

CLASS "A" OR "B"

WATER AND/OR WASTEWATER UTILITIES
(Gross Revenue of More Than \$200,000 Each)

ANNUAL REPORT (AMENDED)

OF

SU336-18-AR

KW Resort Utilities Corp

Exact Legal Name of Respondent

OFFICIAL COPY
Public Service Commission
Do Not Remove From This Office

168-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED

31-Dec-18

Form PSC/WAW 3 (Rev. 12/99)

FLORIDA PUBLIC SERVICE COMMISSION
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GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners Uniform System of Accounts for Water and/or Wastewater Utilities (USOA).
2. Interpret all accounting words and phrases in accordance with the USOA.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent, enter the words "Not Applicable". Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar unless otherwise specifically indicated.
7. Complete this report by means which result in a permanent record, such as by computer or typewriter.
8. If there is not enough room on any schedule, an additional page or pages may be added; provided the format of the added schedule matches the format of the schedule with not enough room. Such a schedule should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statement should be made at the bottom of the page or an additional page inserted. Any additional pages should state the name of the utility, the year of the report, and reference the appropriate schedule.
10. For water and wastewater utilities with more than one rate group and/or system, water and wastewater pages should be completed for each rate group and/or system group. These pages should be grouped together and tabbed by rate group and/or system.
11. All other water and wastewater operations not regulated by the Commission and other regulated industries should be reported as "Other than Reporting Systems".
12. Financial information for multiple systems charging rates which are covered under the same tariff should be reported as one system. However, the engineering data must be reported by individual system.
13. For water and wastewater utilities with more than one system, one (1) copy of workpapers showing the consolidation of systems for the operating sections, should be filed with the annual report.
14. The report should be filled out in quadruplicate and the original and two copies returned by March 31, of the year following the date of the report. The report should be returned to:

**Florida Public Service Commission
Division of Water and Wastewater
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0873**

The fourth copy should be retained by the utility.

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EXECUTIVE SUMMARY

UTILITY NAME: KW Resort Utilities Corp

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CERTIFICATION OF ANNUAL REPORT

I HEREBY CERTIFY, 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. |
| 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 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. |

<u>Items Certified</u>			
1.	2.	3.	4.

(Signature of Chief Executive Officer of the utility) *



(Signature of Chief Financial Officer of the utility) *

1.	2.	3.	4.
X	X	X	X

* 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.

ANNUAL REPORT OF

YEAR OF REPORT
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KW Resort Utilities Corp
(Exact Name of Utility)

County: **Monroe**

List below the exact mailing address of the utility for which normal correspondence should be sent:

KW Resort Utilities Corp
6630 Front Street
Key West, Florida 33040

Telephone: (305) 295-3301

E Mail Address: Chris@kwru.com

WEB Site: www.kwru.com

Sunshine State One-Call of Florida, Inc. Member Number KW1229

Name and address of person to whom correspondence concerning this report should be addressed:

Christopher Johnson
6630 Front Street
Key West, FL 33040

Telephone: 305 295-3301

List below the address of where the utility's books and records are located:

KW Resort Utilities Corp
6630 Front Street
Key West, Florida 33040

Telephone: 305 295-3301

List below any groups auditing or reviewing the records and operations:

Jeffrey E. Allen, CPA

Date of original organization of the utility: 01/01/1972

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

Individual Partnership Sub S Corporation 1120 Corporation

List below every corporation or person owning or holding directly or indirectly 5% or more of the voting securities of the utility:

	Name	Percent Ownership
1.	<u>W.S Utility, Inc.</u>	<u>100%</u>
2.	<u></u>	<u></u>
3.	<u></u>	<u></u>
4.	<u></u>	<u></u>
5.	<u></u>	<u></u>
6.	<u></u>	<u></u>
7.	<u></u>	<u></u>
8.	<u></u>	<u></u>

UTILITY NAME: KW Resort Utilities Corp

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**DIRECTORY OF PERSONNEL WHO CONTACT
THE FLORIDA PUBLIC SERVICE COMMISSION**

NAME OF COMPANY REPRESENTATIVE (1)	TITLE OR POSITION (2)	ORGANIZATIONAL UNIT TITLE (3)	USUAL PURPOSE FOR CONTACT WITH FPSC
Christopher A. Johnson	President	KW Resort Utilities Corp.	All utility matters
Jeffrey E. Allen, CPA. (305) 296-6591	CPA	Jeffrey E Allen, CPA.	Regulatory and accounting matters
Barton Smith ESQ (305) 296-7227	Legal Counsel	Smith Hawks, PL	Legal Counsel
Deborah Swain (305) 441-0123 Ext. 220	Consultant	Milian, Swain & Assoc. Inc.	Regulatory and accounting matters

- (1) Also list appropriate legal counsel, accountants and others who may not be on general payroll.
- (2) Provide individual telephone numbers if the person is not normally reached at the company.
- (3) Name of company employed by if not on general payroll.

COMPANY PROFILE

Provide a brief narrative company profile which covers the following areas:

- A. Brief company history.
- B. Public services rendered.
- C. Major goals and objectives.
- D. Major operating divisions and functions.
- E. Current and projected growth patterns.
- F. Major transactions having a material effect on operations.

<ul style="list-style-type: none"> A. B. C. D. E. F. 	<p>K W Resort Utilites Corporation was formed for the purpose of taking possession of a sewage treatment facility located on Stock Island, Florida from a trustee of the Court. Possession was taken on January 1, 1985. The Stock of the Utility was sold to WS Utility, Inc. August 13, 1998.</p> <p>K W Resort Utilities Corporation provides wastewater treatment services to the densely populated residential areas of Stock Island, Florida and commercial customers on US Highway 1.</p> <p>K W Resort Utilities Corporation's goal is to provide a fair return on investment to its stockholders while providing quality wastewater treatment services to its customers</p> <p>The Utility provides wastewater treatment services only.</p> <p>KW Resort Utilities expects growth from new customer connections and redevelopment.</p> <p>As a result of Hurricane Irma the Utility incurred a number of unplanned expenses. The Utility's office was damaged beyond repair. The Utility purchased a modular office to replace the damaged office. The Utility replaced the main standby generator that was destroyed by Hurricane Irma. The Utility replaced a tow behind mobile generator unit and a Cherrington Sand Sifter unit that were were both unserviceable after Hurricane Irma. The Utility replaced (2) dual chlorine contact chambers and (2) dual multimedia filters that developed a leak after Hurricane Irma. The Utility completed a major rehabilitation on the Monroe County Detention Center lift station and rehabilitated a section of 8" effluent forcemain.</p> <p>Large Capital Projects require months of legal, survey, engineering, gotech, etc. and the expenses occur months/years before the date of completion. Millions of dollars of Capital expense was incurred in 2018 for the Utility's on-going capital projects. Additionally, the Utility has entered into contracts for Millions of dollars for capital work that will be carried out in 2019: major contracts are the East & West WWTP Rehab by Evoqua, L2A Lift Station by Keys Contracting, CMMS System and Hardware Upgrade Project by ITS.</p>
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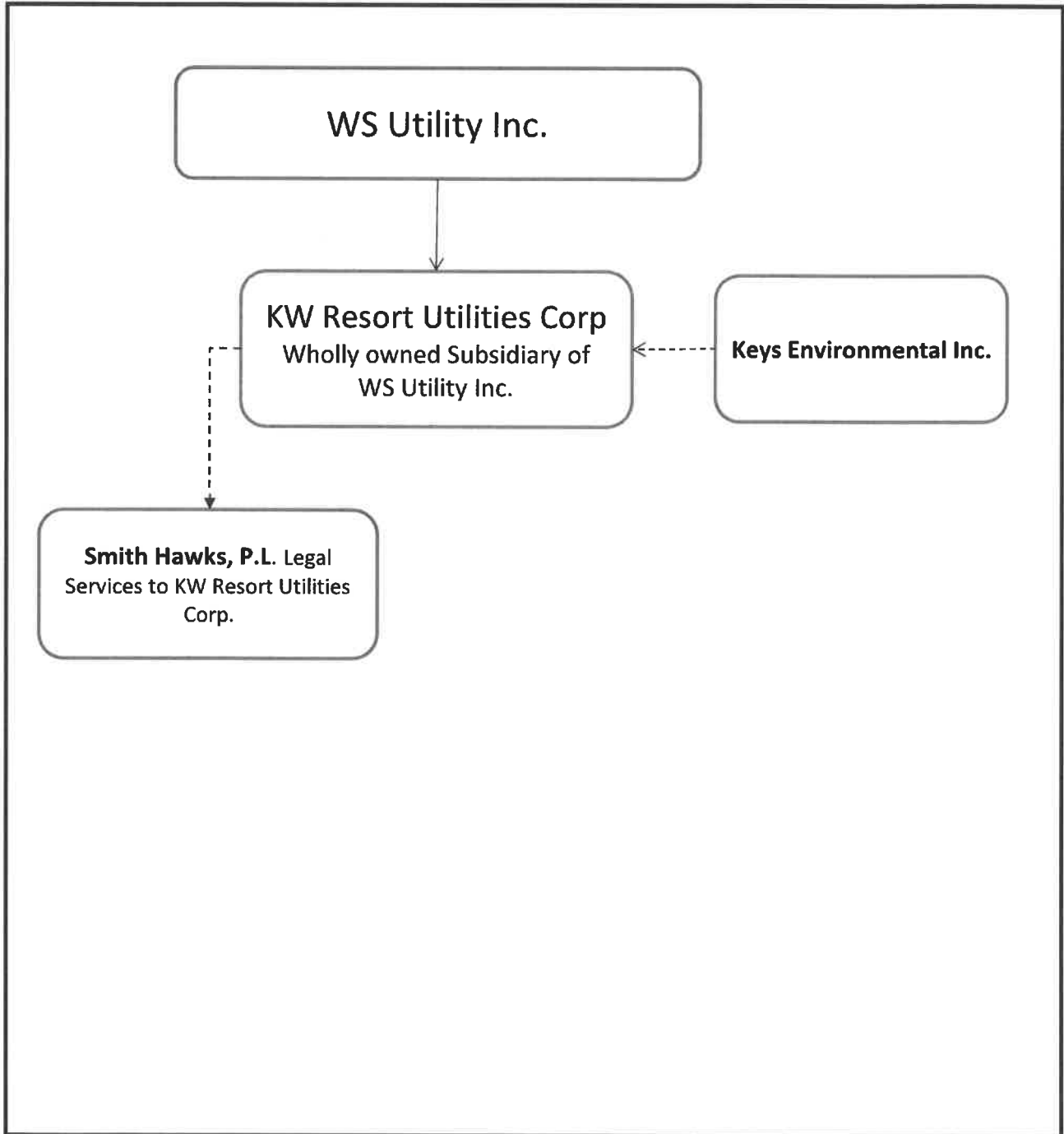
UTILITY NAME: KW Resort Utilities Corp

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PARENT / AFFILIATE ORGANIZATION CHART

Current as of 12/31/2018

Complete below an organizational chart that show all parents, subsidiaries and affiliates of the utility.
The chart must also show the relationship between the utility and affiliates listed on E-7, E-10(a) and E-10(b).



