

*Filed 8 March 1990*

# CLASS "C"

RECEIVED  
FLORIDA PUBLIC SERVICE  
COMMISSION

## WATER and/or SEWER UTILITIES

(Gross Revenue of Less Than \$150,000 Each)

APR 9 1991  
AUDITING &  
FINANCIAL ANALYSIS DIV

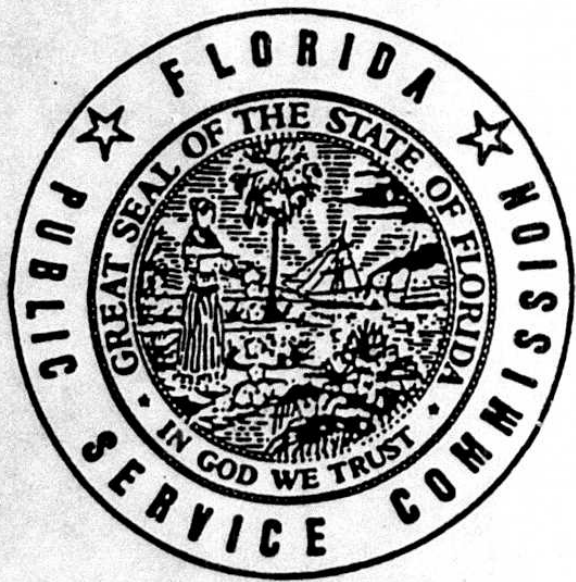
# ANNUAL REPORT

OF

SU477  
KINGSWAY PROPERTIES, INC.  
908 KINGS HIGHWAY  
LAKE SUZY, FL 33821-9239

SU 14

394-S  
Certificate Number(s)



FOR THE  
YEAR ENDED DECEMBER 31, 19 89

## General Instructions

1. Prepare this report in conformity with the 1984 National Association of Regulatory Utility Commissioners Uniform System of Accounts for Water and/or Sewer Utilities.
2. Interpret all accounting words and phrases in accordance with the USQA.
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.
7. Complete this report by means which result in a permanent record, such as by 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 statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. 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 Sewer  
101 East Gaines Street  
Tallahassee, Florida 32399-0873

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REPORT OF

KINGSWAY PROPERTIES, INC.

(Exact name of utility)

850 Kingsway Circle

Lake Suzy, Fl.

33821

DeSoto

(Address)

(County)

Telephone Number (813)629-8004

Date Utility First Organized: 1985

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

Individual  Partnership  Sub Chapter S Corporation  1120 Corporation

Location where books and records are located: 850 Kingsway Circle, Lake Suzy, Fl. 33821

Names of subdivisions where service is provided: Kings Crossing

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>H A R O L D S C H M I D I</u>	<u>P R E S I D E N T</u>	<u>850 Kingsway Circle L a k e S u z y F l 33821</u>	XXXXXXXXXXXX
Person who prepared this report: <u>H A R O L D S C H M I D I</u>	<u>P R E S I D E N T</u>	<u>850 Kingsway Circle L a k e S u z y F l 33821</u>	XXXXXXXXXXXX
Officers and Managers: <u>H A R O L D S C H M I D I</u>	<u>P R E S I D E N T</u>	<u>850 Kingsway Circle L a k e S u z y F l 33821</u>	\$ 0
<u>B R A D B I S H O P</u>	<u>V. P R E S I D E N T</u>	-----	\$ 0
<u>G O R D O N B O W E R M A N</u>	<u>S E C R E T A R Y</u>	-----	\$ 0
-----	-----	-----	\$
-----	-----	-----	\$

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

Name	Percent Ownership In Utility	Principal Business Address	Salary Charged Utility
<u>H A R O L D S C H M I D I</u>	<u>47</u>	<u>850 Kingsway Cir</u>	\$ 0
<u>B R A D B I S H O P</u>	<u>47</u>	<u>L a k e S u z y F l</u>	\$ 0
<u>G O R D O N B O W E R M A N</u>	<u>6</u>	<u>33821</u>	\$ 0
-----	-----	-----	\$
-----	-----	-----	\$
-----	-----	-----	\$
-----	-----	-----	\$

