

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES
(Gross Revenue of Less Than \$200,000 Each)

ANNUAL REPORT

OF

Keen Sales, Rentals & Utilities, Inc. - Keen Subdivision

Exact Legal Name of Respondent

WU771-22-AR

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2024

FINANCIAL SECTION

REPORT OF

Keen Sales, Rentals & Utilities - Subdivision

(EXACT NAME OF UTILITY)

685 Dyson Rd Haines City, FL 33844	685 Dyson Rd Haines City, FL 33844	Polk
Mailing Address	Street Address	County

Telephone Number (863) 421-6827

Date Utility First Organized 07-1989

Fax Number

E-mail Address adunnahoe@aol.com

Sunshine State One-Call of Florida, Inc. Member No. KUI737

Check the business entity of the utility as filed with the Internal Revenue Service:

☐ Individual ☒ Sub Chapter S Corporation ☐ 1120 Corporation ☐ Partnership

Name, Address and phone where records are located: Office - Above Address

Name of subdivisions where services are provided: Keen - Subdivision

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: Mindy Keen	Bookkeeper	685 Dyson Rd	
Person who prepared this report: Thornton, Townsend & Company	Accountant	185 Ave D NW, Winter Haven	
Officers and Managers: Melinda Keen	President		\$ 0
Earlene Keen	Vice President		\$ 0
Shelly Duke	Treasurer		\$ 0
Blake Keen	Secretary		\$ 0
			\$

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

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

UTILITY NAME:

Keen Sales, Rentals & Utilities - Subdivision

YEAR OF REPORT

December 31, 2024

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 78,893	\$ _____	\$ _____	\$ 78,893
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 78,893	\$ _____	\$ _____	\$ 78,893
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 74,985	\$ _____	\$ _____	\$ 74,985
Depreciation Expense_____	F-5	4,122	_____	_____	4,122
CIAC Amortization Expense_____	F-8	_____	_____	_____	_____
Taxes Other Than Income_____	F-7	6,401	_____	_____	6,401
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 85,508	_____	_____	\$ 85,508
Net Operating Income (Loss)		\$ (6,615)	\$ _____	\$ _____	\$ (6,615)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		1,739	_____	_____	1,739
Donations_____		68	_____	_____	_____
Automobile_____		1,246	_____	_____	_____
Rounding_____		(1)	_____	_____	_____
Net Income (Loss)		\$ (9,667)	\$ _____	\$ _____	\$ (9,667)

UTILITY NAME: Keen Sales, Rentals & Utilities - Subdivision

YEAR OF REPORT
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COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ 223,983	\$ 222,822
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	(190,259)	(186,137)
Net Utility Plant _____		\$ 33,724	\$ 36,685
 Cash_____		24,495	8,476
Customer Accounts Receivable (141)_____		803	803
Other Assets (Specify):_____			
Inter Company Acct		204,703	204,703
Rounding			(1)
 Total Assets _____		\$ 263,725	\$ 250,666
 Liabilities and Capital:			
Common Stock Issued (201)_____	F-6	300.00	300
Preferred Stock Issued (204)_____	F-6		
Other Paid in Capital (211)_____			
Retained Earnings (215)_____	F-6	(140,430)	(130,763)
Proprietary Capital (Proprietary and partnership only) (218)_____	F-6		
Total Capital _____		\$ (140,130)	\$ (130,463)
 Long Term Debt (224)_____	F-6	\$ 52,400	\$ 49,635
Accounts Payable (231)_____		89	89
Notes Payable (232)_____			
Customer Deposits (235)_____			
Accrued Taxes (236)_____		7,612	6,129
Other Liabilities (Specify)_____			
Accrued Expenses		343,754	325,275
Rounding			1
 Advances for Construction _____			
Contributions in Aid of Construction - Net (271-272)_____	F-8		-
Total Liabilities and Capital _____		\$ 263,725	\$ 250,666

UTILITY NAME: Keen Sales, Rentals & Utilities - Subdivision

YEAR OF REPORT
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GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ 223,983	\$	\$	\$ 223,983
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ 223,983	\$	\$	\$ 223,983

