CLASS "C" WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WU771-04-AR
Earlene Keen
Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, FL 33844-8587

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2004

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

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FINANCIAL SECTION

REPORT OF

KEEN SALES, REI	NTALS AND UTILITIE (EXACT NAME OF UT	S, INC. DBA KEEN S FILITY)	UBDIVISIONS
685 Dyson Road	Haines City		33844
Mailing Addres		Street Address	County
Telephone Number (<u>863) 421-68</u>	827 Da	ate Utility First Organized 1/	90
Fax Number <u>same</u>	E-	mail Address ADUNNAHOE@	AOL.COM
Sunshine State One-Call of Florida, Inc. I	Member No.		
Check the business entity of the utility as	filed with the Internal Revenue	e Service:	
Individual Sub Chapter	S Corporation	1120 Corporation	Partnership
Name, Address and phone where record	s are located: same		
Name of subdivisions where services are	e provided: KEEN SU	BDIVISION	
	CONTACTS:		
Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence:		CAMP	
EARLENE R. KEN	PRESIDENT	SAME	
Person who prepared this report: STEVE HERMAN/AMANDA CHAI	1BERS CPA/BOOKKE	EP <u>ER</u>	
Officers and Managers:			
EARLENE R. KEEN	PRESIDENT		\$ 3931.00
KAREN K. KEEN KIMBREL	VICE PRESIDENT		\$
SHELLY K. KIKER	SECRETARY		\$ 5
MELINDA K. DUNNAHOE	TREASURER		\$
Report every corporation or person owni securities of the reporting utility:	ng or holding directly or indirec	ctly 5 percent or more of the vo	ting
	Percent		Salary
Name	Ownership in Utility	Principal Business Address	Charged Utility
Ivaille	Gainty	1 Millipai Basilioss / tadioss	\$
			\$
			\$
			\$
			\$
			\$
			a

INCOME STATEMENT

	Ref.				Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue: Residential Commercial Industrial Multiple Family Guaranteed Revenues Other (Specify)		\$ <u>36727.00</u>	\$	\$	\$ <u>36727.00</u>
Total Gross Revenue		\$ <u>36727.00</u>	\$	\$	\$ <u>36727.00</u>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 40826.00	\$	\$	\$40826.00
Depreciation Expense	F-5	5223.00			5223.00
CIAC Amortization Expense_	F-8				
Taxes Other Than Income	F-7	1926.00			1926.00
Income Taxes	F-7				
Total Operating Expense		\$ <u>47975.00</u>	-		\$ <u>47975.00</u>
Net Operating Income (Loss)		\$ (11248.00)	\$	\$	\$ 11248.00)
Other Income: Nonutility Income		\$ <u>252.00</u>	\$	\$	\$ <u>252.00</u>
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense		\$ <u>210.00</u> <u>3590.00</u>	\$	\$	\$ <u>210.00</u> <u>3590.00</u>
Net Income (Loss)		\$ <u>(14796.00</u>)	\$	\$	\$(<u>14796.00</u>)

UTILITY NAME:

YEAR OF REPORT DECEMBER 31, 2004

COMPARATIVE BALANCE SHEET

	Reference	Current	Previous
ACCOUNT NAME	Page	Year	Year
Assets:			
Utility Plant in Service (101-105) Accumulated Depreciation and	F-5,W-1,S-1	\$ 86869.00	\$ 75628.00
Amortization (108)	F-5,W-2,S-2	41951.00	32998.00
Net Utility Plant		\$ 44918.00	\$ _42630.00_
CashCustomer Accounts Receivable (141) Other Assets (Specify):		22306.00 253.00	880.00
INTER CO. ACCT. ALTURAS UTIL. LLC SUNRISE UTIL. LLC		9417.00 5972.00 19429.00	53640.00
Total Assets		\$ <u>102295.00</u>	\$ <u>97150.00</u>
Liabilities and Capital:			
Common Stock Issued (201) Preferred Stock Issued (204) Other Paid in Capital (211)	F-6 F-6	597.00	235.00
Retained Earnings (215) Propietary Capital (Proprietary and	F-6	(35050.00)	38567.00
partnership only) (218)	F-6		-
Total Capital		\$ <u>(34453.00)</u>	\$ <u>38802.00</u>
Long Term Debt (224) Accounts Payable (231) Notes Payable (232)	F-6	\$ <u>92651.00</u> <u>1167.00</u>	\$ 45425.00 11422.00
Customer Deposits (235)		1562.00 12900.00	1499.99
accrued interest payroll liab. Advances for Construction		9310.00 19158.00	
Contributions in Aid of Construction - Net (271-272)	F-8		
Total Liabilities and Capital		\$ <u>102295.00</u>	\$ <u>97150.00</u>

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>86869.0</u> 0	\$	\$	\$ _{86869.00}
Construction Work in Progress (105)				
Other (Specify)				
Total Utility Plant	\$ 86869.00	\$	\$	\$ <u>86869.00</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$ 32998.00	\$	\$	\$32998.00
Add Credits During Year: Accruals charged to	\$ 5000	ę.	¢	¢ 5000 00
depreciation account Salvage Other Credits (specify)		\$	\$	\$_5223 . 00
ADJUST FOR UTILITY SAL. Total Credits	\$ <u>3982.00</u> \$ <u>9205.00</u>	\$	\$	\$ <u>9205.00</u>
Deduct Debits During Year: Book cost of plant retired Cost of removal Other debits (specify)	\$ 	\$ 	\$ 	\$
PRIOR_YEARS_ERROR Total Debits	\$\frac{-252.00}{-252.00}	\$	\$	\$\frac{252.00}{252.00}
Balance End of Year	\$ <u>41951.00</u>	\$	\$	\$41951.00

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per shareShares authorizedShares 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>38567.00</u>
Changes during the year (Specify): PROFIT		(14796.00
ADJUST FOR SALE OF ALTURAS & sunrise		(58224.00)
Balance end of year	\$	\$ <u>(34453.00</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
ALTURAS		\$
Total		\$ <u>92651.00</u>

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	1562.00 364.00			1562.00 364.00
Total Tax Expense	\$ 1926.00	\$	\$	\$ 1926.00

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
	\$	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	

Long Term Loans

S	42,683.17 63,282.96			62,491.56 92,651.30
<u>.</u>				
Total	105,966.13	33,436.41	15,740.32	155,142.86
Interest Rate # of Payments	7 SUSPENDED	7 SUSPENDED	7.99 60	
	Note Payable -Keen RE	N/P - Ray Keen	232 · Notes Payable:232.7 · AUTO LOAN	

$\star\star_n/_a\star\star\star$ CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

	(a)	Water (b)	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 agreements from which cash or received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
	78			
Sub-total			\$	\$
	pacity charges, main and customer conne- uring the year.			
Description of Charge	Number of Connections	Charge per Connection		
		\$	\$	\$
Total Credits During Year (Must ag	ree with line # 2 abov	/e)	\$	\$
Total Ground Lawning Food (mast ag				

ACCUMULATED AMORTIZATION OF CIAC (272)

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

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

UTILITY NAME: keen subdivisions	YEAR OF REPORT
	DECEMBER 31, 2004
SCHEDULE "A"	
SCHEDULE OF COST OF CAPITAL LISED FOR AFLIDO	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	\$	%	%	_ \$37.00 _%
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 **

UTILITY NAME: KEEN SUBDIVISIONS

YEAR OF REPORT DECEMBER 31, 2004

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)	\$ 597.00 92651.00	\$	\$	\$	\$ <u>597.00</u> <u>92651.00</u>
Total	\$ <u>93248.</u> 00	\$	\$ <u>- O - </u>	\$	\$9 <u>3248.0</u> 0

(1) 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	4000.00			4000.00
304	Structures and Improvements	190.00	291.00		481.00
305	Collecting and Impounding				
	Reservoirs				
306	Lake, River and Other				
	Intakes		-		
307	vveils and Springs	13436.00			13436.00
308	Infiltration Galleries and				
200	Tunnels				
309 310	Supply Mains Power Generation Equipment				
311	Pumping Equipment	10143.00			10143.00
320	Water Treatment Equipment	7053.00	T .		7053.00
330	Distribution Reservoirs and				7033.00
""	Standpipes	10000.00			10000.00
331	Transmission and Distribution				
	Lines	15500.00			15500.00
333	Services	13300.00			12300.00
334	Meters and Meter				
	Installations	2859.00			_2859.00
335	Hydrants	1800.00			1800.00
336	Backflow Prevention Devices				
339	Other Plant and				
1	Miscellaneous Equipment				
340	Office Furniture and	070 00	3050 00		0000
341	Equipment Transportation Equipment	879.00	1350.00		2229.00
341	Stores Equipment	6052.00	9303.00		15355.00
343	Tools, Shop and Garage				
575	Equipment	194.00	297.00		491.00
344	Laboratory Equipment	134.00	257.00		491.00
345	Power Operated Equipment				-
346	Communication Equipment				
347	Miscellaneous Equipment	2847.00		4	2847.00
348	Other Tangible Plant	675.00			675.00
	Total Water Plant	\$ <u>75628.00</u>	\$ <u>11241.00</u>	\$	\$ <u>86869.00</u>

keen subdivisions

UTILITY NAME:

