$	%	%	%
Preferred Stock		%	%	%
Long Term Debt		%	%	<u> </u>
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 **
KEEN SALES, RENTALS AND UTILITIES, INC. D/B/A

0011111 0011		ı
TERM CALES.	RENTALS AND UTILITIES,	
KEEN SKIDDO	SUNRISE WATER WORKS	
I A S S P .	SUNKISE MAILE HOME	
ITILITY NAME:		

YEAR OF REPORT DECEMBER 31, 2003

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	\$	\$	\$	\$
Total	\$ 45,660	\$	\$	\$	\$

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

and the second s	and the second s
The second secon	
	The state of the s
The state of the s	
	and the second s
	a design of the second
	and the same of th
	The second secon
and the second s	market we related to receive the second
	The second secon
Market 1997 - The Control of the Con	

WATER OPERATING SECTION

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
		4	\$	\$	\$
301	Organization	Ψ			
302	Franchises	<u>a.000</u>			4,000
303	Land and Land Rights	100			190_
304	Structures and Improvements	190			
305	Collecting and Impounding				
	Reservoirs				
306	Lake, River and Other		÷		
	Intakes	12 426			13,436
307	Wells and Springs	13,436			
308	Infiltration Galleries and				
300	Tunnels				
200	Supply Mains				1.00
309	Power Generation Equipment				10,143
310	Pumping Equipment	10,143			7,053
311	Water Treatment Equipment	7,053		101111111111111111111111111111111111111	
320	Distribution Reservoirs and				10,000
330	Distribution Reservoirs and	10,000			
	Standpipes				15,500
331	Transmission and Distribution	15,500			
	Lines			and the same and the design of the same and	
333	Services				0.50
334	Meters and Meter	7.859			$\frac{2.859}{1,800}$
	Installations	- 7,859 1,800			1,800
335	Hydrants			1 at - 10 and 10 and 10 at 10	
336	Backflow Prevention Devices				
339	Other Plant and				
	Miscellaneous Equipment				•
340	Office Furniture and				879
.340	Fauinment	879			6,052
241	Transportation Equipment	6,052		programme and the second secon	
341	Stores Equipment				
342	Tools, Shop and Garage				194
343	Equipment	194			
	Laboratory Equipment				
344	Power Operated Equipment				
345	Communication Equipment				2,84
346	Communication Equipment	2,041	1		675
347	Miscellaneous Equipment	-	5		- 075
348	Other Tangible Plant			=	75 62
	5	\$ 75,628	3 \$	\$	\$ 75,628
	Total Water Plant	· + " ==================================	T		

KEEN SALES, RENTALS AND UTILITIES, INC. D/B/A UTILITY NAME: SUNRISE WATER COMPANY

YEAR OF REPORT DECEMBER 31, 2003

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Accum. Depr. Balance End of Year	(i)	\$ 10			5.411				4,881	7,305	2,417	6,558		.5	375				(1,924		52				1,590		\$ 32,998
Crodite	(h)	2			746				636	1,008	334	388		168	45	1	· · · · · · · · · · · · · · · · · · ·		(900	989		12		and the second s		285		\$ 4,771
Dobite	(6)	↔																and the second s		And the second s						And the state of t			8
Accumulated Depreciation Balance	rievious real (f)	m s								6.297	2.083			1,350	· ·			The same of the sa			933		40				13.05		\$ 28,227
Depr. Rate	(e)	3.52 %	%		5.56 %	%			1.	% 14.29 %	3,33	2.50		5.88		%		%	1	> -	10.01		% 29.9				10	%	
Average Salvage in	(p)	%	%	%	%	%	%	%	%	//	%	%	%	%	%	%		%		%	% % 0C • C T		%	%	%	%	%	%	
Average Service Life in	realis (c)	28			18				16		30	40		17	40						0		15				10		
	Account (b)	Structures and Improvements	Collecting and Impounding Reservoirs	Lake, River and Other Intakes	Wells and Springs	Infiltration Galleries & Tinnels	Supply Mains	Power Generating Equipment	Pumping Equipment	Water Treatment Equipment	Standpipes	Trans. & Dist. Mains	Services	Meter & Meter Installations	Hydrants	Backflow Prevention Devices	Other Plant and Miscellaneous	Equipment	Office Furniture and	Transportation Equipment	Stores Equipment	Tools, Shop and Garage	Equipment	Laboratory Equipment	Power Operated Equipment	Communication Equipment	Miscellaneous Equipment	Other Tangible Plant	Totals
Acct.	(a)	304	305	306	307	308	309	310	311	330	3	331	333	334	335	336	339		340	241	342	343		344	345	346	347	348	

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601 603 604 610 615	Salaries and Wages - Employees	1.554
616 618 620 630	Fuel for Power Production	1.491 — 11 — 280 — 3,147 — 289
640 650 655 665 670 675	Rents	$\begin{array}{c c} & \frac{2}{1}, \frac{542}{128} \\ \hline & 3, 263 \end{array}$
	Total Water Operation And Maintenance Expense * This amount should tie to Sheet F-3.	\$ 29,778

WATER CUSTOMERS

			Number of Ac	tive Customers	Total Number of Meter
	Type of	Equivalent	Start	End	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		and the state of t	
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"		17.5	1.		
					William Stranger and Construction and Construction
Unmetered Customers					
Other (Specify)	-				
D = Displacement					
C = Compound		Total	120	_1.20	120
T = Turbine		· -		The state of a particular district and a particular state of the state	
1 14/00/10					

SYSTEM NAME: D/B/A SUNRISEXWATERX COMPANY

KEEN SUBDIVISIONS

PUMPING AND PURCHASED WATER STATISTICS

January February March	(b) -0-	011 500		(e)	(f)
April	-0- -0- -0- -0- -0- -0- -0- -0- -0- -0-	811,500 947,900 1,001,300 972,000 1,063,800 917,600 937,600 767,800 974,600 903,600 774,800 994,600	37,247 48,342 52,568 48,502 51,594 45,421 47,817 38,006 49,704 45,089 38,817 49,232	774,253 899,558 948,732 923,498 1,013,206 872,179 889,783 739,794 924,896 858,511 735,983 945,368	774253 -899,558 948,732 923,498 1,012,206 872,179 889,783 729,794 924,896 858,511 -735,983 945,368
If water is purchased for re		the following:			

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	HANGE***		
					and the state of t
					and the second
		The same of the sa			
		-			, , <u>, , , , , , , , , , , , , , , , , </u>

