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SECTION 37

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WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WU771-01-AR
Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, FL 33844-8587

** Alturas Water Works *
Submitted To The*

STATE OF FLORIDA

This utility has 4 Annual Reports:
Alturas Water Works
Keen Subdivisions
Lake Region Paradise Island
Sunrise Water Company



COMMISSION OF REGULATION

02 JAN -9 10:11:44

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2001

GENERAL DEFINITIONS

ADVANCES FOR CONSTRUCTION - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement, or construction costs of the utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

CONSTRUCTION WORK IN PROGRESS (CWIP) - This account shall include the cost of water or wastewater plant in process of construction, but not yet ready for services. (USOA)

DEPRECIATION - The loss in service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER) - (Rule 25-30.515 (8), Florida Administrative Code.)

- (a) 350 gallons per day;
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER) - Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to the cost of the operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

FINANCIAL SECTION

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REPORT OF

Keen Sales, Rentals and Utilities, Inc. ^{D/B/A} Alturas Water Works
 (EXACT NAME OF UTILITY)

685 Dyson Road
 Haines City, FL 33841
 Mailing Address

Same
 Street Address County

Telephone Number 863-421-6827

Date Utility First Organized

Fax Number Same

E-mail Address

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

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

- Individual Sub Chapter S Corporation 1120 Corporation Partnership

Name, Address and phone where records are located: 685 Dyson Road
 Haines City, FL 33841

Name of subdivisions where services are provided: ALTURAS

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: J. Ray Keen	President		
Person who prepared this report: Steve Herman / Amanda Chambers			
Officers and Managers: J. Ray Keen Gordon Keen	President Vice-President		\$ \$ \$ \$ \$

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	Principle Business Address	Salary Charged Utility
			\$
			\$
			\$
			\$
			\$
			\$
			\$

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Alturas Water Works

YEAR OF REPORT
DECEMBER 31, 2001

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ <u>23375</u>	\$ _____	\$ _____	\$ <u>23375</u>
Commercial _____		_____	_____	_____	_____
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		_____	_____	_____	_____
Total Gross Revenue _____		\$ <u>23375</u>	\$ _____	\$ _____	\$ <u>23375</u>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ <u>16008</u>	\$ _____	\$ _____	\$ <u>16008</u>
Depreciation Expense _____	F-5	<u>1983</u>	_____	_____	<u>1983</u>
CIAC Amortization Expense _____	F-8	_____	_____	_____	_____
Taxes Other Than Income _____	F-7	_____	_____	_____	_____
Income Taxes _____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ <u>17991</u>	_____	_____	\$ <u>17991</u>
Net Operating Income (Loss)		\$ <u>5384</u>	\$ _____	\$ _____	\$ <u>5384</u>
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ _____
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense _____		<u>790</u>	_____	_____	<u>790</u>
Net Income (Loss)		\$ <u>4594</u>	\$ _____	\$ _____	\$ <u>4594</u>

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Altvias Water Works

YEAR OF REPORT
DECEMBER 31 2001

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ <u>46,425</u>	\$ <u>17,383</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>4672</u>	<u>2689</u>
Net Utility Plant -----		\$ <u>41753</u>	\$ <u>14694</u>
Cash -----		<u>253</u>	<u>(576)</u>
Customer Accounts Receivable (141) -----		<u>809</u>	<u>210</u>
Other Assets (Specify):			
<u>Intercompany Accounts</u>			<u>436</u>
<u>Intangible</u>			<u>11</u>
<u>Deposits Due</u>		<u>15</u>	
Total Assets -----		\$ <u>42830</u>	\$ <u>15295</u>
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	<u>117</u>	<u>117</u>
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6	<u>(7920)</u>	<u>(12514)</u>
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$ <u>(7803)</u>	\$ <u>(12397)</u>
Long Term Debt (224) -----	F-6	\$ <u>24410</u>	\$ <u>15230</u>
Accounts Payable (231) -----		<u>159</u>	<u>670</u>
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----			
Other Liabilities (Specify)			
<u>Intercompany Accounts</u>		<u>26,064</u>	
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ <u>42830</u>	\$ <u>15295</u>

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Alturas Water Works

YEAR OF REPORT DECEMBER 31, 2001

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ <u>46 425</u>	\$ _____	\$ _____	\$ <u>46 425</u>
Construction Work in -----	_____	_____	_____	_____
Other (Specify) ----- _____ _____	_____	_____	_____	_____
Total Utility Plant -----	\$ <u>46 425</u>	\$ _____	\$ _____	\$ <u>46 425</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year -----	\$ <u>2689</u>	\$ _____	\$ _____	\$ <u>2689</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account -----	\$ <u>1983</u>	\$ _____	\$ _____	\$ <u>1983</u>
Salvage -----	_____	_____	_____	_____
Other Credits (specify) ----- _____	_____	_____	_____	_____
Total Credits -----	\$ <u>1983</u>	\$ _____	\$ _____	\$ <u>1983</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired -----	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal -----	_____	_____	_____	_____
Other debits (specify) ----- _____	_____	_____	_____	_____
Total Debits -----	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year -----	\$ <u>4672</u>	\$ _____	\$ _____	\$ <u>4672</u>

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Alturas Water Works

YEAR OF REPORT DECEMBER 31, 2001

CAPITAL STOCK (201 - 204)

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

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$ <u>(12512)</u>
Changes during the year (Specify): _____ _____	_____	_____
Balance end of year _____	\$ _____	\$ <u>(7920)</u>

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify): _____ _____	_____	_____
Balance end of year _____	\$ _____	\$ _____

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
<u>Arreched</u>			\$ _____
_____			_____
Total _____			\$ <u>24410</u>

UTILITY NAME: Alturas Water Works

YEAR OF REPORT DECEMBER 31, 2001

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ <u>0</u>	\$ _____	\$ _____	\$ <u>0</u>

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

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

	Interest Rate	# of Payments	balance	Water System				Total
				Alturas	Pardise	Subdivisions	Sunrise	
232.5 · Note Payable -Keen RE(OLD LOAN)	7	480	48,787.00	8,742.25	11,885.87	17,619.23	36,600.70	74,848.05
232.1 · N/P - Jacob Hoff	0	480	26,061.05	347.06	471.86	699.46	1,453.00	2,971.38
232.2 · N/P - Grace Roberts	10	60		2,029.30	2,759.02	4,089.88	8,495.97	17,374.17
232.3 · N/P - Ray Keen	12	60	9,629.00	3,954.31	5,376.24	7,969.57	16,555.31	33,855.43
232.6 · NOTE PAYABLE - KEEN RENTALS	7	60	7,745.17	1,304.86	1,774.08	2,629.83	5,462.99	11,171.76
232.7 · AUTO LOAN	11	60		729.37	991.64	1,469.97	3,053.59	6,244.57
232.8 · LOAN - WHITING WATER WORKS	8	60		2,818.12	3,831.48	5,679.67	11,798.46	24,127.73
232.10 · N/P - First Union	12.5	60		2,359.32	3,207.70	4,755.00	9,877.62	20,199.64
232.11 · N/P - BOA	variable	14		202.33	275.08	407.77	847.07	1,732.25
232.12 · N/P - Keen Realstate	7	60		1,923.07	2,614.58	3,875.77	8,051.19	16,464.61

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Alturas Water Works

YEAR OF REPORT
DECEMBER 31 2001

n/a

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

n/a

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

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

n/a

ACCUMULATED AMORTIZATION OF CIAC (272)

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

Keen Sales, Rentals and Utilities, Inc.

