

CLASS "A" OR "B"

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

ANNUAL REPORT

OF

SU336-23-AR

KW Resort Utilities Corp

Exact Legal Name of Respondent

168-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED

31-Dec-23

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 emailed to AnnualReport@psc.state.fl.us or mailed 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

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 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 Senior Financial Analyst of the utility) *

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



 (Signature of President, Officer of the utility) *

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

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

ANNUAL REPORT OF

YEAR OF REPORT
31-Dec-23

KW Resort Utilities Corp County: Monroe
(Exact Name of Utility)

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:

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.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-23

**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 (305) 295-3301	President	KW Resort Utilities Corp.	All utility matters
Olga Vera (305) 295-3301	Utility Accountant	KW Resort Utilities Corp.	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:

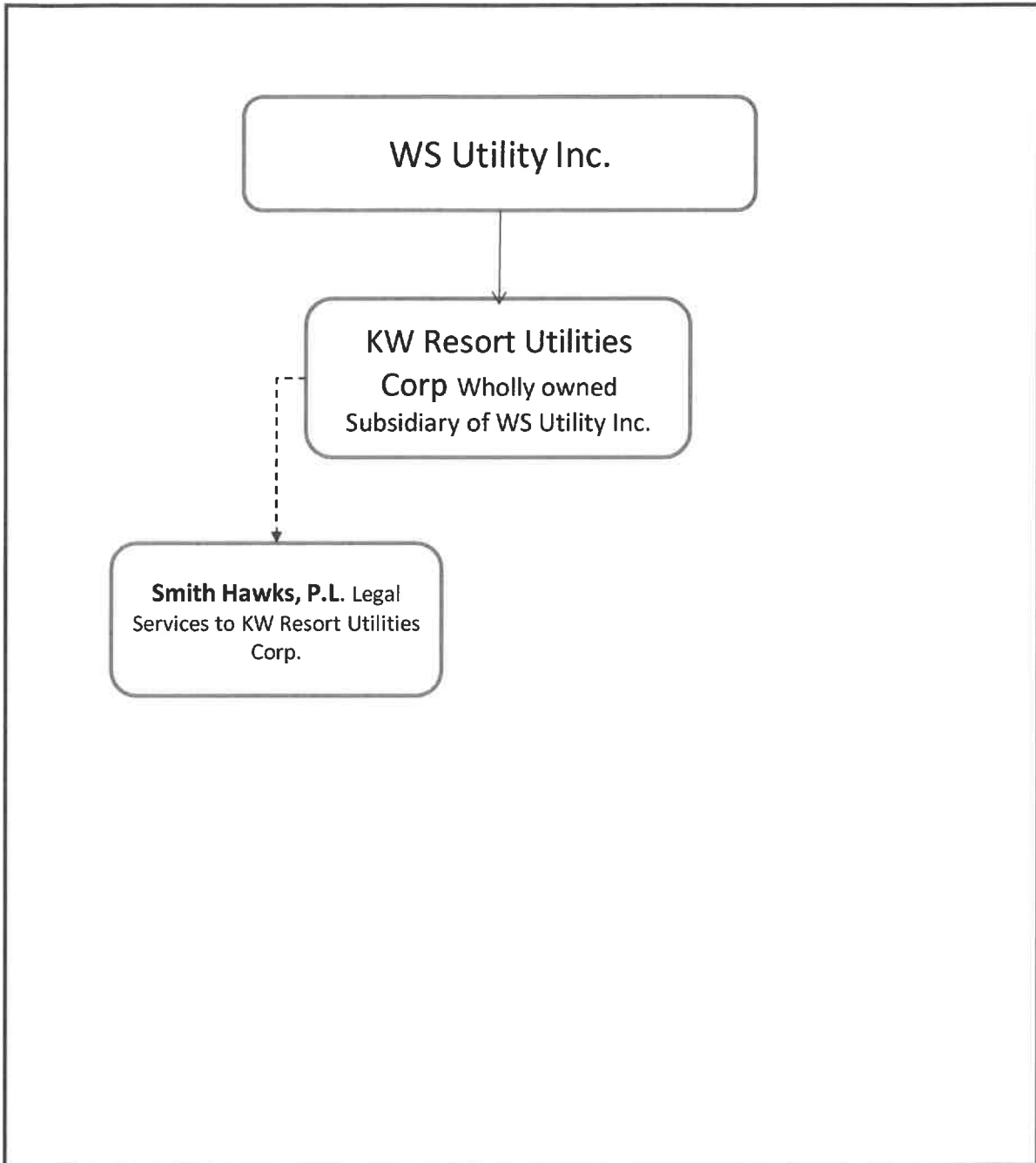
- A. Brief company history.
- B. Public services rendered.
- C. Major goals and objectives.
- D. Major operating divisions and functions.
- E. Current and projected growth patterns.
- F. Major transactions having a material effect on operations.