UTILITY NAME: KINGSWAY PROPERTIES

YEAR OF REPORT  
DECEMBER 31, 19 89

INCOME STATEMENT

Account Name	Ref. Page	Water	Sewer	Other	Total Company
<b>Gross Revenue:</b>					
Residential -----		\$ -----	\$ 1 4 8 2 1	\$ -----	\$ -----
Commercial -----		-----	-----	-----	-----
Industrial -----		-----	-----	-----	-----
Multiple Family -----		-----	-----	-----	-----
Guaranteed Revenues -----		-----	-----	-----	-----
Other (Specify) -----		-----	-----	-----	-----
<b>Total Gross Revenue</b> -----		\$ -----	\$ 1 4 8 2 1	\$ -----	\$ -----
<b>Operation Expense (Must tie to Pages W-3 and S-3)</b>					
-----	W-3	-----	-----	-----	-----
-----	S-3	\$ -----	\$ 7 0 9 6	\$ -----	\$ -----
<b>Depreciation Expense</b> -----	F-5	-----	1 8 2 5	-----	-----
<b>Amortization Expense</b> -----		-----	(1 3 6 2)	-----	-----
<b>Taxes Other Than Income</b> -----	F-7	-----	3 7 0	-----	-----
<b>Income Taxes</b> -----	F-7	-----	-----	-----	-----
<b>Total Operating Expense</b> -----		\$ -----	\$ 7 9 2 9	\$ -----	\$ -----
<b>Net Operating Income (Loss)</b> -----		\$ -----	\$ 6 8 9 2	\$ -----	\$ -----
<b>Other Income:</b>					
Nonutility Income -----		\$ -----	\$ -----	\$ -----	\$ -----
-----		-----	-----	-----	-----
<b>Other Deductions:</b>					
Miscellaneous Nonutility Expenses -----		\$ -----	\$ -----	\$ -----	\$ -----
Interest Expense -----		-----	-----	-----	-----
-----		-----	-----	-----	-----
<b>Net Income (Loss)</b> -----		\$ -----	\$ 6 8 9 2	\$ -----	\$ -----

UTILITY NAME: KINGSWAY PROPERTIES

YEAR OF REPORT  
DECEMBER 31, 19 89

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant In Service (101-105) -----	F-5,W-1,S-1	\$ 73165	\$ 73165
Accumulated Depreciation and Amortization (100) -----	F-5,W-2,S-3	6361	4536
Net Utility Plant -----		\$ 66804	\$ 68629
Cash -----		1133	6460
Customer Accounts Receivable (141) -----		0	0
Other Assets (Specify) -----			
-----			
-----			
<b>Total Assets</b> -----		<u>\$ 67937</u>	<u>\$ 75089</u>
<b>Liabilities And Capital:</b>			
Common Stock Issued (201) -----	F-6	\$ -----	\$ -----
Preferred Stock Issued (204) -----	F-6	-----	-----
Other Paid In Capital (211) -----		-----	-----
Retained Earnings (215) -----	F-6	-----	-----
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	-----	-----
<b>Total Capital</b> N/A -- Utility Co. is a division of Kingsway Properties, Inc. -----		\$ -----	\$ -----
Long-Term Debt (224) -----	F-6	\$ 0	\$ 0
Accounts Payable (231) -----		-----	-----
Notes Payable (232) -----		-----	-----
Customer Deposits (235) -----		-----	-----
Accrued Taxes (236) -----		-----	-----
Other Liabilities (Specify) -----		177	122
<u>Intercompany debt-Kingsway Properties, Inc.</u> -----		18023	23868
-----		-----	-----
Advances For Construction -----		-----	-----
Contributions In Aid Of Construction - Net (271-272) -----	F-8	49737	51099
<b>Total Liabilities And Capital</b> -----		<u>\$ 67937</u>	<u>\$ 75089</u>



UTILITY NAME: KINGSWAY PROPERTIES

YEAR OF REPORT  
DECEMBER 31, 19 89

NET UTILITY PLANT

Plant Accounts: (101-107) Inclusive	Water	Sewer	W & S Other Than Reporting Systems	Total
Utility Plant In Service (101)				
Construction Work In Progress (105)	\$ 7 3 1 6 5	\$ 7 3 1 6 5	\$	\$ 7 3 1 6 5
Other (Specify)				
<b>Total Utility Plant</b>	\$	\$ 7 3 1 6 5	\$	\$ 7 3 1 6 5