TILITY NAME: KEEN SALES D/B/A K	, RENTALS AND EEN SUBDIVISIO	UTILITIES, I	NC YEAR OF R DECEMBER	EPORT 31, 2003
YSTEM NAME:		O 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.	PVC 235 6 ? 25 SUBMERSIBLE GENERATOR RENTAL	ERVOIRS		
(2)	(b)	(c)	(d)	(e)
(a) Description (steel, concrete) Capacity of Tank Ground or Elevated	STEEL 2 @ 9000 FGROUND			
		ICE PUMPING		
(a)	(b)	(c)	(d)	(e)
Motors Manufacturer Type Rated Horsepower				
Pump <u>s</u>		:		

Manufacturer_____

Type_____Capacity in GPM_____Average Number of Hours

Operated Per Day______
Auxiliary Power_____

11711	ITY NAME	:					
		d/B/A	KE	EN S	UBSIV	ISI	ONS
KEEN	SALES,	RENTALS	AND	UTIL	ITIES	, I	NC.

SOURCE OF SUPPLY

List for each source of supply	(Ground, Surface, Purc	hased Water etc.)	
Permitted Gals, per day Type of Source	unknown GROUND		
	WATER TREATM	ENT FACILITIES	
List for each Water Treatment	Facility:		
Type	STANDARD GOULDS	1 2	
Permitted Capacity (GPD) High service pumping	UNKNOWN UNKNOWN UNKNOWN		-
Gallons per minute Reverse Osmosis Lime Treatment	UNKNOWN		
Unit Rating Filtration	UNKNOWN		
Pressure Sq. Ft Gravity GPD/Sq.Ft	UNKNOWN UNKNOWN		
Disinfection Chlorinator Ozone	chlorine n/a		
Other	GENERATOR		

renaa1

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

YEAR OF REPORT DECEMBER 31, 2003

SYSTEM NAME: D/B/A

PUMPING AND PURCHASED WATER STATISTICS

Water Sold To Customers (Omit 000's)	774253 899,558 948,732 923,498 1,012,206 872,179 889,783 729,794 924,896 858,511 735,983 945,368	
Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	899,558 948,732 948,732 923,498 1,012,206 872,179 889,783 729,783 924,896 858,511 735,983 945,368	s below:
Recorded Accounted For Loss Through Line Flushing (Ornit 000's)	37,247 48,342 52,568 48,502 51,594 45,421 47,817 38,006 49,704 49,232	sed for resale, indicate the following: N other water utilities for redistribution, list names of such utilities below:
Finished Water From Wells (Omit 000's)	811,500 947,900 1,001,300 972,000 1,063,800 917,600 917,600 917,600 937,600 764,600 903,600	he following: edistribution, list na
Water Purchased For Resale (Omit 000's)	-0- -0- -0- -0- -0-	vater utilities for r
	January	If water is purchased for resale, indicate the following: Vendor Point of delivery If water is sold to other water utilities for redistribution

MAINS (FEET)

ם ט	of Year	unit and the second sec
Renoved	or Abandoned	
	Added	*** NO CHANGE***
	Diameter First of Pipe Year	ON ***
	Kind of Pipe (PVC, Cast Iron,	2

SYSTEM NAME:__

GENERAL WATER SYSTEM INFORMATION

Present ERC's * the system can efficiently serve137	
Maximum number of ERCs * which can be servedUN	IKNOWN
Present system connection capacity (in ERCs *) using existing lines.	
Future connection capacity (in ERCs *) upon service area buildout.	
E Estimated annual increase in Ends .	
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 H.	AINES CITY FIRE DEPARTMENT
 Describe any plans and estimated completion dates for any enlargent 	nents or improvements of this system.
NONE	
When did the company last file a capacity analysis report with the DE	P? <u>UNKOWN</u>
 When did the company last line a capacity ditary or only If the present system does not meet the requirements of DEP rules, 	submit the following:
10. If the present system does not meet the requirements of DE.	PP rules
a. Attach a description of the plant upgrade necessary to meet the D	327, (4100)
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?	
	<u>9569</u> 653-5235
12. Water Management District Consumptive Use Permit #	
a. Is the system in compliance with the requirements of the CUP?	YES
b. If not, what are the utility's plans to gain compliance?	
 An ERC is determined based on one of the following methods: (a) If actual flow data are available from the proceding 12 month Divide the total annual single family residence (SFR) gallons residents (SFR) gallons sold by the average number of single 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)	one 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.

CERTIFICATION OF ANNUAL REPORT

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

HEREBY CERTIF	- Y , to t	ne pest of my known and
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. X X	(signature of chief executive officer of the utility)
Date	april 30, 2004
	(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.

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

LAKE REGION PARADISE ISLAND

WU771-03-AR Keen Sales, Rentals and Utilities, Inc. 685 Dyson Road Haines City, FL 33844-8587

Submitted To The

STATE OF FLORIDA



04 IIAR 22 AMII: 05

DHVISION OF ECONOMIC REGULATION

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2003

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

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Verification	V-1

FINANCIAL SECTION

REPORT.OF

685 DYSON ROAD - HAI	NES CITY, FLORIDA	33844 F	POLK County
685 DYSON ROAD - HAI Mailing Addre	ess	Street Address	County
elephone Number 863-421-68	327	Date Utility First Organized	1/91
ax Number 863 <u>-421-6827</u>		E-mail Address SKTSME1	AOL. COM
sunshine State One-Call of Florida, Inc.	. Member No.	N/A	
Check the business entity of the utility a	s filed with the Internal Rever	nue Service:	
Individual X Sub Chapte	r S Corporation [1120 Corporation	Partnership
lame, Address and phone where recor	ds are located: 685 DYS	ON ROAD - HAINES C	ITY, FLORIDA
	TAKE E	EGTON DARABTER TOL	3.370
lame of subdivisions where services ar	e provided. LAKE R	EGION PARADISE ISL	AND
	CONTACTS:		
		Driveinte Business Address	Salary Charged
Name Person to send correspondence:	Title	Principle Business Address	Utility
EARLENE R. KEEN	PRESIDENT	SAME	
Person who prepared this report: STEPHEN HERMAN/AMANDA C	HAMBERC ODA III	ATTER MANAGEMENT	
	HAMBERS - OPA - W	AITER MANAGEMENT	
Officers and Managers: EARLENE R. KEEN	PRESIDENT		\$1,906.00
AREN B. KEEN-KIMBREL	VICE PRESIDENT		\$
SHELLY D. KEEN KIKER	SECRETARY		\$0-
MELINDA K. DUNNAHOE	TREASURER		\$
Report every corporation or person owni	ng or holding directly or indire	ectly 5 percent or more of the vo	ting
ecurities of the reporting utility:			
	Percent		Salary Charged
	l Ownership in		
Name	Ownership in Utility	Principle Business Address	Utility
Name		Principle Business Address	Utility \$
Name		Principle Business Address	Utility
Name		Principle Business Address	Utility \$
Name		Principle Business Address	Utility \$