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 186,137	\$	\$	\$ 186,137
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ 4,122	\$	\$	\$ 4,122
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ 4,122	\$	\$	\$ 4,122
Deduct Debits During Year:				
Book cost of plant retired _____	\$	\$	\$	\$
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Rounding _____	_____	_____	_____	_____
Total Debits _____	\$ -	\$	\$	\$ -
Balance End of Year _____	\$ 190,259	\$	\$	\$ 190,259

UTILITY NAME: Keen Sales, Rentals & Utilities - Subdivision

YEAR OF REPORT
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CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share_____	1	_____
Shares authorized_____	300	_____
Shares issued and outstanding_____	300	_____
Total par value of stock issued_____	300	_____
Dividends declared per share for year_____	-	_____

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year_____	\$ _____	\$ (130,763)
Changes during the year (Specify):		
Loss_____		(9,667)
Prior Year Adjustment_____		_____
_____		_____
Balance end of year_____	\$ _____	\$ (140,430)

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
Note Payable Earleen Keen			\$ 36,779.00
_____			_____
_____			_____
Total_____			\$ 36,779.00

UTILITY NAME: Keen Sales, Rentals & Utilities - Subdivision

YEAR OF REPORT
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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_____	3,212	_____	_____	3,212
Other (Specify)_____	_____	_____	_____	_____ -
Payroll Taxes_____	3,189	_____	_____	3,189
	_____	_____	_____	_____ -
Total Tax Expense_____	\$ 6,401	\$ -	\$ -	\$ 6,401

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

UTILITY NAME: Keen Sales, Rentals & Utilities - Subdivision

YEAR OF REPORT
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CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

	(a)	Water (b)	Wastewater (c)	Total (d)
1)	Balance first of year_____	\$ <u>54,139</u>	\$ _____	\$ <u>54,139</u>
2)	Add credits during year_____	\$ _____	\$ _____	\$ <u>-</u>
3)	Total_____	_____	_____	<u>-</u>
4)	Deduct charges during the year_____	_____	_____	<u>-</u>
5)	Balance end of year_____	<u>54,139</u>	_____	<u>54,139</u>
6)	Less Accumulated Amortization_____	<u>(54,139)</u>	_____	<u>(54,139)</u>
7)	Net CIAC_____	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>

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

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

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year_____	\$ <u>54,139.00</u>	\$ _____	\$ <u>54,139.00</u>
Add Debits During Year:_____	_____	_____	_____
Deduct Credits During Year:_____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.)	\$ <u>54,139.00</u>	\$ _____	\$ <u>54,139.00</u>

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

UTILITY NAME: KEEN Subs

YEAR OF REPORT
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SCHEDULE "A"

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

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

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

APPROVED AFUDC RATE

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

WATER OPERATING SECTION

UTILITY NAME: Keen Sales, Rentals & Utilities - Subdivision

YEAR OF REPORT
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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_____	14,946	_____	_____	14,946
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____ -
306	Lake, River and Other Intakes_____	_____	_____	_____	_____ -
307	Wells and Springs_____	64,874	_____	_____	64,874
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____ -
309	Supply Mains_____	_____	_____	_____	_____ -
310	Power Generation Equipment_____	_____	_____	_____	_____ -
311	Pumping Equipment_____	7,595	_____	_____	7,595
320	Water Treatment Equipment_____	16,842	_____	_____	16,842
330	Distribution Reservoirs and Standpipes_____	43,573	_____	_____	43,573
331	Transmission and Distribution Lines_____	32,026	_____	_____	32,026
333	Services_____	5,945	_____	_____	5,945
334	Meters and Meter Installations_____	19,741	1162	_____	20,903
335	Hydrants_____	4,651	_____	_____	4,651
336	Backflow Prevention Devices_____	_____	_____	_____	_____ -
339	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____ -
340	Office Furniture and Equipment_____	783	_____	_____	783
341	Transportation Equipment_____	11,845	_____	_____	11,845
342	Stores Equipment_____	_____	_____	_____	_____ -
343	Tools, Shop and Garage Equipment_____	_____	_____	_____	_____ -
344	Laboratory Equipment_____	_____	_____	_____	_____ -
345	Power Operated Equipment_____	_____	_____	_____	_____ -
346	Communication Equipment_____	_____	_____	_____	_____ -
347	Miscellaneous Equipment_____	_____	_____	_____	_____ -
348	Other Tangible Plant_____	_____	_____	_____	_____ -
	Total Water Plant_____	\$ 222,821	\$ 1162.15	\$ 0	\$ 223,983