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

UTILITY NAME: Alturas Water Works

YEAR OF REPORT DECEMBER 31 2001

SCHEDULE "A"

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

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

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

APPROVED AFUDC RATE

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

Keen Sales, Rentals and Utilities, Inc.

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

UTILITY NAME: Alvius Water Works

YEAR OF REPORT
DECEMBER 31, 2001

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

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

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

**WATER
OPERATING
SECTION**

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Alturas Water Works

YEAR OF REPORT DECEMBER 31 2001

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization_____	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises_____	_____	_____	_____	_____
303	Land and Land Rights_____	2000	_____	_____	2000
304	Structures and Improvements_____	_____	_____	_____	_____
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____
306	Lake, River and Other Intakes_____	_____	_____	_____	_____
307	Wells and Springs_____	2000	_____	_____	2000
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____
309	Supply Mains_____	_____	_____	_____	_____
310	Power Generation Equipment_____	_____	_____	_____	_____
311	Pumping Equipment_____	1362	8117	_____	9479
320	Water Treatment Equipment_____	2000	_____	_____	2000
330	Distribution Reservoirs and Standpipes_____	1000	16265	_____	17265
331	Transmission and Distribution Lines_____	3000	_____	_____	3000
333	Services_____	_____	_____	_____	_____
334	Meters and Meter Installations_____	1000	4660	_____	5660
335	Hydrants_____	_____	_____	_____	_____
336	Backflow Prevention Devices_____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
340	Office Furniture and Equipment_____	436	_____	_____	436
341	Transportation Equipment_____	2883	_____	_____	2883
342	Stores Equipment_____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment_____	72	_____	_____	72
344	Laboratory Equipment_____	_____	_____	_____	_____
345	Power Operated Equipment_____	_____	_____	_____	_____
346	Communication Equipment_____	_____	_____	_____	_____
347	Miscellaneous Equipment_____	_____	_____	_____	_____
348	Other Tangible Plant_____	1630	_____	_____	1630
	Total Water Plant_____	\$ 17353	\$ 29042	\$ _____	\$ 46425

Keen Sales, Rentals and Utilities, Inc.
 UTILITY NAME: Altvias Water Works

YEAR OF REPORT
 DECEMBER 31, 2001

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements		%	%	\$	\$		
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%		241		111	352
307	Wells and Springs	18		5.52%				
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment		%					
311	Pumping Equipment	15		6.61%	200		452	652
320	Water Treatment Equipment		%	14.29%	619		280	905
330	Distribution Reservoirs & Standpipes	40		2.5%	258		206	464
331	Trans. & Dist. Mains	33		3.03%	179		50	229
333	Services		%					
334	Meter & Meter Installations	17		5.88%	225		224	449
335	Hydrants		%					
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment		%					
341	Equipment	13		9.63%	102		413	145
342	Transportation Equipment	6		16.67%	815		403	1218
343	Stores Equipment		16.21%					
344	Tools, Shop and Garage Equipment	15		6.67%	9		5	14
345	Laboratory Equipment		%					
346	Power Operated Equipment		%					
347	Communication Equipment		%					
348	Miscellaneous Equipment		%					
348	Other Tangible Plant	10		10%	41		163	204
	Totals				2689		1983	4672

* This amount should tie to Sheet F-5.

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Alturas Water Works

YEAR OF REPORT DECEMBER 31 2001

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 6221
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	1353
615	Purchased Power	
616	Fuel for Power Production	
618	Chemicals	54
620	Materials and Supplies	1548
630	Contractual Services:	
	Billing	
	Professional	938
	Testing	2652
	Other	
640	Rents	
650	Transportation Expense	736
655	Insurance Expense	1100
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	507
670	Bad Debt Expense	1616
675	Miscellaneous Expenses	733
	Total Water Operation And Maintenance Expense	\$ 16008 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	64	64	64
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total		
			64	64	64

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2001

SYSTEM NAME: Alturas Water Works

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b)	(c)	(d)	(e)	(f)
	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
January	0	345,676	116,460	329,216	329,216
February	0	726,775	31,296	695,479	695,479
March	0	519,710	22,855	496,855	496,855
April	0	378,295	17,670	360,625	360,625
May	0	541,751	24,506	517,185	517,185
June	0	420,929	19,279	401,650	401,650
July	0	445,398	20,805	424,593	424,593
August	0	457,642	21,293	436,349	436,349
September	0	360,654	16,354	344,300	344,300
October	0	416,311	19,370	396,941	396,941
November	0	442,002	20,204	421,798	421,798
December	0	388,509	16,017	372,492	372,492
Total for Year	0	5,443,652	246,169	5,197,483	5,197,483

If water is purchased for resale, indicate the following:

Vendor _____
Point of delivery _____

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
		* No Change *			

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: _____

YEAR OF REPORT DECEMBER 31, 2001

SYSTEM NAME: Alturas Water Works

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	_____	_____	_____	_____
Types of Well Construction and Casing _____	Steel	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	550	_____	_____	_____
Diameters of Wells _____	6	_____	_____	_____
Pump - GPM _____	350	_____	_____	_____
Motor - HP _____	15	_____	_____	_____
Motor Type * _____	Submersible	_____	_____	_____
Yields of Wells in GPD _____	?	_____	_____	_____
Auxiliary Power _____	generator Rental	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Steel	_____	_____	_____
Capacity of Tank _____	3,000	_____	_____	_____
Ground or Elevated _____	Ground	_____	_____	_____