<ul style="list-style-type: none"> A. B. C. D. E. F. 	<p>K W Resort Utilities 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 modest growth from new customer connections and redevelopment.</p> <p>In 2023 the Utility spent approximately \$283,000 on capital expenditures to the treatment plant and collection systems. The utility's major contracts included electrical system upgrades on the East and West WWTP. Additionally Busch vacuum pump replacements, South WWTP electrical panel replacements, SCADA (Supervisory Control and Data Acquisition) integration and upgrades, pump replacements and computer replacements. The Utility replaced variable frequency drives that failed with higher efficiency drives that will reduce the power required yielding a cost benefit by reducing power expense. The Utility made plant investments by replacing (2) 12" plug valves and replacing (2) Lampson blower motors. The Utility also invested in the vacuum collection system in the form of vacuum controller and valve replacements.</p> <p>Large Capital Projects require months of legal, survey, engineering, Geotech, etc. and the expenses occur years before completion. In 2024 the Utility will engineer and design an electrical upgrade project and blower replacement project. The Electrical upgrades and blower replacements has been estimated by the engineer to cost \$2.08M. The engineering and design for the project is estimated at \$130,222 and the project is scheduled to be completed by December 31, 2025.</p> <p>2024 outstanding projects include the replacement of North WWTP headworks piping, and the recoating of South WWTP static screen support tower. The Utility has also contracted with E.A.Wilson to rehab the collection system, specifically lift station and manhole improvements in the form of epoxy coatings which prevent hydrogen sulfide gas from breaking down the cementous material that make up lift station and manhole structures. The epoxy coating extends the life of the assets.</p>
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PARENT / AFFILIATE ORGANIZATION CHART

Current as of 12/31/2023

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).



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%	\$ 190,855
Gregory Wright	Vice President	100%	\$ 139,568

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	12	\$36,000
Alexander Smith	Director	12	\$24,000
Barton W. Smith	Director	12	\$24,000

BUSINESS CONTRACTS WITH OFFICERS, DIRECTORS AND AFFILIATES

<p>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.</p>			
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.	6450 College Road Key West, FL 33030
	President	Green Fairways Inc.	6450 College Road Key West, FL 33030
	Member	Benicia Partners LLC	6450 College Road Key West, FL 33030
	Manager	Courtland Court LLC	6450 College Road Key West, FL 33030
	Manager	Smith & Smith	6450 College Road Key West, FL 33030
	Member	Rail Golf LLC	6450 College Road Key West, FL 33030
	Member	Deer Creek Golf LLC	6450 College Road Key West, FL 33030
	Member	Stockrock Apartments LLC	138 SIMONTON STREET KEY WEST, FL 33040
	Manager	900 Commerce LLC	6450 College Road Key West, FL 33030
Barton Smith	Managing Member	Smith Hawks, PL	138-142 Simonton St. Key West, FL 33030
	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
	Manager	Stockrock Apartments LLC	138 SIMONTON STREET KEY WEST, FL 33040
	Managing Member	Pelagic Property Management, U.I.C	5555 College Road Key West, FL 33040
Managing Member	Austin 8317 Cross Park, LLC	8317 Cross Park Drive Austin, Texas 78754	
Authorized Representative	Tenacious Sally LLC	138 SIMONTON STREET KEY WEST, FL 33040	
Christopher Johnson	Managing Member	Johnson Constructors LLC	1212 Von Plüster 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
	Member	Stockrock Apartments 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
	Managing Member	Austin 8317 Cross Park, LLC	8317 Cross Park Drive Austin, Texas 78754
	Owner	Tenacious Sally LLC	138 SIMONTON STREET KEY WEST, FL 33040

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.

- Enter in this part all transactions involving services and products received or provided.
- Below are some types of transactions to include:

-management, legal and accounting services -computer services -engineering & construction services -repairing and servicing of equipment	-material and supplies furnished -leasing of structures, land, and equipment -rental transactions -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 PL	Legal Services	1/1/2023	P	\$ 1,795

YEAR OF REPORT 31-Dec-23

UTILITY NAME: KW Resort Utilities Corp

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		\$ _____	\$ _____	\$ _____	\$ _____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
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		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____

**FINANCIAL
SECTION**

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	\$ 22,139,097	\$ 22,417,112
	Less: Accumulated Depreciation and Amortization	F-8	(9,414,026)	(10,213,660)
Net Plant			\$ 12,725,072	\$ 12,203,453
114-115	Utility Plant Acquisition adjustment (Net)	F-7	-	-
116 *	Other Utility Plant Adjustments			
Total Net Utility Plant			\$ 12,725,072	\$ 12,203,453
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		\$ 679,383	\$ 749,095
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	482,243	433,135
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		73,734	73,889
171	Accrued Interest and Dividends Receivable			
172 *	Rents Receivable			
173 *	Accrued Utility Revenues			
174	Misc. Current and Accrued Assets	F-12	24,562	24,562
Total Current and Accrued Assets			\$ 1,259,922	\$ 1,280,681

* Not Applicable for Class B Utilities

**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	\$ 11,605	\$ 5,550
	Extraordinary Property Losses	F-13	-	-
183	Preliminary Survey & Investigation Charges		43,431	43,431
184	Clearing Accounts			
185 *	Temporary Facilities			
186	Misc. Deferred Debits	F-14	85,506	54,175
187 *	Research & Development Expenditures			
190	Accumulated Deferred Income Taxes		-	
Total Deferred Debits			\$ 140,541	\$ 103,156
TOTAL ASSETS AND OTHER DEBITS			\$ 14,125,535	\$ 13,587,292