ACCUMULATED DEPRECIATION AND AMORTIZATION OF UTILITY PLANT

Account 108	Water	Sewer	W & S Other Than Reporting Systems	Total
Balance First Of Year	\$	\$ 4 5 3 6	\$	\$ 4 5 3 6
Credits During Year:				
Accruals charged to depreciation account	\$	\$ 1 8 2 5	\$	\$ 1 8 2 5
Salvage				
Other credits (specify)				
<b>Total credits</b>	\$	\$	\$	\$
Debits During Year:				
Book cost of plant retired	\$	\$	\$	\$
Cost of removal				
Other debits (specify)				
<b>Total debits</b>	\$	\$	\$	\$
<b>Balance End Of Year</b>	\$	\$ 6 3 6 1	\$	\$ 6 3 6 1

UTILITY NAME: KINGSWAY PROPERTIES

YEAR OF REPORT  
DECEMBER 31, 1989

CAPITAL STOCK ( 201 - 204 )

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

RETAINED EARNINGS ( 215 )

	Appropriated	Un-Appropriated
Balance first of year	\$ -----	\$ -----
Changes during the year (specify):	-----	-----
-----	-----	-----
-----	-----	-----
Balance end of year	\$ <u>-----</u>	\$ <u>-----</u>

PROPRIETARY CAPITAL ( 218 )

	Proprietor Or Partner	Partner
Balance first of year	\$ -----	\$ -----
Changes during the year (specify):	-----	-----
-----	-----	-----
-----	-----	-----
Balance end of year	\$ <u>-----</u>	\$ <u>-----</u>

LONG TERM DEBT ( 224 )

Description of Obligation (Including Nominal Date of Issue and Date of Maturity):	Interest		Principal Per Balance Sheet Date
	Rate	Pymts	
-----	-----	-----	-----
-----	-----	-----	-----
-----	-----	-----	-----
Total	-----	-----	\$ <u>-----</u>



UTILITY NAME: KINGSWAY PROPERTIES

YEAR OF REPORT  
DECEMBER 31, 1989

TAXES ACCRUED ( 236 )

(a)	Water (b)	Sewer (c)	Other (d)	Total (e)
Balance first of year	\$	\$ 121.66	\$	\$ 121.66
Accruals charged:				
State ad valorem tax	\$	\$	\$	\$
Local property tax				
Federal income tax				
State income tax				
Regulatory assessment fee		370.52		370.52
Other (Specify)				
<u>Total Taxes Accrued</u>	\$	\$ 492.18	\$	\$ 492.18
Taxes Paid:				
State ad valorem tax	\$	\$	\$	\$
Local property tax				
Federal income tax				
State income tax				
Regulatory assessment fee		315.28		315.28
Other (Specify)				
<u>Total Taxes Paid</u>	\$	\$ 315.28	\$	\$ 315.28
Balance end of year	\$	\$ 176.90	\$	\$ 176.90

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

Name of Recipient	Amount	Description of Service
PAUL NELSON	\$ 300.00	L.S. Repair
PAUL NELSON	\$ 300.00	L.S. Maint
PAUL NELSON	\$ 100.00	Sewer Maint
PAUL NELSON	\$ 300.00	L.S. Maint & cleaning
PAUL NELSON	\$ 300.00	Sewer Cleaning
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	

UTILITY NAME: KINGSWAY PROPERTIES

YEAR OF REPORT  
DECEMBER 31, 19 89

CONTRIBUTIONS IN AID OF CONSTRUCTION ( 271 )

(a)	Water (b)	Sewer (c)	Total (d)
Balance first of year	\$	\$	\$
Add credits during year		54507	54507
Total	\$	\$ 0	\$ 0
Deduct charges during year		54507	54507
Balance end of year		0	0
Less Accumulated Amortization		4770	4770
Net CIAC	\$	\$ 49737	\$ 49737

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

Report below all developers or contractors agreements from which cash or property was received during the year.	Indicate "Cash" or "Property"	Water	Sewer
Sub-total		\$	\$
Report below all capacity charges, main extension charges and customer connections charges recieved during the year.			
Description of Charge	Number of Connections	Charge per Connection	
Plant Capacity Fee	26	\$ 523.12	\$13601.12
Charge paid by Coastal Realty to Deep Creek Utilities per contract			\$13601.12
Total Credits During Year		\$13601.12	\$13601.12

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

UTILITY NAME: KINGSWAY PROPERTIES

YEAR OF REPORT DECEMBER 31, 19 <u>89</u>
---

SCHEDULE 'A'

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (2)

Class of Capital (a)	Dollar Amount (1) (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$	%	%	%
Preferred Stock		%	%	%
Long Term Debt		%	%	%
Customer Deposits		%	%	%
Tax Credits - Zero Cost		%	0.00 %	%
Tax Credits - Weighted Cost		%	%	%
Deferred Income Taxes		%	%	%
Other (Explain)		%	%	%
<b>Total</b>	\$	<b>100.00 %</b>		<b>%</b>