UTILITY NAME: KW Resort Utilities Corp

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COMPENSATION OF OFFICERS

For each officer, list the time spent on respondent as an officer compared to time spent on total business activities and the compensation received as an officer from the respondent.			
NAME (a)	TITLE (b)	% OF TIME SPENT AS OFFICER OF THE UTILITY (c)	OFFICERS' COMPENSATION (d)
Christopher Johnson	President	100%	\$ 158,107
Gregory Wright	Vice President	100%	\$ 98,004

COMPENSATION OF DIRECTORS

For each director, list the number of director meetings attended by each director and the compensation received as a director from the respondent.			
NAME (a)	TITLE (b)	NUMBER OF DIRECTORS' MEETINGS ATTENDED (c)	DIRECTORS' COMPENSATION (d)
William L. Smith, Jr	Director, Chairman	1	\$1,000
Alexander Smith	Director	1	\$500
Barton W. Smith	Director	1	\$500

UTILITY NAME: KW Resort Utilities Corp

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BUSINESS CONTRACTS WITH OFFICERS, DIRECTORS AND AFFILIATES

List all contracts, agreements, or other business arrangements* entered into during the calendar year (other than compensation related to position with Respondents) between the Respondent and officer and director listed on page E-6. In addition, provide the same information with respect to professional services for each firm, partnership, or organization with which the officer or director is affiliated.

NAME OF OFFICER, DIRECTOR OR AFFILIATE (a)	IDENTIFICATION OF SERVICE OR PRODUCT (b)	AMOUNT (c)	NAME AND ADDRESS OF AFFILIATED ENTITY (d)
See E-10(a)		\$	

* Business Agreement, for this schedule, shall mean any oral or written business deal which binds the concerned parties for products or services during the reporting year or future years. Although the Respondent and/or other companies will benefit from the arrangement, the officer or director is, however, acting on his behalf or for the benefit of other companies or persons.

AFFILIATION OF OFFICERS AND DIRECTORS

For each of the officials listed on page E-6, list the principle occupation or business affiliations or connections with any other business or financial organizations, firms, or partnerships. For purposes of this part, an official will be considered to have an affiliation with any business or financial organization, firm or partnership in which he is an officer, director, trustee, partner, or a person exercising similar functions.

NAME (a)	PRINCIPLE OCCUPATION OR BUSINESS AFFILIATION (b)	AFFILIATION OR CONNECTION (c)	NAME AND ADDRESS OF AFFILIATION OR CONNECTION (d)
William L. Smith, Jr.	President	WS Utility, Inc.	10 South Lasalle Street Suite 2660 Chicago, IL 60603
	President	Green Fairways Inc.	10 South Lasalle Street Suite 2660 Chicago, IL 60603
	Partner	Smith Hemmesch Burke & Kaczynski	10 South Lasalle Street Suite 2660 Chicago, IL 60603
	Member	Benicia Partners LLC	10 South Lasalle Street Suite 2660 Chicago, IL 60603
	Manager	Courtland Court LLC	10 South Lasalle Street Suite 2660 Chicago, IL 60603
	Manager	Smith & Smith	10 South Lasalle Street Suite 2660 Chicago, IL 60603
	Member	Antioch Golf LLC	2280 White Oak Cirete Ste 100 Aurora, IL 60502
	Member	Rail Golf LLC	10 South Lasalle Street Suite 2660 Chicago, IL 60603
	Member	Deer Creek Golf LLC	25055 S. Western Ave. University Park, IL 60484
	Managing Member	Gulf County Land LLC	10 South Lasalle Street Suite 2660 Chicago, IL 60603
	Manager	900 Commerce LLC	10 South Lasalle Street Suite 2660 Chicago, IL 60603
	Barton Smith	Managing Member	Smith Hawks, PL
Managing Member		Sunset Marina LLC	5555 College Road Key West, FL 33040
Managing Member		Stock Island Holdings, LLC	5555 College Road Key West, FL 33040
Managing Member		Mobile Home Holdings Suncrest, LLC	5555 College Road Key West, FL 33040
Managing Member		Mobile Home Holdings Coco, LLC	5555 College Road Key West, FL 33040
Managing Member		Mobile Homes Holdings, LLC	5555 College Road Key West, FL 33040
Managing Member		Smith Family Fund 1, LLC	138 SIMONTON STREET KEY WEST, FL 33040
Managing Member		Dishot, LLC	138 SIMONTON STREET KEY WEST, FL 33040
Managing Member		Pelagic Property Management, LLC	5555 College Road Key West, FL 33040
Christopher Johnson		President	Key Environmental, Inc.
	Managing Member	Johnson Constructors LLC	1212 Von Phister St. Key West FL 33040
Alexander Smith	Manager	ACS 216 Harbor Place LLC	107 Front Street 216 Key West, FL 33040
	Member	Mobile Home Holdings Coco, LLC	5555 College Road Key West, FL 33040
	Member	Mobile Homes Holdings, LLC	5555 College Road Key West, FL 33040
	Member	RLAPB, LLC	393 ADDISON ROAD RIVERSIDE, IL 605460000
	Member	Stock Island Holdings, LLC	5555 College Road Key West, FL 33040
	Member	Sunset Marina LLC	5555 College Road Key West, FL 33040
	Manager	Superwoofie LLC	208 NUTTALL ROAD RIVERSIDE, IL 60546
	Member	Smith Family Fund 1, LLC	138 SIMONTON STREET KEY WEST, FL 33040
	Managing Member	Dishot, LLC	138 SIMONTON STREET KEY WEST, FL 33040
	Member	Mobile Home Holdings Suncrest, LLC	5555 College Road Key West, FL 33040

UTILITY NAME: KW Resort Utilities Corp

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**BUSINESSES WHICH ARE A BY-PRODUCT, COPRODUCT OR JOINT-PRODUCT
RESULT OF PROVIDING WATER OR WASTEWATER SERVICE**

Complete the following for any business which is conducted as a byproduct, coproduct, or joint product as a result of providing water and / or wastewater service. This would include any business which requires the use of utility land and facilities. Examples of these types of businesses would be orange groves, nurseries, tree farms, fertilizer manufacturing, etc. This would not include any business for which the assets are properly included in Account 121 - Nonutility Property along with the associated

BUSINESS OR SERVICE CONDUCTED (a)	ASSETS		REVENUES		EXPENSES	
	BOOK COST OF ASSETS (b)	ACCOUNT NUMBER (c)	REVENUES GENERATED (d)	ACCOUNT NUMBER (e)	EXPENSES INCURRED (f)	ACCOUNT NUMBER (g)
None	\$ _____	_____	\$ _____	_____	\$ _____	_____

BUSINESS TRANSACTIONS WITH RELATED PARTIES

List each contract, agreement, or other business transaction exceeding a cumulative amount of \$500 in any one year, entered into between the Respondent and a business or financial organization, firm, or partnership named on pages E-2 and E-6, identifying the parties, amounts, dates and product, and asset, or service involved.

1. Enter in this part all transactions involving services and products received or provided.

2. Below are some types of transactions to include:

- | | |
|--|---|
| -management, legal and accounting services | -material and supplies furnished |
| -computer services | -leasing of structures, land, and equipment |
| -engineering & construction services | -rental transactions |
| -repairing and servicing of equipment | -sale, purchase or transfer of various products |

NAME OF COMPANY OR RELATED PARTY (a)	DESCRIPTION SERVICE AND/OR NAME OF PRODUCT (b)	CONTRACT OR AGREEMENT EFFECTIVE DATES (c)	ANNUAL CHARGES (P)urchased (S)old (d)	AMOUNT (e)
Smith Hawks P.L.	General Legal Representation	1/1/2017	P	\$58,066
Smith Hawks P.L.	Legal - Rate Case	7/21/2015-Present	P	\$201,817
Keys Environmental, Inc.	Sub contracts work to KWRU	1/22/2014-12/31/2018 (terminated)	S	\$32,006

UTILITY NAME:

KW Resort Utilities Corp

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BUSINESS TRANSACTIONS WITH RELATED PARTIES (Cont'd)

Part II. Specific Instructions: Sale, Purchase and Transfer of Assets

1. Enter in this part all transactions relating to the purchase, sale, or transfer of assets.

3. The columnar instructions follow:

Below are examples of some types of transactions to include:

- purchase, sale or transfer of equipment
- purchase, sale or transfer of land and structures
- purchase, sale or transfer of securities
- noncash transfers of assets
- noncash dividends other than stock dividends
- write-off of bad debts or loans

- (a) Enter name of related party or company.
- (b) Describe briefly the type of assets purchased, sold or transferred.
- (c) Enter the total received or paid. Indicate purchase with "P" and sale with "S".
- (d) Enter the net book value for each item reported.
- (e) Enter the net profit or loss for each item reported. (column (c) - column (d))
- (f) Enter the fair market value for each item reported. In space below or in a supplemental schedule, describe the basis used to calculate fair market value.