HIGH SERVICE PUMPING

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

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Altvia Water Works

YEAR OF REPORT
DECEMBER 31, 2001

SOURCE OF SUPPLY

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

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____	<u>Standard</u>	_____	_____
Make _____	<u>Franklin</u>	_____	_____
Permitted Capacity (GPD) _____	<u>Unknown</u>	_____	_____
High service pumping _____	<u>Unknown</u>	_____	_____
Gallons per minute _____	<u>Unknown</u>	_____	_____
Reverse Osmosis _____	<u>Unknown</u>	_____	_____
Lime Treatment _____	_____	_____	_____
Unit Rating _____	<u>Unknown</u>	_____	_____
Filtration _____	_____	_____	_____
Pressure Sq. Ft. _____	<u>Unknown</u>	_____	_____
Gravity GPD/Sq.Ft. _____	<u>Unknown</u>	_____	_____
Disinfection _____	_____	_____	_____
Chlorinator _____	<u>Yes</u>	_____	_____
Ozone _____	_____	_____	_____
Other _____	_____	_____	_____
Auxiliary Power _____	<u>Generator Rental</u>	_____	_____

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2001

SYSTEM NAME: Alturas Water Works

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. 46

2. Maximum number of ERCs * which can be served. 72

3. Present system connection capacity (in ERCs *) using existing lines. 65

4. Future connection capacity (in ERCs *) upon service area buildout. 75

5. Estimated annual increase in ERCs *. Unknown

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

7. Attach a description of the fire fighting facilities. Alturas Fire Station

8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
None

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

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

- a. Attach a description of the plant upgrade necessary to meet the DEP rules.
- b. Have these plans been approved by DEP? _____
- c. When will construction begin? _____
- d. Attach plans for funding the required upgrading.
- e. Is this system under any Consent Order with DEP? _____

11. Department of Environmental Protection ID # 20,2083

12. Water Management District Consumptive Use Permit # 653-0057

- a. Is the system in compliance with the requirements of the CUP? _____
- b. If not, what are the utility's plans to gain compliance? _____

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

(a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

WASTEWATER OPERATING SECTION

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

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Alturas Water Works

YEAR OF REPORT
DECEMBER 31, 2001


CERTIFICATION OF ANNUAL REPORT

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

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

Items Certified

1. 2. 3. 4.



(signature of chief executive officer of the utility) *

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.

OFFICIAL COPY
DIVISION OF
WATER AND SEWER
Do Not Remove from this Office
CLASS C

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WU771-01-AR
Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, FL 33844-8587

** Keen Subdivisions **

Submitted To The

STATE OF FLORIDA



REGISTRATION
02 JUN -3 11:13
PUBLIC SERVICE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2001

GENERAL DEFINITIONS

ADVANCES FOR CONSTRUCTION - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement, or construction costs of the utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

CONSTRUCTION WORK IN PROGRESS (CWIP) - This account shall include the cost of water or wastewater plant in process of construction, but not yet ready for services. (USOA)

DEPRECIATION - The loss in service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER) - (Rule 25-30.515 (8), Florida Administrative Code.)

- (a) 350 gallons per day;
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER) - Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to the cost of the operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

FINANCIAL SECTION

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REPORT OF

Keen Sales, Rentals and Utilities, Inc. D/B/A Keen Subdivisions
 (EXACT NAME OF UTILITY)

685 Dyson Road
Haices City, FL 33844
 Mailing Address

Same
 Street Address County

Telephone Number 803-421-6827

Date Utility First Organized 1/91

Fax Number Same

E-mail Address _____

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

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

- Individual Sub Chapter S Corporation 1120 Corporation Partnership

Name, Address and phone where records are located: 685 Dyson Road
Haices City, FL 33844

Name of subdivisions where services are provided: Keen Subdivisions

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>J. Ray Keen</u>	<u>President</u>	<u>See Above</u>	
Person who prepared this report: <u>Steve Herman / Amanda Chambers</u>			
Officers and Managers: <u>J. Ray Keen</u>	<u>President</u>		\$ -0-
<u>Earlene Keen</u>	<u>Vice-President</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	Principle Business Address	Salary Charged Utility
			\$
			\$
			\$
			\$
			\$
			\$
			\$

Keen Sales, Rentals and Utilities, Inc

UTILITY NAME: Keen Subdivisions

YEAR OF REPORT
DECEMBER 31, 2001

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ <u>36218</u>	\$ _____	\$ _____	\$ <u>36218</u>
Commercial _____		_____	_____	_____	_____
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		_____	_____	_____	_____
Total Gross Revenue _____		\$ <u>36218</u>	\$ _____	\$ _____	\$ <u>36218</u>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ <u>25079</u>	\$ _____	\$ _____	\$ <u>25079</u>
Depreciation Expense _____	F-5	<u>4576</u>	_____	_____	<u>4576</u>
CIAC Amortization Expense _____	F-8	_____	_____	_____	_____
Taxes Other Than Income _____	F-7	_____	_____	_____	_____
Income Taxes _____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ <u>29655</u>	_____	_____	\$ <u>29655</u>
Net Operating Income (Loss)		\$ <u>6563</u>	\$ _____	\$ _____	\$ <u>6563</u>
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ _____
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense _____		<u>2031</u>	_____	_____	<u>2031</u>
<u>Refund Over Charges</u>		<u>541</u>	_____	_____	<u>541</u>
Net Income (Loss)		\$ <u>3991</u>	\$ _____	\$ _____	\$ <u>3991</u>

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Keen Subdivisions

YEAR OF REPORT
DECEMBER 31 2001

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 75016	\$ 75016
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>25977</u>	<u>21400</u>
Net Utility Plant -----		\$ 49039	\$ 53616
Cash -----		510	(643)
Customer Accounts Receivable (141) -----		493	413
Other Assets (Specify):		37600	25180
Intercompany Accounts			
Intangible			20
Deposits Due		30	
Total Assets -----		\$ <u>87672</u>	\$ <u>78586</u>
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	235	235
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6	37921	33930
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$ <u>38156</u>	\$ <u>34165</u>
Long Term Debt (224) -----	F-6	\$ 49196	\$ 32289
Accounts Payable (231) -----		320	1274
Notes Payable (232) -----			10858
Customer Deposits (235) -----			
Accrued Taxes (236) -----			
Other Liabilities (Specify) -----			
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ <u>87672</u>	\$ <u>78586</u>

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Keen Subdivisions

YEAR OF REPORT DECEMBER 31, 2001

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ <u>75016</u>	\$ _____	\$ _____	\$ <u>75016</u>
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____ _____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>75016</u>	\$ _____	\$ _____	\$ <u>75016</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>21400</u>	\$ _____	\$ _____	\$ <u>21400</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>4577</u>	\$ _____	\$ _____	\$ <u>4577</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ _____	\$ _____	\$ _____	\$ _____
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>25977</u>	\$ _____	\$ _____	\$ <u>25977</u>

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Keen Subdivisions

YEAR OF REPORT DECEMBER 31, 2001

CAPITAL STOCK (201 - 204)