YEAR OF REPORT DECEMBER 31, 2004

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

(a)	Account (b)	Service Life in Years (c)	Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Balance End of Year (f-g+h=i)
304	Structures and Improvements	28	%	3.52 %	\$ 10.00	8	\$ 31 OO	00.15 \$
	Collecting and Impounding		/0	3			7	
306	Lake, River and Other Intakes		%	% %				
307	Wells and Springs	18	%	5.56 %	5411.00		747.00	1818
	Tunnels		%	%				
309	Supply Mains		%	%				
310 311	Power Generating Equipment Pumping Equipment	16	% %	7 88 %	1881 00		00 969	80.88
320	Water Treatment Equipment	2	%	. 29		252.00		7053.00
 ၉	Distribution Reservoirs &							,
	Standpipes	30	%	33	2417.00		333.00	800CC
333	Trans. & Dist. Mains	40	% %	2.50.%	6558.00		387.00	8-SH199
334	Meter & Meter Installations	7.1	%	2 d d d	00 0131			3.1891
335	Hydrants	404	%	2.50	375.00		45.00	CS.064
339	Backflow Prevention Devices		%	%				
}	Equipment		%	%				
340	Office Furniture and							
341	EquipmentTransportation Equipment	13	% % % %	7.69.%	1		924.00	7393.00
342	Stores Equipment						046/046	
343	Tools, Shop and Garage		3					() :
4	Equipment	15	% %	% <u>79</u> 9	52.00		114.00	997
345	Power Operated Equipment		%	-				
346	Communication Equipment		%	%				
347 348	Miscellaneous Equipment Other Tangible Plant	10	%	%%	1590.00		284.00	557.00
) H				÷	•	* 00 TUO
	l otals				\$ 32998 00	\$ 252.00	\$9205.00	

BEUISED 7/26/05

UTILITY NAME: KEEN SUBDIVISIONS

YEAR OF REPORT DECEMBER 31, 2004

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
140.		
601	Salaries and Wages - Employees	\$ <u>14836.0</u>
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	3931.00
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	<u> </u>
616	Fuel for Power Production	
•	Chemicals	
618	Materials and Supplies	
620		
630	Contractual Services: Billing	
	Professional	710.00
	Professional	
	Testing	
	Other	<u> 192.00</u>
640	Rents	\ 5742.00
650	Transportation Expense	799.00
655	Incurance Evnense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	<u>311.00</u>
670	Rad Debt Expense	
675	Miscellaneous Expenses	5328_00
0.0		
	Total Water Operation And Maintenance Expense	<u> 40826 0</u>
	* This amount should tie to Sheet F-3.	

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Ac Start of Year (d)	tive Customers End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
Residential Service 5/8" 3/4" 1" 1 1/2" General Service 5/8" 3/4" 1" 1 1/2" 2" 3" 3" 3" Unmetered Customers Other (Specify)		1.0 1.5 2.5 5.0 1.0 1.5 2.5 5.0 8.0 15.0 16.0 17.5	5-9	58	58
** D = Displacement C = Compound T = Turbine		Total	59_	58_	58

UTILITY NAME:	KEEN	SUBDIVISIONS			
CVCTEM NAME.					
SYSTEM NAME:					

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)		
January February March April May June July August September October November December		749967 748700 743037 1259591 1009611 1183482 -893219 -892089 -879615 -926604 969419 987128	-35712 -35652 -35382 -59980 -48076 -56356 -42534 -42480 -41886 -44124 -46162 -47006	714255 713048 707655 -1199611 -961535 -1127126 -850685 -849609 -837729 -882480 -923257 -940122	714255 713048 707655 1199611 961535 1127126 850685 849609 837729 882480 923257 940122		
Total for Year		11242462	535350	10707112	10707112		
If water is purchased for resale, indicate the following: Vendor Point of delivery If water is sold to other water utilities for redistribution, list names of such utilities below:							

MAINS (FEET)

Diameter			Removed	End
of	First of	Added	or	of
Pipe	Year		Abandoned	Year
				,11. 11. 11.
		1916		

	of	of First of Pipe Year	of First of Added Pipe Year	of First of Added or Abandoned

UTILITY NAME: KEEN SUBDIV		_	YEAR OF RI	1
	WELLS AN	ID WELL PUMPS		
(a)	(b)	(c)	(d)	(e)
Year Constructed Types of Well Construction and Casing	7/89 PVC			
Depth of Wells Diameters of Wells Pump - GPM Motor - HP Motor Type * Yields of Wells in GPD Auxiliary Power	25 submersible	ental		
* Submersible, centrifugal, etc.				
	RES	ERVOIRS		
(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) Capacity of Tank Ground or Elevated	STEEL 209000 Ground			
***N\ <i>N</i> ***	HIGH SER\	/ICE PUMPING		
(a)	(b)	(c)	(d)	(e)
Motors Manufacturer Type Rated Horsepower				
Pumps Manufacturer Type Capacity in GPM Average Number of Hours Operated Per Day				<u>.</u>

Auxiliary Power_____

ITH ITY NAME. REEN BOBBLIES	UTILITY NAME.	KEEN	SUBDIVISIONS
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SOURCE OF SUPPLY

List for each source of supply		sed Water etc.)	
Permitted Gals. per day	unknown		
Type of Source	ground		

	WATER TREATMEN	IT FACILITIES	
List for each Water Treatment	Facility:		
Type	standard		
Make	- Goulds		
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	<u>chlorine</u>		
Ozone	n/a		
Other			
Auxiliary Power	Generator		
	and the same of th		

Generator Rental

YEAR OF	REPO	DRT
DECEMBE	ER 31	, 2004

UTILITY NAME:_	KEEN	SUBDIVISION	
SYSTEM NAME:			

GENERAL WATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.
1. Present ERC's * the system can efficiently serve
2. Maximum number of ERCs * which can be servedunknown
3. Present system connection capacity (in ERCs *) using existing linesunknown
4. Future connection capacity (in ERCs *) upon service area buildoutunknown
5. Estimated annual increase in ERCs *. unknown
6. Is the utility required to have fire flow capacity?NO
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#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 proceding 12 months:
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:

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.
1. 2.	3.	A. Joaclese haen
		(signature of chief executive officer of the utility) Date: $\frac{9}{2} = \frac{3}{2} = 3$

* 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.

Date:

(signature of chief financial officer of the utility)

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

WUTTI Keen Sales, Rentals and Utilities, Inc 685 Dyson Rol. HAMES City, FL 33844 ** Alturas Water ***

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2004

Form PSC/ECR.006-W (Rev. 12/00)

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FINANCIAL SECTION

REPORT OF

KEEN SALES, RENTAL	S AND UTILITIES (EXACT NAME O	, INC. DBA ALTURAS W FUTILITY)	ATER
685 Dyson Rd. Mailing Address	Haines City	FL 33844 Street Address	POLK County
Telephone Number (863(421-6	827	Date Utility First Organized	
Fax Number same		E-mail Address <u>ADUNNAHO</u>	E@AOL.COM
Sunshine State One-Call of Florida, Inc. M	Member No.		
Check the business entity of the utility as	filed with the Internal Rev	enue Service:	
Individual XX Sub Chapter S	S Corporation	1120 Corporation	Partnership
Name, Address and phone where records	s are located: 685 D	yson Rd. Haines City	, FL 3384
Name of subdivisions where services are	provided: ALT CONTACTS	URAS:	
Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: EARLENE R. KEEN	PRESIDENT	ABOVE	
Person who prepared this report: STEVE_HERMAN/MINDY_D	UNNAHOE CPA/	BOOK KEEPER	
Officers and Managers: EARLENE R. KEEN K. BLAKE KEEN KIMBRE SHELLY K. KIKER MELINA K. DUNNAHOE	_PRESIDENT LVICE_PRESIDE SECRETARY _TREASURY	ABOVE ABOVE	\$ \$ \$ \$
Report every corporation or person ownir securities of the reporting utility:	Percent	directly 5 percent or more of the vo	Salary
Name	Ownership in Utility	Principal Business Address	
			\$ \$ \$ \$ \$

UTILITY	NI A RAEL	
UTILITY	NAME	

INCOME STATEMENT

	Ref.		T T		Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue: Residential Commercial Industrial Multiple Family Guaranteed Revenues Other (Specify)		\$ 5460.00	\$	\$	\$ 5460.00
Total Gross Revenue		\$ <u>5460.00</u>	\$	\$	\$5460-00
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 6964.00	\$	\$	\$6964.00
Depreciation Expense	F-5	341.00		<u></u>	341.00
CIAC Amortization Expense_	F-8				·
Taxes Other Than Income	F-7	991.00			991.00
Income Taxes	F-7				
Total Operating Expense		\$ 8296.00			\$ 8296 00
Net Operating Income (Loss)		\$ <u>(2836.00</u>)	\$	\$	\$(<u>2851.00)</u>
Other Income: Nonutility Income		\$ 7912.00	\$	\$	\$ <u>7912.00</u>
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense		\$	\$	\$	\$
Net Income (Loss)		\$ <u>4943.00</u>	\$	\$	\$_ 4943.00

keen sales, rentals and utilities, inc. dba alturas water

UTILITY NAME:	