UTILITY NAME:

Keen Sales, Rentals & Utilities - Subdivision

YEAR OF REPORT
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ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f+g+h-i)
304	Structures and Improvements	28	%	3.57 %	\$ 7,937	\$	\$ 509.00	\$ 8,446
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	18	%	5.56 %	64,875			64,875
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment		%	%				
311	Pumping Equipment	17	%	5.88 %	7,595			7,595
320	Water Treatment Equipment	7	%	14.29 %	16,842			16,842
330	Distribution Reservoirs & Standpipes	30	%	3.33 %	25,515		720	26,235
331	Trans. & Dist. Mains	40	%	2.50 %	26,425		801	27,226
333	Services		%	%	5,560		185	5,745
334	Meter & Meter Installations	17	%	5.88 %	14,955		1,790	16,745
335	Hydrants	40	%	2.50 %	3,805		117	3,922
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	%				
341	Transportation Equipment	13	%	7.69 %	783			783
342	Stores Equipment	6	%	16.67 %	11,845			11,845
343	Tools, Shop and Garage Equipment		%	%				
344	Laboratory Equipment	15	%	6.67 %	-			-
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment	10	%	10.00 %	-			-
348	Other Tangible Plant	10	%	10.00 %	-			-
	Totals				\$ 186,137	\$ -	\$ 4,122	\$ 190,259 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Keen Sales, Rentals & Utilities - Subdivision

YEAR OF REPORT
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WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 19,553
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	11,880
604	Employee Pensions and Benefits_____	6,840
610	Purchased Water_____	
615	Purchased Power_____	
616	Fuel for Power Production_____	1,862
618	Chemicals_____	2,355
620	Materials and Supplies_____	567
630	Contractual Services:	
	Billing_____	
	Professional_____	12,429
	Testing_____	6,859
	Other_____	711
640	Rents_____	4,860
650	Transportation Expense_____	90
655	Insurance Expense_____	2,143
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
670	Bad Debt Expense_____	127
675	Miscellaneous Expenses_____	4,709
	Total Water Operation And Maintenance Expense_____	\$ 74,985 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	121	118	118
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
Total			121	118	118

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: Keen Sales Rentals + Utilities Inc.
 SYSTEM NAME: Subs

YEAR OF REPORT
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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)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
(b)	(c)	(d)	(e)	(f)	
January	<u>0</u>	<u>787499</u>	<u>234181</u>		<u>553318</u>
February		<u>657966</u>	<u>55617</u>		<u>713583</u>
March		<u>761000</u>	<u>217277</u>		<u>543723</u>
April		<u>736000</u>	<u>156463</u>		<u>579537</u>
May		<u>783000</u>	<u>177435</u>		<u>605565</u>
June		<u>724000</u>	<u>70014</u>		<u>794014</u>
July		<u>711000</u>	<u>148037</u>		<u>562963</u>
August		<u>680000</u>	<u>116975</u>		<u>563025</u>
September		<u>687000</u>	<u>26818</u>		<u>660182</u>
October		<u>640000</u>	<u>48764</u>		<u>591236</u>
November		<u>662000</u>	<u>133226</u>		<u>528774</u>
December	<u>0</u>	<u>678000</u>	<u>2120</u>		<u>675880</u>
Total for Year		<u>8507465</u>	<u>1135665</u>		<u>7371800</u>

If water is purchased for resale, indicate the following:

Vendor _____

Point of delivery _____

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
<u>PVC</u>	<u>6"</u>	<u>4396'</u>			<u>4396'</u>
<u>PVC</u>	<u>4"</u>	<u>1525'</u>			<u>1525'</u>
<u>PVC</u>	<u>2"</u>	<u>225'</u>			<u>225'</u>