33844

INCOME STATEMENT

	Ref.				Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue: Residential Commercial Industrial Multiple Family Guaranteed Revenues Other (Specify)		\$ 22,669	\$	\$	\$ 22,669
Total Gross Revenue		\$ 22,669	\$	\$	\$ 22,669
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 23,141	\$	\$	\$ 23 ,141
Depreciation Expense	F-5	2,063			2,063
CIAC Amortization Expense_	F-8				applicate form the product of the party of the contract of the
Taxes Other Than Income	F-7	2,443			2,443
Income Taxes	F-7				
Total Operating Expense		\$ <u>27,647</u>			27,647
Net Operating Income (Loss)		\$ (4,978)	\$	\$	(4,978)
Other Income: Nonutility Income		5	\$	\$	
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense	\$	2,467	\$ \$	\$	-2.467
Net Income (Loss)	\$	(7,445)	\$ \$	\$	(7,445)

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105)	F-5,W-1,S-1	\$ 33,177	\$ 33,177
Accumulated Depreciation and Amortization (108)	F-5,W-2,S-2	12,480	10,417
Net Utility Plant		\$	\$
CashCustomer Accounts Receivable (141)		60	140
Other Assets (Specify):	:		
Total Assets		\$\$	\$22,901
Liabilities and Capital:			
Common Stock Issued (201)	F-6 F-6	159	159
Other Paid in Capital (211) Retained Earnings (215) Propietary Capital (Proprietary and		(28,403)	(20,958)
partnership only) (218)	F-6	(29, 244)	\$ (20,799)
Total Capital	F-6	\$ (28,244)	\$ (20,799)
Long Term Debt (224) Accounts Payable (231) Notes Payable (232)		7,998	2,107
Customer Deposits (235) Accrued Taxes (236)		942	887
Other Liabilities (Specify) INTER-COMPANY ACCOUNT		9,417	9,803
Advances for Construction			
Contributions in Aid of Gonstruction - Net (271-272)	F-8	20.757	22 001
Total Liabilities and Capital		\$ 20,757	\$ 22,901

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	\$ 33,177	\$	\$	\$ 33,177
(105) Other (Specify)				
Total Utility Plant	\$ 33,177	\$	\$	\$ 33,177

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$ 10,417	\$	\$	\$ 10,417
Add Credits During Year: Accruals charged to depreciation account Salvage Other Credits (specify)	\$ 2,063	\$	\$	\$ 2,063
Total Credits	\$ 2,063	\$	\$	\$
Deduct Debits During Year: Book cost of plant retired_ Cost of removal_ Other debits (specify)	\$	\$ 	\$	\$
Total Debits	\$	\$	\$	\$
Balance End of Year	\$ 12,480	\$	\$	\$ 12,480

CAPITAL STOCK (201 - 204)

			Common Stock	Preferred Stock
			Otook	3,001
r or stated value per shareares authorized			159	
ares issued and outstandingtal par value of stock issued vidends declared per share for year_				
	RETAINED EARNIN	GS (215)		
		Арр	ropriated	Un- Appropriated
slance first of year		\$_		\$ (20,958)
nanges during the year (Specify):	LOSS		4	(7,445
alance end of year				\$ (28,403
alance end of year	PROPRIETARY CAP			\$ (28,403
alance end of year			Proprietor Or Partner	\$ (28,403
		PITAL (218)		
alance end of year alance first of year_ hanges during the year (Specify):		PITAL (218)	Or Partner	Partner
alance first of year	PROPRIETARY CAF	PITAL (218)	Or Partner	Partner
alance first of year_ hanges during the year (Specify):	PROPRIETARY CAP	PITAL (218)	Or Partner	Partner \$
alance first of yearhanges during the year (Specify):	PROPRIETARY CAP	PITAL (218)	Or Partner	Partner \$ Principal per Balance

Keen Utilities Inc.

Long Term Loans

BG mody Change BE	Interest Rate	# of Payments	Total 110,019.48		Alturas (12,850.28)	Paradise (17,471.09)	Alturas Paradise Subdivisions Sunrise 12,850.28) (17,471.09) (25,898.59) (53,799.52)	Sunrise (53,799.52)
Note rayable ricein it.	7.00	09		9,004.98				
	7.00	SUSPENDED		101,014.50				
N/P - Jacob Hoff	9.00	09	4,707.43	٠	(549.83)	(747.54)	$\overline{}$	(2,301.93)
N/P - Grace Roberts	12.00	09	6,855.68		(800.74)	(1,088.68)	(1,613.83)	(3,352.43)
MID - Bay Keen	7.00	09	35,936.41		(4,197.37)	(5,706.70)	(8,459.43)	
232 - Notes Pavahle 232 7 - AUTO LOAN	7.99	09	20,324.30		(2,373.88)	(3,227.50)	(4,784.34)	_
222 - Notes Pavable 232 8 - LOAN - WHITING WATER WORKS	8.00	09	3,001.32		(350.55)	(476.61)	(706.51)	_
232 · Notes Payable:232.10 · N/P - First Union	12.50	09	12,126.12		(1,416.33)	(1,925.63)	(2,854.49)	(5,929.67)
			192,970.74		-22,538.98	-30,643.75	-45,425.32	-94,362.69

KEEN SALES, RENTALS AND UTILITIES, INC.
UTILITY NAME: D/B/A LAKE REGION PARADISE ISLAND

YEAR OF REPORT DECEMBER 31, 2003

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 Regulatory assessment fee	352 1,197			352 1,197
Other (Specify) PAYROLL TAX MISC. Total Tax Expense	715 179 \$ 2,443		\$	715 179 \$ 2,443

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
	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	