YEAR OF REPORT DECEMBER 31, 2004

COMPARATIVE BALANCE SHEET

	Reference	Current	Previous
ACCOUNT NAME	Page	Year	Year
ACCOUNT NAME	гаус	1 Gai	i eai
Assets:			
Utility Plant in Service (101-105)	F-5,W-1,S-1	\$ -0-	\$ 46707.00
Accumulated Depreciation and	i		
Amortization (108)	F-5,W-2,S-2	_0_	8881.00
N. (1199)			A 27006 00
Net Utility Plant		\$	\$ 37826.00
Cash			
CashCustomer Accounts Receivable (141)		278.00	182.00
Other Assets (Specify):			102.00
		444	
Tatal Assats		•	
Total Assets		\$ _278.00	\$ 38,008.00
Liabilities and Capital:			
Common Stock Issued (201)	F-6		117.00
Preferred Stock Issued (204)	F-6		
Other Paid in Capital (211)			
Retained Earnings (215)	F-6		(2 3304.00)
Propietary Capital (Proprietary and	5 0		
partnership only) (218)	F-6		
Total Capital		\$	\$
Total Gapital		•0-	$\frac{4}{(23187.00)}$
Long Term Debt (224)	F-6	 \$	\$ 22539.00
Accounts Payable (231)			
Notes Payable (232)			-5775.00
Customer Deposits (235)			
Accrued Taxes (236)		278.00	1062.00
Other Liabilities (Specify)			
inter company acct.			31819.00
Advances for Construction			
Contributions in Aid of			
Construction - Net (271-272)	F-8		
/			
Total Liabilities and Capital		\$ 278.00	\$ 38008.00

UTILITY NAME:		_	YEAR OF REPORT
			DECEMBER 31, 2004

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 (105) Other (Specify)	\$	\$	\$	\$0-
Total Utility Plant	\$	\$	\$	\$

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$ 8881.00	\$	\$	\$ 8881.00
Add Credits During Year: Accruals charged to	¢ 0.43 0.0	•		
depreciation account Salvage Other Credits (specify)	\$ 341.00	\$	\$	\$ 341.00
Total Credits	\$ 341.00	\$	\$	\$ 341.00
Cost of removal	\$ 	\$	\$	\$
sale_of_utilit Total Debits	\$ <u>9222.00</u>	\$	\$	\$ 9222.00
Balance End of Year	\$	\$	\$	\$

dba alturas water	s and utilities, i	nc.	
UTILITY NAME:		• • • • • • • • • • • • • • • • • • •	R OF REPORT MBER 31, 2004
	CAPITAL STOCK (201 - 2	04)	
		Common Stock	Preferred Stock
Par or stated value per shareShares authorizedShares issued and outstandingTotal par value of stock issuedDividends declared per share for year			
	RETAINED EARNINGS (2	115)	
		Appropriated	Un- Appropriated
Balance first of yearChanges during the year (Specify): profit sale of utility Balance end of year			\$ (23304.00
	PROPRIETARY CAPITAL (\$
		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 and Date of Maturity):	Issue	Interest Rate # of Pymts	Principal per Balance Sheet Date
Total			

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) PayrolI	\$	\$	\$	\$
Total Tax Expense	\$ 991.00	\$	\$	\$ 991.00

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
	\$	\$	
	_ \$	\$	
	_ \$	\$	
	_ \\$	\$	
	_ \\$	\$	
	_ \\$	\$	
	_ \$	\$	
	_ \$	\$	
	_ \$	\$	
· · · · · · · · · · · · · · · · · · ·	_ \$	\$	
	_	\$	

UTILITY NAME:

YEAR OF REPORT DECEMBER 31, 2004

*** $\mathrm{N/A}$ *** CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

	(a)		Water (b)	Wastewater (c)	Total (d)
1) 2) 3) 4) 5) 6)	Balance first of yearAdd credits during year 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 agreements from which cash or received during the year.	contractors or property was	Indicate "Cash" or "Property"	Water	Wastewater
· · · · · · · · · · · · · · · · · · ·				
Sub-total		.		\$
Report below all ca extension charges charges received o	pacity charges, mair and customer conne uring the year.	ction		
Description of Charge	Number of Connections	Charge per Connection		
		\$\$	·	\$
l Credits During Year (Must ag	ree with line # 2 abov	/e.) \$		

ACCUMULATED AMORTIZATION OF CIAC (272)

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

 $$\operatorname{keen}$$ sales, rentals and utilities, inc dba alturas water

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

UTILITY NAME:			YEAR OF REPORT
	 	-	
			DECEMBER 31, 2004

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

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

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

					<u> </u>		
		·					
		·					
 	 	-					
				:			
					/		

WATER OPERATING SECTION

UTILITY NAME:	
	

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	2000.00		2000.00	
304	Structures and Improvements	94.00		94.00	
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes Wells and Springs	<u> </u>			
307		2000.00		2000.00	
308	Infiltration Galleries and				
200	Tunnels		·		
309 310	Supply Mains				
310	Power Generation Equipment	0.470.00		0.470.00	
320	Pumping Equipment Water Treatment Equipment	9479.00 2000.00		$\frac{9479.00}{2000.00}$	
330	Distribution Reservoirs and	2000.00		2000.00	
000	Standpipes	17265.00		17265.00	
331	Transmission and Distribution	17203.00		1/203.00	
	Lines	3000.00		3000.00	
333	Services				
334	Meters and Meter				
	Installations	5704.00		5704.00	
335	Hydrants				
336	Backflow Prevention Devices				
339	Other Plant and				
1 240	Miscellaneous Equipment		• .		
340	Office Furniture and	426 00		426 00	
341	EquipmentTransportation Equipment	436.00 3003.00		436.00 3003.00	
342	Stores Equipment	3003.00		3003.00	
343	Tools, Shop and Garage	· · · · · · · · · · · · · · · · · · ·		-	
	Equipment	96.00		96.00	
344	Laboratory Equipment			30.00	
345	Power Operated Equipment		· 		
346	Communication Equipment				
347	Miscellaneous Equipment			W	
348	Other Tangible Plant	1630.00		1630.00	
	Total Water Plant	\$ <u>46707.00</u>	\$	\$ <u>46707.00</u>	\$

KEEN SALES, RENTALS AND UTILITIES, INC. DBA ALTURAS WATER

UTILITY NAME:

YEAR OF REPORT DECEMBER 31, 2004

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

	1									
Accum. Depr. Balance End of Year (f-g+h=i)	(i)									Q s
Credits	(h) \$ 1.00	14.00	79.00	• • •	42.00		5.00	1.00	20.00	\$ 341.00
Debits	(6)	588.00	1995.00	60	1160.00		237.00	27.00	550.00	\$9222.00
Accumulated Depreciation Balance Previous Year	\$ 5.00	574.00	1916.00	• 0	1118.00		232.00	26.00	530.00	\$ 8881.00
Depr. Rate Applied	3.57 %	5.55 %	% 6.67 14.25%	3.28 %	5 86 %		9.86 % 12.75 %	6.25 %	10 %	
Salvage in Percent	%	%	% % % %	%	% %	%	%	% % %	%	
Service Life in Years	28	18	15	40			13	15	10	
Account (h)	Structures and Improvements	Reservoirs Lake, River and Other Intakes Wells and Springs Infiltration Galleries &	Tunnels Supply Mains Power Generating Equipment Pumping Equipment Water Treatment Equipment	Standpipes Trans. & Dist. Mains	Meter & Meter Installations Hydrants	Backflow Prevention Devices Other Plant and Miscellaneous Equipment	Equipment Transportation Equipment Stores Equipment	Equipment Laboratory Equipment Power Operated Equipment Communication Equipment	Miscellaneous Equipment Other Tangible Plant	Totals
Acct. No.	304	306 307 308	309 310 311 320	331 333	334	336 339 340	341 342 343	344 345 346	348	

amount should tie to Sheet F-5.