UTILITY NAME: Keen

SYSTEM NAME: Subs

YEAR OF REPORT
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WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed_____	<u>7/89</u>	_____	_____	_____
Types of Well Construction and Casing_____	<u>PVC</u>	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells_____	<u>235</u>	_____	_____	_____
Diameters of Wells_____	<u>6</u>	_____	_____	_____
Pump - GPM_____	<u>-</u>	_____	_____	_____
Motor - HP_____	<u>25</u>	_____	_____	_____
Motor Type *_____	<u>Sub</u>	_____	_____	_____
Yields of Wells in GPD_____	_____	_____	_____	_____
Auxiliary Power_____	<u>Generator</u>	_____	_____	_____
	<u>Rental</u>	_____	_____	_____

* Submersible, centrifugal, etc.

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	<u>Steel</u>	_____	_____	_____
Capacity of Tank_____	<u>2 @ 9000</u>	_____	_____	_____
Ground or Elevated_____	<u>Ground</u>	_____	_____	_____

HIGH SERVICE PUMPING

N/A

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer_____	_____	_____	_____	_____
Type_____	_____	_____	_____	_____
Rated Horsepower_____	_____	_____	_____	_____
<u>Pumps</u>				
Manufacturer_____	_____	_____	_____	_____
Type_____	_____	_____	_____	_____
Capacity in GPM_____	_____	_____	_____	_____
Average Number of Hours Operated Per Day_____	_____	_____	_____	_____
Auxiliary Power_____	_____	_____	_____	_____

UTILITY NAME: Keen-Subs

YEAR OF REPORT
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SOURCE OF SUPPLY

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

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	<u>Standard</u>	_____	_____
Make_____	<u>Goulds</u>	_____	_____
Permitted Capacity (GPD)_____	<u>Unknown</u>	_____	_____
High service pumping		_____	_____
Gallons per minute_____		_____	_____
Reverse Osmosis_____		_____	_____
Lime Treatment		_____	_____
Unit Rating_____		_____	_____
Filtration		_____	_____
Pressure Sq. Ft._____		_____	_____
Gravity GPD/Sq.Ft._____		<u>Unknown</u>	_____
Disinfection		_____	_____
Chlorinator_____		<u>Chlorine</u>	_____
Ozone_____		<u>N/A</u>	_____
Other_____		<u>-</u>	_____
Auxiliary Power_____	<u>Gen. Rental</u>	_____	_____

UTILITY NAME: Keen
SYSTEM NAME: Subs

YEAR OF REPORT
DECEMBER 31, 2024

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. 137
2. Number of ERCs * which can be served. Unknown
3. Present system connection capacity (in ERCs *) using existing lines. Unknown
4. Future connection capacity (in ERCs *) upon service area buildout. Unknown
5. Estimated annual increase in ERCs *. Unknown
6. Is the utility required to have fire flow capacity? Unknown
If so, how much capacity is required? _____
7. Attach a description of the fire fighting facilities. City of ~~Hain~~ Haines City
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 # 4569
12. Water Management District Consumptive Use Permit # 653-5235
 - a. Is the system in compliance with the requirements of the CUP? yes
 - b. If not, what are the utility's plans to gain compliance? _____

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

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

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

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

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

UTILITY NAME: Keen-Subs

YEAR OF REPORT
DECEMBER 31, 2024

VERIFICATION-OF ANNUAL REPORT

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

- | | | | |
|--|--|----|--|
| <div>YES
<input checked="" type="checkbox"/></div> | <div>NO
<input type="checkbox"/></div> | 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. |
| <div>YES
<input checked="" type="checkbox"/></div> | <div>NO
<input type="checkbox"/></div> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| <div>YES
<input checked="" type="checkbox"/></div> | <div>NO
<input type="checkbox"/></div> | 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. |
| <div>YES
<input checked="" type="checkbox"/></div> | <div>NO
<input type="checkbox"/></div> | 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. |



(signature of chief executive officer of the utility)

Date:

3/25/25

(signature of chief financial officer of the utility)

Date:

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.