* Not Applicable for Class B Utilities

NOTES TO THE BALANCE SHEET

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

**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		5,914,205	5,514,206
212	Discount On Capital Stock			
213	Capital Stock Expense			
214-215	Retained Earnings	F-16	(1,260,216)	(911,819)
216	Reacquired Capital Stock			
218	Proprietary Capital (Proprietorship and Partnership Only)		-	-
Total Equity Capital			\$ 4,654,989	\$ 4,603,387
LONG TERM DEBT				
221	Bonds	F-15	-	-
222 *	Reacquired Bonds		-	-
223	Advances from Associated Companies	F-17		
224	Other Long Term Debt	F-17	3,126,076	2,994,625
Total Long Term Debt			\$ 3,126,076	2,994,625
CURRENT AND ACCRUED LIABILITIES				
231	Accounts Payable		84,149	99,447
232	Notes Payable	F-18		-
233	Accounts Payable to Associated Companies	F-18	-	-
234	Notes Payable to Associated Companies	F-18	-	-
235	Customer Deposits		292,945	329,920
236	Accrued Taxes		83,383	87,414
237	Accrued Interest	F-19		-
238	Accrued Dividends			
239	Matured Long Term Debt			
240	Matured Interest			
241	Miscellaneous Current & Accrued Liabilities	F-20	87,661	86,819
Total Current & Accrued Liabilities			\$ 548,138	603,600

* Not Applicable for Class B Utilities

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)
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	\$ 12,050,042	\$ 12,055,874
272	Accumulated Amortization of Contributions in Aid of Construction	F-22	(6,253,710)	(6,670,194)
Total Net C.I.A.C.			\$ 5,796,332	\$ 5,385,680
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			\$ 14,125,535	\$ 13,587,292

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)	\$ 3,899,889	\$ 3,880,373
469, 530	Less: Guaranteed Revenue and AFPI	F-3(b)	365,524	189,918
	Net Operating Revenues		\$ 3,534,365	\$ 3,690,455
401	Operating Expenses	F-3(b)	\$ 2,758,566	\$ 2,725,885
403	Depreciation Expense:	F-3(b)	\$ 837,089	\$ 810,696
	Less: Amortization of CIAC	F-22	(416,289)	(416,484)
	Net Depreciation Expense		\$ 420,800	\$ 394,212
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	278,328	286,632
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		\$ 3,457,694	\$ 3,406,729
	Net Utility Operating Income		\$ 76,671	\$ 283,727
469, 530	Add Back: Guaranteed Revenue and AFPI	F-3(b)	365,524	189,918
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)]		\$ 442,195	\$ 473,645

* For each account,
Column e should
agree with Columns
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>3,880,373</u> 189,918	\$ _____ -
\$ _____	\$ <u>3,690,455</u>	\$ _____ -
\$ _____	\$ <u>2,725,885</u>	\$ _____ -
_____	<u>810,696</u> (416,484)	_____ -
\$ _____	\$ <u>394,212</u>	\$ _____ -
_____	-	_____ -
_____	-	_____ -
_____	<u>286,632</u>	_____ -
_____	-	_____ -
_____	-	_____ -
_____	-	_____ -
_____	-	_____ -
_____	-	_____ -
_____	-	_____ -
\$ _____	\$ <u>3,406,729</u>	\$ _____ -
\$ _____	\$ <u>283,727</u>	\$ _____ -
_____	<u>365,524</u>	_____ -
_____	-	_____ -
_____	-	_____ -
_____	-	_____ -
\$ _____	\$ <u>649,251</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)]			\$ 442,195	\$ 473,645
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		-	9,872
421	Nonutility Income			
426	Miscellaneous Nonutility Expenses			
Total Other Income and Deductions			\$ -	\$ 9,872
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	\$ 129,870	\$ 129,065
428	Amortization of Debt Discount & Expense	F-13	6,055	6,055
429	Amortization of Premium on Debt	F-13	-	-
Total Interest Expense			\$ 135,925	\$ 135,120
EXTRAORDINARY ITEMS				
433	Extraordinary Income		\$ -	\$ -
434	Extraordinary Deductions		-	-
409.3	Income Taxes, Extraordinary Items			
Total Extraordinary Items			\$ -	\$ -
NET INCOME			\$ 306,270	\$ 348,397

Explain Extraordinary Income:

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	\$	\$ 22,417,112
	Less:			
	Nonused and Useful Plant (1)			
108	Accumulated Depreciation	F-8	-	(10,213,660)
110	Accumulated Amortization	F-8	-	-
271	Contributions In Aid of Construction	F-22	-	(12,055,874)
252	Advances for Construction	F-20		-
Subtotal			\$	\$ 147,578
	Add:			
272	Accumulated Amortization of Contributions in Aid of Construction	F-22	-	6,670,194
Subtotal			\$	\$ 6,817,772
	Plus or Minus:			
114	Acquisition Adjustments (2)	F-7	-	-
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	-	-
	Working Capital Allowance (3)			1,050,432
	Other (Specify):			
RATE BASE			\$	\$ 7,868,204
NET UTILITY OPERATING INCOME			\$	\$ 283,727
ACHIEVED RATE OF RETURN (Operating Income / Rate Base)				3.606%

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.