*UTILITY NAME:

YEAR OF REPORT DECEMBER 31, 2004

WATER OPERATION AND MAINTENANCE EXPENSE

Acct.		
No.	Account Name	Amount
601		\$ <u>1117.00</u>
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	350.00
604	Employee Pensions and Benefits	144.00
610	Purchased Water	
615	Purchased Power	218.00
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	51.00
630	Contractual Services:	
	Billing	
	Professional	49.00
	Testing	218.00
	Other	
640	Rents	378.00
650	Transportation Expense	92.00
655	Insurance Expense	267.00
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	207.00
670	Bad Debt Expense	
675	Miscellaneous Expenses	4080 00
	Total Water Operation And Maintenance Expense * This amount should tie to Sheet F-3.	\$ <u>6964.00</u> *

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Ac 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			
** D = Displacement C = Compound T = Turbine		Total			

KEEN SALES, RENTALS AND UTILITIES, INC DBA ALTURAS WATER

"UTILITY NAME:		YEAR OF REPORT
		DECEMBER 31, 2004
SYSTEM NAME:		

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) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's)
5460.00 -0-	527939	20305 	506404	5-06404 5-160-00 507634
	580599	4 <u>0561</u>	714038	714038
		mes of such utilities	s below:	
	Purchased For Resale (Omit 000's) (b) -5460.00 -0- or resale, indicate the	Purchased For Resale (Omit 000's) (b) (c)	Purchased For Resale (Omit 000's) (b) (c) (b) (c) 5266 - 90 527939 -0- 580599 40561 Loss Through Line Flushing Etc. (Omit 000's) (d) 20305 40561	Purchased For Resale (Omit 000's) Water From Wells (Omit 000's) Loss Through Line Flushing Etc. (Omit 000's) Pumped And Purchased (Omit 000's) (b) (c) (d) (b)+(c)-(d)] -5460.00 52460 30454 50640 -0- 527939 20305 507634 -0- 580599 40561 714038 or resale, indicate 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
	- <u>NO CH</u>	ANGE			

KEEN SALES, RENTALS AND UTILITIES, INC. DBA ALTURAS WATER

UTILITY NAME:			YEAR OF R	
SYSTEM NAME:	WELLS AND	WELL PUMPS		
(a)	(b)	(c)	(d)	(e)
Year Constructed Types of Well Construction and Casing Depth of Wells Diameters of Wells Pump - GPM Motor - HP Motor Type * Yields of Wells in GPD Auxiliary Power * Submersible, centrifugal, etc.	550 6 350 15 submersible			
Submersible, Centinugal, etc.	RESE	RVOIRS	1	
(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) Capacity of Tank Ground or Elevated				
N/A	HIGH SERVIO	CE PUMPING		
(a) Motors Manufacturer Type Rated Horsepower	(b)	(c)	(d)	(e)
Pumps Manufacturer Type Capacity in GPM_ Average Number of Hours Operated Per Day Auxiliary Power				

keen sales, rentals and utilities, inc.
UTILITY NAME:

YEAR OF REPORT DECEMBER 31, 2004

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purch	ased Water etc.)	
Permitted Gals. per day Type of Source	unknown groung		
	WATER TREATME	NT FACILITIES	
List for each Water Treatment F	acility:		
Type	standard franklin unknown unknown unknown unknown unknown		
Filtration Pressure Sq. Ft. Gravity GPD/Sq.Ft. Disinfection Chlorinator Ozone Other	unknown unknown yes		

KEEN SALES, RENTALS AND UTILITIES, INC. UTILITY NAME: A ALTURAS WATER

YEAR O	F REPORT	
DECEME	BER 31, 200	4

SYSTEM NAME:	
3 13 I LIII II AME.	

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.
3. Present system connection capacity (in ERCs *) using existing lines66
4. Future connection capacity (in ERCs *) upon service area buildout
5. Estimated annual increase in ERCs *. unknown
6. Is the utility required to have fire flow capacity?
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?
10. If the present system does not meet the requirements of DEP rules, submit the following:
a. Attach a description of the plant upgrade necessary to meet the DEP rules.
b. Have these plans been approved by DEP?
c. When will construction begin?
d. Attach plans for funding the required upgrading.
e. Is this system under any Consent Order with DEP?
11. Department of Environmental Protection ID # 20.2083
12. Water Management District Consumptive Use Permit #
a. Is the system in compliance with the requirements of the CUP?
b. If not, what are the utility's plans to gain compliance?
 An ERC is determined based on one of the following methods: (a) If actual flow data are available from the proceding 12 months: Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days. (b) If no historical flow data are available use: ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

WASTEWATER

OPERATING

SECTION

Note:

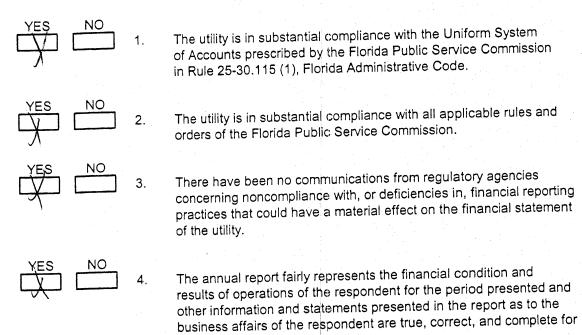
This utility is a water only service; therefore, Pages S-1 through S-6 have been omitted from this report.

UTILITY NAME:

YEAR OF REPORT DECEMBER 31, 2004

CERTIFICATION OF ANNUAL REPORT

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



the period for which it represents.

* 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

WU771-04-AR ***LAKE REGION PARADISE ISLAND***
Earlene Keen
Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, FL 33844-8587

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2004

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

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Verification Value Verification V-1			NOON TO THE STATE OF THE STATE

FINANCIAL SECTION

REPORT OF

KEEN SALES, RENTALS AND UTILITIES, INC. LAKE REGION PARADISE ISLAND (EXACT NAME OF UTILITY) 685 Dyson Road Haines City, Florida Street Address Date Utility First Organized 1/91 Telephone Number (863) 421-6827 E-mail Address ADUNNAHOE@AOL.COM Fax Number same Sunshine State One-Call of Florida, Inc. Member No. N/A Check the business entity of the utility as filed with the Internal Revenue Service: Sub Chapter S Corporation . 1120 Corporation Partnership Individual Name, Address and phone where records are located: 685 Dyson Rd. Haines City, FL33844 Name of subdivisions where services are provided: Lake Region Paradise Island CONTACTS: Salary Charged Principal Business Address Utility Title Person to send correspondence: President Earlene R. Keen same Person who prepared this report: CPA/ Steve Herman/Mindy Dunnahoe Bookkeeper Officers and Managers: \$ 2652.00 Earlene R. Keen President Karen B. Keen Kimbre ___Vice Pres.__ Shelly K. Kiker Treasurer__ Melinda K. Dunnahoe _Treasurer Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility:

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

UTILITY NAME:

KEEN SALES, RENTALS AND UTILITIES, INC.
Lake Region Paradise Island YEAR OF REPORT

DECEMBER 31, 2004

INCOME STATEMENT

	Ref.				Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue: Residential Commercial Industrial Multiple Family Guaranteed Revenues Other (Specify)		\$ 23837.00	\$	\$	\$23837.00
Total Gross Revenue		\$ 23837.00	\$	\$	\$23837.00
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 32116.00	\$	\$	\$32116.00
Depreciation Expense	F-5	2711.00			_2711.00
CIAC Amortization Expense_	F-8		months and said and a lab of the original control and and	· processor (All 1987 1997 1997 1997 1997 1997 1997 1997	***************************************
Taxes Other Than Income	F-7	2082.00	A MANAGEMENT CONTROL OF CONTROL O		2082.00
Income Taxes	F-7	William Market Control of the Contro			State Marketine Control of the Contr
Total Operating Expense		\$ <u>36909.0</u> 0	**************************************		\$_36909.00
Net Operating Income (Loss)		\$ <u>(13072.</u> 00	\$	\$	\$ 13072.00)
Other Income: Nonutility Income		\$	\$	\$	\$
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense		\$ <u>142.00</u> 2448.00	\$	\$	\$_ <u>142.00</u> 2448.00
Net Income (Loss)		\$(<u>15662.00</u>)	\$	\$	\$(<u>15662.00</u>)

YEAR OF REPORT DECEMBER 31, 2004

COMPARATIVE BALANCE SHEET

	Reference	Current	Previous
ACCOUNT NAME	Page	Year	Year
Assets:			
Utility Plant in Service (101-105) Accumulated Depreciation and	F-5,W-1,S-1	\$ 41359.00	\$ 33177.00
Amortization (108)	F-5,W-2,S-2	17876.00	12480.00
Net Utility Plant		\$ 23483.00	\$ 20697.00
CashCustomer Accounts Receivable (141)Other Assets (Specify):		15535.00 25.00	60.00
SALES AGREEMENT ALTURAS SALES AGREEMENT SUNRISE	1	4028.00 13105.00	
Total Assets		\$ _56176.00_	\$ 20757.00
Liabilities and Capital:	-		
Common Stock Issued (201) Preferred Stock Issued (204) Other Paid in Capital (211)	F-6 F-6	403.00	159.00
Retained Earnings (215) Propietary Capital (Proprietary and partnership only) (218)	F-6 F-6	(45788.00)	(28403.00)
Total Capital		\$ (45385.00)	\$ (28244.00)
Long Term Debt (224) Accounts Payable (231) Notes Payable (232) Customer Deposits (235)	F-6	\$ 62492.00 644.00	\$ <u>30644.00</u>
Accrued Taxes (236) Other Liabilities (Specify) ACCRUED INTER INTERCOMPANY ACCTS. ACCRUED RENT		1106.00 6279.00 9417.00 8700.00	942.00
ACCRUED PAYROLL Advances for Construction Contributions in Aid of Construction - Net (271-272)	F-8	12923.00	
Total Liabilities and Capital		\$ 56176.00	\$ 20757.00

UTILITY NAME: LAKE REGION PARADISE ISLAND

YEAR OF REPORT DECEMBER 31, 2004

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ 41359.00	\$	\$	\$ 41359.00
Construction Work in Progress (105)	All the office of the contract			
Other (Specify)				
Total Utility Plant	\$ 41359.00	\$	\$	\$ <u>41359.00</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$ 12480.00	\$	\$	\$ 12480.00
Add Credits During Year: Accruals charged to				
- # 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$ 2711.00	\$	\$	\$ 2711.00
Other Credits (specify) ADJUST FOR UTI	2685.00 LITY SALE			2685.00
Total Credits	<i>\$</i> <u>5396.00</u>	\$	\$	\$ 5396.00
Deduct Debits During Year: Book cost of plant				
retired	\$	\$	\$	\$
Cost of removal Other debits (specify)				
Total Debits	\$	\$	\$	\$
Balance End of Year	\$ 17876.00	\$	\$	\$ <u>17876.00</u>