NAME OF COMPANY OR RELATED PARTY (a)	DESCRIPTION OF ITEMS (b)	SALE OR PURCHASE PRICE (c)	NET BOOK VALUE (d)	GAIN OR LOSS (e)	FAIR MARKET VALUE (f)
None		\$ _____	\$ _____	\$ _____	\$ _____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____

**FINANCIAL
SECTION**

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18

**COMPARATIVE BALANCE SHEET
ASSETS AND OTHER DEBITS**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
UTILITY PLANT				
101-106	Utility Plant	F-7	\$ 17,696,255	\$ 19,145,557
	Less: Accumulated Depreciation and Amortization	F-8	(6,576,785)	(6,174,913)
Net Plant			\$ 11,119,470	\$ 12,970,644
114-115	Utility Plant Acquisition adjustment (Net)	F-7	-	-
116 *	Other Utility Plant Adjustments			
Total Net Utility Plant			\$ 11,119,470	\$ 12,970,644
OTHER PROPERTY AND INVESTMENTS				
121	Nonutility Property	F-9	-	-
122	Less: Accumulated Depreciation and Amortization		-	-
Net Nonutility Property			\$	\$
123	Investment In Associated Companies	F-10	-	-
124	Utility Investments	F-10	-	-
125	Other Investments	F-10	-	-
126-127	Special Funds	F-10	-	-
Total Other Property & Investments			\$ -	\$ -
CURRENT AND ACCRUED ASSETS				
131	Cash		\$ 2,436,166	\$ 262,853
132	Special Deposits	F-9	-	-
133	Other Special Deposits	F-9	-	-
134	Working Funds			
135	Temporary Cash Investments			
141-144	Accounts and Notes Receivable, Less Accumulated Provision for Uncollectible Accounts	F-11	391,524	375,755
145	Accounts Receivable from Associated Companies	F-12		
146	Notes Receivable from Associated Companies	F-12		
151-153	Material and Supplies			
161	Stores Expense			
162	Prepayments		35,684	31,341
171	Accrued Interest and Dividends Receivable			
172 *	Rents Receivable			
173 *	Accrued Utility Revenues			
174	Misc. Current and Accrued Assets	F-12	25,908	26,137
Total Current and Accrued Assets			\$ 2,889,281	\$ 696,085

* Not Applicable for Class B Utilities

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COMPARATIVE BALANCE SHEET
ASSETS AND OTHER DEBITS

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
DEFERRED DEBITS				
181	Unamortized Debt Discount & Expense	F-13	\$ 42,832	\$ 31,195
	Extraordinary Property Losses	F-13	-	-
183	Preliminary Survey & Investigation Charges		44,631	43,431
184	Clearing Accounts			
185 *	Temporary Facilities			
186	Misc. Deferred Debits	F-14	966,142	1,168,525
187 *	Research & Development Expenditures			
190	Accumulated Deferred Income Taxes		-	
Total Deferred Debits			\$ 1,053,605	\$ 1,243,151
TOTAL ASSETS AND OTHER DEBITS			\$ 15,062,355	\$ 14,909,880

* Not Applicable for Class B Utilities

NOTES TO THE BALANCE SHEET

The space below is provided for important notes regarding the balance sheet.

UTILITY NAME: KW Resort Utilities Corp

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**COMPARATIVE BALANCE SHEET
EQUITY CAPITAL AND LIABILITIES**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
EQUITY CAPITAL				
201	Common Stock Issued	F-15	\$ 1,000	1,000
	Preferred Stock Issued	F-15		
202, 205 *	Capital Stock Subscribed			
203, 206 *	Capital Stock Liability for Conversion			
207 *	Premium on Capital Stock			
209 *	Reduction in Par or Stated Value of Capital Stock			
210 *	Gain on Resale or Cancellation of Reacquired Capital Stock			
211	Other Paid - In Capital		6,590,205	6,640,205
212	Discount On Capital Stock			
213	Capital Stock Expense			
214-215	Retained Earnings	F-16	(1,703,209)	(1,963,108)
216	Reacquired Capital Stock			
218	Proprietary Capital (Proprietorship and Partnership Only)		-	-
Total Equity Capital			\$ 4,887,996	\$ 4,678,097
LONG TERM DEBT				
221	Bonds	F-15	-	-
222 *	Reacquired Bonds		-	-
223	Advances from Associated Companies	F-17		
224	Other Long Term Debt	F-17	3,441,667	3,374,334
Total Long Term Debt			\$ 3,441,667	3,374,334
CURRENT AND ACCRUED LIABILITIES				
231	Accounts Payable		212,800	159,629
232	Notes Payable	F-18	-	-
233	Accounts Payable to Associated Companies	F-18	-	-
234	Notes Payable to Associated Companies	F-18	-	-
235	Customer Deposits		206,603	220,074
236	Accrued Taxes		54,323	76,685
237	Accrued Interest	F-19	44,309	44,309
238	Accrued Dividends			
239	Matured Long Term Debt			
240	Matured Interest			
241	Miscellaneous Current & Accrued Liabilities	F-20	77,891	409,533
Total Current & Accrued Liabilities			\$ 595,926	910,230

* Not Applicable for Class B Utilities

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18 REVISÉD
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**COMPARATIVE BALANCE SHEET
EQUITY CAPITAL AND LIABILITIES**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
DEFERRED CREDITS				
251	Unamortized Premium On Debt	F-13	\$ -	\$ -
	Advances For Construction	F-20	-	-
253	Other Deferred Credits	F-21	-	-
255	Accumulated Deferred Investment Tax Credits		-	-
Total Deferred Credits			\$ -	\$ -
OPERATING RESERVES				
261	Property Insurance Reserve		\$ -	\$ -
262	Injuries & Damages Reserve		-	-
263	Pensions and Benefits Reserve		-	-
265	Miscellaneous Operating Reserves		-	-
Total Operating Reserves			\$ -	\$ -
CONTRIBUTIONS IN AID OF CONSTRUCTION				
271	Contributions in Aid of Construction	F-22	\$ 10,395,111	\$ 10,572,604
272	Accumulated Amortization of Contributions in Aid of Construction	F-22	(4,258,345)	(4,625,386)
Total Net C.I.A.C.			\$ 6,136,766	\$ 5,947,218
ACCUMULATED DEFERRED INCOME TAXES				
281	Accumulated Deferred Income Taxes - Accelerated Depreciation		\$ -	\$ -
282	Accumulated Deferred Income Taxes - Liberalized Depreciation		-	-
283	Accumulated Deferred Income Taxes - Other		-	-
Total Accumulated Deferred Income Tax			\$ -	\$ -
TOTAL EQUITY CAPITAL AND LIABILITIES			\$ 15,062,355	\$ 14,909,880

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18

COMPARATIVE OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR * (e)
	UTILITY OPERATING INCOME			
	Operating Revenues	F-3(b)	\$ 2,055,554	\$ 2,935,763
469, 530	Less: Guaranteed Revenue and AFPI	F-3(b)		
	Net Operating Revenues		\$ 2,055,554	\$ 2,935,763
401	Operating Expenses	F-3(b)	\$ 2,034,328	\$ 2,452,858
403	Depreciation Expense:	F-3(b)	\$ 505,483	\$ 633,570
	Less: Amortization of CIAC	F-22	(361,125)	(367,041)
	Net Depreciation Expense		\$ 144,358	\$ 266,529
406	Amortization of Utility Plant Acquisition Adjustment	F-3(b)	-	-
407	Amortization Expense (Other than CIAC)	F-3(b)	-	-
408	Taxes Other Than Income	W/S-3	176,727	225,616
409	Current Income Taxes	W/S-3		-
410.10	Deferred Federal Income Taxes	W/S-3		-
410.11	Deferred State Income Taxes	W/S-3		-
411.10	Provision for Deferred Income Taxes - Credit	W/S-3	-	-
412.10	Investment Tax Credits Deferred to Future Periods	W/S-3	-	-
412.11	Investment Tax Credits Restored to Operating Income	W/S-3	-	-
	Utility Operating Expenses		\$ 2,355,412	\$ 2,945,003
	Net Utility Operating Income		\$ (299,858)	\$ (9,240)
469, 530	Add Back: Guaranteed Revenue and AFPI	F-3(b)	-	-
413	Income From Utility Plant Leased to Others		-	-
414	Gains (losses) From Disposition of Utility Property		-	-
420	Allowance for Funds Used During Construction			-
	Total Utility Operating Income [Enter here and on Page F-3(c)]		\$ (299,858)	\$ (9,240)

* For each account, Column e should agree with Cloumns f, g and h on F-3(b)

COMPARATIVE OPERATING STATEMENT (Cont'd)

WATER SCHEDULE W-3 * (f)	WASTEWATER SCHEDULE S-3 * (g)	OTHER THAN REPORTING SYSTEMS (h)
\$ _____	\$ <u>2,935,763</u>	\$ _____ -
\$ _____	\$ <u>2,935,763</u>	\$ _____ -
\$ _____	\$ <u>2,452,858</u>	\$ _____ -
_____	<u>633,570</u> <u>(367,041)</u>	_____ -
\$ _____	\$ <u>266,529</u>	\$ _____ -
_____	_____ -	_____ -
_____	_____ -	_____ -
_____	<u>225,616</u>	_____ -
_____	_____ -	_____ -
_____	_____ -	_____ -
_____	_____ -	_____ -
_____	_____ -	_____ -
_____	_____ -	_____ -
_____	_____ -	_____ -
_____	_____ -	_____ -
\$ _____	\$ <u>2,945,003</u>	\$ _____ -
\$ _____	\$ <u>(9,240)</u>	\$ _____ -
_____	_____ -	_____ -
_____	_____ -	_____ -
_____	_____ -	_____ -
_____	_____ -	_____ -
\$ _____	\$ <u>(9,240)</u>	\$ _____ -

* Total of Schedules W-3 / S-3 for all rate groups.

COMPARATIVE OPERATING STATEMENT (Cont'd)

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
Total Utility Operating Income [from page F-3(a)]			\$ (299,858)	\$ (9,240)
OTHER INCOME AND DEDUCTIONS				
415	Revenues-Merchandising, Jobbing, and Contract Deductions		\$ -	\$ -
416	Costs & Expenses of Merchandising Jobbing, and Contract Work		-	-
419	Interest and Dividend Income		1,331	
421	Nonutility Income			
426	Miscellaneous Nonutility Expenses		(66,932)	(57,737)
Total Other Income and Deductions			\$ (65,601)	\$ (57,737)
TAXES APPLICABLE TO OTHER INCOME				
408.2	Taxes Other Than Income		\$ -	\$ -
409.2	Income Taxes		-	-
410.2	Provision for Deferred Income Taxes		-	-
411.2	Provision for Deferred Income Taxes - Credit		-	-
412.2	Investment Tax Credits - Net		-	-
412.3	Investment Tax Credits Restored to Operating Income		-	-
Total Taxes Applicable To Other Income			\$ -	\$ -
INTEREST EXPENSE				
427	Interest Expense	F-19	\$ 162,312	\$ 217,185
428	Amortization of Debt Discount & Expense	F-13	11,637	11,637
429	Amortization of Premium on Debt	F-13	-	-
Total Interest Expense			\$ 173,949	\$ 228,822
EXTRAORDINARY ITEMS				
433	Extraordinary Income		\$ -	\$ -
434	Extraordinary Deductions		-	-
409.3	Income Taxes, Extraordinary Items			
Total Extraordinary Items			\$ -	\$ -
NET INCOME			\$ (539,408)	\$ (295,799)

Explain Extraordinary Income:

NONE

UTILITY NAME: KW Resort Utilities Corp

<p>YEAR OF REPORT 31-Dec-18</p>

SCHEDULE OF YEAR END RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER UTILITY (d)	WASTEWATER UTILITY (e)
	Utility Plant In Service	F-7	\$	\$ 18,439,637
	Less:			
	Nonused and Useful Plant (1)	.		
108	Accumulated Depreciation	F-8	-	(6,174,913)
110	Accumulated Amortization	F-8	-	-
271	Contributions In Aid of Construction	F-22	-	(10,572,604)
252	Advances for Construction	F-20		-
Subtotal			\$	\$ 1,692,120
272	Add: Accumulated Amortization of Contributions in Aid of Construction	F-22	-	4,625,386
Subtotal			\$	\$ 6,317,506
114	Plus or Minus: Acquisition Adjustments (2)	F-7	-	-
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	-	-
	Working Capital Allowance (3)			818,174
	Other (Specify):			
RATE BASE			\$	\$ 7,135,680
NET UTILITY OPERATING INCOME			\$	\$ (9,240)
ACHIEVED RATE OF RETURN (Operating Income / Rate Base)				-0.129%

NOTES :

(1) Estimate based on the methodology used in the last rate proceeding.