**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	\$ 4,603,387	58.07%	10.39%	6.03%
Preferred Stock				
Long Term Debt	2,994,625	37.77%	4.00%	1.51%
Short Term Debt				
Customer Deposits	329,920	4.16%	2.00%	0.08%
Tax Credits - Zero Cost				
Tax Credits - Weighted Cost				
Deferred Income Taxes				
Other - Note Payable- Assoc Company	-	0.00%		0.00%
Total	\$ 7,927,932	100.00%		7.62%

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-23

**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	\$ 4,603,387	\$ _____	_____	_____	\$ _____	\$ 4,603,387
Preferred Stock	_____	_____	_____	_____	_____	_____
Long Term Debt	2,994,625	_____	_____	_____	_____	2,994,625
Short Term Debt	_____	_____	_____	_____	-	_____
Customer Deposits	329,920	_____	_____	_____	_____	329,920
Tax Credits - Zero Cost	_____	_____	_____	_____	_____	_____
Tax Credits - Weighted Cost	_____	_____	_____	_____	_____	_____
Deferred Inc. Taxes	_____	_____	_____	_____	_____	_____
Other - Notes Payable	-	_____	_____	_____	-	-
Total	\$ 7,927,932	\$ _____	_____	0	\$ -	\$ 7,927,932

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

<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
--

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-23

**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	\$ _____	\$ 22,417,112	\$ _____	\$ 22,417,112
102	Utility Plant Leased to Other	_____	_____	_____	-
103	Property Held for Future Use	_____	_____	_____	-
104	Utility Plant Purchased or Sold	_____	_____	_____	-
105	Construction Work in Progress	_____	_____	_____	-
106	Completed Construction Not Classified	_____	_____	_____	-
	Total Utility Plant	\$ _____	\$ 22,417,112	\$ -	\$ 22,417,112

**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	\$	\$ 9,414,026	\$ -	\$ 9,414,026
Credit during year:				
Accruals charged to:				
Account 108.1 (1)	\$	\$ 810,696	\$	\$ 810,696
Account 108.2 (2)				-
Account 108.3 (2)				-
Other Accounts (specify):				-
Adjustment Accumulated Depreciation		-		-
Salvage	-			-
Other Credits (Specify):				
Total Credits	\$ -	\$ 810,696	\$ -	\$ 810,696
Debits during year:				
Book cost of plant retired		(11,062)		(11,062)
Cost of Removal	-	-		-
Other Debits (specify):				-
Total Debits	\$ -	\$ (11,062)	\$ -	\$ (11,062)
Balance end of year	\$ -	\$ 10,213,660	\$ -	\$ 10,213,660
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-23

**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. 20170141-SU			
Total	\$ <u>0</u>		\$ <u>0</u>

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	\$ <u>_____ -</u>
OTHER SPECIAL DEPOSITS (Account 133):	
NONE	\$ _____ -
_____	_____
_____	_____
Total Other Special Deposits	\$ <u>_____ -</u>

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		\$ _____ -
UTILITY INVESTMENTS (Account 124):		
N/A	\$ _____	\$ _____ -
Total Utility Investment		\$ _____ -
OTHER INVESTMENTS (Account 125):		
N/A	\$ _____	\$ _____ -
Total Other Investment		\$ _____ -
SPECIAL FUNDS (Class A Utilities: Accounts 126 and 127; Class B Utilities: Account 127):		
N/A		\$ _____ -
Total Special Funds		\$ _____ -

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 Amounts included in Accounts 142 and 144 should be listed individually.

DESCRIPTION (a)		TOTAL (b)
CUSTOMER ACCOUNTS RECEIVABLE (Account 141):		
Wastewater	\$ 431,570	
Total Customer Accounts Receivable		\$ 431,570
OTHER ACCOUNTS RECEIVABLE (Account 142):		
Other Miscellaneous	\$ 7,378	
Escrow Deposits	4,187	
Insurance Proceeds Receivable		
Total Other Accounts Receivable		\$ 11,565
NOTES RECEIVABLE (Account 144):		
	\$	
Total Notes Receivable		\$ -
Total Accounts and Notes Receivable		\$ 443,135
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		\$ 433,135

UTILITY NAME: KW Resort Utilities Corp

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**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 Costs	\$ 6,055	5,550
		-
		-
Total Unamortized Debt Discount and Expense	\$ <u>6,055</u>	\$ <u>5,550</u>
UNAMORTIZED PREMIUM ON DEBT (Account 251):		
N/A	\$	\$ -
Total Unamortized Premium on Debt	\$ <u></u>	\$ <u>-</u>

**EXTRAORDINARY PROPERTY LOSSES
ACCOUNT 182**

Report each item separately.