YEAR OF REPORT DECEMBER 31, 2004

CAPITAL STOCK (201 - 204)

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

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year	<u> </u>	\$(28403.00)
Changes during the year (Specify): LOSS ADJ. FOR SALE OF UTILITIES		(15662.00) (1723.00)
Balance end of year	\$	\$(<u>45788.00</u>)

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
	Co. A.S. Galleria	\$
Total		\$ 62492.00

• UTILITY NAME: LAKE REGION PARADISE ISLAND

YEAR OF REPORT DECEMBER 31, 2004

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	731.00 1106.00 245.00	\$	\$	731.00 1106.00 245.00
Total Tax Expense	\$ 2082.00	\$	\s	\$ 2082.00

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
	\$	S	
	\$	\\$	
·	5	8	
	\$	\$	
	- S	\$	
and the state of t	\$	\$	
	\$	\$	
	· \$	s	
	S	\$	
	\$	\$	
	S	s	

UTILITY NAME: LAKE REGION PARADISE ISLAND

YEAR OF REPORT DECEMBER 31, 2004

N/A CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

	(a)	Water (b)	Wastewater (c)	Total (d)
1)	Balance first of yearAdd credits during year	\$	\$	\$
3) 4) 5)	Total		**************************************	5
6) 7)	Less Accumulated Amortization Net CIAC	\$	\$	\$

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

Report below all developers or agreements from which cash or received during the year.	contractors property was	Indicate "Cash" or "Property"	Water	Wastewater
		***************************************	Al colification in the description of the property of the state of the	
Sub-total		-	s	\$
Report below all cap extension charges a charges received du	pacity charges, mai	n .		
Description of Charge	Number of Connections	Charge per Connection		
		\$	\$	s
Total Credits During Year (Must agr	ee with line # 2 abo	ove.)	\$	\$
		-		

ACCUMULATED AMORTIZATION OF CIAC (272)

Balance First of YearAdd Debits During Year:	\$	<u>Wastewater</u> \$	\$
Deduct Credits During Year:	***************************************		
Balance End of Year (Must agree with line #6 above.)	\$	s	\$

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

KEEN SALES, RENTALS AND UTILITIES, I $^{\rm N}$ UTILITY NAME: Lake Region Paradise Island

YEAR OF REPORT DECEMBER 31, 2004

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	\$ <u>403.00</u> <u>62492.0</u> 0 \$ 62895.00	\$	\$	\$	\$403.00

ert manisky a successfure. A perfect of the section						
		-	 	restriction with a religious recommendation in the		
Maries Anna and a substitute for spring descriptions. Here's concern confere to the first street and the spring of the springs			 		Address of the second s	
	Action of the Property of the Control of the Contro		· · · · · · · · · · · · · · · · · · ·	to the second se	*	
# Committee		5. P.		***************************************		
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of Australian constraints of the Australia and Australia a		,				tradent region from the residence of the second second
والمرافقة والمارية والمستويدة والمرافقة والمرافقة والمرافقة والمرافقة المرافقة والمرافقة والمراف	paraminan kan kan da maraminan kan kan kan kan kan kan kan kan kan					
				Marie 1990 - Marie 1		
	- 194 voorsel 49 del Seland VIII voorsel 40 Standard and de la company of the seland and delication and delicat					***************************************
	THE NEW OFFICE OF THE PROPERTY					

UTILITY NAME: Lake Region Paradise Island

YEAR OF REPORT DECEMBER 31, 2004

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$	\$	\$	
302	Franchises	4.44.44.44.44.44.44.44.44.44.44.44.44.4	Y	•	\$
303	Land and Land Rights	2000.00			2000.00
304	Structures and Improvements	4628.00	796.00		5424.00
305	Collecting and Impounding				J424.00
	Reservoirs				
306	Lake, River and Other				
	Intakes				
307	Wells and Springs	3000.00			3000.00
308	Infiltration Galleries and	Action (Parish			
200	Tunnels	***************************************		- consider manufacture and consider and cons	***************************************
309	Supply Mains	All Particular restauration and market as a second as a second as		***************************************	
310	Power Generation Equipment		· · · · · · · · · · · · · · · · · · ·	The second section of the second seco	***
320	Pumping Equipment Water Treatment Equipment				406.00
330	Distribution Reservoirs and	2840.00	***************************************	***************************************	2840.00
330	Standpipes	1000 00			
331	Transmission and Distribution	1000.00	***************************************		_1000.00
00.	Lines	9617.00			0617.00
333	Services	<u> </u>			_9617.00
334	Meters and Meter		A pilla middiffundari da in ann an Airm a chair Chairm a chairm ann ann ann ann ann ann ann ann ann an		
	Installations	3980.00			_3980.00
335	Hydrants	900.00			900.00
336	Backflow Prevention Devices				
339	Other Plant and				
	Miscellaneous Equipment		4		****
340	Office Furniture and				
244	Equipment	593.00	911.00		1504.00
341 342	Transportation Equipment	4083.00	6274.00	the same of the sa	10357.00
343	Stores Equipment Tools, Shop and Garage	*			
040	Equipment	120 00	201 00		
344	Laboratory Equipment	130.00	201.00	Appropriate the section of the secti	331.00
345	Power Operated Equipment	· · · · · · · · · · · · · · · · · · ·			***************************************
346	Communication Equipment				***************************************
347	Miscellaneous Equipment			·	
348	Other Tangible Plant		4.444.116.116.116.116.116.116.116.116.11	dentalis in the constitution in the constitution of the constituti	- P TO TO THE REST SECTION OF THE REST SECTION
	Total Water Plant	\$ 33177.00	\$8182.00	\$	\$ <u>41359.00</u>

KEEN SALES, RENTALS AND UTILITIES, INC

LAKE REGION PARADISE ISLAND

UTILITY NAME:

DECEMBER 31, 2004 YEAR OF REPORT

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

		Average	Average	Donr	Accumulated			Accum. Depr.
Acct.		Life in	Calvaya in	Rate .	Depreciation Balance			Balance End of Year
S (E	Account	Years	Percent	Applied	Previous Year	Debits	Credits	(i=4+b-)
1	(0)	(5)		(e)		(6)	(h)	(i)
304	Structures and Improvements	28	9/6	3.52 %	\$1131.00	8	\$204.00	\$ 1335.00
cas	Collecting and Impounding Reconsite		70				Add Colonial Audionous Vivos Advisor Audionous Add Colonial Audionous Vivos Advisor Add Colonial Audionous Vivos Advisor Add Colonial Audionous Vivos Advisor Add Colonial Add Colonial Audionous Vivos Advisor Add Colonial Add C	· man toka mananana oka kada kada da kada Angung An
306	Lake. River and Other Intakes	School of the companion of the state of the	% Hilliams managements 22	% mentional and an and an		GEORGIO METE ANGLIA DALMEN A LANCIMI MONATURE POLICION		Teacher and a conference of the conference of th
307	Wells and Springs	18	%	5.57	1167,000		166.00	(233(9)
308	Infiltration Galleries &		Chick by Commencement on Commence Comme	*	distribution to the contract of contract o	PROPERTY CONTINUES AND	The ORDER OF STREET OF STREET OF STREET, and Other streets on sur-	///gpa-manageo/paks of/stool/amageo-paksey
300	Tunnels	egy (y control of cont	%	%	та до до вене до текство по постава по текство по текство до текство до текство до текство до текство до текств			
310	Supply Mains	along physical complete in the period and accomplete management.	%	%	All sides of destablishments and our addition, and Discourse law use.	Application of the state of the	For designative and the first of designation of the constrained for the constraint of the constraint o	A ANGLES OF THE CONTROL OF THE CONTR
311	Power Generating Equipment	Antestistic on destination or communication and	9, 76	1	WWW.com/doc/works-com/doc/doc/works-com/doc/doc/works-com/	2002-to-angle of the control of the		
320	Water Treatment Equipment	7 7	%	2.VI %	204.00	THE PROPERTY CONTROL OF CONTROL O	24.00	228.00
330	Distribution Reservoirs &		9/	1420.0		ACOCAMON MARKA NOMERO COMPANION AND COMPANION CONTRACTOR CONTRACTO	49.00	8,412
	Standpipes	30	%	33 %	225.00		33.00	258.00
333	Dist. Mains	40	9/0 6m-00000000000000000000000000000000000	888	3477.00	Million Advantage control of Action (March 1997)	2777.00	32754.00
200	Services	THE CHARLES CONTRACTOR OF THE CHARLES OF THE CHARLE	%			reformable a warming or the management of the ma	mental i di kanangan mana inya di manangan pangangan pangan pangangan pangan pangangan pangangan pangangan pangangan pangangan pangangan pangan pangan pangangan pangangan pangangan pangangan pangan	Normal Patrick Control of Control
235	Meter & Meter Installations	7.7	9/0	5.78%	1687.00	The control of the co	234.00	1921,00
336	Hydrants Backflow Drawantion Devices	40	%	2.44%	270.00	APP A CHARLES AND	22.00	29.25 20.8
339	Other Plant and Miscellaneous	Catalant contributes belongs in the contribution,	with the commence of the comme	97		SECTION ASSESSMENT OF THE CONTRACT OF THE CONT	$(a_{ij}(x_i), y_i) \in (a_{ij}(x_i), y_i) \in (a_{ij}$	mana est
	Equipment		%	%		,		
340	Office Furniture and	or do no season of the property of the season of the season of	design and any Opposite the Medical Management	A district of the second of th		Amillion of committee (and a color of the co	Millionary occursors relatively a million crisico o better .	MINESON STEVANTS ALT SOMES THE SCHOOL DEVENTAGE AND AN ARRANGAL.
77.	Equipment	13	4	9.95%	316.00		623.00	939.00
£ 8	uipment_	9	15.56 %	16.67%	1298.00	described of the control of the cont	3687 000	4985.00
343	Tools Shon and Garage		O/A	%	Perferenciabile occupy as colored models as once a support de-	Obtained company or or property appropriate and relative to the second of the second or the second o	PRICE OF THE PROPERTY OF THE P	Y DEDUCATION CONTRACTOR SECURITY CONTRACTOR SECURITY SECU
	Equipment	r.	%0	6 15 %	35 00		77 00	000
344	Laboratory Equipment	1	%) H	• •	0000 Colored Special Colored S		20.4
345	Power Operated Equipment	The market the production of control of the control	%	9,6	nd did dia dia dia mangana dia dia manana manana dia dia manana dia dia dia manana dia dia dia dia dia dia dia dia dia di	Validiakistinasidakida kataminhishi, futsah im ammum.	SMME DOCAMA About an old analysis or property in property in	McCathaine conduction in obtaining and a damid dromphily of a con-
340	Communication Equipment		%	9%	THE PROPERTY OF THE PROPERTY O	Approximately and the state of	VARICTIMONO CTURINO MERTINAMO ANTICO NECESTO, RECIPIO DE CALIFORNIO	Water Vertice articles to the Automotive control of the country of of the count
34.8	Miscellaneous Equipment	INCOMERNATION OF THE PROPERTY	%	9/6		TOTAL CHARLES AND	4 is admitted to Characteristic between Protection Consential Artificial Consential Artificial Consential Artificial Consential Artificial Consential Cons	A 1990 SET ON DE LA CORRESTANO E LA COLLEGA A messeno. A 1990 SET ON DE LA CORRESTANO E LA COLLEGA A MESSENO. A 1990 SET ON DE LA CORRESTANO DE LA COLLEGA A MESSENO. A 1990 SET ON DE LA CORRESTANO DE LA COLLEGA A MESSEN
?	Other (angible Plant		%	0/6	**************************************			
	Totals				\$ 12480.00		\$5396.00	817876.00
7						. The state of the		