KEEN SALES, RENTALS AND UTILITIES, INC. UTILITY NAME: D/B/A LAKE REGION PARADISE ISLAND DECEMBER 31 2003

N/A CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

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

eport below all developers or c greements from which cash or eceived during the year.	property was	"Cash" or "Property"	Water	Wastewate
	·			
		1	٠ .	1 @
Sub-total		-	\$	\$
Sub-total			\$	\$
Denot below all ca	nacity charges, mai	1	\$	\$
Report below all ca	pacity charges, mai	n ection	\$	\$
Denot below all ca	pacity charges, mai and customer conne uring the year.	ection	\$	\$
Report below all ca extension charges charges received d	pacity charges, mai and customer conne uring the year. Number of	Charge per	\$	\$
Report below all ca	pacity charges, mai and customer conne uring the year.	Charge per	\$	
Report below all ca extension charges charges received d	pacity charges, mai and customer conne uring the year. Number of	Charge per	\$\$	\$
Report below all ca extension charges charges received d	pacity charges, mai and customer conne uring the year. Number of	Charge per Connection	\$\$	
Report below all ca extension charges charges received d	pacity charges, mai and customer conne uring the year. Number of	Charge per Connection	\$	
Report below all ca extension charges charges received d	pacity charges, mai and customer conne uring the year. Number of	Charge per Connection	\$	
Report below all ca extension charges charges received d	pacity charges, mai and customer conne uring the year. Number of	Charge per Connection	\$\$	
Report below all ca extension charges charges received d	pacity charges, mai and customer conne uring the year. Number of Connections	Charge per Connection		

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	<u>Wastewater</u>	<u>Total</u>
Balance First of Year	\$	\$	\$
Add Debits During Year:			The second secon
During Vear	and the state of t		
Deduct Credits During Year:			
Balance End of Year (Must agree with line #6 above.)	\$	\$	3
			L

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

KEEN SALES, RENTALS AND UTILITIES, INC.
UTILITY NAME: D/B/A LAKE REGION PARADISE ISLAND

YEAR OF REPORT DECEMBER 31 2003

N/A SCHEDULE "A"

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

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

KEEN SALES, RENTALS AND UTILITIES, INC.
UTILITY NAME: D/B/A LAKE REGION PARADISE ISLAND

YEAR OF REPORT DECEMBER 31, 2003

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	\$ 159 30,644 \$ 30,803	\$	\$	\$\$	\$ 159 30,644 \$ 30,803

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

		The second secon
		\$ 11, and \$ 50 mass days to \$1 mass print a proper state of the property of th
		1 11 AND 1 10 1 1 10 10 10 10 10 10 10 10 10 10
	Company of the contract of the	
		and some distance and extension their extension to the second state of the second state of
		The statement of the st
والمنافقة والمستحدد فيتأثيث والمنافقة والمنافق		the state of the second special specia
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	The state of the s	and the state of t
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	the state of the s	The state of the s
		and the second to the second t
		a distribution of the state of
		The state of the s
	The state of the s	a framework or does report or easily a companion or analyzing page or company and deposits on a
		The state of the s

WATER OPERATING SECTION

UTILITY NAME: D/B/A LAKE REGION PARADISE ISLAND

YEAR OF REPORT DECEMBER 31 2003

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 state of the s	
303	Land and Land Rights	2,000			2,000
303	Structures and Improvements	4,628			4,628
305	Collecting and Impounding				
305	Reservoirs				
306	Lake, River and Other				
300.		·			
307	Intakes Wells and Springs	3,000			3,000
308	Infiltration Galleries and				,
	Tunnels				
309	Supply Mains				
310	Power Generation Equipment		<u> </u>		106
311	Pumping Equipment	406			406
320	Water Treatment Equipment	2,840			2,840
330	Distribution Reservoirs and				1 000
	Standpipes	1,000			1,000
331	Transmission and Distribution				9,617
	Lines	9,617		, va.m.	9,017
333	Services			all of a side state approximate the state of	
334	Meters and Meter	2 000			3,980
	Installations	3,980		, and a second s	37300
335	Hydrants				
336	Backflow Prevention Devices			and a second district of the contract of	
339	Other Plant and				
	Miscellaneous Equipment			and the second s	
340	Office Furniture and	593			593
	Equipment				4.083
341	Transportation Equipment			As any Charles and	4.005
342	Stores Equipment			grant to the day and a short a different	
343	Tools, Shop and Garage	120			130
	Equipment	130			
344	Laboratory Equipment				
345	Power Operated Equipment			THE PROPERTY OF THE PERSON OF	
346	Communication Equipment			, and the same to	and the second s
347	Miscellaneous Equipment			, and the second second second second	
348	Other Tangible Plant				
	Total Water Plant	\$ 33,177	\$	\$	\$ 33,177

KEEN SALES, RENTALS AND UTILITIES, INC.
UTILITY NAME: D/B/A LAKE REGION PARADISE ISLAND

YEAR OF REPORT DECEMBER 31, 2003

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

	* 1 t i 1 li
Accum. Depr. Balance End of Year (f-g+h=i) (l) \$ 1,131 \$ 1,131 \$ 204 2,670 204 3,477 1,687 270 270 270 316 1,298 35	\$
Credits (h)	\$ 2,063
\$	φ
Accumulated Depreciation Balance Previous Year (f) (f) 1,000 2,264 2,264 3,200 1,453 247 247 247 258 631	\$ 10,417
Depr. Rate (e) (3.52 % (5.91 % 2.44 % (5.15 % 6.15 % 6.15 % % % % (6.15 % 6.15 % % % % % % % % % % % % % % % % % % %	
Average Salvage in (d) % % (d) % 15.59% % % % % % % % % % % % % % % % % % %	% % %
Average Service Life in Years (c) 28 28 28 28 28 28 28 28 28 28 28 28 28	
Account (b) 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 Meter & Meter Installations Hydrants Backflow Prevention Devices Other Plant and Miscellaneous Equipment Office Furniture and Equipment Transportation Equipment Stores Equipment Tools, Shop and Garage Equipment Laboratory Equipment Power Operated Equipment	Communication Equipment Miscellaneous Equipment Other Tangible Plant Totals
Acct. No. No. 304 305 306 307 308 309 331 331 333 334 340 344	346 347 348

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct.		
No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 7,894
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	1,906
604	Employee Pensions and Benefits	79
610	Purchased Water	
615	Purchased Power	1,662
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	1,520
630	Contractual Services:	
	Billing	7
	Professional	162
	Testing	1
	Other	3,529 55
640	Rents	1,715 761
650	Transportation Expense	761
655	Insurance Expense	2,709
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	11
675	Miscellaneous Expenses	1,131
	Total Water Operation And Maintenance Expense	\$23,141
	* This amount should tie to Sheet F-3.	