(2) Include only those Acquisition Adjustments that have been approved by the Commission.

(3) Calculation consistent with last rate proceeding.

In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18

**SCHEDULE OF CURRENT COST OF CAPITAL
CONSISTENT WITH THE METHODOLOGY USED IN THE LAST RATE PROCEEDING (1)**

CLASS OF CAPITAL (a)	DOLLAR AMOUNT (2) (b)	PERCENTAGE OF CAPITAL (c)	ACTUAL COST RATES (3) (d)	WEIGHTED COST (c x d) (e)
Common Equity	\$ 4,678,097	56.55%	10.39%	5.88%
Preferred Stock				
Long Term Debt	3,374,334	40.79%	4.25%	1.73%
Short Term Debt				
Customer Deposits	220,074	2.66%	2.00%	0.05%
Tax Credits - Zero Cost				
Tax Credits - Weighted Cost				
Deferred Income Taxes				
Other - Note Payable- Assoc Company	-	0.00%		0.00%
Total	\$ <u>8,272,505</u>	<u>100.00%</u>		<u>7.66%</u>

1 If the utility's capital structure is not used, explain which capital structure is used.

2 Should equal amounts on Schedule F-6, Column (f).

3 Mid-point of the last authorized Return On Equity or current leverage formula if none has been established.

Must be calculated using the same methodology used in the last rate proceeding using current annual report year end amounts and cost rates.

APPROVED RETURN ON EQUITY

Current Commission Return on Equity:	<u>10.39%</u>
Commission order approving Return on Equity:	<u>Docket No. 20170141-SU</u>

**APPROVED AFUDC RATE
COMPLETION ONLY REQUIRED IF AFUDC WAS CHARGED DURING YEAR**

Current Commission Approved AFUDC rate:	<u>None</u>
Commission order approving AFUDC rate:	_____

If any utility capitalized any charge in lieu of AFUDC (such as interest only), state the basis of the charge, an explanation as to why AFUDC was not charged and the percentage capitalized.

UTILITY NAME:

KW Resort Utilities Corp

YEAR OF REPORT
31-Dec-18

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS
CONSISTENT WITH THE METHODOLOGY USED IN THE LAST RATE PROCEEDING

CLASS OF CAPITAL (a)	PER BOOK BALANCE (b)	NON-UTILITY ADJUSTMENTS (c)	NON-JURISDICTIONAL ADJUSTMENTS (d)	OTHER (1) ADJUSTMENTS SPECIFIC (e)	OTHER (1) ADJUSTMENTS PRO RATA (f)	CAPITAL STRUCTURE (g)
Common Equity	\$ 4,678,097	\$			\$	\$ 4,678,097
Preferred Stock						
Long Term Debt	3,374,334					3,374,334
Short Term Debt					-	
Customer Deposits	220,074					220,074
Tax Credits - Zero Cost						
Tax Credits - Weighted Cost						
Deferred Inc. Taxes						
Other - Notes Payable	-				-	-
Total	\$ 8,272,505	\$		0	\$ -	\$ 8,272,505

(1) Explain below all adjustments made in Columns (e) and (f):

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18

**UTILITY PLANT
ACCOUNTS 101 - 106**

ACCT. (a)	DESCRIPTION (b)	WATER (c)	WASTEWATER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
101	Plant Accounts: Utility Plant In Service	\$ _____	\$ 18,439,637	\$ _____	\$ 18,439,637
102	Utility Plant Leased to Other	_____	_____	_____	-
103	Property Held for Future Use	_____	_____	_____	-
104	Utility Plant Purchased or Sold	_____	_____	_____	-
105	Construction Work in Progress	_____	705,920	_____	705,920
106	Completed Construction Not Classified	_____	_____	_____	-
	Total Utility Plant	\$ _____	\$ 19,145,557	\$ -	\$ 19,145,557

**UTILITY PLANT ACQUISITION ADJUSTMENTS
ACCOUNTS 114 AND 115**

Report each acquisition adjustment and related accumulated amortization separately.
For any acquisition adjustments approved by the Commission, include the Order Number.

ACCT. (a)	DESCRIPTION (b)	WATER (c)	WASTEWATER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
114	Acquisition Adjustment	\$ _____	N/A	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
	Total Plant Acquisition Adjustments	\$ -	\$ -	\$ -	\$ -
115	Beginning Bal	\$ _____	\$ _____	\$ _____	\$ -
	Accumulated Amortization	_____	_____	_____	_____
		_____	_____	_____	_____
	Total Accumulated Amortization	\$ -	\$ -	\$ -	\$ -
	Net Acquisition Adjustments	\$ -	\$ -	\$ -	\$ -

ACCUMULATED DEPRECIATION (ACCT. 108) AND AMORTIZATION (ACCT. 110)

DESCRIPTION (a)	WATER (b)	WASTEWATER (c)	OTHER THAN REPORTING SYSTEMS (d)	TOTAL (e)
ACCUMULATED DEPRECIATION				
Account 108				
Balance first of year	\$	\$ 6,576,785	\$ -	\$ 6,576,785
Credit during year:				
Accruals charged to:				
Account 108.1 (1)	\$	\$ 633,570	\$	\$ 633,570
Account 108.2 (2)	_____	_____	_____	-
Account 108.3 (2)	_____	_____	_____	-
Other Accounts (specify):				
Adjustment Accumulated Depreciation	_____	-	_____	-
Salvage	-	_____	_____	-
Other Credits (Specify):	_____	_____	_____	-
Total Credits				
	\$ -	\$ 633,570	\$ -	\$ 633,570
Debits during year:				
Book cost of plant retired	_____	(1,035,442)	_____	(1,035,442)
Cost of Removal	-	-	_____	-
Other Debits (specify):	_____	_____	_____	-
Total Debits				
	\$ -	\$ (1,035,442)	\$ -	\$ (1,035,442)
Balance end of year	\$ -	\$ 6,174,913	\$ -	\$ 6,174,913
ACCUMULATED AMORTIZATION				
Account 110				
Balance first of year	\$			
Credit during year:				
Accruals charged to:				
Account 110.2 (2)	\$ -	\$ -	\$	\$ -
Other Accounts (specify):	-	-	_____	-
Total credits				
	\$ -	\$ -	\$ -	\$ -
Debits during year:				
Book cost of plant retired	_____	_____	_____	-
Other debits (specify):	_____	_____	_____	-
Total Debits				
	\$ -	\$ -	\$ -	\$ -
Balance end of year	\$ -	\$ -	\$ -	\$ -

UTILITY NAME: **KW Resort Utilities Corp**

YEAR OF REPORT 31-Dec-18

**REGULATORY COMMISSION EXPENSE
AMORTIZATION OF RATE CASE EXPENSE (ACCOUNTS 666 AND 766)**

DESCRIPTION OF CASE (DOCKET NO.) (a)	EXPENSE INCURRED DURING YEAR (b)	CHARGED OFF DURING YEAR	
		ACCT. (d)	AMOUNT (e)
Docket No. 150071-SU	\$ 0	766	\$ 107,707
Docket No. 20170141-SU	436,049	766	36,337
Total	\$ 436,049		\$ 144,044

NONUTILITY PROPERTY (ACCOUNT 121)

Report separately each item of property with a book cost of \$25,000 or more included in Account 121.
Other Items may be grouped by classes of property.

DESCRIPTION (a)	BEGINNING YEAR (b)	ADDITIONS (c)	REDUCTIONS (d)	ENDING YEAR BALANCE (e)
NONE	\$ _____	\$ _____	\$ _____	\$ -
Total Nonutility Property	\$ _____	\$ _____	\$ _____	\$ -

SPECIAL DEPOSITS (ACCOUNTS 132 AND 133)

Report hereunder all special deposits carried in Accounts 132 and 133.

DESCRIPTION OF SPECIAL DEPOSITS (a)	YEAR END BOOK COST (b)
SPECIAL DEPOSITS (Account 132):	
Total Special Deposits	\$ -
OTHER SPECIAL DEPOSITS (Account 133):	
NONE	\$ -
Total Other Special Deposits	\$ -

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18

INVESTMENTS AND SPECIAL FUNDS
ACCOUNTS 123 - 127

Report hereunder all investments and special funds carried in Accounts 123 through 127.

DESCRIPTION OF SECURITY OR SPECIAL FUND (a)	FACE OR PAR VALUE (b)	YEAR END BOOK COST (c)
N/A	\$ _____	\$ _____
Total Investment in Associated Companies		\$ <u> -</u>
UTILITY INVESTMENTS (Account 124):		
N/A	\$ _____	\$ _____ -
Total Utility Investment		\$ <u> -</u>
OTHER INVESTMENTS (Account 125):		
N/A	\$ _____	\$ _____ -
Total Other Investment		\$ <u> -</u>
SPECIAL FUNDS (Class A Utilities: Accounts 126 and 127; Class B Utilities: Account 127):		
N/A		\$ _____ -
Total Special Funds		\$ <u> -</u>

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18

ACCOUNTS AND NOTES RECEIVABLE - NET
ACCOUNTS 141 - 144

Report hereunder all accounts and notes receivable included in Accounts 141, 142, and 144. Amounts included in Accounts 142 and 144 should be listed individually.