This amount should tie to Sheet F-5.

BEVISED 7/26/05-

SALES, RENTALS AND UTILITIES, INC.

UTILITY NAME: LAKE REGION PARADISE ISLAND

YEAR OF REPORT DECEMBER 31, 2004

WATER OPERATION AND MAINTENANCE EXPENSE

Acct.	Account Name	Amount
No.		\$10007.00
	Salaries and Wages - Employees Salaries and Wages - Officers, Directors, and Majority Stockholders	2652.00
601	Salaries and wages Officers Directors, and Majority Stockholders	196.00
603	Salaries and Wages - Officers, Directors, and Majority Ottomasses - Employee Pensions and Benefits	
604	Employee Pensions and BenefitsPurchased Water	2016.00
610	Purchased Water	
615	Purchased Power	747.00
615	Purchased Water Purchased Power Fuel for Power Production Chemicals	1144.00
618	ChemicalsMaterials and Supplies	\
620		
630	Contractual Services:	479.99
. 000	Billing	$-\frac{479.32}{2000.00}$
	Materials and Jopping Contractual Services: Billing Professional	96.00
	Toeting	
	OtherRents_	4020_0
640		
650		
	Insurance Expense Tall Date Case Expense)	
655	Regulatory Commission Expenses (Amorized Rate Oddo Bad Debt Expense	5240.0
665	pad Dani Expense	5240.0
670	Bad Debt Expense Miscellaneous Expenses	
675	Miscellaneous Expenses Total Water Operation And Maintenance Expense Total Water Operation And Maintenance Expense	\$ 32116.0
	Total Water Operation And Maintenance Expense * This amount should tie to Sheet F-3.	

WATER CUSTOMERS

Description	Type of Meter **	Equivalent Factor (c)	Number of Ac Start of Year (d)	tive Customers End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
(a) 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		1.0 1.5 2.5 5.0 1.0 1.5 2.5 5.0 8.0 15.0 16.0 17.5	701	101	101
Other (Specify) D = Displacement C = Compound T = Turbine		Total	101	<u>101</u>	101

Long Term Loans

	Interest Rate # of Payments	s Total	Paradise	Subdivisions
Note Payable -Keen RE	7 SUSPENDED		42,683.17	63.282.96
N/P - Kay Keen	7 SUSPENDED	33,436.41	13,468.19	19,968.22
232 · Notes Payable:232.7 · AUTO LOAN	7.99 60	15,740.32	6,340.20	6,340.20 9,400.12
		155,142,86	62 491 56	02 651 30

KEEN SALES, RENTALS AND UTILITIES, INC. UTILITY NAME: LAKE REGION PARADISE ISLAND YEAR OF REPORT **DECEMBER 31, 2004** SYSTEM NAME:____ PUMPING AND PURCHASED WATER STATISTICS Recorded Water Finished Accounted For Total Water Water Sold Pumped And Water From Loss Through To Purchased For Resale Wells Line Flushing Purchased Customers (Omit 000's) (Omit 000's) (Omit 000's) (Omit 000's) Etc. (Omit 000's) [(b)+(c)-(d)](b) (c) (d) (e) (f) (a) <u>13138</u>90 1313890 January_____ -0-65694 46529 1379584 930590 977119 February_____ 930590 March_____ 955460 1003233 47773 955460 April_____ 1961872 93422 1868450 1868450 71575 1431500 May_____ 1503075 1431500 June____| 1653666 78746 _1574920 1574920 July_____ _1066360 1119678 53318 1066360 August_____ September_____ 49931 998620 1048551 998620 719365 34255 685110 685110 October_____ 1335786 _1272178 63608 1272178 November December 1232397 58685 1173712 1173712 1299049 61859 1237190 1237190 Total for Year -0-14507980 15233375 725395 14507980 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:

NO CHANGE MAINS (FEET)

Kind of Pipe	Diameter			Removed	End
(PVC, Cast Iron,	of	First of	Added	or	of
Coated Steel, etc.)	Pipe	Year		Abandoned	Year
		Add a second and a second as a second	· · · · · · · · · · · · · · · · · · ·		
And the second second control of the second	AND ALLEGA AND ALLEGA AND AND AND AND AND AND AND AND AND AN			***************************************	
AND THE PROPERTY OF THE PROPER	Accompanies to be proceed as the first of the second and the second accompanies to the second ac	A	<u> </u>	**************************************	
years agreement annotes and the forest annotes and the second annotes and the second and the sec	***************************************		A STATE OF THE STA	the second control of the second of the seco	
	Annual market administrative delical d	***************************************			***************************************
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. KEEN SALES, RENTALS AND UTILITIES, INC. UTILITY NAME: LAKE REGION PARADISE ISLAND YEAR OF REPORT **DECEMBER 31, 2004** SYSTEM NAME: WELLS AND WELL PUMPS (a) (b) (c) (d) (e) Year Constructed_____
Types of Well Construction and Casing_____ METAL Depth of Wells_____ 265**'** Diameters of Wells_____ 6". Pump - GPM______ Motor - HP_____ Motor Type *_____ SUBMERSIBLE Yields of Wells in GPD_____ Auxiliary Power______ Generator Rental * Submersible, centrifugal, etc. RESERVOIRS (b) (c) (d) (a) (e) Description (steel, concrete) STEEL Capacity of Tank_____ 7500° GROUND Ground or Elevated_____ 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_____

		RENTALS AND UTILITIES,		
•	UTILITY NAME:	LAKE REGION PARADIS	SE ISLAND	YEAR OF REPORT DECEMBER 31, 2004
		SOURCE OF S	SUPPLY	
	List for each source o		ased Water etc.)	
	Permitted Gals, per d	ay UNKNOWN		

List for each source of supply		rchașed Water etc.)
Permitted Gals. per day	UNKNOWN	
Type of Source	GROUND	
	WATER TREATI	MENT FACILITIES
List for each Water Treatment	Facility:	
Type	STANDARD	
Make	GOULDS	
Permitted Capacity (GPD)	UNKNOWN	
High service pumping	UNKNOWN	
Gallons per minute	UNKNOWN	
Reverse Osmosis	UNKNOWN	
Lime Treatment	December of the Control of the Contr	
Unit Rating	UNKNOWN	
Filtration	And the desired in the control of th	
Pressure Sq. Ft	UNKNOWN	
Gravity GPD/Sq.Ft	UNKNOWN	
Disinfection	The foliation of the contract	
Chlorinator	YES	
Ozone	N/A	
Other	**************************************	

GENERATOR RENTAL

Auxiliary Power____

KEEN SALES, RENTALS AND UTILITIES, INC.