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

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$ <u>33930</u>
Changes during the year (Specify): <u>Net Income</u>	_____	<u>3991</u>
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ <u>37921</u>

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify):	_____	_____
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ _____

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
_____	_____	_____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total _____	_____	_____	\$ _____

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Keen Subdivisions

YEAR OF REPORT DECEMBER 31, 2001

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ <u>Ø</u>	\$ _____	\$ _____	\$ <u>Ø</u>

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

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

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Keen Subdivisions

YEAR OF REPORT DECEMBER 31 2001

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

n/a

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

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

n/a

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

ACCUMULATED AMORTIZATION OF CIAC (272)

n/a

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

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

UTILITY NAME: _____

YEAR OF REPORT DECEMBER 31 2001

SCHEDULE "A"

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

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

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

APPROVED AFUDC RATE

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

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

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2001

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

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

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

**WATER
OPERATING
SECTION**

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Keen Subdivisions

YEAR OF REPORT DECEMBER 31 2001

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$	\$	\$	\$
302	Franchises				
303	Land and Land Rights	4000			4000
304	Structures and Improvements				
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	13436			13436
308	Infiltration Galleries and Tunnels				
309	Supply Mains				
310	Power Generation Equipment				
311	Pumping Equipment	10143			10143
320	Water Treatment Equipment	7053			7053
330	Distribution Reservoirs and Standpipes	10000			10000
331	Transmission and Distribution Lines	15500			15500
333	Services				
334	Meters and Meter Installations	2727			2727
335	Hydrants	1800			1800
336	Backflow Prevention Devices				
339	Other Plant and Miscellaneous Equipment				
340	Office Furniture and Equipment	874			874
341	Transportation Equipment	5810			5810
342	Stores Equipment				
343	Tools, Shop and Garage Equipment	146			146
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment	2847			2847
348	Other Tangible Plant	675			675
	Total Water Plant	\$ 75016	\$	\$	\$ 75016

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Keen Subdivisions

YEAR OF REPORT
DECEMBER 31, 2001

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements		%	%	\$	\$		
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%		3172		747	3419
307	Wells and Springs	18		5.52%				
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment		%					
311	Pumping Equipment	16		5.88%	2473		436	3609
320	Water Treatment Equipment	7		14.24%	4282		1009	5284
330	Distribution Reservoirs & Standpipes		%					
331	Trans. & Dist. Mains	30		3.33%	1417		333	1750
333	Services	40		2.50%	5395		388	5783
334	Meter & Meter Installations		%					
335	Hydrants	17		5.88%	1028		141	1159
336	Backflow Prevention Devices	40		2.50%	248		43	285
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment		%					
341	Equipment	13		7.69%	208		87	295
342	Transportation Equipment	6	16.21%	16.47%	1643		812	2455
343	Stores Equipment		%					
343	Tools, Shop and Garage Equipment		%					
344	Laboratory Equipment	15		6.67%	19		9	28
345	Power Operated Equipment		%					
346	Communication Equipment		%					
347	Miscellaneous Equipment	10		10%	736		284	1020
348	Other Tangible Plant	10		10%	287		68	355
	Totals				\$ 214100	\$	\$ 41577	\$ 25477*

* This amount should tie to Sheet F-5.

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Keen Subdivisions

YEAR OF REPORT
DECEMBER 31 2001

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 11834
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	1216
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	1812
630	Contractual Services:	
	Billing	
	Professional	232
	Testing	2200
	Other	
640	Rents	4744
650	Transportation Expense	956
655	Insurance Expense	1211
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	2131
670	Bad Debt Expense	
675	Miscellaneous Expenses	3008
	Total Water Operation And Maintenance Expense	\$ 25079 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	120	120	120
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total	120	120

UTILITY NAME: Keen Sales, Rentals and Utilities, Inc.

YEAR OF REPORT
DECEMBER 31, 2001

SYSTEM NAME: Keen Subdivisions

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January	0	841279	42064	799215	799215
February	0	869400	52909	816491	816491
March	0	814963	40748	774215	774215
April	0	906874	72549	834325	834325
May	0	847161	46544	800527	800527
June	0	859385	50703	808682	808682
July	0	1,051,450	63,087	988,363	988,363
August	0	732,929	33,116	702,813	702,813
September	0	919,432	52,315	867,117	867,117
October	0	809,758	60,883	808,875	808,875
November	0	807,748	39,579	770,169	770,169
December	0	819,277	40,963	778,314	778,314
Total for Year	0	10,342,656	545,510	9,749,146	9,749,146

If water is purchased for resale, indicate the following:

Vendor _____
Point of delivery _____

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
		no change			

UTILITY NAME: Keen Sales, Rentals and Utilities, Inc.

YEAR OF REPORT DECEMBER 31, 2001

SYSTEM NAME: Keen Subdivisions

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	<u>7/89</u>			
Types of Well Construction and Casing _____	<u>PVC</u>			
Depth of Wells _____	<u>235'</u>			
Diameters of Wells _____	<u>6</u>			
Pump - GPM _____	<u>?</u>			
Motor - HP _____	<u>25</u>			
Motor Type * _____	<u>Submersible</u>			
Yields of Wells in GPD _____	<u>?</u>			
Auxiliary Power _____	<u>generator Rental</u>			
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	<u>Steel</u>			
Capacity of Tank _____	<u>20,900</u>			
Ground or Elevated _____	<u>Ground</u>			

HIGH SERVICE PUMPING

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

Keen Sales and Rentals, Inc.

UTILITY NAME: Keen Subdivisions

YEAR OF REPORT DECEMBER 31, 2001

SOURCE OF SUPPLY

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

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____	<u>Standard</u>	_____	_____
Make _____	<u>Goulds</u>	_____	_____
Permitted Capacity (GPD) _____	<u>Unknown</u>	_____	_____
High service pumping _____	<u>Unknown</u>	_____	_____
Gallons per minute _____	<u>Unknown</u>	_____	_____
Reverse Osmosis _____	<u>Unknown</u>	_____	_____
Lime Treatment _____	_____	_____	_____
Unit Rating _____	<u>Unknown</u>	_____	_____
Filtration _____	_____	_____	_____
Pressure Sq. Ft. _____	<u>Unknown</u>	_____	_____
Gravity GPD/Sq.Ft. _____	<u>Unknown</u>	_____	_____
Disinfection _____	_____	_____	_____
Chlorinator _____	<u>Yes</u>	_____	_____
Ozone _____	<u>n/a</u>	_____	_____
Other _____	_____	_____	_____
Auxiliary Power _____	<u>Generator Rental</u>	_____	_____

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2001

SYSTEM NAME: Keen Subdivision

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. 137

2. Maximum number of ERCs * which can be served. Unknown

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

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

5. Estimated annual increase in ERCs *. Unknown

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

7. Attach a description of the fire fighting facilities. City of Haines City Fire Department

8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
None

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

10. If the present system does not meet the requirements of DEP rules, submit the following:
- a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____

11. Department of Environmental Protection ID # 9569

12. Water Management District Consumptive Use Permit # 653-5235

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

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

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

(a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

WASTEWATER OPERATING SECTION

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

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Keen Subdivisions

YEAR OF REPORT
DECEMBER 31, 2001

CERTIFICATION OF ANNUAL REPORT

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

YES NO

1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code.