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Ad Start of Year (d)	ctive 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 5/8" 3/4" 1" 1 1/2" 2" 3" 3" 3" Unmetered Customers Other (Specify)	D D D,T D,C,T D,C T	1.0 1.5 2.5 5.0 1.0 1.5 2.5 5.0 8.0 15.0 16.0 17.5	95	100	100
** D = Displacement C = Compound T = Turbine		Total	95	100	100

SYSTEM NAME: LAKE REGION PARADISE ISLAND

PUMPING AND PURCHASED WATER STATISTICS

(a)	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) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's)
January February March April May June July	-0- -0- -0- -0- -0- -0- -0- -0-	914,000 1,018,200 948,400 1,412,200 1,415,400 1,463,300 1,106,900 1,148,300 770,900 1,225,000 1,210,200 1,014,100 13,646,900	59,410 76,365 56,904 77,671 89,170 96,577 65,860 70,046 47,024 72,887 71,401 63,888 847,203	854,590 941,835 891,496 1,334,529 1,326,230 1,366,723 1,041,040 1,078,254 723,876 1,152,113 1,138,799 950,212 12,799,697	854,590 941,835 891,496 1,334,529 1,326,230 1,366,723 1,041,040 1,078,254 723,876 1,152,113 1,138,799 950,212
If water is purchased for Vendor Point of delivery If water is sold to other			l mes of such utilities	below:	

MAINS (FEET) ***NO CHANGE***

Kind of Pipe	Diameter			Removed	End
(PVC, Cast Iron,	of	First of	Added	or	of
Coated Steel, etc.)	Pipe	Year		Abandoned	Year
				·	
				· · · · · · · · · · · · · · · · · · ·	
		1			. THE CO.
				,	
					110m x 1 10mm = 10m
	The state of the s	140 - 150			The second secon
199944					1 (9) 4 (4) (4) (4) (4)
	·	1-40-4-19 (March 1981)			

UTILITY NAME: KEEN SALES, RENTALS AND UTILITIES, INC

YEAR OF REPORT DECEMBER 31, 2003

SYSTEM NAME: ______ PARADISE ISLAND

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed Types of Well Construction and Casing	METAL			
Depth of Wells	265' 6" ? 25 SUBMERSIBLE ? GENERATOR RENTAL			
* Submersible, centrifugal, etc.				

RESERVOIRS

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

HIGH SERVICE PUMPING N/A

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

KEEN SALES, RENTALS AND UTILITIES, INC.

UTILITY NAME: D/B/A LAKE REGION PARADISE ISLAND

YEAR OF REPORT DECEMBER 31, 2003

SOURCE OF SUPPLY

of supply (Ground, Surface, Purchased Water etc.)							
UNKNOWN							
GROUND							
	V						
WATER TREATMENT FACILITIES							
List for each Water Treatment Facility:							
STANDARD							
GOULDS							
UNKNOWN							
UNKNOWN							
UNKNOWN							
UNKNOWN							
UNKNOWN							
UNKNOWN							
		And a second communication of the second communication of					
YES		<u> </u>					
N/A		Made and the second					
GENERATOR RENTAL							
	WATER TREATMEN Facility: STANDARD GOULDS UNKNOWN UNKNOWN UNKNOWN UNKNOWN UNKNOWN UNKNOWN UNKNOWN UNKNOWN	WATER TREATMENT FACILITIES Facility: STANDARD GOULDS UNKNOWN UNKNOWN UNKNOWN UNKNOWN UNKNOWN UNKNOWN UNKNOWN YES N/A					

SYSTEM NAME: D/B/A LAKE REGION PARADISE ISLAND

GENERAL WATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.		
1.	Present ERC's * the system can efficiently serve100	
2. i	Maximum number of ERCs * which can be served. <u>UNKNOWN</u>	
3. 1	Present system connection capacity (in ERCs *) using existing lines. UNKNOWN	
4.	Future connection capacity (in ERCs *) upon service area buildoutUNKNOWN	
5.	Estimated annual increase in ERCs *. <u>UNKNOWN</u>	
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	
	When did the company last file a capacity analysis report with the DEP? <u>UNKNOWN</u>	
10.	If the present system does not meet the requirements of DEP rules, submit the following:	
	a. Attach a description of the plant upgrade necessary to meet the DEP rules.	
	b. Have these plans been approved by DEP?	
	c. When will construction begin?	
	d. Attach plans for funding the required upgrading.	
	e. Is this system under any Consent Order with DEP?	
11.	Department of Environmental Protection ID# 20.6679.01	
12.	Water Management District Consumptive Use Permit # 653-1340	
	a. Is the system in compliance with the requirements of the CUP?YES	
	b. If not, what are the utility's plans to gain compliance?	
	* An ERC is determined based on one of the following methods: (a) If actual flow data are available from the 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 SER gallons sold (omit 000/265 days/250 gallons per day)	

WASTEWATER

OPERATING

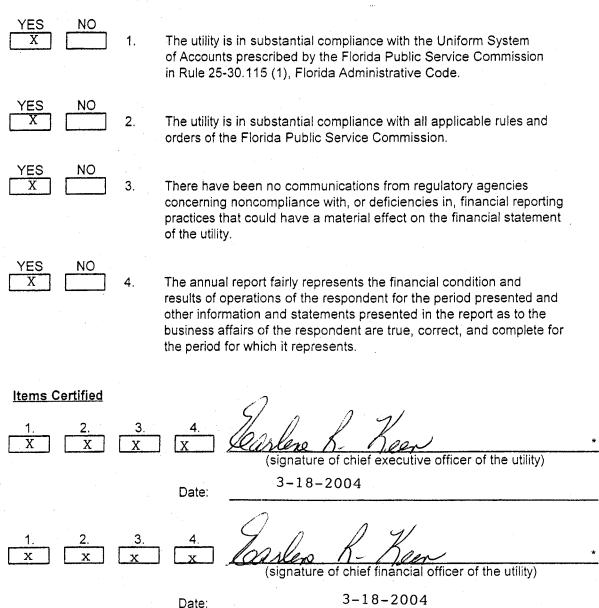
SECTION

Note:

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

CERTIFICATION OF ANNUAL REPORT

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



* 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.