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

**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)		
	\$ _____	\$ _____
2017 Rate Case Appeal Expenditures		54,175
	-	
Total Deferred Rate Case Expense	\$ _____ -	\$ _____ 54,175
OTHER DEFERRED DEBITS (Class A Utilities: Account 186.2):		
	\$ _____ -	\$ _____ -
Total Other Deferred Debits	\$ _____ -	\$ _____ -
REGULATORY ASSETS (Class A Utilities: Account. 186.3):		
None	\$ _____ -	\$ _____ -
Total Regulatory Assets	\$ _____ -	\$ _____ -
TOTAL MISCELLANEOUS DEFERRED DEBITS	\$ _____ -	\$ _____ 54,175

UTILITY NAME:

KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-23

**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.)

**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	4 %	F	\$ 2,994,625
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
Total			\$ 2,994,625

* 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-23

**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):		F	\$
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
Total Account 232			\$ <u> -</u>
NOTES PAYABLE TO ASSOC. COMPANIES (Account 234):			\$
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
Total Account 234			\$ <u> -</u>

* 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	\$ <u> -</u>

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-23

**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 _____ _____ _____	\$ _____ _____ _____	_____ _____ _____	\$ _____ _____ _____	\$ _____ 0 _____ _____	\$ _____ _____ _____
Total Account 237.1	\$ _____ -	_____ -	\$ _____ -	\$ _____ -	\$ _____ -
ACCOUNT NO. 237.2 - Accrued Interest on Other Liabilities _____ _____ _____	\$ _____ _____ _____	_____ _____ _____	\$ _____ _____ _____	_____ _____ _____	\$ _____ - _____ _____
Total Account 237.2	\$ _____ -	\$ _____ -	\$ _____ -	\$ _____ -	\$ _____ -
Total Account 237 (1)	\$ _____ -	\$ _____ -	\$ _____ -	\$ _____ -	\$ _____ -
INTEREST EXPENSED:					
Total accrual Account 237			\$ _____ -		
Interest BB&T Exp			124,348		
Escrow Deposit Interest Exp			4,717		
Net Interest Expensed to Account No. 427 (2)			\$ _____ 129,065		

(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-23

**MISCELLANEOUS CURRENT AND ACCRUED LIABILITIES
ACCOUNT 241**

DESCRIPTION - Provide itemized listing (a)	BALANCE END OF YEAR (b)
Deferred Income - Residential	\$ 82,637
CitiBusiness/Advantage	4,182
Total Miscellaneous Current and Accrued Liabilities	\$ 86,819

**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-23

**OTHER DEFERRED CREDITS
ACCOUNT 253**

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

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-23

**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>12,050,042</u>	\$ <u> </u>	\$ <u>12,050,042</u>
Add credits during year:	\$ <u> </u>	\$ <u>5,832</u>	\$ <u>-</u>	\$ <u>5,832</u>
Less debit charged during the year	\$ <u> </u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>
Total Contribution In Aid of Construction	\$ <u> </u>	\$ <u>12,055,874</u>	\$ <u>-</u>	\$ <u>12,055,874</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>6,253,710</u>	\$ <u>-</u>	\$ <u>6,253,710</u>
Debits during the year:	\$ <u> </u>	\$ <u>416,484</u>	\$ <u>-</u>	\$ <u>416,484</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>6,670,194</u>	\$ <u>-</u>	\$ <u>6,670,194</u>

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-23

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	\$ 22,417,112
	Less:		
	Nonused and Useful Plant (1)		
108	Accumulated Depreciation	S-6B	10,213,660
110	Accumulated Amortization	F-8	-
271	Contributions In Aid of Construction	S-7	12,055,874
252	Advances for Construction	F-20	
Subtotal			\$ 147,578
	Add:		
272	Accumulated Amortization of Contributions in Aid of Construction	S-8A	\$ 6,670,194
Subtotal			\$ 6,817,772
	Plus or Minus:		
114	Acquisition Adjustments (2)	F-7	-
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	-
	Working Capital Allowance (3)		1,050,432
	Other (Specify):		-
WASTEWATER RATE BASE			\$ 7,868,204
WASTEWATER OPERATING INCOME		S-3	\$ 283,727
ACHIEVED RATE OF RETURN (Wastewater Operating Income / Wastewater Rate Base)			3.606%

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-23

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	\$ 3,880,373
530	Less: Guaranteed Revenue (and AFPI)	S-9A	189,918
	Net Operating Revenues		\$ 3,690,455
401	Operating Expenses	S-10A	\$ 2,725,885
403	Depreciation Expense	S-6A	810,696
	Less: Amortization of CIAC	S-8A	(416,484)
	Net Depreciation Expense		\$ 394,212
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		174,617
408.11	Property Taxes		10,914
408.12	Payroll Taxes		100,745
408.13	Other Taxes and Licenses		357
408	Total Taxes Other Than Income		\$ 286,632
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		\$ 3,406,729
	Utility Operating Income		\$ 283,727
530	Add Back: Guaranteed Revenue (and AFPI)	S-9A	\$ 365,524
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		\$ 649,251

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-23

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	7,197,220	219,405		7,416,625
355	Power Generation Equipment	99,120			99,120
360	Collection Sewers - Force	4,662,203	4,150		4,666,353
361	Collection Sewers - Gravity	1,114,003	3,709		1,117,712
362	Special Collecting Structures				
363	Services to Customers	105,270			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	892,789			892,789
371	Pumping Equipment	682,208	44,138	(11,062)	715,284
374	Reuse Distribution Reservoirs				
375	Reuse Transmission and Distribution System	527,505			527,505
380	Treatment and Disposal Equipment	5,742,901	45,586		5,788,487
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	88,345	8,343		96,688
391	Transportation Equipment	274,455	5,040		279,495
392	Stores Equipment	1,862			1,862
393	Tools, Shop and Garage Equipment	32,360			32,360
394	Laboratory Equipment	23,671			23,671
395	Power Operated Equipment	110,842			110,842
396	Communication Equipment				
397	Miscellaneous Equipment				
398	Other Tangible Plant				
Total Wastewater Plant		\$ 22,097,803	\$ 330,371	\$ (11,062)	\$ 22,417,112