UTILITY NAME: LAKE REGION PARADISE ISLAND

YEAR OF REPORT	•
 DECEMBER 31, 2004	

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v	*	~	* P			***	***************************************	

GENERAL WATER SYSTEM INFORMATION

Fu	rnish information below for each system. A separate page should be supplied where necessary.
1.	Present ERC's * the system can efficiently serve
2.	Maximum number of ERCs * which can be servedunknown
3.	Present system connection capacity (in ERCs *) using existing linesunknown
4.	Future connection capacity (in ERCs *) upon service area buildoutunknown
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 # 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:

WASTEWATER

OPERATING

SECTION

Note:

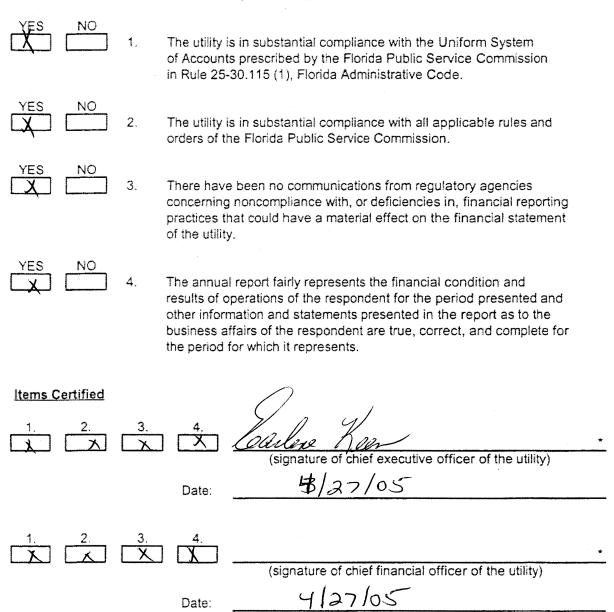
This utility is a water only service; therefore, Pages S-1 through S-6 have been omitted from this report.

UTILITY NAME: LAKE REGION PARADISE ISLAND

YEAR OF REPORT DECEMBER 31, 2004

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

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

****SUNRISE WATERSYSTEM****

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2004

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FINANCIAL SECTION

REPORT OF

	(EXACT NAME OF U		
685 Dyson Road Ha	ines City, FL 33	844	POLK
Mailing Address	3	Street Address	County
Telephone Number (<u>863) 421-68</u>	327 Da	ate Utility First Organized	
Fax Number same	E-	mail Address A <u>DUNNAHOE(</u>	AOL.COM
Sunshine State One-Call of Florida, Inc. N	Member No.		
Check the business entity of the utility as	filed with the Internal Revenue	e Service:	
Individual XX Sub Chapter S	S Corporation	1120 Corporation	Partnership
Name, Address and phone where records	are located: 685 Dyson	Rd. Haines City,	FL
Name of subdivisions where services are	provided: Sur	n Acres	
	CONTACTS:		
Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence:			
Earlene R. Keen	President_	_above	
Person who prepared this report:			
steve Herman/Mindy Dunr	ahoe CPA/Bookke	eper	
Officers and Managers:			
Earlene R. Keen	President Visco President	same	\$1467.00
K. Blake Keen Kimbrel Shelly K. Kiker	Vice President Secretary	same	\$0
Melinda K. Dunnahoe	Treasurer	same	\$O
			\$
Report every corporation or person owning	na or holding directly or indirec	etly 5 percent or more of the vo	oting
securities of the reporting utility:			
	Percent		Salary Charged
Name	Ownership in Utility	Principal Business Address	Utility
Name	Othicy	1 morpar Basiness / tearses	\$
			\$
			\$
			\$
			\$
			\$

UTILITY NAME:

Keen sales, rentals and Utilities, Inc dba Sunrise Water System

YEAR OF REPORT DECEMBER 31, 2004

INCOME STATEMENT

	Ref.				Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue: Residential Commercial Industrial_ Multiple Family Guaranteed Revenues Other (Specify)		\$ <u>11632.00</u>	\$	\$	\$_11632.00
Total Gross Revenue		\$ 11632.00	\$	\$	\$ 11632.00
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ <u>17024.0</u> 0	\$	\$	\$ <u>17024.00</u>
Depreciation Expense	F-5	<u>775.0</u> 0	· · · · · · · · · · · · · · · · · · ·	<u> </u>	775.00
CIAC Amortization Expense_	F-8	(326.00)			(326.00)
Taxes Other Than Income	F-7	2037.00		· · ·	2037.00
Income Taxes	F-7				
Total Operating Expense		\$ <u>19510.0</u> 0			\$ <u>19510.00</u>
Net Operating Income (Loss)		\$ <u>(7878.00)</u>	\$	\$	\$(<u>7878.00)</u>
Other Income: Nonutility Income		\$ <u>17735.00</u>	\$	\$	\$ <u>17735.00</u>
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense		\$577.00 	\$ 	\$	\$
Net Income (Loss)		\$9280.00	\$	\$	\$ <u>9280.00</u>

UTILITY NAME: dba SUNRISE WATER COMPANY

YEAR OF REPORT DECEMBER 31, 2004

COMPARATIVE BALANCE SHEET

	Reference	Current	Previous
ACCOUNT NAME	Page	Year	Year
Assets:			
Utility Plant in Service (101-105)	F-5,W-1,S-1	\$	\$ 10001 00
	1-5,44-1,5-1	\$	\$ 18831.00
Accumulated Depreciation and			
Amortization (108)	F-5,W-2,S-2	-0-	46977.00
Net Utility Plant		\$ -0-	\$ 61854.00
Cash		106.00	(222
Customer Accounts Receivable (141)		496.00	(328.00)
Customer Accounts Receivable (141)			112.00
Other Assets (Specify):			
	1		
	1		28047.00
Total Assets		\$ 496.00	\$89685.00
Total Assets	1	\$ = 30.00	\$ 63083.00
			4
Liabilities and Capital:			
Common Stock Issued (201)	F-6		489.00
Preferred Stock Issued (204)	1		
Other Reid in Capital (211)	1		
Other Paid in Capital (211)	F-6		(57, 150, 150, 150, 150, 150, 150, 150, 150
Retained Earnings (215)	r-0		(51463.00)
Propietary Capital (Proprietary and			-
partnership only) (218)	F-6		
Total Capital		 \$	\$ (50974.00)
Long Term Debt (224)	F-6	 \$	\$94363.00
	' '	*	
Accounts Payable (231)			23453.00
Notes Payable (232)			
Customer Deposits (235)			
Accrued Taxes (236)		496.00	2722.00
Other Liabilities (Specify)			
Inter Company Acct.	and the second		12405.00
	1		
Advances for Construction			
Contributions in Aid of			
Construction - Net (271-272)	F-8		7716.00
Total Liabilities and Capital		\$ 496.00	\$ 89685.00
	L	I.	<u> </u>

YEAR OF REPORT DECEMBER 31, 2004

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 (105)				
Other (Specify)				
Total Utility Plant	\$	\$	\$	\$

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$ 46977.00	\$	\$	\$ <u>46977.00</u>
Add Credits During Year: Accruals charged to depreciation account Salvage Other Credits (specify)	\$ 775.00	\$	\$	\$_775.00
Total Credits	\$ 775.00	\$	\$	\$ 775.00
Deduct Debits During Year: Book cost of plant retired Cost of removal Other debits (specify)	\$	\$	\$	\$
SALE OF UTILITY Total Debits	47752.00 \$ 47752.00	\$	\$	\$ 47752.00 \$ 47752.00
Balance End of Year	\$	\$	\$	\$

KEEN SALES, RENTALS AND UTILITIES, INC.