- (1) Should equal amounts on Schedule B, Column (f), Page F-25.
- (2) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

APPROVED AFUDC RATE

Current Commission approved AFUDC rate:	_____ %
Commission order approving AFUDC rate:	_____



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

UTILITY NAME: KINGSWAY PROPERTIES

YEAR OF REPORT DECEMBER 31, 19 <u>89</u>
---

SCHEDULE 'B'

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

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

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

UTILITY NAME: KINGSWAY PROPERTIES

YEAR OF REPORT  
DECEMBER 31, 1989

WATER UTILITY PLANT ACCOUNTS N/A

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$	\$	\$	\$
302	Franchises				
303	Land and Land Rights				
304	Structures and Improvements				
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs				
308	Infiltration Galleries and Tunnels				
309	Supply Mains				
310	Power Generation Equipment				
311	Pumping Equipment				
320	Water Treatment Equipment				
330	Distribution Reservoirs and Standpipes				
331	Transmission and Distribution Mains				
333	Services				
334	Meters and Meter Installations				
335	Hydrants				
339	Other Plant and Miscellaneous Equipment				
340	Office Furniture and Equipment				
341	Transportation Equipment				
342	Stores Equipment				
343	Tools, Shop and Garage Equipment				
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant				
	<b>Total Water Plant</b>	\$	\$	\$	\$

UTILITY NAME: KINGSWAY PROPERTIES

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER N/A

YEAR OF REPORT  
DECEMBER 31, 19 8

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage In Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accumulate Depreciatio Balance End of Year (i)
304	Structures & Improvements							
305	Collecting & Impounding Reservoirs							
306	Lake River & Other Intakes							
307	Well & Springs							
308	Infiltration Galleries & Tunnels							
309	Supply Mains							
310	Power Generating Equipment							
311	Pumping Equipment							
320	Water Treatment Equipment							
330	Distribution Reservoirs & Standpipes							
331	Trans. & Dist. Mains							
333	Services							
334	Meter & Meter Installations							
335	Hydrants							
339	Other Plant and							
340	Miscellaneous Equipment							
	Office Furniture and Equipment							
341	Transportation Equipment							
342	Stores Equipment							
393	Tools, Shop and Garage Equipment							
344	Laboratory Equipment							
345	Power Operated Equipment							
346	Communication Equipment							
347	Miscellaneous Equipment							
348	Other Tangible Plant							
	Totals							



UTILITY NAME: KINGSWAY PROPERTIES

YEAR OF REPORT  
DECEMBER 31, 19 89

WATER OPERATION AND MAINTENANCE EXPENSE N/A

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	\$
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	
630	Contractual Services	
640	Rents	
650	Transportation Expense	
655	Insurance Expense	
665	Regulatory Commission Expenses	
670	Bad Debt Expense	
675	Miscellaneous Expenses	
	Total Water Operation And Maintenance Expense	\$

WATER CUSTOMERS

Description	Number First of Year	Additions	Disconnects	Number End of Year
Metered Customers:				
5/8 X 3/4"				
1"				
1 - 1/2"				
2"				
2 - 1/2"				
3"				
Other (Specify):				
Unmetered Customers				
Total Customers				



UTILITY NAME: KINGSWAY PROPERTIES

YEAR OF REPORT  
DECEMBER 31, 19 89

SYSTEM NAME: \_\_\_\_\_

WELLS AND WELL PUMPS N/A

(a)	(b)	(c)	(d)	(e)
Year Constructed	-----	-----	-----	-----
Types of Well Construction and Casing	-----	-----	-----	-----
-----	-----	-----	-----	-----
Depth of Wells	-----	-----	-----	-----
Diameters of Wells	-----	-----	-----	-----
Pump - GPM	-----	-----	-----	-----
Motor - HP	-----	-----	-----	-----
Yields of Wells in GPD	-----	-----	-----	-----
Auxiliary Power	-----	-----	-----	-----

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete or pneumatic)	-----	-----	-----	-----
Capacity of Tank	-----	-----	-----	-----
Ground or Elevated	-----	-----	-----	-----

HIGH SERVICE PUMPING

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



Utility Name KINGSWAY PROPERTIES

YEAR OF REPORT  
DECEMBER 31, 1989

SOURCE OF SUPPLY

N/A

List for each source of supply:

Gals. per day of source	-----	-----	-----
Type of source	-----	-----	-----

WATER TREATMENT FACILITIES

List for each water treatment facility:

Type	-----	-----	-----
Make	-----	-----	-----
Gals. per day capacity	-----	-----	-----
Method of measurement	-----	-----	-----

OTHER WATER SYSTEM INFORMATION

Furnish information below for each system not physically connected with another facility. A separate page should be supplied where necessary.