YES NO

2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.

YES NO

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

YES NO

4. The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents.

Items Certified

1. 2. 3. 4.

M. Ray Keen *
(signature of chief executive officer of the utility)

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.

OFFICIAL COPY
DIVISION OF
WATER AND SEWER
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WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WU771-01-AR
Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, FL 33844-8587

Lake Region Paradise Island

Submitted To The

STATE OF FLORIDA



REGISTRATION DIVISION

02 APR -3 AM 11:14

STATE SERVICE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2001

GENERAL DEFINITIONS

ADVANCES FOR CONSTRUCTION - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement, or construction costs of the utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

CONSTRUCTION WORK IN PROGRESS (CWIP) - This account shall include the cost of water or wastewater plant in process of construction, but not yet ready for services. (USOA)

DEPRECIATION - The loss in service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER) - (Rule 25-30.515 (8), Florida Administrative Code.)

- (a) 350 gallons per day;
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER) - Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to the cost of the operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

FINANCIAL SECTION

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REPORT OF

Keen Sales, Rentals and Utilities, Inc - D/B/A Lake Region Paradise Island
 (EXACT NAME OF UTILITY)

685 Dyson Road
Haines City, FL 33844
 Mailing Address

SAME
 Street Address County

Telephone Number 803-421-6827

Date Utility First Organized 1/91

Fax Number 803-421-6827

E-mail Address _____

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

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

- Individual Sub Chapter S Corporation 1120 Corporation Partnership

Name, Address and phone where records are located: 685 Dyson Road
Haines City, FL 33844

Name of subdivisions where services are provided: Lake Region Paradise Island

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>J. Ray Keen</u>	<u>President</u>	<u>SAME AS ABOVE</u>	
Person who prepared this report: <u>Steve Herman / Amanda Chambers</u>			
Officers and Managers: <u>J. Ray Keen</u> <u>Gaylene Keen</u>	<u>President</u> <u>Vice-President</u>	<u>SAME AS ABOVE</u> <u>SAME AS ABOVE</u>	\$ -0- \$ -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	Principle Business Address	Salary Charged Utility
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Lalce Region Paradise Island

YEAR OF REPORT
DECEMBER 31, 2001

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ 13586	\$ _____	\$ _____	\$ 13586
Commercial _____		_____	_____	_____	_____
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		_____	_____	_____	_____
Total Gross Revenue _____		\$ 13586	\$ _____	\$ _____	\$ 13586
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 18193	\$ _____	\$ _____	\$ 18193
Depreciation Expense _____	F-5	1850	_____	_____	1850
CIAC Amortization Expense _____	F-8	_____	_____	_____	_____
Taxes Other Than Income _____	F-7	477	_____	_____	477
Income Taxes _____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 20,500	_____	_____	\$ 20,500
Net Operating Income (Loss)		\$ (6634)	\$ _____	\$ _____	\$ (6634)
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ _____
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense _____		1075	_____	_____	1075
Refund Overcharges _____		524	_____	_____	524
Net Income (Loss)		\$ (8553)	\$ _____	\$ _____	\$ (8553)

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Lalce Region Paradise Island

YEAR OF REPORT DECEMBER 31 2001

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 32766	\$ 30694
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>10054</u>	<u>8204</u>
Net Utility Plant -----		\$ 22712	\$ 22490
Cash -----		344	207
Customer Accounts Receivable (141) -----		8	337
Other Assets (Specify): -----			
<u>Inter Company Accts</u>			3553
<u>Intangible</u>		0	14
<u>Rounding</u>			1
<u>Deposits Etc</u>		<u>21</u>	
Total Assets -----		\$ <u>23085</u>	\$ <u>26602</u>
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	159	159
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6	(15288)	(6735)
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$ (15129)	\$ (6576)
Long Term Debt (224) -----	F-6	\$ 33188	\$ 19854
Accounts Payable (231) -----		216	892
Notes Payable (232) -----			12432
Customer Deposits (235) -----			
Accrued Taxes (236) -----			
Other Liabilities (Specify) -----			
<u>Inter Company Accounts</u>		4810	
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ <u>23085</u>	\$ <u>26602</u>

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Lake Region Paradise Island

YEAR OF REPORT
DECEMBER 31, 2001

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ <u>32766</u>	\$ _____	\$ _____	\$ <u>32766</u>
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____ _____ _____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>32766</u>	\$ _____	\$ _____	\$ <u>32766</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>8204</u>	\$ _____	\$ _____	\$ <u>8204</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>1850</u>	\$ _____	\$ _____	\$ <u>1850</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____ _____	_____	_____	_____	_____
Total Credits _____	\$ _____	\$ _____	\$ _____	\$ _____
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____ _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>10054</u>	\$ _____	\$ _____	\$ <u>10054</u>

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Lake Region Paradise Island

YEAR OF REPORT
DECEMBER 31, 2001

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 _____	\$ _____	\$ (6735)
Changes during the year (Specify): <u>Net Loss</u>	_____	(8553)
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ (15288)

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify): _____ _____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ _____

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
_____	_____	_____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total _____	_____	_____	\$ _____

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Lake Region Paradise Island

YEAR OF REPORT
DECEMBER 31, 2001

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
<u>Langible</u> _____	<u>477</u>	_____	_____	<u>477</u>
Total Tax Expense _____	\$ <u>477</u>	\$ _____	\$ _____	\$ <u>477</u>

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

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

	Interest Rate	# of Payments	balance	Alturas	Water System		Sunrise	Total
					Pardise	Subdivisions		
232.5 · Note Payable -Keen RE(OLD LOAN)	7	480	48,787.00	8,742.25	11,885.87	17,619.23	36,600.70	74,848.05
		0	26,061.05					
232.1 · N/P - Jacob Hoff		10		347.06	471.86	699.46	1,453.00	2,971.38
232.2 · N/P - Grace Roberts		12		2,029.30	2,759.02	4,089.88	8,495.97	17,374.17
		10	9,629.00					
		7	7,745.17					
232.3 · N/P - Ray Keen		60		3,954.31	5,376.24	7,969.57	16,555.31	33,855.43
232.6 · NOTE PAYABLE - KEEN RENTALS		7		1,304.86	1,774.08	2,629.83	5,462.99	11,171.76
232.7 · AUTO LOAN		11		729.37	991.64	1,469.97	3,053.59	6,244.57
232.8 · LOAN - WHITING WATER WORKS		8		2,818.12	3,831.48	5,679.67	11,798.46	24,127.73
232.10 · N/P - First Union	12.5	60		2,359.32	3,207.70	4,755.00	9,877.62	20,199.64
232.11 · N/P - BOA	variable	14		202.33	275.08	407.77	847.07	1,732.25
232.12 · N/P - Keen Realstate		7		1,923.07	2,614.58	3,875.77	8,051.19	16,464.61

Keen Sales, Rentals, and Utilities, Inc.