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WU771-03-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

FOR THE

YEAR ENDED DECEMBER 31, 2003

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

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FINANCIAL SECTION

REPORT OF

KEEN SALES, RENTALS AND	UTILITIES, INC.	D/B/A SUNRISE WAT	ER COMPAN
	ON ROAD		
HAINES CITY Address	FLORIDA 33	Street Address	County
elephone Number 863-421-68	327 Da	te Utility First Organized	
ax Number SAME		mail Address <u>SKTSME1@</u>	aol.com
unshine State One-Call of Florida, Inc. M	ember No.		
neck the business entity of the utility as f		Service:	
Individual X Sub Chapter S		1120 Corporation	Partnership
ame, Address and phone where records		ROAD TY, FLORIDA 3384	14
ame of subdivisions where services are	provided:SUN	ACRES	
	CONTACTS:		
			Salary Charged
Name	Title	Principle Business Address	Utility
erson to send correspondence:		SAME	
erson who prepared this report: STEVE HERMAN/AMANDA CHA	AMBERS		
EARLENE KEEN K. BLAKE KEEN-KIMBREL SHELLY K. KIKER MELINDA K. DUNNAHOE	PRESIDENT VICE-PRESIDENT SECRETARY TREASURER	SAME SAME SAME SAME	\$ \$ \$
Report every corporation or person ownin ecurities of the reporting utility:	g or holding directly or indirec	itly 5 percent or more of the vo	
	Percent		Salary Charged
Name	Ownership in Utility	Principle Business Address	Utility
			\$ \$
			\$
			\$

INCOME STATEMENT

	Ref.				Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue: Residential Commercial		\$ 65,140	\$	\$	\$ 65,140
Industrial Industrial Multiple Family Guaranteed Revenues Other (Specify)					
Total Gross Revenue		\$ 65,140	\$	\$	\$ 65.140
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$62,412	\$	\$	\$ _62,412
Depreciation Expense	F-5	6,213			6,213
CIAC Amortization Expense_	F-8	(326)			(326)
Taxes Other Than Income	F-7	8,932			8,932
Income Taxes	F-7	-0-			
Total Operating Expense		\$ 77,231			\$ 77,231
Net Operating Income (Loss)		\$ (12,091)	\$	\$	\$ (12,091)
Other Income: Nonutility Income		\$	\$	\$	\$
		A STATE OF THE STA			
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense		\$ <u>6,652</u>	\$	\$	\$ 6,652
Net Income (Loss)		\$ (18,743)	\$	\$	\$ (18,743)

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
ACCOUNT NAME	rage		
Assets			
	= 5 \A(4 \ C 1	\$1.00 021	\$ 103159
Utility Plant in Service (101-105)	- F-5,W-1,S-1	\$108,831	
Accumulated Depreciation and	F-5,W-2,S-2	46,977	40,764
Amortization (108)	- -		
		\$61,854	\$ 62,395
Net Utility Plant	_	\$01,034	Ψ
		<u>(328)</u> 112	1,343
CashCustomer Accounts Receivable (141)	_	112	660
Other Assets (Specify):	• :		
TANE AGO ADI		28,047	28,047
UTILITY PLANT ACQ. ADJ.			
		00 605	\$ 92,445
Total Assets		\$ 89,685	
Liabilities and Capital:			
Liabilities and Capital.			489
Common Stock Issued (201)	F-6	489	489
Preferred Stock Issued (204)			
Other Paid in Capital (211)		(51,463)	(32,231)
Retained Earnings (215)			
Propietary Capital (Proprietary and	F-6		
partnership only) (218)			\$
Total Capital	_	\$, J
	F-6	\$ 94,363	\$ 95160
Long Term Debt (224)	_	23,453	6,487
Accounts Payable (231) Notes Payable (232)	_		
Customer Deposits (235)			2,178
Accrued Taxes (236)		2,722	2,110
Other Liabilities (Specify)			
INTER COMPANY ACCOUNT		12,405	12,809
Advances for Construction			
Contributions in Aid of		7,716	8,042
Construction - Net (271-272)	-		
Total Liabilities and Capital		\$ 89,685	\$ 92,445
Lorgi Frankries and Oabyer			

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ 108,831	\$	\$	\$ <u>108</u> ,831.
Construction Work in Progress (105)				
Other (Specify)	\$ 108,831	\$	\$	\$ 108,831

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$ 40,764	\$	\$	\$ 40,764
Add Credits During Year: Accruals charged to depreciation account Salvage Other Credits (specify)	\$ 6,213	\$	\$	\$6,213
Total Credits	\$ 6,213	\$	\$	\$6,213
Deduct Debits During Year: Book cost of plant retired Cost of removal Other debits (specify)	\$	\$	\$	\$
Total Debits	\$	\$	\$	\$
Balance End of Year	\$ 46,977	\$	\$	\$ 46,977

UTILITY NAME: SUNRISE WATER COMPANY

YEAR OF REPORT DECEMBER 31, 2003

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share	489	
Shares issued and outstanding		
Total par value of stock issued		

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year	\$	\$_(32,720)
Changes during the year (Specify): INCOME		18,743
Balance end of year	\$	<u> (51,463</u>

PROPRIETARY CAPITAL (218)

		Proprietor Or Partner	Partner
nce first of yearges during the year (Specify):	 	\$	\$
nce end of year	 	\$	\$

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue	Interest Rate # of Pymts	Principal per Balance Sheet Date
and Date of Maturity): SEE ATTACHED		94,363
Total		\$ 94,363

Keen Utilities Inc.

Long Term Loans

	Silnrise	(12,850.28) (17,471.09) (25,898.59) (53,799.52)	(2,301.93) (3,352.43) (17,572.91) (9,938.58) (1,467.65) (5,929.67)	-94,362.69
	Paradise Subdivisions Sunrise	(25,898.59)	(747.54) (1,108.13) (1,088.68) (1,613.83) (5,706.70) (8,459.43) (1,613.84) (476.61) (706.51) (1,925.63) (2,854.49) (-45,425.32 -94,362.69
	Paradise	(17,471.09)	(747.54) (1,088.68) (5,706.70) (3,227.50) (476.61) (1,925.63)	-30,643.75
	Alturas	(12,850.28)	(549.83) (800.74) (4,197.37) (2,373.88) (350.55) (1,416.33)	-22,538.98
		9,004.98	00:10:10:10:10:10:10:10:10:10:10:10:10:1	
	Total 110 019 48	0,019.40	4,707.43 6,855.68 35,936.41 20,324.30 3,001.32 12,126.12	192,970.74
	# of Payments	60 SUSPENDED	09 09 09	
1	interest Kate	7.00	9.00 12.00 7.00 7.99 8.00 12.50	
	Note Payable -Keen RE	N/P - Jacob Hoff	N/P - Grace Roberts N/P - Ray Keen 232 - Notes Payable:232.7 - AUTO LOAN 232 - Notes Payable:232.8 - LOAN - WHITING WATER WORKS 232 - Notes Payable:232.10 - N/P - First Union	

Keen Utilities Inc.

Long Term Loans

Keen Utilities Inc.