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Water Operations
Class C**

Company: KEEN-Subs

For the Year Ended December 31, 2024

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ <u>78,893.00</u>	\$ <u>78,893.00</u>	\$ <u>0</u>
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Water Operating Revenue	\$ _____	\$ _____	\$ _____
LESS: Expense for Purchased Water from FPSC-Regulated Utility	_____	_____	_____
Net Water Operating Revenues	\$ <u>78893.00</u>	\$ <u>78893.00</u>	\$ <u>0</u>

Explanations:

Instructions:

For the current year, reconcile the gross water revenues reported on Schedule F-3 with the gross water revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES
(Gross Revenue of Less Than \$200,000 Each)

ANNUAL REPORT

OF

Keen Sales, Rentals & Utilities, Inc. - Lk. Region Paradise Island
Exact Legal Name of Respondent

WU771-22-AR
Certificate Number(s)

Submitted To The
STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2024

FINANCIAL SECTION

REPORT OF

Keen Sales, Rentals & Utilities - Lk. Region Paradise Island

(EXACT NAME OF UTILITY)

685 Dyson Rd Haines City, FL 33844	685 Dyson Rd Haines City, FL 33844	Polk
Mailing Address	Street Address	County

Telephone Number (863) 421-6827 Date Utility First Organized 07-1989

Fax Number E-mail Address adunnahoe@aol.com

Sunshine State One-Call of Florida, Inc. Member No. KUI737

Check the business entity of the utility as filed with the Internal Revenue Service:

☐ Individual ☒ Sub Chapter S Corporation ☐ 1120 Corporation ☐ Partnership

Name, Address and phone where records are located: Office - Above Address

Name of subdivisions where services are provided: Lk. Region Paradise Island

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: Mindy Keen	Bookkeeper	685 Dyson Rd	
Person who prepared this report: Thornton, Townsend & Company	Accountant	185 Ave D NW, Winter Haven	
Officers and Managers: Melinda Keen	President		\$ 0
Earlene Keen	Vice President		\$ 0
Shelly Duke	Treasurer		\$ 0
Blake Keen	Secretary		\$ 0
			\$

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

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

UTILITY NAME: Keen Sales, Rentals & Utilities - Paradise Island

YEAR OF REPORT
December 31, 2024

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 74,837	\$ _____	\$ _____	\$ 74,837
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue____		\$ 74,837	\$ _____	\$ _____	\$ 74,837
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 76,440	\$ _____	\$ _____	\$ 76,440
Depreciation Expense_____	F-5	2,977	_____	_____	2,977
CIAC Amortization Expense_	F-8	_____	_____	_____	_____
Taxes Other Than Income__	F-7	7,311	_____	_____	7,311
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 86,728	_____	_____	\$ 86,728
Net Operating Income (Loss)		\$ (11,890)	\$ _____	\$ _____	\$ (11,890)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		2,125	_____	_____	2,125
Automobile_____		1,523	_____	_____	_____
Donations_____		83	_____	_____	_____
Rounding_____		_____	_____	_____	_____
Net Income (Loss)		\$ (15,621)	\$ _____	\$ _____	\$ (15,621)

UTILITY NAME: Keen Sales, Rentals & Utilities - Paradise Island

YEAR OF REPORT
December 31, 2024

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 110,098	\$ 103,245
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	(75,183)	(72,207)
Net Utility Plant -----		\$ 34,915	\$ 31,038
Cash -----			
Customer Accounts Receivable (141) -----		35	35
Other Assets (Specify): -----			
Rounding -----			
Total Assets -----		\$ 34,950	\$ 31,073
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	700	700
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6	(677,140)	(661,519)
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$ (676,440)	\$ (660,819)
Long Term Debt (224) -----	F-6	\$	\$
Accounts Payable (231) -----		109	109
Notes Payable (232) -----		58,643	64,400
Customer Deposits (235) -----			
Accrued Taxes (236) -----		7,508	4,840
Other Liabilities (Specify) -----			
Intercompany Account -----		204,703	204,703
Accrued Expenses -----		440,427	417,840
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		-
Total Liabilities and Capital -----		\$ 34,950	\$ 31,073