UTILITY NAME: Lake Region Paradise Island

YEAR OF REPORT
DECEMBER 31 2001

N/A

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

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

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

ACCUMULATED AMORTIZATION OF CIAC (272)

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

n/A

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

UTILITY NAME: _____

YEAR OF REPORT DECEMBER 31 2001

SCHEDULE "A"

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

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

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

APPROVED AFUDC RATE

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

n/a

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

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2001

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

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

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

**WATER
OPERATING
SECTION**

Keon Sales, Rentals and Utilities, Inc.

UTILITY NAME: Lake Region Paradise Island

YEAR OF REPORT
DECEMBER 31 2001

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$	\$	\$	\$
302	Franchises				
303	Land and Land Rights	2000			2000
304	Structures and Improvements	4500			4500
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	3000			3000
308	Infiltration Galleries and Tunnels				
309	Supply Mains				
310	Power Generation Equipment				
311	Pumping Equipment	406			406
320	Water Treatment Equipment	2840			2840
330	Distribution Reservoirs and Standpipes	1000			1000
331	Transmission and Distribution Lines	9617			9617
333	Services				
334	Meters and Meter Installations	1820	2072		3892
335	Hydrants	900			900
336	Backflow Prevention Devices				
339	Other Plant and Miscellaneous Equipment				
340	Office Furniture and Equipment	593			593
341	Transportation Equipment	3920			3920
342	Stores Equipment				
343	Tools, Shop and Garage Equipment	98			98
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant				
	Total Water Plant	\$ 30694	\$ 2072	\$	\$ 32766

UTILITY NAME: Keen Sales, Rentals and Utilities, Inc.
Lake Region Paradise Island

YEAR OF REPORT
 DECEMBER 31, 2001

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements	28	%	3.57%	\$ 643	\$	\$ 160	\$ 803
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	18	%	5.57%	667		166	833
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment		%	%				
311	Pumping Equipment	17	%	5.88%	133		23	156
320	Water Treatment Equipment	7	%	14.29%	1453		406	1859
330	Distribution Reservoirs & Standpipes	30	%	3.33%	125		33	158
331	Trans. & Dist. Mains	40	%	2.50%	2645		278	2923
333	Services		%	%				
334	Meter & Meter Installations	17	%	5.88%	1075		148	1223
335	Hydrants	40	%	2.5%	202		23	225
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	%				
341	Equipment	13	%	7.69%	140		59	199
342	Transportation Equipment	6	%	16.67%	1105		548	1656
343	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment	15	%	6.67%	13		6	19
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	%				
	Totals				\$ 8204	\$	\$ 1850	\$ 10054

* This amount should tie to Sheet F-5.

Keen Sales, Rentals and Utilities, Inc.
 UTILITY NAME: Lake Region Paradise Island

YEAR OF REPORT
 DECEMBER 31 2001

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 5432
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	1558
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	2299
630	Contractual Services:	
	Billing	
	Professional	429
	Testing	2355
	Other	
640	Rents	722
650	Transportation Expense	813
655	Insurance Expense	701
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	354
	Total Water Operation And Maintenance Expense	\$ 18143 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	86	95	95
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
Total			86	95	95

** D = Displacement
 C = Compound
 T = Turbine

UTILITY NAME: Keen Sales, Rentals and Utilities, Inc.
 SYSTEM NAME: Lake Region Paradise Island

YEAR OF REPORT
 DECEMBER 31, 2001

PUMPING AND PURCHASED WATER STATISTICS

Flo-Meter Broken - Has Subsequently Been Repaired

<i>Can report next year!</i> (a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January					
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
Total for Year					

If water is purchased for resale, indicate the following:
 Vendor _____
 Point of delivery _____

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

MAINS (FEET)

no change

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year

UTILITY NAME: Keen Sales, Rentals and Utilities, Inc.

YEAR OF REPORT DECEMBER 31, 2001

SYSTEM NAME: Lake Region Paradise Island

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	_____	_____	_____	_____
Types of Well Construction and Casing _____	<u>Metal</u>	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	<u>265'</u>	_____	_____	_____
Diameters of Wells _____	<u>6</u>	_____	_____	_____
Pump - GPM _____	<u>?</u>	_____	_____	_____
Motor - HP _____	<u>25</u>	_____	_____	_____
Motor Type * _____	<u>submersible</u>	_____	_____	_____
Yields of Wells in GPD _____	<u>?</u>	_____	_____	_____
Auxiliary Power _____	<u>generator</u>	_____	_____	_____
_____	<u>Rental</u>	_____	_____	_____
* Submersible, centrifugal, etc.	_____	_____	_____	_____

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	<u>Steel</u>	_____	_____	_____
Capacity of Tank _____	<u>7,500</u>	_____	_____	_____
Ground or Elevated _____	<u>ground</u>	_____	_____	_____

n/a

HIGH SERVICE PUMPING

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

UTILITY NAME: Lake Region Paradise Island

YEAR OF REPORT DECEMBER 31, 2001

SOURCE OF SUPPLY

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

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____	<u>Standard</u>	_____	_____
Make _____	<u>Boyle's</u>	_____	_____
Permitted Capacity (GPD) _____	<u>Unknown</u>	_____	_____
High service pumping _____	<u>Unknown</u>	_____	_____
Gallons per minute _____	<u>Unknown</u>	_____	_____
Reverse Osmosis _____	<u>Unknown</u>	_____	_____
Lime Treatment _____	_____	_____	_____
Unit Rating _____	<u>Unknown</u>	_____	_____
Filtration _____	_____	_____	_____
Pressure Sq. Ft. _____	<u>Unknown</u>	_____	_____
Gravity GPD/Sq.Ft. _____	<u>Unknown</u>	_____	_____
Disinfection _____	_____	_____	_____
Chlorinator _____	<u>Yes</u>	_____	_____
Ozone _____	<u>N/A</u>	_____	_____
Other _____	_____	_____	_____
Auxiliary Power _____	<u>Generator Rental</u>	_____	_____