Long Term Loans

Sunrise (53,799.52)	(2,301.93) (3,352.43) (17,572.91) (9,938.58) (1,467.65) (5,929.67)	-94,362.69
Paradise Subdivisions Sunrise (17,471.09) (25,898.59) (53,799.52)	(1,108.13) (1,613.83) (8,459.43) (4,784.34) (706.51) (2,854.49)	45,425.32 -94,362.69
	(747.54) (1,088.68) (5,706.70) (3,227.50) (476.61) (1,925.63)	-30,643.75
Alturas (12,850.28)	(549.83) (800.74) (4,197.37) (2,373.88) (350.55) (1,416.33)	-22,538.98
9,004.98		
Total 110,019.48	4,707.43 6,855.68 35,936.41 20,324.30 3,001.32 12,126.12	192,970.74
rest Rate # of Payments 7.00 60 7.00 SUSPENDED	09 09 09 09	
Interest Rate 7.00 7.00	9.00 12.00 7.00 7.99 8.00	
Note Payable -Keen RE	NP - Grace Roberts N/P - Ray Keen 232 · Notes Payable:232.7 · AUTO LOAN 232 · Notes Payable:232.8 · LOAN · WHITING WATER WORKS 232 · Notes Payable:232.10 · N/P - First Union	

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 Regulatory assessment fee	981 4,063			981
Other (Specify) PAYROLL TAXES MISCELLANEOUS Total Tax Expense	2,201 1,687 \$ 8,932	\$	\$	2,201 1,687 8,932

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
	s	\$	
	- s	\$	
	_ -	\$	
	_ \$	Ψ	the principal regionals of the first term to the
	\\$	\$	
	\$	\$	
	- s	\$	
	- s	\$	
	- \s	\$	
		\$	
	\\$		A second control of the second control of th
	\$	\$	and 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
	 \$	\$	

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

	(a)	Water (b)	Wastewater (c)	Total (d)
1)	Balance first of yearAdd credits during year	\$ <u>12,393</u>	\$	\$ <u>12,393</u> \$
3) 4) 5)	Total Deduct charges during the year Balance end of year Less Accumulated Amortization			
7)	Net CIAC	\$ 12,393	\$	\$ 12,393

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.	ontractors property was	Indicate "Cash" or "Property"	Water	Wastewater
received daming and				
		Fract Williams		
			\$	\$
Sub-total			Ψ	
	1.7		-	
Report below all ca	pacity charges, mair			
extension charges	pacity charges, mair and customer conne			
Report below all ca extension charges charges received d	pacity charges, mair and customer conne uring the year.	ction		
extension charges charges received d	pacity charges, mair and customer conne uring the year. Number of	ction Charge per		
extension charges	pacity charges, mair and customer conne uring the year.	ction		
extension charges charges received d	pacity charges, mair and customer conne uring the year. Number of	ction Charge per Connection	s	\$
extension charges charges received d	pacity charges, mair and customer conne uring the year. Number of	ction Charge per	\$	\$
extension charges charges received d	pacity charges, mair and customer conne uring the year. Number of	ction Charge per Connection	\$	\$
extension charges charges received d	pacity charges, mair and customer conne uring the year. Number of	ction Charge per Connection	\$	\$
extension charges charges received d	pacity charges, mair and customer conne uring the year. Number of	ction Charge per Connection	\$	\$
extension charges charges received d	pacity charges, mair and customer conne uring the year. Number of	ction Charge per Connection	\$	\$
extension charges charges received d Description of Charge	pacity charges, mair and customer conneuring the year. Number of Connections	Charge per Connection		\$ \$
extension charges charges received d	pacity charges, mair and customer conneuring the year. Number of Connections	Charge per Connection		\$\$

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year	\$ 4,351	\$	\$ 4,351
Add Debits During Year:			505
Deduct Credits During Year:	326		326
Balance End of Year (Must agree with line #6 above.)	\$ 4,677	\$	\$ 4.677

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

KEEN SALES, RENTALS AND UTILITIES, INC.
UTILITY NAME: D/B/A SUNRISE WATER COMPANY

YEAR OF REPORT DECEMBER 31 2003

*** N/A ***

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

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$	%	%	%
Preferred Stock		%	%	%
Long Term Debt		%	%	<u> </u>
Customer Deposits		%	%	<u> </u>
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 **

KEEN SALES, RENTALS AND UTILITIES, INC.
UTILITY NAME SUNRISE WATER COMPANY

YEAR OF REPORT
DECEMBER 31, 2003

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)	\$ 489	\$	\$	\$	\$ 489 94,363
Total	\$ 94,852	\$	\$	\$	\$ <u>94,852</u>

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

		\$ 175 may \$ 14 mad with \$4 may
	A CONTROL OF THE PROPERTY OF T	
		The last transfer and the second section of the second section of the second se
	The state of the s	the section account the designation of the section
		CONTRACTOR
		THE RESIDENCE OF PERSONS AND ADDRESS OF THE PERSONS AND ADDRESS AND ADDRESS OF THE PERSONS AND ADDRESS OF THE PERSONS AND ADDRESS OF THE PERSONS AND ADDRESS AND ADDRESS OF THE PERSONS AND ADDRESS AND ADDR
		or required to become experience using an extend to the law of the law of the law or constitutions
	The second secon	Commence of the control of the contr
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WATER OPERATING SECTION

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (¢)	Additions (d)	Retirements (e)	Current Year (f)
			\$	\$	\$
301	Organization	\$	\$		
302	Franchises				
303	Land and Land Rights	6,513			6,513
304	Structures and Improvements	0,313			
305	Collecting and Impounding				
	Reservoirs				
306	Lake, River and Other				
	Intakes				16.972
307	Intakes Wells and Springs	16,972			
308	Infiltration Galleries and				
	Tunnels				
309	Supply Mains				11,074
310	Power Generation Equipment_	$\frac{11,074}{3,000}$	- C72		8,672
311	Pumping Equipment		5,672		3,933
320	Water Treatment Equipment	3,933			
330	Distribution Reservoirs and				21.485
330	Standpipes	21,485			
331	Transmission and Distribution				12,393
331	Lines	12,393			
222	Services			and the state of t	
333	Meters and Meter	Į.			10,601
334	Installations	10,601			
205	Hydrants			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
335	Backflow Prevention Devices_				
336	Other Plant and				
339	Miscellaneous Equipment				
	Office Furniture and				1 025
340	Equipment	1,825			1,825
	Transportation Equipment	12,573		to the control of the	-12,573
341	Stores Equipment				
342	Tools, Shop and Garage				402
343	Equipment	402			402
	Laboratory Equipment				
344	Power Operated Equipment				
345	Communication Equipment			a special secretarion of the second	
346	Communication Equipment	2,388		,	2,388
347	Miscellaneous Equipment				
348	Other Tangible Plant				
		\$ 103,159	\$ _ 5,672	\$	\$ 108,83
	Total Water Plant	* <u> </u>			1