UTILITY NAME: Keen Sales, Rentals & Utilities - Paradise Island

YEAR OF REPORT
December 31, 2024

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ 110,098	\$	\$	\$ 110,098
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ 110,098	\$	\$	\$ 110,098

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 72,207	\$	\$	\$ 72,207
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ 2,976	\$	\$	\$ 2,976
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ 2,976	\$	\$	\$ 2,976
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$	\$	\$	\$
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Rounding _____	_____	_____	_____	_____
Total Debits _____	\$ -	\$	\$	\$ -
Balance End of Year _____	\$ 75,183	\$	\$	\$ 75,183

UTILITY NAME: Keen Sales, Rentals & Utilities - Paradise Island

YEAR OF REPORT
December 31, 2024

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share_____	1	
Shares authorized_____	700	
Shares issued and outstanding_____	700	
Total par value of stock issued_____	700	
Dividends declared per share for year_____	-	

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year_____	\$ _____	\$ (661,519)
Changes during the year (Specify):		
Loss_____		(15,621)
Prior Year Adjustment_____		

Balance end of year_____	\$ _____	\$ (677,140)

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
Note Payable Earleen Keen			\$ 58,643

Total_____			\$ 58,643

YEAR OF REPORT
December 31, 2024

(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_____	2,900	_____	_____	2,900
Other (Specify)_____	_____	_____	_____	_____
Payroll Taxes	3,682	_____	_____	3,682
Other	729	_____	_____	729
Total Tax Expense_____	\$ 7,311	\$ -	\$ -	\$ 7,311

[illegible]

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31.

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

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

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

ACCUMULATED AMORTIZATION OF CIAC (272)

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

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

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31.

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 ****

UTILITY NAME: Keen Sales, Rentals & Utilities - Paradise Island

YEAR OF REPORT
December 31, 2024

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	\$ 700	\$	\$	\$	\$ 700
Preferred Stock					
Long Term Debt	58,643				58,643
Customer Deposits					
Tax Credits-Zero Cost					
Tax Credits-Weighted					
Cost of Capital					
Deferred Income Taxes					
Other (Explain)					
Total	\$ 59,343	\$	\$	\$	\$ 59,343

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

[illegible]

WATER OPERATING SECTION

UTILITY NAME: Keen Sales, Rentals & Utilities - Paradise Island

YEAR OF REPORT
December 31, 2024

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_____	9,638	_____	_____	9,638
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____ -
306	Lake, River and Other Intakes_____	_____	_____	_____	_____ -
307	Wells and Springs_____	3,000	_____	_____	3,000
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____ -
309	Supply Mains_____	_____	_____	_____	_____ -
310	Power Generation Equipment_____	_____	_____	_____	_____ -
311	Pumping Equipment_____	18,493	5900	_____	24,393
320	Water Treatment Equipment_____	2,840	_____	_____	2,840
330	Distribution Reservoirs and Standpipes_____	26,366	_____	_____	26,366
331	Transmission and Distribution Lines_____	9,617	_____	_____	9,617
333	Services_____	_____	_____	_____	_____ -
334	Meters and Meter Installations_____	13,649	698	_____	14,347
335	Hydrants_____	2,776	255	_____	3,031
336	Backflow Prevention Devices_____	_____	_____	_____	_____ -
339	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____ -
340	Office Furniture and Equipment_____	3,428	_____	_____	3,428
341	Transportation Equipment_____	11,107	_____	_____	11,107
342	Stores Equipment_____	_____	_____	_____	_____ -
343	Tools, Shop and Garage Equipment_____	331	_____	_____	331
344	Laboratory Equipment_____	_____	_____	_____	_____ -
345	Power Operated Equipment_____	_____	_____	_____	_____ -
346	Communication Equipment_____	_____	_____	_____	_____ -
347	Miscellaneous Equipment_____	_____	_____	_____	_____ -
348	Other Tangible Plant_____	_____	_____	_____	_____ -
	Total Water Plant_____	\$ 103,245	\$ 6853	\$ 0	\$ 110,098