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2001

SYSTEM NAME: Lake Region Paradise Island

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. 93
2. Maximum number of ERCs * which can be served. Unknown
3. Present system connection capacity (in ERCs *) using existing lines. Unknown
4. Future connection capacity (in ERCs *) upon service area buildout. Unknown
5. Estimated annual increase in ERCs *. Unknown
6. Is the utility required to have fire flow capacity? No
If so, how much capacity is required? _____
7. Attach a description of the fire fighting facilities. City of Haines City Fire Department
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
None
9. When did the company last file a capacity analysis report with the DEP? Unknown
10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____
11. Department of Environmental Protection ID # 20.6679.01
12. Water Management District Consumptive Use Permit # 653-1340
 - a. Is the system in compliance with the requirements of the CUP? Yes
 - b. If not, what are the utility's plans to gain compliance? _____

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

(a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

WASTEWATER OPERATING SECTION

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

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Lake Region Paradise Island

YEAR OF REPORT
DECEMBER 31, 2001

CERTIFICATION OF ANNUAL REPORT

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

- YES NO 1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code.

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

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

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

Items Certified

1. 2. 3. 4. _____ *
 (signature of chief executive officer of the utility)

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.

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WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WU771-01-AR
Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, FL 33844-8587

** Sunrise Water Company **
Submitted To The

STATE OF FLORIDA



Rec'd 5/30/00

EDUCATION REGULATION
02 JUN - 3 11:11 AM

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2001

GENERAL DEFINITIONS

ADVANCES FOR CONSTRUCTION - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement, or construction costs of the utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

CONSTRUCTION WORK IN PROGRESS (CWIP) - This account shall include the cost of water or wastewater plant in process of construction, but not yet ready for services. (USOA)

DEPRECIATION - The loss in service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER) - (Rule 25-30.515 (8), Florida Administrative Code.)

- (a) 350 gallons per day;
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER) - Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to the cost of the operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

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FINANCIAL SECTION

REPORT OF

Keen Sales, Rentals and Utilities, Inc. D/B/A Sunrise Water Company
 (EXACT NAME OF UTILITY)

685 Dyson Road
 Haines City, FL 33844
 Mailing Address

SAME
 Street Address

County

Telephone Number 863-421-6827 Date Utility First Organized

Fax Number SAME E-mail Address

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

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

- Individual Sub Chapter S Corporation 1120 Corporation Partnership

Name, Address and phone where records are located: 685 Dyson Road
 Haines City, FL 33844

Name of subdivisions where services are provided: Sun Acres Subdivision

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: J. Ray Keen	President		
Person who prepared this report: Steve Herman / Amanda Chambers			
Officers and Managers: J. Ray Keen	President		\$ -0-
Debra Keen	Vice-President		\$ -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	Principle Business Address	Salary Charged Utility
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Sunrise Water Company

YEAR OF REPORT
DECEMBER 31, 2001

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ <u>44625</u>	\$ _____	\$ _____	\$ <u>44625</u>
Commercial _____		_____	_____	_____	_____
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		_____	_____	_____	_____
Total Gross Revenue _____		\$ <u>44625</u>	\$ _____	\$ _____	\$ <u>44625</u>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ <u>42050</u>	\$ _____	\$ _____	\$ <u>42050</u>
Depreciation Expense _____	F-5	<u>5919</u>	_____	_____	<u>5919</u>
CIAC Amortization Expense _____	F-8	_____	_____	_____	_____
Taxes Other Than Income _____	F-7	<u>272</u>	_____	_____	<u>272</u>
Income Taxes _____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ <u>48247</u>	_____	_____	\$ <u>48247</u>
Net Operating Income (Loss)		\$ <u>1378</u>	\$ _____	\$ _____	\$ <u>1378</u>
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ _____
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense _____		<u>3311</u>	_____	_____	<u>3311</u>
Net Income (Loss)		\$ <u>(1933)</u>	\$ _____	\$ _____	\$ <u>(1933)</u>

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Sunrise Water Company

YEAR OF REPORT DECEMBER 31 2001

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 116,583	\$ 116,583
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>22,556</u>	<u>16,637</u>
Net Utility Plant -----		\$ 94,027	\$ 99,946
Cash -----		1,059	(446)
Customer Accounts Receivable (141) -----		396	270
Other Assets (Specify): <u>Deposits Due</u> -----		64	
<u>Intangible Assets</u> -----			44
Total Assets -----		\$ <u>95,546</u>	\$ <u>99,794</u>
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	489	489
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6	(14,529)	(12,545)
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$ <u>(14,040)</u>	\$ <u>(12,056)</u>
Long Term Debt (224) -----	F-6	\$ 102,196	\$ 62,174
Accounts Payable (231) -----		665	2,718
Notes Payable (232) -----			35,604
Customer Deposits (235) -----			
Accrued Taxes (236) -----			
Other Liabilities (Specify) -----			
<u>Enter Company Account</u> -----		6,725	11,404
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ <u>95,546</u>	\$ <u>99,794</u>

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Sunrise Water Company

YEAR OF REPORT
DECEMBER 31, 2001

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ <u>116583</u>	\$ _____	\$ _____	\$ <u>116583</u>
----- Construction Work in -----	_____	_____	_____	_____
Other (Specify) ----- ----- -----	_____	_____	_____	_____
Total Utility Plant -----	\$ <u>116583</u>	\$ _____	\$ _____	\$ <u>116583</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year -----	\$ <u>16637</u>	\$ _____	\$ _____	\$ <u>16637</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account -----	\$ <u>5919</u>	\$ _____	\$ _____	\$ <u>5919</u>
Salvage -----	_____	_____	_____	_____
Other Credits (specify) ----- -----	_____	_____	_____	_____
Total Credits -----	\$ <u>5919</u>	\$ _____	\$ _____	\$ <u>5919</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired -----	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal -----	_____	_____	_____	_____
Other debits (specify) ----- -----	_____	_____	_____	_____
Total Debits -----	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year -----	\$ <u>22556</u>	\$ _____	\$ _____	\$ <u>22556</u>

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Sunrise Water Company

YEAR OF REPORT DECEMBER 31, 2001

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 _____	\$ _____	\$ (12595)
Changes during the year (Specify):		
<u>Loss</u>	_____	(1933)
<u>Rounding</u>	_____	(1)
Balance end of year _____	\$ _____	\$ (14529)

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify):		
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ _____

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
<u>Attached</u>			\$ _____
_____			_____
_____			_____
Total _____			\$ <u>102196</u>

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Sunrise Water Company

YEAR OF REPORT
DECEMBER 31, 2001

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
<u>Ineligible</u>	<u>272</u>	_____	_____	<u>272</u>
Total Tax Expense _____	\$ <u>272</u>	\$ _____	\$ _____	\$ <u>272</u>

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

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

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Sunrise Water Company

YEAR OF REPORT
DECEMBER 31 2001

n/a

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

n/a

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

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

n/a

ACCUMULATED AMORTIZATION OF CIAC (272)

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

Keen Sales, Rentals and Utilities, Inc.