UTILITY NAME:

DBA SUNRISE WATER

YEAR OF REPORT **DECEMBER 31, 2004**

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share	-0-	
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>51463.00</u>)
Changes during the year (Specify): Profit		9280.00
Utility Sold		42183.00
Balance end of year	 \$	\$

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):	Rate # of Pymts	Principal per Balance Sheet Date
		\$
Total		\$

YEAR OF REPORT DECEMBER 31, 2004

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	1462.00 496.00 79.00			-1462.00 496.00 79.00
Total Tax Expense	\$ 2037.00	\$	\$	\$ 2037.00

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

YEAR OF REPORT DECEMBER 31, 2004

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

	(a)	Water (b)	Wastewater (c)	Total (d)
1)	Balance first of yearAdd credits during year	 \$ <u>12393.00</u>	\$	\$ <u>12393.0</u> 0
5)	Total	 12393.00		12393.00
_	Net CIAC	 \$ <u>-0-</u>	\$	\$ <u>-O-</u>

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

Report below all developers or co	ontractors	Indicate		
agreements from which cash or		"Cash" or	Water	Wastewater
received during the year.		"Property"		
Todalita daling in a year.		1		
		 .		
Sub-total		_	\$	\$
			ł	. i
Report below all cap	acity charges, mail	n ,	1	
extension charges a				
charges received du				
5.14.955.755.75	Number of	Charge per	1	
Description of Chause		Connection		
Description of Charge	Connections	Connection		
			<u>.</u>	
		\$	\$	\$

<u></u>				
T 1 10 11 D 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
Total Credits During Year (Must agre	ee with line # 2 abo	ve.)	\$	\$
				1

ACCUMULATED AMORTIZATION OF CIAC (272)

Balance First of YearAdd Debits During Year:	<u>Water</u> \$ 4677.00 326.00	<u>Wastewater</u> \$	Total \$ 4677.00 -326.00
Deduct Credits During Year:	5003.00		5003.00
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: DBA SUNRISE WATER

YEAR OF REPORT DECEMBER 31, 2004

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

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

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

WATER OPERATING

SECTION

YEAR OF REPORT DECEMBER 31, 2004

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	6513.00		6513.00	6513-00
305	Collecting and Impounding				
	Reservoirs				
306	Lake, River and Other	1 :			
	Intakes Wells and Springs				
307	Wells and Springs	16972.00		1 <u>6972.00</u>	
308	Infiltration Galleries and				
000	Tunnels				
309	Supply Mains Power Generation Equipment	11074.00		11074.00	
310 311	Pumping Equipment			8672.00	
320	Water Treatment Equipment	3933.00		3933.00	
330	Distribution Reservoirs and	3333.00		3755:00	
	Standpipes	21485.00		21485.00	
331	Transmission and Distribution				
	Lines	12393.00		12393.00	
333	Services				
334	Meters and Meter				
	Installations			10601.00	
335	Hydrants				
336	Backflow Prevention Devices				
339	Other Plant and Miscellaneous Equipment				
340	Office Furniture and	·			
340	Equipment	1825.00		1825.00	
341	Transportation Equipment	12573.00		12573.00	
342	Stores Equipment	12373.00		12373.00	
343	Tools, Shop and Garage				
	Equipment	402.00		402.00	
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment	2200 00		2200 00	
347	Miscellaneous Equipment	2388.00		2388.00	
348	Other Tangible Plant				
	Total Water Plant	\$ <u>108831.0</u> 0	\$	\$ <u>108831.</u> 00	\$

KEEN SALES, RENTALS AND UTILITIES, INC. DBA SUNRISE WATER

UTILITY NAME:

YEAR OF REPORT DECEMBER 31, 2004

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Accum. Depr. Balance End of Year (f-g+h=i) (i)	* ** ** ** ** ** ** ** ** ** ** ** ** *
Credits (h)	\$ 27.00 79.00 82.00 58.00 29.00 41.00 82.00 3.00 3.00 15.66
Debits (9)	\$ 2182.00 7861.00 2311.00 2481.00 4718.00 4718.00 4254.00 112.00 1343.00
Accumulated Depreciation Balance Previous Year (f)	\$ 215 245 245 245 245 245 245 33 34 467 133 467 133 467 133 467 133 467 133 133 133 133 133 133 133 133 133 13
Depr. Rate Applied (e)	3.45 3.45 3.45 3.03 2.63 8.88
Average Salvage in Percent (d)	% %
Average Service Life in Years (c)	28 18 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 Tools, Shop and Garage Equipment Laboratory Equipment Communication Equipment Communication Equipment Miscellaneous Equipment Other Tangible Plant
Acct. No.	304 305 305 306 307 307 308 307 309 310 331 332 333 334 334 345 346 347 348

* This amount should tie to Sheet F-5.

UTILITY NAME:

YEAR OF REPORT DECEMBER 31, 2004

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601 603 604 610 615 616 618 620	Salaries and Wages - Employees	\$4675.00 1467.00 603.00 353.00
630	Contractual Services: Billing	206.00
640 650 655 665 670 675	Rents Transportation Expense Insurance Expense Regulatory Commission Expenses (Amortized Rate Case Expense) Bad Debt Expense Miscellaneous Expenses	-660.00 -385.00 -1118.00
	Total Water Operation And Maintenance Expense * This amount should tie to Sheet F-3.	\$ <u>17024.00</u> *

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Ac Start of Year (d)	tive Customers End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
Residential Service 5/8" 3/4" 1" 1 1/2" General Service 5/8" 3/4" 1" 1 1/2" 2" 3" 3" 3" Unmetered Customers Other (Specify)	000, 0,000 0,000 1	1.0 1.5 2.5 5.0 1.0 1.5 2.5 5.0 8.0 15.0 16.0 17.5			
** D = Displacement C = Compound T = Turbine		Total			

YSTEM NAME:			SED WATER STAT	ISTICS	
(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_		1657165	63737	1593428	1593428
Total for Year		3119512	119981	2999531	2999531
If water is purchased VendorPoint of delivery			ames of such utilities	s below:	

MAINS (FEET)

Kind of Pipe	Diameter			Removed	End
(PVC, Cast Iron,	of	First of	Added	or	of
Coated Steel, etc.)	Pipe	Year		Abandoned	Year
	<u>****NO</u>	CHANGE****			

UTILITY NAME: DBA SUNRI	SE WATER	<u>-</u>	YEAR OF RE	1
SYSTEM NAME:		-	[BLCLIMBER 3	1, 2004
	WELLS AN	D WELL PUMPS		
(a)	(b)	(c)	(d)	(e)
Year Constructed Types of Well Construction and Casing	POTABLE BLAC	KPOTABLE_B	ACK	
Depth of Wells	$ \begin{array}{c c} & 6 \\ \hline & 350 \\ \hline & 25 \\ & submersible \\ \hline & ? \\ \hline & caterpillar \end{array} $	4 100 7 submersible ? caterpilla		
* Submersible, centrifugal, etc.	generato	r generato	r	
	RES	ERVOIRS	and the second s	
(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) Capacity of Tank Ground or Elevated	steel 4000 ground	steel 3000 ground		
N/A	HIGH SERV	ICE PUMPING		
(a) Motors Manufacturer Type Rated Horsepower	(b)	(c)	(d)	(e)
Pumps Manufacturer Type Capacity in GPM Average Number of Hours Operated Per Day	-			

kKEEN SALES, RENTALS AND UTILITIES, INC.
UTILITY NAME: DBA SUNRISE WATER

YEAR OF REPORT DECEMBER 31, 2004

SOURCE OF SUPPLY

List for each source of supply	Ground, Surface, Purchased	i Water etc.)	
Permitted Gals. per day	504,000		
Type of Source	ground		
		· · · · · · · · · · · · · · · · · · ·	
	WATER TREATMENT	ACILITIES	
List for each Water Treatment	Facility:		
Type	standard_		
Make	goulds		
Permitted Capacity (GPD)	<u>unknown</u>		
High service pumping	unknown		
Gallons per minute	<u>unknown</u>		·
Reverse Osmosis	unknown	· · · · · · · · · · · · · · · · · · ·	
Lime Treatment	unknown		
Unit Rating	dikilowii		
Filtration	unknown		
Pressure Sq. Ft Gravity GPD/Sq.Ft			
Disinfection	<u>unknown</u> pulsation GPD 30		
Chlorinator	chlorine		
Ozone	3.11.01.11.10		
Other			gayanan an ann an dùthainn an dùthainn an dùthainn an an an an dùthainn an dùthainn an an an an an an an an an
Auxiliary Power	caterpillar		
	generator		

KEEN SALES, RENTALS AND UTILITIES, INC

KEE	N SAI	rpo' K	CMI	ALO	AND	01111111201	1110.
UTILITY NAME:_	DBA	SUNRI	SE	WATE	ER		
· · · · · · · · · · · · · · · · · · ·							
CYCTEM NAME.							

YEAR OF REPORT DECEMBER 31, 2004

GENERAL WATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.
1. Present ERC's * the system can efficiently serve.
2. Maximum number of ERCs * which can be served1440
3. Present system connection capacity (in ERCs *) using existing lines
4. Future connection capacity (in ERCs *) upon service area buildout.
5. Estimated annual increase in ERCs *. N/A
6. Is the utility required to have fire flow capacity?
7. Attach a description of the fire fighting facilities.
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
none
9. When did the company last file a capacity analysis report with the DEP? 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 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 000/365 days/350 gallons per day)

WASTEWATER

OPERATING

SECTION

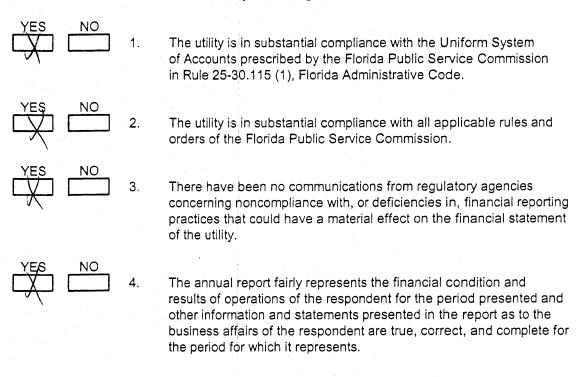
Note:

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

YEAR OF REPORT DECEMBER 31, 2004

CERTIFICATION OF ANNUAL REPORT

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



1. 2.	3. 4.	Carlene Laer.
		(signature of chief executive officer of the utility)
	Date:	4/28/05
1. 2.	3. 4.	(signature of chief financial officer of the utility)
	Date:	(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.