NOTE:

YEAR OF REPORT
31-Dec-23

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				7,416,625			
355	Power Generation Equipment				99,120			
360	Collection Sewers - Force		4,666,353					
361	Collection Sewers - Gravity		1,117,712					
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			892,789				
371	Pumping Equipment			715,284				
374	Reuse Distribution Reservoirs							
375	Reuse Transmission and Distribution System						527,505	
380	Treatment and Disposal Equipment				5,788,487			
381	Plant Sewers				28,762			
382	Outfall Sewer Lines							
389	Other Plant Miscellaneous Equipment				44,203			
390	Office Furniture and Equipment							96,688
391	Transportation Equipment							279,495
392	Stores Equipment							1,862
393	Tools, Shop and Garage Equipment							32,360
394	Laboratory Equipment							23,671
395	Power Operated Equipment							110,842
396	Communication Equipment							
397	Miscellaneous Equipment							
398	Other Tangible Plant							
Total Wastewater Plant		\$ 92,864	\$ 5,891,556	\$ 1,608,073	\$ 13,752,197	\$ -	\$ 527,505	\$ 544,918

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-23

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
31-Dec-23

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	54,508	2,322		2,322
354	Structures and Improvements	1,286,177	251,903		251,903
355	Power Generation Equipment	(18,228)	6,615		6,615
360	Collection Sewers - Force	2,882,787	114,580		114,580
361	Collection Sewers - Gravity	566,880	47,799		47,799
362	Special Collecting Structures				
363	Services to Customers	38,892	2,809		2,809
364	Flow Measuring Devices	2,220	-		-
365	Flow Measuring Installations				
366	Reuse Services				
367	Reuse Meters and Meter Installations				
370	Receiving Wells	591,416	29,760		29,760
371	Pumping Equipment	341,486	25,738		25,738
375	Reuse Transmission and Distribution System	153,947	12,895		12,895
380	Treatment and Disposal Equipment	3,153,398	270,759		270,759
381	Plant Sewers	13,866	822		822
382	Outfall Sewer Lines				
389	Other Plant Miscellaneous Equipment	24,101			
390	Office Furniture and Equipment	43,479	4,782		4,782
391	Transportation Equipment	154,141	33,207		33,207
392	Stores Equipment	1,498	103		103
393	Tools, Shop and Garage Equipment	35,147	642		642
394	Laboratory Equipment	19,898	736		736
395	Power Operated Equipment	68,413	5,223		5,223
396	Communication Equipment				
397	Miscellaneous Equipment				
398	Other Tangible Plant				
Total Depreciable Wastewater Plant in Service		\$ 9,414,026	\$ 810,696	\$ -	\$ 810,696

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-23

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

ANALYSIS OF ENTRIES IN WASTEWATER ACCUMULATED DEPRECIATION

ACCT. NO.	ACCOUNT NAME	PLANT RETIRED	SALVAGE AND INSURANCE	COST OF REMOVAL AND OTHER CHARGES	TOTAL CHARGES (g-h+i)	BALANCE AT END OF YEAR (c+f-j)
(a)	(b)	(g)	(h)	(i)	(j)	(k)
	Organization	\$				
352	Franchises					56,830
354	Structures and Improvements				-	1,538,080
355	Power Generation Equipment				-	(11,613)
360	Collection Sewers - Force					2,997,367
361	Collection Sewers - Gravity					614,679
362	Special Collecting Structures					
363	Services to Customers					41,701
364	Flow Measuring Devices					2,220
365	Flow Measuring Installations					
366	Reuse Services					
367	Reuse Meters and Meter Installations					
370	Receiving Wells					621,176
371	Pumping Equipment	(11,062)			(11,062)	356,162
375	Reuse Transmission and Distribution System					166,842
380	Treatment and Disposal Equipment				-	3,424,157
381	Plant Sewers					14,688
382	Outfall Sewer Lines					
389	Other Plant Miscellaneous Equipment					24,101
390	Office Furniture and Equipment					48,261
391	Transportation Equipment				-	187,348
392	Stores Equipment					1,601
393	Tools, Shop and Garage Equipment					35,789
394	Laboratory Equipment					20,634
395	Power Operated Equipment				-	73,636
396	Communication Equipment					
397	Miscellaneous Equipment					
398	Other Tangible Plant					
	Total Depreciable Wastewater Plant in Service	\$ (11,062)	\$ -	\$ -	\$ (11,062)	\$ 10,213,660

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-23

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>12,050,042</u>
Add credits during year:		
Contributions received from Capacity, Main Extension and Customer Connection Charges	S-8A	\$ <u>5,832</u>
Contributions received from Developer or Contractor Agreements in cash or property	S-8B	<u>-</u>
Total Credits		\$ <u>5,832</u>
Less debits charged during the year (All debits charged during the year must be explained below)		
Total Debits		\$ <u>-</u>
Total Contributions In Aid of Construction		\$ <u>12,055,874</u>