1. Present ERC's \* now being served -----
2. Present ERC's \* that system can efficiently serve -----
3. Estimated annual increase in ERC's \* -----
4. List fire fighting facilities and capacities -----  
-----
5. List percent of certificated area where service connections are installed (total for each county) -----
6. What is the current need for system upgrading and/or expansion? -----
7. What are plans for future system upgrading and/or expansion? -----  
-----
8. Have questions 6 and 7 been discussed with an engineer (if so, state name and address)? -----
9. Have questions 6 and 7 been discussed with appropriate state sanitary engineering office? -----

\* ERC = (Total Gallons Sold / 365 days) / 350 Gallons Per Day

SEWER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
		\$ 250	\$ 0	\$	\$ 250
351	Organization	0	0		0
352	Franchise	0	0		0
353	Land and Land Rights	0	0		0
354	Structures and Improvements	14710	b		14710
360	Collection Sewers - Force	26887	b		26887
361	Collection Sewers - Gravity				
362	Special Collecting Structures				
363	Services to Customers	4965	b		4965
364	Flow Measuring Devices				
365	Flow Measuring Installations	780	0		780
370	Receiving Wells	25573	0		25573
371	Pumping Equipment				
380	Treatment and Disposal Equipment				
381	Plant Sewers				
382	Outfall Sewer Lines				
389	Other Plant and Miscellaneous Equipment				
390	Office Furniture and Equipment				
391	Transportation Equipment				
392	Stores Equipment				
393	Tools, Shop and Garage Equipment				
394	Laboratory Equipment				
395	Power Operated Equipment				
396	Communication Equipment				
397	Miscellaneous Equipment				
398	Other Tangible Plant				
	<b>Total Sewer Plant</b>	<u>\$ 73,165</u>	<u>\$</u>	<u>\$</u>	<u>\$ 73,165</u>

UTILITY NAME: KINGSWAY PROPERTIES

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - SEWER

YEAR OF REPORT  
December 31, 19 85

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage In Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accumulated Depreciation Balance End of Year (i)
354	Structures and Improvements							
360	Collection Sewers - Force	4.0		2.5%	92.0	26.8	36.8	128.8
361	Collection Sewers - Gravity	4.0		2.5%	68.5	27.4	62.4	235.9
362	Special Collecting Structures							
363	Services to Customers							
364	Flow Measuring Devices							
365	Flow Measuring Installations	4.0		2.5%	31.0	24	24	43.4
370	Receiving Wells	4.0		2.5%	4.6	2.0	2.0	6.6
371	Pumping Equipment	4.0		2.5%	15.75	3.9	3.9	22.14
380	Treatment and Disposal Equipment							
381	Plant Sewers							
382	Outfall Sewer Lines							
389	Other Plant and							
390	Miscellaneous Equipment							
390	Office Furniture and							
391	Equipment							
391	Transportation Equipment							
392	Stores Equipment							
393	Tools, Shop and Garage							
393	Equipment							
394	Laboratory Equipment							
395	Power Operated Equipment							
396	Communication Equipment							
397	Miscellaneous Equipment							
398	Other Tangible Plant							
	Totals			25 Comp.	453.6	182.5	182.5	636.6



UTILITY NAME: KINGSWAY PROPERTIES

YEAR OF REPORT  
DECEMBER 31, 19 89

SEWER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 0
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	0
704	Employee Pensions and Benefits	0
710	Purchased Sewage Treatment	4 3 2 4.9 1
711	Sludge Removal Expense	0
715	Purchased Power	4 0 0.3 2
716	Fuel for Power Production	0
718	Chemicals	0
720	Materials and Supplies	0
730	Contractual Services	8 0 8.7 5
740	Rents	1 5 6 1.5 1
750	Transportation Expense	0
755	Insurance Expense	0
765	Regulatory Commission Expenses	0
770	Bad Debt Expense	0
775	Miscellaneous Expenses	0
	Total Sewer Operation And Maintenance Expense	\$ <u>7095.49</u>