DESCRIPTION (a)	TOTAL (b)
CUSTOMER ACCOUNTS RECEIVABLE (Account 141):	
Water	\$ _____
Wastewater	422,576
Other	_____
Total Customer Accounts Receivable	422,576
OTHER ACCOUNTS RECEIVABLE (Account 142):	
Other Miscellaneous	\$ 9,599
Escrow Deposits	4,187
Insurance Proceeds Receivable	(50,607)
Total Other Accounts Receivable	\$ (36,821)
NOTES RECEIVABLE (Account 144):	
_____	\$ _____
_____	_____
_____	_____
Total Notes Receivable	\$ -
Total Accounts and Notes Receivable	\$ 385,755
ACCUMULATED PROVISION FOR UNCOLLECTIBLE ACCOUNTS (Account 143)	
Balance first of year	\$ (10,000)
Provision for uncollectibles for current year	\$ _____
Collection of accounts previously written off	_____
Utility Accounts	_____
Others	_____
Total Additions	\$ _____
Deduct accounts written off during year:	
Utility Accounts	_____
Others	_____
Total accounts written off	\$ -
Balance end of year	\$ (10,000)
TOTAL ACCOUNTS AND NOTES RECEIVABLE - NET	\$ 375,755

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18

ACCOUNTS RECEIVABLE FROM ASSOCIATED COMPANIES
ACCOUNT 145

Report each account receivable from associated companies separately.

DESCRIPTION (a)	TOTAL (b)
NONE	\$ _____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
Total	\$ <u> 0</u>

NOTES RECEIVABLE FROM ASSOCIATED COMPANIES
ACCOUNT 146

Report each note receivable from associated companies separately.

DESCRIPTION (a)	INTEREST RATE (b)	TOTAL (c)
NONE	_____ %	\$ _____ -
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
Total		\$ <u> -</u>

MISCELLANEOUS CURRENT AND ACCRUED ASSETS
ACCOUNT 174

DESCRIPTION - Provide itemized listing (a)	BALANCE END OF YEAR (b)
Utility deposits (Water and electric)	\$ 24,562
Undeposited Funds	1,575
Employee Loans/Advances	_____
_____	_____
_____	_____
Total Miscellaneous Current and Accrued Assets	\$ <u> 26,137</u>

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18

**UNAMORTIZED DEBT DISCOUNT AND EXPENSE AND PREMIUM ON DEBT
ACCOUNTS 181 AND 251**

Report the net discount and expense or premium separately for each security issue.

DESCRIPTION (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
UNAMORTIZED DEBT DISCOUNT AND EXPENSE (Account 181): Closing Cost	\$ 11,637	31,195
Total Unamortized Debt Discount and Expense	\$ 11,637	\$ 31,195
UNAMORTIZED PREMIUM ON DEBT (Account 251): N/A	\$ -	\$ -
Total Unamortized Premium on Debt	\$ -	\$ -

**EXTRAORDINARY PROPERTY LOSSES
ACCOUNT 182**

Report each item separately.

DESCRIPTION (a)	TOTAL (b)
N/A	\$ -
Total Extraordinary Property Losses	\$ -

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18

**MISCELLANEOUS DEFERRED DEBITS
ACCOUNT 186**

DESCRIPTION - Provide itemized listing (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
DEFERRED RATE CASE EXPENSE (Class A Utilities: Account 186.1)		
Deferred Rate Case Expenses - 2014	\$ 107,707	\$ 251,316
Deferred Rate Case Expenses - 2017	36,337	399,712
Total Deferred Rate Case Expense	\$ <u>144,044</u>	\$ <u>651,028</u>
OTHER DEFERRED DEBITS (Class A Utilities: Account 186.2):		
Last Stand	\$ 99,395	\$ 298,184
Hurricane	15,605	219,314
Total Other Deferred Debits	\$ <u>115,000</u>	\$ <u>517,498</u>
REGULATORY ASSETS (Class A Utilities: Account. 186.3):		
None	\$ -	\$ -
Total Regulatory Assets	\$ <u>-</u>	\$ <u>-</u>
TOTAL MISCELLANEOUS DEFERRED DEBITS	\$ <u>259,045</u>	\$ <u>1,168,525</u>

UTILITY NAME:

KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18

**CAPITAL STOCK
ACCOUNTS 201 AND 204***

DESCRIPTION (a)	RATE (b)	TOTAL (c)
COMMON STOCK		
Par or stated value per share	1.00	1.00
Shares authorized		1,000
Shares issued and outstanding		1,000
Total par value of stock issued		1,000
Dividends declared per share for year	None	None
REFERRED 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	None	None

* Account 204 not applicable for Class B utilities.

**BONDS
ACCOUNT 221**

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE * (c)	
N/A	%		\$ -
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
Total			\$ -

* For variable rate obligations, provide the basis for the rate. (i.e.. prime + 2%, etc.)

STATEMENT OF RETAINED EARNINGS

- 1 Dividends should be shown for each class and series of capital stock. Show amounts as dividends per share.
- 2 Show separately the state and federal income tax effect of items shown in Account No. 439.

ACCT. NO. (a)	DESCRIPTION (b)	AMOUNTS (c)
215	Unappropriated Retained Earnings: Balance Beginning of Year*	\$ (1,667,308)
439	Changes to Account: Adjustments to Retained Earnings (requires Commission approval prior to use): Credits: <u> rounding </u>	\$ <u> </u> <u> (1)</u>
	Total Credits:	\$ (1)
	<u> </u>	\$ <u> </u>
	<u> </u>	<u> </u>
	Total Debits:	\$ -
435	Balance Transferred from Income {income/(loss)}	\$ (295,799)
436	Appropriations of Retained Earnings: <u> </u> <u> </u>	<u> </u> <u> </u>
	Total Appropriations of Retained Earnings	\$ -
437	Dividends Declared: Preferred Stock Dividends Declared <u> </u>	<u> </u>
438	Common Stock Dividends Declared <u> </u>	<u> </u>
	<u> </u>	<u> </u>
	Total Dividends Declared	\$ -
215	Year end Balance	\$ <u> (1,963,108)</u>
214	Appropriated Retained Earnings (state balance and purpose of each appropriated amount at year end): <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u>
214	Total Appropriated Retained Earnings	\$ <u> -</u>
Total Retained Earnings		\$ <u> (1,963,108)</u>
<p>Notes to Statement of Retained Earnings: *Beginning Balance adjusted to reflect 8 months expense instead of the 12 months of 2014 Rate Case Amortization expense that was booked in 2017.</p>		

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18

**ADVANCES FROM ASSOCIATED COMPANIES
ACCOUNT 223**

Report each advance separately.

DESCRIPTION (a)	TOTAL (b)
NONE	\$ _____

Total	\$ _____ -

**OTHER LONG-TERM DEBT
ACCOUNT 224**

DESCRIPTION OF OBLIGATION INCLUDING DATE OF ISSUE AND DATE OF MATURITY (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE * (c)	
BB&T Loan, 02/2004 - 03/2017	Prime + .5 %	V	\$ 2,482,667
BB&T Expansion	Prime + .5 %	V	891,667
Total			\$ 3,374,334

* For variable rate obligations, provide the basis for the rate. (i.e.. prime + 2%, etc.)

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18

**NOTES PAYABLE
ACCOUNTS 232 AND 234**

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE * (c)	
NOTES PAYABLE (Account 232): NONE	%		\$
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
Total Account 232			\$ -
NOTES PAYABLE TO ASSOC. COMPANIES (Account 234):	%		\$
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
Total Account 234			\$ -

* For variable rate obligations, provide the basis for the rate. (i.e.. prime + 2%, etc.)

**ACCOUNTS PAYABLE TO ASSOCIATED COMPANIES
ACCOUNT 233**

Report each account payable separately.

DESCRIPTION (a)	TOTAL (b)
N/A	\$
Total	\$ -

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18

**ACCRUED INTEREST AND EXPENSE
ACCOUNTS 237 AND 427**

DESCRIPTION OF DEBIT (a)	BALANCE BEGINNING OF YEAR (b)	INTEREST ACCRUED DURING YEAR		INTEREST PAID DURING YEAR (e)	BALANCE END OF YEAR (f)
		ACCT. DEBIT (c)	AMOUNT (d)		
ACCOUNT NO. 237.1 - Accrued Interest on Long Term Debt BB&T	\$ _____		\$ 44,309	\$ 44,309	\$ _____
_____	_____		_____	_____	-
_____	_____		_____	_____	_____
Total Account 237.1	\$ -		\$ 44,309	\$ 44,309	\$ -
ACCOUNT NO. 237.2 - Accrued Interest on Other Liabilities	\$ _____		\$ _____	_____	\$ -
_____	_____		_____	_____	-
_____	_____		_____	_____	-
Total Account 237.2	\$ -	\$ -	\$ -	\$ -	\$ -
Total Account 237 (1)	\$ -	\$ -	\$ 44,309	\$ 44,309	\$ -
INTEREST EXPENSED:					
Total accrual Account 237			\$ 44,309		
Interest BB&T Exp			215,098		
Escrow Deposit Interest Exp			2,087		
Net Interest Expensed to Account No. 427 (2)			\$ 217,185		

(1) Must agree to F-2 (a), Beginning and Ending Balance of Accrued Interest.
(2) Must agree to F-3 (c), Current Year Interest Expense

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18

**MISCELLANEOUS CURRENT AND ACCRUED LIABILITIES
ACCOUNT 241**

DESCRIPTION - Provide itemized listing (a)	BALANCE END OF YEAR (b)
Deferred Income - Residential	\$ 78,415
CitiBusiness/Advantage	6,118
Monroe County	325,000
Total Miscellaneous Current and Accrued Liabilities	\$ 409,533

**ADVANCES FOR CONSTRUCTION
ACCOUNT 252**

NAME OF PAYOR * (a)	BALANCE BEGINNING OF YEAR (b)	DEBITS		CREDITS (e)	BALANCE END OF YEAR (f)
		ACCT. DEBIT (c)	AMOUNT (d)		
	\$ 0		\$	\$	\$ -
Total	\$		\$	\$ -	\$ -

* Report advances separately by reporting group, designating water or wastewater in column (a).