UTILITY NAME: Keen Sales, Rentals & Utilities - Paradise Island

YEAR OF REPORT
December 31, 2024

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATEF

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements	28	%	3.57 %	\$ 7,149	\$	\$ 333	\$ 7,482
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	18	%	5.56 %	3,000			3,000
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment		%	%				
311	Pumping Equipment	17	%	5.88 %	12,689		1,000	13,689
320	Water Treatment Equipment	7	%	14.29 %	2,840			2,840
330	Distribution Reservoirs & Standpipes		%	%				
331	Trans. & Dist. Mains	30	%	3.33 %	13,779		831	14,610
333	Services	40	%	2.50 %	9,002		271	9,273
334	Meter & Meter Installations		%	%				
335	Hydrants	17	%	5.88 %	7,705		473	8,178
336	Backflow Prevention Devices	40	%	2.50 %	1,177		69	1,246
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	%				
341	Transportation Equipment	13	%	7.69 %	3,428			3,428
342	Stores Equipment	6	%	16.67 %	11,107			11,107
343	Tools, Shop and Garage Equipment		%	%				
344	Laboratory Equipment	15	%	6.67 %	331			331
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	%				
	Totals				\$ 72,207	\$ -	\$ 2,977	\$ 75,184 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Keen Sales, Rentals & Utilities - Paradise Island

YEAR OF REPORT
December 31, 2024

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 23,898
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	14,520
604	Employee Pensions and Benefits_____	8,360
610	Purchased Water_____	
615	Purchased Power_____	2,437
616	Fuel for Power Production_____	
618	Chemicals_____	722
620	Materials and Supplies_____	896
630	Contractual Services:	
	Billing_____	
	Professional_____	3,398
	Testing_____	6,958
	Other_____	861
640	Rents_____	5,940
650	Transportation Expense_____	110
655	Insurance Expense_____	2,619
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
670	Bad Debt Expense_____	
675	Miscellaneous Expenses_____	5,722
	Total Water Operation And Maintenance Expense_____	\$ 76,440 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	99	99	99
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
Total			99	99	99

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: KEEN/LK Reg. Paradise

YEAR OF REPORT
DECEMBER 31, 2024

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)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
(a)	(b)	(c)	(d)	(e)	(f)
January _____	<u>0</u>	<u>473680</u>	<u>24810</u>	_____	<u>448870</u>
February _____	_____	<u>510701</u>	<u>33601</u>	_____	<u>477100</u>
March _____	_____	<u>581000</u>	<u>108134</u>	_____	<u>472866</u>
April _____	_____	<u>601000</u>	<u>128126</u>	_____	<u>472874</u>
May _____	_____	<u>721000</u>	<u>218102</u>	_____	<u>502898</u>
June _____	_____	<u>721000</u>	<u>27904</u>	_____	<u>748904</u>
July _____	_____	<u>573000</u>	<u>12668</u>	_____	<u>560332</u>
August _____	_____	<u>611000</u>	<u>129648</u>	_____	<u>481352</u>
September _____	_____	<u>592000</u>	<u>63770</u>	_____	<u>528230</u>
October _____	_____	<u>698000</u>	<u>240980</u>	_____	<u>457020</u>
November _____	_____	<u>572000</u>	<u>30450</u>	_____	<u>541550</u>
December _____	_____	<u>758000</u>	<u>201260</u>	_____	<u>556740</u>
Total for Year _____	<u>0</u>	<u>7412381</u>	<u>1163165</u>	_____	<u>6248716</u>

If water is purchased for resale, indicate the following:

Vendor _____

Point of delivery _____

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
<u>PVC</u>	<u>6"</u>	<u>900'</u>	_____	_____	<u>900'</u>
<u>PVC</u>	<u>4"</u>	<u>3300'</u>	_____	_____	<u>3300'</u>
<u>PVC</u>	<u>2"</u>	<u>900'</u>	_____	_____	<u>900'</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: KEEN