KEEN SALES, RENTALS AND UTILITIES, INC.
UTILITY NAME: SUNRISE WATER COMPANY

D/B/A

YEAR OF REPORT DECEMBER 31, 2003

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Accum. Depr. Balance End of Year (f-g+h=i)	\$ 2,155 7,782 7,782 2,453 2,453 8,759 4,677 5,585 5,585 109 1.328
Credits (h)	\$ 232 628 651 651 326 651 326 649 180 27 27 27 8 6,213
Debits (g)	\$
Accumulated Depreciation Balance Previous Year (f)	\$ 4 4 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Depr. Rate Applied (e)	
Average Salvage in Percent (d)	12 · 26 % % % % % % % % % % % % % % % % % %
Average Service Life in Years (c)	28 11 17 17 17 17 17 17 17 17 17 17 17 17
Account (b)	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 Meter & Meter Installations Hydrants Backflow Prevention Devices Other Plant and Miscellaneous Equipment Office Furniture and Equipment Transportation Equipment Stores Equipment Tools, Shop and Garage Equipment Communication Equipment Power Operated Equipment Communication Equipment Miscellaneous Equipment Other Tangible Plant
Acct. No.	304 305 306 307 308 308 330 331 331 333 334 334 341 342 342 343 344 345 346 347 348

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct.		
No.	Account Name	Amount
140.		
601	Salaries and Wages - Employees	\$ 24,326
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	5,86
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	2,15
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	
630	Contractual Services:	2
	Billing	
	Professional	
	Testing	
	Other	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$
640	Rents	
650	Transportation Expense	
655	Insurance Expense Regulatory Commission Expenses (Amortized Rate Case Expense)	
665	Regulatory Commission Expenses (Amortized Nate Case Expense)	7
670	Bad Debt Expense	5,26
675	Miscellaneous Expenses	
	Total Water Operation And Maintenance Expense	\$ <u>62,41</u>
	* This amount should tie to Sheet F-3.	

WATER CUSTOMERS

			Number of Ac	tive Customers	Total Number of Meter
	Type of	Equivalent	Start	End	Equivalents
Description	Meter **	Factor	of Year	of Year	(c x e)
(a)	(b)	(c)	(d)	(e)	(f)
Residential Service			0.5.5	255	255
5/8"	D	1.0	255	255	255
3/4"	- D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0	100 100		
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"	С	16.0			
3"	Т	17.5			
				to a Maria and a m	and the second s
Unmetered Customers					
Other (Specify)					
* D = Displacement		Talal	255	255	255
C = Compound		Total			
T = Turbine			,		

SYSTEM NAME: SUNRISE WATER COMPANY

PUMPING AND PURCHASED WATER STATISTICS

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	CHANGE ***	And the second s	
			,)
		The state of the s			

TILITY NAME: KEEN SALES	, RENTALS AND NRISE WATER C	_UTILITIES, II OMPANY	NC. YEAR OF R DECEMBER (EPORT 31, 2003
YSTEM NAME:		-		
	WELLS AN	ID WELL PUMPS		
(a)	(b)	(c)	(d)	(e)
Year Constructed Types of Well Construction and Casing	TOTAL DIAG	K POTABLE BLA	аск	
Depth of Wells Diameters of Wells Pump - GPM Motor - HP Motor Type * Yields of Wells in GPD Auxiliary Power	6 350 25 SUBMERSIBLE ?	4 100 7 SUBMERSIBLE ? WIN-CO GENERATOR		
* Submersible, centrifugal, etc.				
	RES	SERVOIRS		
(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) Capacity of Tank Ground or Elevated		STEEL 3,000 GROUND		
	HIGH SER	VICE PUMPING		
(5)	(b)	(c)	(d)	(e)
(a) Motors Manufacturer Type Rated Horsepower				
Pumps Manufacturer Type Capacity in GPM Average Number of Hours Operated Per Day				
Auxiliary Power		AND DESCRIPTION OF THE PERSON NAMED IN COLUMN TO SERVICE AND ADDRESS OF THE PERSON NA	-	

KEEN SALES, RENTALS AND UTILITIES, INC. D/B/A

UTILITY NAME: SUNRISE WATER COMPANY

YEAR OF REPORT DECEMBER 31, 2003

SOURCE OF SUPPLY

List for each source of suppl	y(Ground, Surface, Purchas	sed Water etc.)	
Permitted Gals, per day	_ 504,000		
Type of Source	GROUND	pure and a second pure and appropriate and app	magnety and a second second control of the s
	WATER TREATMEN	T FACILITIES	
List for each Water Treatmer			
Type	STANDARD		regarding the extension of the second contract of the second contrac
Make	_ GOULDS		
Permitted Capacity (GPD)	UNKNOWN		
High service pumping	UNKNOWN	. The second of	
Gallons per minute	UNKNOWN		
Reverse Osmosis	UNKNOWN		
Lime Treatment			
Unit Rating	<u>UNKNOWN</u>		
Filtration			
Pressure Sq. Ft			
Gravity GPD/Sq.Ft			
Disinfection	PULSATION GPD 30		
Chlorinator	_CHLORINE		
Ozone			and a financial account of the first transfer of the first transfe
Other		printed at 11 to recognize the second	
Auxiliary Power	WIN-CO		
	GENERATOR		

DECEMBER 31, 2003

UTILITY NAME:_

D/B/A SUNRISE WATER COMPANY SYSTEM NAME:

GENERAL WATER SYSTEM INFORMATION

GENERAL
Furnish information below for each system. A separate page should be supplied where necessary.
Present ERC's * the system can efficiently serve
2. Maximum number of ERCs * which can be served
Present system connection capacity (in ERCs *) using existing lines. UNK NOWN INK NOWN
4. Future connection capacity (in ERCs *) upon service area buildout
5. Estimated annual increase in ERCs *
If so, how much capacity is required?
7. Attach a description of the fire fighting facilities.
Attach a description of this system. 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?
 An ERC is determined based on one of the following methods: (a) If actual flow data are available from the proceding 12 months:

WASTEWATER

OPERATING

SECTION

Note:

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

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	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.
1. 2. X	3. 4. X X (signature of chief executive officer of the utility)
1. 2.	3. 4. (signature of chief financial officer of the utility)

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

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