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18

**OTHER DEFERRED CREDITS
ACCOUNT 253**

DESCRIPTION - Provide itemized listing (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
NONE	\$ _____	\$ _____ -
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Regulatory Liabilities	\$ <u>_____</u>	\$ <u>_____ -</u>
OTHER DEFERRED LIABILITIES (Class A Utilities: Account 253.2):		
_____	\$ _____	\$ _____ -
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Other Deferred Liabilities	\$ <u>_____</u>	\$ <u>_____ -</u>
TOTAL OTHER DEFERRED CREDITS	\$ <u>_____</u>	\$ <u>_____ -</u>

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18 REVISED

**CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 271**

DESCRIPTION (a)	WATER (W-7) (b)	WASTEWATER (S-7) ** (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$ <u>N/A</u>	\$ <u>10,395,111</u>	\$ <u> </u>	\$ <u>10,395,111</u>
Add credits during year:	\$ <u> </u>	\$ <u>182,893</u>	\$ <u> -</u>	\$ <u>182,893</u>
Less debit charged during the year	\$ <u> </u>	\$ <u>(5,400)</u>	\$ <u> -</u>	\$ <u>(5,400)</u>
Total Contribution In Aid of Construction	\$ <u> </u>	\$ <u>10,572,604</u>	\$ <u> -</u>	\$ <u>10,572,604</u>

**ACCUMULATED AMORTIZATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 272**

DESCRIPTION (a)	WATER (W-8(a)) (b)	WASTEWATER (S-8(a)) (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$ <u>N/A</u>	\$ <u>4,258,345</u>	\$ <u> -</u>	\$ <u>4,258,345</u>
Debits during the year:	\$ <u> </u>	\$ <u>367,041</u>	\$ <u> -</u>	\$ <u>367,041</u>
Credits during the year	\$ <u> </u>	\$ <u> -</u>	\$ <u> -</u>	\$ <u> -</u>
Total Accumulated Amortization of Contributions In Aid of Construction	\$ <u> </u>	\$ <u>4,625,386</u>	\$ <u> -</u>	\$ <u>4,625,386</u>

UTILITY NAME:

KW Resort Utilities Corp

YEAR OF REPORT
31-Dec-18

**RECONCILIATION OF REPORTED NET INCOME WITH TAXABLE
INCOME FOR FEDERAL INCOME TAXES (UTILITY OPERATIONS)**

1 The reconciliation should include the same detail as furnished on Schedule M-1 of the federal tax return for the year. The reconciliation shall be submitted even though there is no taxable income for the year. Descriptions should clearly indicate the nature of each reconciling amount and show the computations of all tax accruals.

2 taxable net income as if a separate return were to be filed, indicating intercompany amounts to be eliminated in such consolidated return. State names of group members, tax assigned to each group member, and basis of allocation, assignments or sharing of the consolidated tax among the group members.

DESCRIPTION (a)	(b)	AMOUNT (c)
Net income for the year	F-3(c)	\$ <u>(295,799)</u>
Reconciling items for the year:		
Taxable income not reported on books:		

Deductions recorded on books not deducted for return:		

Income recorded on books not included in return:		

Deduction on return not charged against book income:		

Federal tax net income		\$ <u>(295,799)</u>

Computation of tax :
The Company is taxed as a Subchapter - S Corp.; therefore this Schedule is not applicable.

WATER OPERATION SECTION

The Company is a wastewater service only, therefore this section has been omitted.

**WASTEWATER
OPERATION
SECTION**

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

SCHEDULE OF YEAR END WASTEWATER RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	WASTEWATER UTILITY (d)
101	Utility Plant In Service	S-4A	\$ 18,439,637
	Less:		
	Nonused and Useful Plant (1)		
108	Accumulated Depreciation	S-6B	6,174,913
110	Accumulated Amortization	F-8	-
271	Contributions In Aid of Construction	S-7	10,572,604
252	Advances for Construction	F-20	
Subtotal			\$ 1,692,120
	Add:		
272	Accumulated Amortization of Contributions in Aid of Construction	S-8A	\$ 4,625,386
Subtotal			\$ 6,317,506
	Plus or Minus:		
114	Acquisition Adjustments (2)	F-7	-
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	-
	Working Capital Allowance (3)		818,174
	Other (Specify):		-
WASTEWATER RATE BASE			\$ 7,135,680
WASTEWATER OPERATING INCOME		S-3	\$ (9,240)
ACHIEVED RATE OF RETURN (Wastewater Operating Income / Wastewater Rate Base)			-0.129%

NOTES(1) Estimate based on the methodology used in the last rate proceeding.

(2) Include only those Acquisition Adjustments that have been approved by the Commission.

(3) Calculation consistent with last rate proceeding.

In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

WASTEWATER OPERATING STATEMENT

ACCT. NO.	ACCOUNT NAME (b)	REFERENCE PAGE (c)	WASTEWATER UTILITY (d)
	UTILITY OPERATING INCOME		
400	Operating Revenues	S-9B	\$ 2,935,763
530	Less: Guaranteed Revenue (and AFPI)	S-9A	
	Net Operating Revenues		\$ 2,935,763
401	Operating Expenses	S-10A	\$ 2,452,858
403	Depreciation Expense	S-6A	633,570
	Less: Amortization of CIAC	S-8A	(367,041)
	Net Depreciation Expense		\$ 266,529
406	Amortization of Utility Plant Acquisition Adjustment	F-7	-
407	Amortization Expense (Other than CIAC)	F-8	-
408.1	Taxes Other Than Income		
	Utility Regulatory Assessment Fee		132,079
408.11	Property Taxes		12,504
408.12	Payroll Taxes		80,736
408.13	Other Taxes and Licenses		297
408	Total Taxes Other Than Income		\$ 225,616
409.1	Income Taxes		
410.1	Deferred Federal Income Taxes		
410.11	Deferred State Income Taxes		
411.1	Provision for Deferred Income Taxes - Credit		-
412.1	Investment Tax Credits Deferred to Future Periods		
412.11	Investment Tax Credits Restored to Operating Income		-
	Utility Operating Expenses		\$ 2,945,003
	Utility Operating Income		\$ (9,240)
530	Add Back:		
	Guaranteed Revenue (and AFPI)	S-9A	\$ -
413	Income From Utility Plant Leased to Others		-
414	Gains (losses) From Disposition of Utility Property		
420	Allowance for Funds Used During Construction		
	Total Utility Operating Income		\$ (9,240)

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

WASTEWATER UTILITY PLANT ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS** (e)	CURRENT YEAR (f)
351	Organization	\$			
352	Franchises	92,864			92,864
353	Land and Land Rights	375,000			375,000
354	Structures and Improvements	5,797,103	11,308	(13,206) ***	5,795,205
355	Power Generation Equipment	216,345		(148,280) *	68,064
360	Collection Sewers - Force	3,939,648	97,789	12,583 *	4,050,021
361	Collection Sewers - Gravity	1,082,706		220 *	1,082,926
362	Special Collecting Structures				
363	Services to Customers	95,955	10,800	(1,485) *	105,270
364	Flow Measuring Devices	2,221			2,221
365	Flow Measuring Installations	-			-
366	Reuse Services				
367	Reuse Meters and Meter Installations				
370	Receiving Wells	884,800	1,246	(825) *	885,221
371	Pumping Equipment	417,067	164,675	(44,429) *	537,313
374	Reuse Distribution Reservoirs				
375	Reuse Transmission and Distribution System	492,061	28,444		520,505
380	Treatment and Disposal Equipment	3,818,787	1,532,283	(825,221) *	4,525,849
381	Plant Sewers	28,762			28,762
382	Outfall Sewer Lines				
389	Other Plant Miscellaneous Equipment	44,203			44,203
390	Office Furniture and Equipment	35,589	16,895		52,484
391	Transportation Equipment	134,423	30,109	7,046 *	171,578
392	Stores Equipment	1,862			1,862
393	Tools, Shop and Garage Equipment	30,504			30,504
394	Laboratory Equipment	17,627	977		18,604
395	Power Operated Equipment	88,847		(37,664) *	51,183
396	Communication Equipment				
397	Miscellaneous Equipment				
398	Other Tangible Plant				
Total Wastewater Plant		\$ 17,596,373	\$ 1,894,526	\$ (1,051,262)	\$ 18,439,637

NOTE:

- * 2017 Rate Case Adjustments nets to \$0
- ** 2018 Retirements \$1,035,442
- *** Remove incorrect 2017 CWIP \$15,820

YEAR OF REPORT
31-Dec-18

UTILITY NAME: KW Resort Utilities Corp

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

WASTEWATER UTILITY PLANT MATRIX

ACCT. NO.	ACCOUNT NAME (b)	.1	.2	.3	.4	.5	.6	.7
		INTANGIBLE PLANT (g)	COLLECTION PLANT (h)	SYSTEM PUMPING PLANT (i)	TREATMENT AND DISPOSAL (j)	RECLAIMED WASTEWATER TREATMENT PLANT (i)	RECLAIMED WASTEWATER DISTRIBUTION PLANT (j)	GENERAL PLANT (k)
351	Organization	\$ -						
352	Franchises	92,864						
353	Land and Land Rights				375,000			
354	Structures and Improvements				5,795,205			
355	Power Generation Equipment				68,064			
360	Collection Sewers - Force		4,050,021					
361	Collection Sewers - Gravity		1,082,926					
362	Special Collecting Structures							
363	Services to Customers		105,270					
364	Flow Measuring Devices		2,221					
365	Flow Measuring Installations							
366	Reuse Services							
367	Reuse Meters and Meter Installations							
370	Receiving Wells			885,221				
371	Pumping Equipment			537,313				
374	Reuse Distribution Reservoirs							
375	Reuse Transmission and Distribution System						520,505	
380	Treatment and Disposal Equipment				4,525,849			
381	Plant Sewers				28,762			
382	Outfall Sewer Lines							
389	Other Plant Miscellaneous Equipment				44,203			
390	Office Furniture and Equipment							52,484
391	Transportation Equipment							171,578
392	Stores Equipment							1,862
393	Tools, Shop and Garage Equipment							30,504
394	Laboratory Equipment							18,604
395	Power Operated Equipment							51,183
396	Communication Equipment							-
397	Miscellaneous Equipment							-
398	Other Tangible Plant							-
Total Wastewater Plant		\$ 92,864	\$ 5,240,437	\$ 1,422,534	\$ 10,837,083	\$ -	\$ 520,505	\$ 326,215

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

BASIS FOR WASTEWATER DEPRECIATION CHARGES

ACCT. NO. (a)	ACCOUNT NAME (b)	AVERAGE SERVICE LIFE IN YEARS (c)	AVERAGE NET SALVAGE IN PERCENT (d)	DEPRECIATION RATE APPLIED IN PERCENT (100% - d) / c (e)
351	Organization			
352	Franchises	40		2.50%
354	Structures and Improvements	30		3.33%
355	Power Generation Equipment	20		5.00%
360	Collection Sewers - Force	30		3.33%
361	Collection Sewers - Gravity	30		3.33%
362	Special Collecting Structures			
363	Services to Customers	38		2.63%
364	Flow Measuring Devices			
365	Flow Measuring Installations			
366	Reuse Services			
367	Reuse Meters and Meter Installations			
370	Receiving Wells	25		4.00%
371	Pumping Equipment	10		10.00%
375	Reuse Transmission and Distribution System	43		2.33%
380	Treatment and Disposal Equipment	30		3.33%
381	Plant Sewers	35		2.86%
382	Outfall Sewer Lines			
389	Other Plant Miscellaneous Equipment	10		10.00%
390	Office Furniture and Equipment	10 / 6		10% / 16.67%
391	Transportation Equipment	10		10.00%
392	Stores Equipment			
393	Tools, Shop and Garage Equipment	10		10.00%
394	Laboratory Equipment	15		6.67%
395	Power Operated Equipment	12		8.33%
396	Communication Equipment			
397	Miscellaneous Equipment			
398	Other Tangible Plant			
Wastewater Plant Composite Depreciation Rate *		=====	=====	=====

* If depreciation rates prescribed by this Commission are on a total composite basis, entries should be made on this line only.