YEAR OF REPORT
DECEMBER 31, 2024

SYSTEM NAME: LK Region Paradise Island

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed_____				
Types of Well Construction and Casing_____	<u>metal</u>			
Depth of Wells_____	<u>265'</u>			
Diameters of Wells_____	<u>6"</u>			
Pump - GPM_____	<u>-</u>			
Motor - HP_____	<u>25</u>			
Motor Type *_____	<u>Submers</u>			
Yields of Wells in GPD_____	<u>-</u>			
Auxiliary Power_____	<u>Generator</u> <u>Rentals</u>			
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	<u>Steel</u>			
Capacity of Tank_____	<u>4000</u>			
Ground or Elevated_____	<u>Ground</u>			

HIGH SERVICE PUMPING

N/A

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer_____				
Type_____				
Rated Horsepower_____				
<u>Pumps</u>				
Manufacturer_____				
Type_____				
Capacity in GPM_____				
Average Number of Hours Operated Per Day_____				
Auxiliary Power_____				

UTILITY NAME: Keen / LK Region P.I.

YEAR OF REPORT
DECEMBER 31, 2024

SOURCE OF SUPPLY

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

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	<u>Standard</u>	_____	_____
Make_____	<u>Goulds</u>	_____	_____
Permitted Capacity (GPD)_____	<u>Unknown</u>	_____	_____
High service pumping		_____	_____
Gallons per minute_____		_____	_____
Reverse Osmosis_____		_____	_____
Lime Treatment		_____	_____
Unit Rating_____		_____	_____
Filtration		_____	_____
Pressure Sq. Ft._____		_____	_____
Gravity GPD/Sq.Ft._____		_____	_____
Disinfection	<u>Chlorine</u>	_____	_____
Chlorinator_____		_____	_____
Ozone_____		_____	_____
Other_____		_____	_____
Auxiliary Power_____	<u>Generator</u> <u>Rental</u>	_____	_____

UTILITY NAME: KEEN

YEAR OF REPORT
DECEMBER 31, 2024

SYSTEM NAME: LK Region Paradise Island

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. 100

Number of ERCs * which can be served. Unknown

3. Present system connection capacity (in ERCs *) using existing lines. Unknown

4. Future connection capacity (in ERCs *) upon service area buildout. Unknown

5. Estimated annual increase in ERCs *. Unknown

6. Is the utility required to have fire flow capacity? NO
If so, how much capacity is required? _____

7. Attach a description of the fire fighting facilities.

8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.

NONE

9. When did the company last file a capacity analysis report with the DEP? Unknown

10. If the present system does not meet the requirements of DEP rules, submit the following:

a. Attach a description of the plant upgrade necessary to meet the DEP rules.

b. Have these plans been approved by DEP? _____

c. When will construction begin? _____

d. Attach plans for funding the required upgrading.

e. Is this system under any Consent Order with DEP? _____

11. Department of Environmental Protection ID # 20-6679-01

12. Water Management District Consumptive Use Permit # 653-1340

a. Is the system in compliance with the requirements of the CUP? yes

b. If not, what are the utility's plans to gain compliance? _____

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

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

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

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

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

UTILITY NAME:

KEEN-LK Region Paradise Island

YEAR OF REPORT

DECEMBER 31, 2025

VERIFICATION-OF ANNUAL REPORT

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

- | | | | |
|--|--------------------------------|----|--|
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 1. | The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 3. | There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 4. | The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents. |


(signature of chief executive officer of the utility)

Date:

3/25/25


(signature of chief financial officer of the utility)

Date:

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.

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Water Operations
Class C**

Company: KEEN-LK Region PJ

For the Year Ended December 31, 2024

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ <u>74837.00</u>	\$ <u>74837.00</u>	\$ <u>0</u>
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Water Operating Revenue	\$ _____	\$ _____	\$ _____
LESS: Expense for Purchased Water from FPSC-Regulated Utility	_____	_____	_____
Net Water Operating Revenues	\$ <u>74837.00</u>	\$ <u>74837.00</u>	\$ <u>0</u>

Explanations:

Instructions:

For the current year, reconcile the gross water revenues reported on Schedule F-3 with the gross water revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).