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

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-23

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	1,429	_____	1,445,361
522.2	Commercial Revenues	293	_____	2,070,482
522.3	Industrial Revenues	_____	_____	_____
522.4	Revenues From Public Authorities	_____	_____	_____
522.5	Multiple Family Dwelling Revenues	_____	_____	_____
522	Total Measured Revenues	_____ 1,722	_____ -	\$ _____ 3,515,843
523	Revenues From Public Authorities	_____	_____	_____
524	Revenues From Other Systems	_____	_____	_____
525	Interdepartmental Revenues	_____	_____	_____
Total Wastewater Sales		_____ 1,722	_____ -	\$ _____ 3,515,843
OTHER WASTEWATER REVENUES				
530	Guaranteed Revenues			\$ _____
531	Sale of Sludge			_____
532	Forfeited Discounts			_____
534	Rents From Wastewater Property			_____
535	Interdepartmental Rents			_____
536	Other Wastewater Revenues (Including Allowance for Funds Prudently Invested or AFPI)			241,642
Total Other Wastewater Revenues				\$ _____ 241,642

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

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-23

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	_____	_____	_____
542	Discounts / Refunds	_____	_____	_____
540	Total Flat Rate Reuse Revenues	_____	_____	\$ _____ -
541.1	Measured Reuse Revenues: Residential Reuse Revenues	_____	_____	_____
541.2	Commercial Reuse Revenues	3	_____	122,888
541.3	Industrial Reuse Revenues	_____	_____	_____
541.4	Reuse Revenues From Public Authorities	_____	_____	_____
541	Total Measured Reuse Revenues	3	-	\$ 122,888
544	Reuse Revenues From Other Systems	_____	_____	_____
Total Reclaimed Water Sales				\$ 122,888
Total Wastewater Operating Revenues				\$ 3,880,373

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

YEAR OF REPORT
31-Dec-23

UTILITY NAME: KW Resort Utilities Corp

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	\$ 917,682						
703	Salaries and Wages - Officers, Directors and Majority Stockholders	414,423						
704	Employee Pensions and Benefits	328,790						
710	Purchased Sewage Treatment							
711	Sludge Removal Expense	166,265					166,265	
715	Purchased Power	259,857	19,907				239,950	
716	Fuel for Power Purchased							
718	Chemicals	226,305					226,305	
720	Materials and Supplies	67,374	9,307				58,067	
731	Contractual Services-Engineering	7,365						
732	Contractual Services - Accounting	9,468						
733	Contractual Services - Legal	3,476						
734	Contractual Services - Mgt. Fees							
735	Contractual Services - Testing	36,411					36,411	
736	Contractual Services - Other	8,419		8,419				
741	Rental of Building/Real Property							
742	Rental of Equipment							
750	Transportation Expenses	28,601						
756	Insurance - Vehicle							
757	Insurance - General Liability	83,675						
758	Insurance - Workman's Comp	32,550						
759	Insurance - Other							
760	Advertising Expense	2,449						
766	Regulatory Commission Expenses - Amortization of Rate Case Expense							
767	Regulatory Commission Exp.-Other							
770	Bad Debt Expense							
775	Miscellaneous Expenses	132,774						
Total Wastewater Utility Expenses		\$ 2,725,885	\$ 29,214	\$ 8,419	\$ -	\$ -	\$ 726,998	\$ -

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT
31-Dec-23

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

WASTEWATER UTILITY EXPENSE ACCOUNT MATRIX

ACCT. NO.	ACCOUNT NAME	.7	.8	.9	.10	.11	.12
		CUSTOMER ACCOUNTS EXPENSE (j)	ADMIN. & GENERAL EXPENSES (k)	RECLAIMED WATER TREATMENT EXPENSES- OPERATIONS (l)	RECLAIMED WATER TREATMENT EXPENSES- MAINTENANCE (m)	RECLAIMED WATER DISTRIBUTION EXPENSES- OPERATIONS (n)	RECLAIMED WATER DISTRIBUTION EXPENSES- MAINTENANCE (o)
701	Salaries and Wages - Employees	\$	917,682	\$			
703	Salaries and Wages - Officers, Directors and Majority Stockholders		414,423				
704	Employee Pensions and Benefits		328,790				
710	Purchased Sewage Treatment						
711	Sludge Removal Expense						
715	Purchased Power						
716	Fuel for Power Purchased						
718	Chemicals						
720	Materials and Supplies						
731	Contractual Services-Engineering		7,365				
732	Contractual Services - Accounting		9,468				
733	Contractual Services - Legal		3,476				
734	Contractual Services - Mgt. Fees						
735	Contractual Services - Testing						
736	Contractual Services - Other						
741	Rental of Building/Real Property						
742	Rental of Equipment						
750	Transportation Expenses		28,601				
756	Insurance - Vehicle						
757	Insurance - General Liability		83,675				
758	Insurance - Workman's Comp.		32,550				
759	Insurance - Other						
760	Advertising Expense		2,449				
766	Regulatory Commission Expenses - Amortization of Rate Case Expense						
767	Regulatory Commission Exp.-Other						
770	Bad Debt Expense						
775	Miscellaneous Expenses		132,774				
Total Wastewater Utility Expenses		\$ -	\$ 1,961,253	\$ -	\$ -	\$ -	\$ -