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT
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SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

ANALYSIS OF ENTRIES IN WASTEWATER ACCUMULATED DEPRECIATION

ACCT. NO. (a)	ACCOUNT NAME (b)	BALANCE AT BEGINNING OF YEAR (c)	ACCRUALS (d)	OTHER CREDITS ** (e)	TOTAL CREDITS (d + e) (f)
301	Organization	\$	\$		
352	Franchises	42,900	2,320		2,320
354	Structures and Improvements	29,014	204,928		204,928
355	Power Generation Equipment	93,675	4,808		4,808
360	Collection Sewers - Force	2,220,762	104,702		104,702
361	Collection Sewers - Gravity	427,223	27,750		27,750
362	Special Collecting Structures				
363	Services to Customers	24,988	2,668		2,668
364	Flow Measuring Devices	2,220			-
365	Flow Measuring Installations				
366	Reuse Services				
367	Reuse Meters and Meter Installations				
370	Receiving Wells	443,523	29,485		29,485
371	Pumping Equipment	261,020	19,975		19,975
375	Reuse Transmission and Distribution System	90,534	12,401		12,401
380	Treatment and Disposal Equipment	2,715,247	193,430		193,430
381	Plant Sewers	9,757	821		821
382	Outfall Sewer Lines				
389	Other Plant Miscellaneous Equipment	24,101			-
390	Office Furniture and Equipment	26,071	1,508		1,508
391	Transportation Equipment	41,527	22,353		22,353
392	Stores Equipment	980	106		106
393	Tools, Shop and Garage Equipment	29,871	1,857		1,857
394	Laboratory Equipment	11,787	1,534		1,534
395	Power Operated Equipment	81,585	2,924		2,924
396	Communication Equipment				
397	Miscellaneous Equipment				
398	Other Tangible Plant				
Total Depreciable Wastewater Plant in Service		\$ 6,576,785	\$ 633,570	\$ -	\$ 633,570

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

ANALYSIS OF ENTRIES IN WASTEWATER ACCUMULATED DEPRECIATION

ACCT. NO. (a)	ACCOUNT NAME (b)	PLANT RETIRED (g)	SALVAGE AND INSURANCE (h)	COST OF REMOVAL AND OTHER CHARGES (i)	TOTAL CHARGES (g-h+i) (j)	BALANCE AT END OF YEAR (c+f-j) (k)
	Organization	\$				
302	Franchises					45,220
354	Structures and Improvements				-	233,942
355	Power Generation Equipment	(145,666)			(145,666)	(47,183)
360	Collection Sewers - Force					2,325,464
361	Collection Sewers - Gravity					454,973
362	Special Collecting Structures					
363	Services to Customers					27,656
364	Flow Measuring Devices					2,220
365	Flow Measuring Installations					
366	Reuse Services					
367	Reuse Meters and Meter Installations					
370	Receiving Wells					473,009
371	Pumping Equipment	(32,599)			(32,599)	248,396
375	Reuse Transmission and Distribution System					102,935
380	Treatment and Disposal Equipment	(826,560)			(826,560)	2,082,117
381	Plant Sewers					10,578
382	Outfall Sewer Lines					
389	Other Plant Miscellaneous Equipment					24,101
390	Office Furniture and Equipment					27,579
391	Transportation Equipment	(6,000)			(6,000)	57,879
392	Stores Equipment					1,086
393	Tools, Shop and Garage Equipment					31,727
394	Laboratory Equipment					13,321
395	Power Operated Equipment	(24,617)			(24,617)	59,893
396	Communication Equipment					
397	Miscellaneous Equipment					
398	Other Tangible Plant					
Total Depreciable Wastewater Plant in Service		\$ (1,035,442)	\$ -	\$ -	\$ (1,035,442)	\$ 6,174,913

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18 REVISED

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

**CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 271**

DESCRIPTION (a)	REFERENCE (b)	WASTEWATER (c)
Balance first of year		\$ <u>10,395,111</u>
Add credits during year:		
Contributions received from Capacity, Main Extension and Customer Connection Charges	S-8A	\$ <u>85,104</u>
Contributions received from Developer or Contractor Agreements in cash or property	S-8B	<u>97,789</u>
Total Credits		\$ <u>182,893</u>
Less debits charged during the year (All debits charged during the year must be explained below)		
Remittance of 2.0 ERC's for 6440 Second Street (1)		<u>(5,400)</u>
Total Debits		\$ <u>(5,400)</u>
Total Contributions In Aid of Construction		\$ <u>10,572,604</u>

Explain all debits charged to Account 271 during the year below:

(1) Approved appeal of 2 EDUs from original 1500 EDUs for 6440 Second Street,
alternate key #9082283 and RE# 00133130-001400

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

WASTEWATER CIAC SCHEDULE "A"

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION RECEIVED FROM CAPACITY,
 MAIN EXTENSION AND CUSTOMER CONNECTION CHARGES RECEIVED DURING THE YEAR

DESCRIPTION OF CHARGE	NUMBER OF CONNECTIONS (b)	CHARGE PER CONNECTION (c)	AMOUNT (d)
Stock Island Apartment	26.67	2,700	72,000
Florida Keys SPCA	4.85	2,700	13,104
Total Credits			\$ <u>85,104</u>

ACCUMULATED AMORTIZATION OF WASTEWATER CONTRIBUTIONS IN AID OF CONSTRUCTION

DESCRIPTION (a)	WASTEWATER (b)
Balance first of year	\$ <u>4,258,345</u>
Debits during the year:	
Accruals charged to Account 272	\$ <u>367,041</u>
Other debits (specify) :	
Total debits	\$ <u>367,041</u>
Total credits	\$ <u>-</u>
Balance end of year	\$ <u>4,625,386</u>

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

WASTEWATER CIAC SCHEDULE "B"
 ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION
 RECEIVED FROM ALL DEVELOPERS OR CONTRACTORS AGREEMENTS
 WHICH CASH OR PROPERTY WAS RECEIVED DURING THE YEAR

DESCRIPTION (a)	INDICATE CASH OR PROPERTY (b)	AMOUNT (c)
<u>Longstock - Forcemain Line 5th Ave</u>	<u>Property</u>	<u>97,789</u>
Total Credits		\$ <u>97,789</u>

UTILITY NAME:

KW Resort Utilities Corp

YEAR OF REPORT

31-Dec-18

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

WASTEWATER OPERATING REVENUE

ACCT. NO.	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER OF CUSTOMERS * (d)	AMOUNTS (e)
WASTEWATER SALES				
Flat Rate Revenues:				
521.1	Residential Revenues	_____	_____	\$ _____
521.2	Commercial Revenues	_____	_____	_____
521.3	Industrial Revenues	_____	_____	_____
521.4	Revenues From Public Authorities	_____	_____	_____
521.5	Multiple Family Dwelling Revenues	_____	_____	_____
521.6	Other Revenues	_____	_____	_____
521	Total Flat Rate Revenues	-	-	\$ _____
Measured Revenues:				
522.1	Residential Revenues	1,517	1,487	1,144,263
522.2	Commercial Revenues	294	294	1,599,945
522.3	Industrial Revenues	_____	_____	_____
522.4	Revenues From Public Authorities	_____	_____	_____
522.5	Multiple Family Dwelling Revenues	_____	_____	_____
522	Total Measured Revenues	1,811	1,781	\$ 2,744,207
523	Revenues From Public Authorities	_____	_____	_____
524	Revenues From Other Systems	_____	_____	_____
525	Interdepartmental Revenues	_____	_____	_____
Total Wastewater Sales		<u>1,811</u>	<u>1,781</u>	\$ <u>2,744,207</u>
OTHER WASTEWATER REVENUES				
530	Guaranteed Revenues	_____	_____	\$ _____
531	Sale of Sludge	_____	_____	_____
532	Forfeited Discounts	_____	_____	_____
534	Rents From Wastewater Property	_____	_____	1,200
535	Interdepartmental Rents	_____	_____	_____
536	Other Wastewater Revenues (Including Allowance for Funds Prudently Invested or AFPI)	_____	_____	104,822
Total Other Wastewater Revenues				\$ 106,022

* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18

SYSTEM NAME / COUNTY KW Resort Utilities / Monroe

WASTEWATER OPERATING REVENUE

ACCT. NO.	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER OF CUSTOMERS * (d)	AMOUNTS (e)
RECLAIMED WATER SALES				
540.1	Flat Rate Reuse Revenues: Residential Reuse Revenues	_____	_____	\$ _____
540.2	Commercial Reuse Revenues	_____	_____	_____
540.3	Industrial Reuse Revenues	_____	_____	_____
540.4	Reuse Revenues From Public Authorities	_____	_____	_____
540.5	Other Revenues	_____	_____	_____
540	Total Flat Rate Reuse Revenues	_____	_____	\$ _____ -
541.1	Measured Reuse Revenues: Residential Reuse Revenues	_____	_____	_____
541.2	Commercial Reuse Revenues	2	3	85,534
541.3	Industrial Reuse Revenues	_____	_____	_____
541.4	Reuse Revenues From Public Authorities	_____	_____	_____
541	Total Measured Reuse Revenues	2	3	\$ 85,534
544	Reuse Revenues From Other Systems	_____	_____	_____
Total Reclaimed Water Sales				\$ 85,534
Total Wastewater Operating Revenues				\$ 2,935,763

* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT
31-Dec-18

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

WASTEWATER UTILITY EXPENSE ACCOUNT MATRIX

ACCT. NO.	ACCOUNT NAME	CURRENT YEAR	.1 COLLECTION EXPENSES- OPERATIONS	.2 COLLECTION EXPENSES- MAINTENANCE	.3 PUMPING EXPENSES - OPERATIONS	.4 PUMPING EXPENSES - MAINTENANCE	.5 TREATMENT & DISPOSAL EXPENSES - OPERATIONS	.6 TREATMENT & DISPOSAL EXPENSES - MAINTENANCE
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
701	Salaries and Wages - Employees	\$ 759,235	\$					
703	Salaries and Wages - Officers, Directors and Majority Stockholders	256,111						
704	Employee Pensions and Benefits	207,187						
710	Purchased Sewage Treatment							
711	Sludge Removal Expense	64,789					64,789	
715	Purchased Power	221,204	19,396				201,808	
716	Fuel for Power Purchased							
718	Chemicals	166,509					166,509	
720	Materials and Supplies	86,658	24,968				50,530	
731	Contractual Services-Engineering	5,554						
732	Contractual Services - Accounting	39,923						
733	Contractual Services - Legal	70,467						
734	Contractual Services - Mgt. Fees							
735	Contractual Services - Testing	19,828					19,828	
736	Contractual Services - Other	82,343	12,745	30,151			142	39,305
741	Rental of Building/Real Property							
742	Rental of Equipment	11,727					3,872	
750	Transportation Expenses	37,673						
756	Insurance - Vehicle							
757	Insurance - General Liability	68,647						
758	Insurance - Workman's Comp.	33,577						
759	Insurance - Other							
760	Advertising Expense	3,362						
766	Regulatory Commission Expenses - Amortization of Rate Case Expense	144,044						
767	Regulatory Commission Exp.-Other							
770	Bad Debt Expense							
775	Miscellaneous Expenses	174,019					4,789	
Total Wastewater Utility Expenses		\$ 2,452,858	\$ 57,109	\$ 30,151	\$ -	\$ -	\$ 512,268	\$ 39,305

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT
31-Dec-18

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

WASTEWATER UTILITY EXPENSE ACCOUNT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	.7 CUSTOMER ACCOUNTS EXPENSE (j)	.8 ADMIN. & GENERAL EXPENSES (k)	.9 RECLAIMED WATER TREATMENT EXPENSES- OPERATIONS (l)	.10 RECLAIMED WATER TREATMENT EXPENSES- MAINTENANCE (m)	.11 RECLAIMED WATER DISTRIBUTION EXPENSES- OPERATIONS (n)	.12 RECLAIMED WATER DISTRIBUTION EXPENSES- MAINTENANCE (o)
701	Salaries and Wages - Employees	\$	759,235	\$			
703	Salaries and Wages - Officers, Directors and Majority Stockholders		256,111				
704	Employee Pensions and Benefits		207,187				
710	Purchased Sewage Treatment						
711	Sludge Removal Expense						
715	Purchased Power						
716	Fuel for Power Purchased						
718	Chemicals						
720	Materials and Supplies		11,160				
731	Contractual Services-Engineering		5,554				
732	Contractual Services - Accounting		39,923				
733	Contractual Services - Legal		70,467				
734	Contractual Services - Mgt. Fees						
735	Contractual Services - Testing						
736	Contractual Services - Other						
741	Rental of Building/Real Property						
742	Rental of Equipment		7,855				
750	Transportation Expenses		37,673				
756	Insurance - Vehicle						
757	Insurance - General Liability		68,647				
758	Insurance - Workman's Comp.		33,577				
759	Insurance - Other						
760	Advertising Expense		3,362				
766	Regulatory Commission Expenses - Amortization of Rate Case Expense		144,044				
767	Regulatory Commission Exp.-Other						
770	Bad Debt Expense						
775	Miscellaneous Expenses		169,230				
Total Wastewater Utility Expenses		\$ -	\$ 1,814,026	\$ -	\$ -	\$ -	\$ -

UTILITY NAME:

KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18

SYSTEM NAME / COUNTY :

KW Resort Utilities / Monroe

CALCULATION OF THE WASTEWATER SYSTEM METER EQUIVALENTS

METER SIZE (a)	TYPE OF METER (b)	EQUIVALENT FACTOR (c)	NUMBER OF METERS (d)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
Residential 5/8"		1.0	1,487	1,487
5/8"	Displacement	1.0	237	237
3/4"	Displacement	1.5		
1"	Displacement	2.5	19	48
1 1/2"	Displacement or Turbine	5.0	10	50
2"	Displacement, Compound or Turbine	8.0	17	136
3"	Displacement	15.0	3	45
3"	Compound	16.0		
3"	Turbine	17.5		
4"	Displacement or Compound	25.0	1	25
4"	Turbine	30.0		
6"	Displacement or Compound	50.0	4	200
6"	Turbine	62.5		
8"	Compound	80.0	2	160
8"	Turbine	90.0	1	90
10"	Compound	115.0		
10"	Turbine	145.0		
12"	Turbine	215.0		
Total Wastewater System Meter Equivalents				2,478

CALCULATION OF THE WASTEWATER SYSTEM EQUIVALENT RESIDENTIAL CONNECTIONS

Provide a calculation used to determine the value of one wastewater equivalent residential connection (ERC).

Use 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 residence customers for the same period and divide the result by 365 days.

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

$$ERC = (\text{Total SFR gallons treated (Omit 000)} / 365 \text{ days} / 280 \text{ gallons per day})$$

For wastewater only utilities:

Subtract all general use and other non residential customer gallons from the total gallons treated.

Divide the remainder (SFR customers) by 365 days to reveal single family residence customer gallons per day

NOTE: Total gallons treated includes both treated and purchased treatment.

ERC Calculation:	66,835,295	/avg SFR customers 1487 /365 days =	123
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UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-18

SYSTEM NAME / COUNTY KW Resort Utilities / Monroe

WASTEWATER TREATMENT PLANT INFORMATION

Provide a separate sheet for each wastewater treatment facility

Permitted Capacity	.849MGD		
Basis of Permit Capacity (1)	AADF		
Manufacturer	Davco/US Filter		
Type (2)	AWT		
Hydraulic Capacity	873 GPM.		
Average Daily Flow	539,000		
Total Gallons of Wastewater Treated (3)	196,859,000		
Method of Effluent Disposal	Golf Course/ Reuse		

(1) Basis of permitted capacity as stated on the Florida DEP WWTP Operating Permit (i.e. average annual daily flow, etc.)

(2) Contact stabilization, advanced treatment, etc.

(3) 2017 Annual Report, Total Gallons of Wastewater Treated reported as 239,367,810, however, it should have been 156,724,000.

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT
31-Dec-18

SYSTEM NAME / COUNTY KW Resort Utilities / Monroe

OTHER WASTEWATER SYSTEM INFORMATION

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

1. Present number of ERCs* now being served 4,382 AADF .539/123 gal/ERC

2. Maximum number of ERCs* which can be served 6,911 at 100% Capacity .850/123 gal/ERC

3. Present system connection capacity (in ERCs*) using existing lines 6,911 at .850 MGD

4. Future connection capacity (in ERCs*) upon service area buildout 6,911 at .850 MGD

5. Estimated annual increase in ERCs* 5% 219 ERC's

6. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
The utility carried out major rehabilitation work on the Monroe County Detention Center Lift Station included internal piping, external piping, internal valves, external valves, and installing a bypass pump out. The Utility performed rehabilitation work on a section of 8" effluent main. The Utility completed the replacement of (2) Chlorine Contact Chamber and Filter Units. The Utility replaced a main standby generator that was severely damaged in Hurricane Irma, that powers the WWTP in outages. The Utility also replaced a tow behind generator that was damaged in Hurricane Irma. The Utility purchased a modular office to replace the office that was damaged beyond repair in Hurricane Irma. Additionally, after Hurricane Irma a Cherrington Sandsifter was no longer serviceable and was replaced with a Mahindra tractor unit.

7. If the utility uses reuse as a means of effluent disposal, attach a list of the reuse end users and the amount of reuse provided to each, if known.
Key West Golf Club: 47.753 MG; Monroe County Detention Center: 9.016 MG; Bernstein 0.0605 MG

8. If the utility does not engage in reuse, has a reuse feasibility study been completed? N/A
If so, when? _____

9. Has the utility been required by the DEP or water management district to implement reuse? N/A
If so, what are the utility's plans to comply with this requirement?

10. When did the company last file a capacity analysis report with the DEP? Jul-16

11. If the present system does not meet the requirements of DEP rules:
a. Attach a description of the plant upgrade necessary to meet the DEP rules.
b. Have these plans been approved by DEP? N/A
c. When will construction begin? _____
d. Attach plans for funding the required upgrading.
e. Is this system under any Consent Order with DEP? No

12. Department of Environmental Protection ID # FLA014951-258748

* An ERC is determined based on the calculation on S-11.

Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Wastewater Operations

YEAR OF REPORT 31-Dec-18

UTILITY NAME: **KW Resort Utilities Corp**

(A)	(B)	(C)	(D)
Accounts	Gross Wastewater Revenues per Sch S-9	Gross Wastewater Revenues per RAF Return	Difference (B)-(C)
Gross Revenues:			
Total Flat-Rate Revenues	-	-	-
Total Measured Revenues	2,744,207	2,744,208	(1)
Revenues from Public Authorities			
Revenues from Other Systems			
Interdepartmental Revenues			
Total Other Wastewater Revenues	106,022	105,357	665
Reclaimed Water Sales	85,534	85,534	(0)
Total Wastewater Operating Revenue	2,935,763	2,935,099	664
Less: Expense for Purchased Wastewater from FPSC Regulated Utility			
Net Wastewater Operating Revenues	2,935,763	2,935,099	664
Reconciliation:			
Other Revenues not included on RAF Return in error.			
Instructions:			
For the current year, reconcile the gross wastewater revenues reported on Schedule F-3 with the gross wastewater revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).			

ORDER NO. PSC-2018-0446-FOF-SU

DOCKET NO. 20170141-SU

Supplemental Schedule

KW Resort Utilities Corp.

Profit Sharing Contribution Per Employee 2018

	Employee	Amount	%	Class
1	Pierre Amboise	\$ 3,031.26	5%	Employee
2	Robert Derryberry	\$ 5,101.63	5%	Manager
3	Kaitlin Harchuska	\$ 2,661.30	5%	Accountant
4	Judi Irizarry	\$ 2,707.94	5%	Billing Mgr
5	Christopher Johnson	\$ 7,905.35	5%	Officer
6	Jeffrey Morse	\$ 3,272.21	5%	Employee
7	Mark Streisel	\$ 3,507.51	5%	Employee
8	Timothy Sunderman	\$ 4,841.64	5%	Manager
9	Gregory Wright	\$ 4,878.02	5%	Officer