SEWER CUSTOMERS

Description	Number First of Year	Additions	Disconnects	Number End of Year
Measured Service				
Customers By Water				
Meter Size:				
5/8 X 3/4"	5 2	2 6	0	7 8
1"				
1 - 1/2"				
2"				
2 - 1/2"				
3"				
Other (Specify):				
_____				
_____				
Unmetered Customers				
Total Customers	<u>52</u>	<u>26</u>	<u>0</u>	<u>78</u>

UTILITY NAME: KINGSWAY PROPERTIES

YEAR OF REPORT  
DECEMBER 31, 1989

PUMPING EQUIPMENT

Lift station number	none					
Make or type and nameplate data of pump						
hy-d-r-o-m-a-t-i-c	2					
s.u.b.						
Year installed	1986					
Rated capacity						
Size	3 H P					
Power:						
Electric	X					
Mechanical						
Nameplate data of motor						
	110/220					

SERVICE CONNECTIONS

Size (inches)	6					
Type (PVC, VCP, etc.)	PVC					
Average length	15'					
Number of active service connections	104					
Beginning of year	104					
Added during year	0					
Retired during year	0					
End of year	104					
Give full particulars concerning inactive connections						

COLLECTING AND FORCE MAINS AND MANHOLES

	Collecting Mains			Force Mains		
	P	V	C	P	V	C
Size (inches)	8			4"		
Type of main	PVC					
Length of main (nearest foot):						
Beginning of year	1778			4530		
Added during year	0			0		
Retired during year	0			0		
End of year	1778			4530		

Manholes

Size	4'			
Type	Concrete			
Number:				
Beginning of year	7			
Added during year	0			
Retired during year	0			
End of year	7			

UTILITY NAME: KINGSWAY PROPERTIES

YEAR OF REPORT DECEMBER 31, 19 <u>89</u>
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SYSTEM NAME: SEWAGE DISCHARGED TO DEEP CREEK UTILITIES

TREATMENT PLANT N/A.

Manufacturer -----	-----	-----	-----
Type -----	-----	-----	-----
"Steel" or "Concrete" -----	-----	-----	-----
Total Capacity -----	-----	-----	-----
Average Daily Flow -----	-----	-----	-----
Effluent Disposal -----	-----	-----	-----
Total Gallons of Sewage Treated -----	-----	-----	-----

MASTER LIFT STATION PUMPS

Manufacturer -----	-----	-----	-----	-----	-----
Capacity -----	-----	-----	-----	-----	-----
Motor : Mfr. -----	-----	-----	-----	-----	-----
Horsepower -----	-----	-----	-----	-----	-----
Power (Electric or Mechanical) -----	-----	-----	-----	-----	-----

OTHER SEWER SYSTEM INFORMATION

1. Present number of ERC's \* being served     N/A    

2. Maximum number of ERC's \* which can be     N/A    

3. Estimated annual increase in ERC's \*                     

4. List permit numbers required by Chapter 17-4, Rules of the Department of Environmental Regulation (DER) for systems in operation.                     

5. State any plans and estimated completion dates for any enlargements of this system                     

6. If present systems do not meet the requirements of Chapter 17-4, Rules of the DER, submit the following:

- Evaluation of the present plant or plants in regard to meeting the DER's rules.
- Plans for funding and construction of the required upgrading.
- Have these plans been coordinated with the DER?
- Do they concur?
- When will construction begin?

7. In what percent of your certificated area have service connections been installed?                      %

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\* ERC = (Total Gallons Treated / 365 days) / 275 Gallons Per Day

Note: Total Gallons Treated includes both sewage treated and purchased sewage treatment



UTILITY NAME: KINGSWAY PROPERTIES

YEAR OF REPORT  
DECEMBER 31, 19 89

CERTIFICATION OF ANNUAL REPORT

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

YES NO  
( X ) ( ) 1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission.

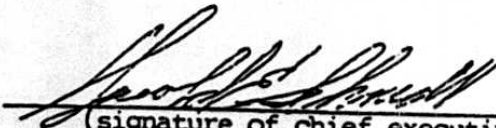
YES NO  
( X ) ( ) 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.

YES NO  
( X ) ( ) 3. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility.

YES NO  
( X ) ( ) 4. The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct and complete for the period for which it represents.

Items Certified

1. 2. 3. 4.  
( X ) ( X ) ( X ) ( X )

  
\_\_\_\_\_  
(signature of chief executive officer of the utility)  
HAROLD E. SCHMIDT

1. 2. 3. 4.  
( ) ( ) ( ) ( )

\_\_\_\_\_  
(signature of chief financial officer of the utility)

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

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