S-10(b)
GROUP 1

UTILITY NAME:

KW Resort Utilities Corp

YEAR OF REPORT

31-Dec-23

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	1,437	1,437
5/8"	Displacement	1.0	357	357
3/4"	Displacement	1.5	0	0
1"	Displacement	2.5	12	30
1 1/2"	Displacement or Turbine	5.0	7	35
2"	Displacement, Compound or Turbine	8.0	10	80
3"	Displacement	15.0	1	15
3"	Compound	16.0	0	0
3"	Turbine	17.5	0	0
4"	Displacement or Compound	25.0	1	25
4"	Turbine	30.0	0	0
6"	Displacement or Compound	50.0	4	200
6"	Turbine	62.5	0	0
8"	Compound	80.0	1	80
8"	Turbine	90.0	1	90
10"	Compound	115.0	0	0
10"	Turbine	145.0	0	0
12"	Turbine	215.0	0	0
Total Wastewater System Meter Equivalents				<u>2,349</u>

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:

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

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:

$$61,966,158 / \text{avg SFR customers } 1437 / 365 \text{ days} = 118$$

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT 31-Dec-23

SYSTEM NAME / COUNTY KW Resort Utilities / Monroe

WASTEWATER TREATMENT PLANT INFORMATION

Provide a separate sheet for each wastewater treatment facility

Permitted Capacity	<u>.849MGD</u>	<u> </u>	<u> </u>
Basis of Permit Capacity (1)	<u>AADF</u>	<u> </u>	<u> </u>
Manufacturer	<u>US Filter/Evoqua</u>	<u> </u>	<u> </u>
Type (2)	<u>AWT</u>	<u> </u>	<u> </u>
Hydraulic Capacity	<u>873 GPM.</u>	<u> </u>	<u> </u>
Average Daily Flow	<u>620,145</u>	<u> </u>	<u> </u>
Total Gallons of Wastewater Treated	<u>226,353,000</u>	<u> </u>	<u> </u>
Method of Effluent Disposal	<u>Golf Course/ Reuse</u>	<u> </u>	<u> </u>

(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.

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT
31-Dec-23

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 5,255 AADF .620 / 118 gal / ERC
- 2. Maximum number of ERCs* which can be served 7,194 at 100% Capacity .849MGD/ 118 gal / ERC
- 3. Present system connection capacity (in ERCs*) using existing lines 7,194 at .849 MGD
- 4. Future connection capacity (in ERCs*) upon service area buildout 7,194 at .849 MGD
- 5. Estimated annual increase in ERCs* 5% 263 ERC's

6. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
In 2023 the Utility spent approximately \$283,000 on capital improvements to the WWTP and collection systems. Improvements included electrical systems upgrades on East & West .250 MGD Wastewater Treatment Plants. Work involved panel fabrication, installation by a licensed electrician, and SCADA integration and programming. The 3 part project was competitively bid and low bidder was awarded in all three areas. The Utility competitively bid & replaced vacuum pumps. Improvements to the collection system includes vacuum controller & valve replacements. In 2024 the Utility plans to engineer and design an electrical upgrade for systems below flood elevation and blower replacement as the assets have lived well beyond their estimated useful live. This project is estimated at \$2.08M. 2024 Plant Capitals also include recoating of static screen tower and replacement of headworks piping on the North WWTP (estimate \$143,000). 2024 Collection System capital improvements include EA Wilson epoxy coating manholes & lift stations (\$46,000). Utility fleet: 2008 & 2011 pickup trucks replaced w new trucks (est \$84,000).

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: 56.853 MG; Monroe County Detention Center: 7.444 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 DE 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-23

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	3,515,843	3,515,842	1
Revenues from Public Authorities			
Revenues from Other Systems			
Interdepartmental Revenues			
Total Other Wastewater Revenues	241,642	241,642	-
Reclaimed Water Sales	122,888	122,888	0
Total Wastewater Operating Revenue	3,880,373	3,880,372	1
Less: Expense for Purchased Wastewater from FPSC Regulated Utility			
Net Wastewater Operating Revenues	3,880,373	3,880,372	1
Reconciliation:			
Rounding			1
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).			

Year of Report

31-Dec-23

Supplemental Schedule

KW Resort Utilities Corp.

Profit Sharing Contribution Per Employee 2023

	Employee	Amount	%	Class
1	Pierre Amboise	\$ 3,612.62	5	Employee
2	Tim Sunderman	\$ 6,580.93	5	Manager
3	Bryan Milks	\$ 1,776.93	5	Employee
4	Andrew Pfeiffer	\$ 4,782.20	5	Employee
5	Simon Marzetti	\$ 1,249.70	5	Employee
6	Mike Russ	\$ 3,448.57	5	Employee
7	Jeremy Naese	\$ 1,942.26	5	Employee
8	Brian K Hinton	\$ 2,965.38	5	Employee
9	Judi Irizarry	\$ 1,575.20	5	Billing Mgr
10	Chris Johnson	\$ 9,298.79	5	Officer
11	Olga Vera	\$ 4,103.39	5	Accountant
12	Robert Barrios	\$ 3,425.62	5	Employee
13	Greg Wright	\$ 6,931.64	5	Officer