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

UTILITY NAME: Sunrise Water Company

YEAR OF REPORT DECEMBER 31 2001

SCHEDULE "A"

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

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

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

APPROVED AFUDC RATE

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

**WATER
OPERATING
SECTION**

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Sunrise Water Company

YEAR OF REPORT DECEMBER 31 2001

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization _____	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises _____	_____	_____	_____	_____
303	Land and Land Rights _____	<u>3 000</u>	_____	_____	<u>3 000</u>
304	Structures and Improvements _____	<u>8 950</u>	_____	_____	<u>8 950</u>
305	Collecting and Impounding Reservoirs _____	_____	_____	_____	_____
306	Lake, River and Other Intakes _____	_____	_____	_____	_____
307	Wells and Springs _____	<u>8 500</u>	_____	_____	<u>8 500</u>
308	Infiltration Galleries and Tunnels _____	_____	_____	_____	_____
309	Supply Mains _____	_____	_____	_____	_____
310	Power Generation Equipment _____	<u>2 000</u>	_____	_____	<u>2 000</u>
311	Pumping Equipment _____	<u>2 500</u>	_____	_____	<u>2 500</u>
320	Water Treatment Equipment _____	<u>4 000</u>	_____	_____	<u>4 000</u>
330	Distribution Reservoirs and Standpipes _____	<u>3 000</u>	_____	_____	<u>3 000</u>
331	Transmission and Distribution Lines _____	<u>5 8000</u>	_____	_____	<u>5 8000</u>
333	Services _____	_____	_____	_____	_____
334	Meters and Meter Installations _____	<u>9 435</u>	_____	_____	<u>9 435</u>
335	Hydrants _____	_____	_____	_____	_____
336	Backflow Prevention Devices _____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment _____	_____	_____	_____	_____
340	Office Furniture and Equipment _____	<u>1 825</u>	_____	_____	<u>1 825</u>
341	Transportation Equipment _____	<u>12 070</u>	_____	_____	<u>12 070</u>
342	Stores Equipment _____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment _____	<u>3 03</u>	_____	_____	<u>3 03</u>
344	Laboratory Equipment _____	_____	_____	_____	_____
345	Power Operated Equipment _____	_____	_____	_____	_____
346	Communication Equipment _____	_____	_____	_____	_____
347	Miscellaneous Equipment _____	<u>3 000</u>	_____	_____	<u>3 000</u>
348	Other Tangible Plant _____	_____	_____	_____	_____
	Total Water Plant _____	\$ <u>116 583</u>	\$ _____	\$ _____	\$ <u>116 583</u>

Keen Sales, Rentals and Utilities, Inc.
 UTILITY NAME: Sucisse Water Company

YEAR OF REPORT
 DECEMBER 31, 2001

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements	28	%	3.57 %	\$ 5265	\$	\$ 319	\$ 4884
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	18	%	5.76 %	405		472	1377
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment	17	%	5.58 %	259		117	376
311	Pumping Equipment	17	%	5.58 %	376		147	523
320	Water Treatment Equipment	7	%	14.29 %	1045		572	1617
330	Distribution Reservoirs & Standpipes		%	%				
331	Trans. & Dist. Mains	30	%	3.33 %	192		100	292
333	Services	40	%	2.50 %	6767		1450	8217
334	Meter & Meter Installations		%	%				
335	Hydrants	17	%	5.88 %	2018		536	2574
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	%				
341	Transportation Equipment	13	%	7.69 %	433		180	613
342	Stores Equipment	6	%	16.67 %	3413		1686	5099
343	Tools, Shop and Garage Equipment	15	%	6.67 %	39		20	59
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment	10	%	10 %	575		300	875
348	Other Tangible Plant		%	%				
	Totals				\$ 16637	\$	\$ 5919	\$ 22556

* This amount should tie to Sheet F-5.

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Sunrise Water Company

YEAR OF REPORT DECEMBER 31 2001

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 25920
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	2112
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	2472
630	Contractual Services:	
	Billing	416
	Professional	238
	Testing	2043
	Other	
640	Rents	
650	Transportation Expense	2088
655	Insurance Expense	1518
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	1777
670	Bad Debt Expense	463
675	Miscellaneous Expenses	2509
	Total Water Operation And Maintenance Expense	\$ 420570 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	255	255	255
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
			Total	255	255

** D = Displacement
C = Compound
T = Turbine

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2001

SYSTEM NAME: Sunrise Water Company

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January	0	1,768,665	84,222	1,684,443	1,684,443
February	0	1,815,007	84,781	1,730,226	1,730,226
March	0	1,713,975	80,061	1,633,914	1,633,914
April	0	1,687,368	79,585	1,607,783	1,607,783
May	0	2,061,596	91,604	1,969,992	1,969,992
June	0	1,849,848	71,148	1,778,700	1,778,700
July	0	2,038,862	87,799	1,951,063	1,951,063
August	0	1,486,083	65,353	1,420,730	1,420,730
September	0	1,537,941	66,227	1,471,714	1,471,714
October	0	1,536,462	64,682	1,471,780	1,471,780
November	0	1,364,321	51,850	1,312,471	1,312,471
December	0	1,494,795	58,872	1,435,923	1,435,923
Total for Year	0	20,355,153	886,184	19,468,969	19,468,969

If water is purchased for resale, indicate the following:

Vendor _____
Point of delivery _____

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
_____	_____	* No Change *	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: Keen Sales, Rentals and Utilities, Inc.
 SYSTEM NAME: Suncise Water Company

YEAR OF REPORT
 DECEMBER 31, 2001

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____				
Types of Well Construction and Casing _____	Potable Black	Potable Black		
Depth of Wells _____				
Diameters of Wells _____	6	4		
Pump - GPM _____	350	100		
Motor - HP _____	25	7		
Motor Type * _____	Submersible	Submersible		
Yields of Wells in GPD _____	?	?		
Auxiliary Power _____	Win-Co	Win-Co		
* Submersible, centrifugal, etc.	generator	generator		

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Steel	Steel		
Capacity of Tank _____	6,000	3,000		
Ground or Elevated _____	ground	ground		

HIGH SERVICE PUMPING

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

Keen Sales, Rentals and Utilities, Inc.

UTILITY NAME: Sunrise Water Company YEAR OF REPORT
 DECEMBER 31, 2001

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day	<u>504,000</u>		
Type of Source	<u>Ground</u>		

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type	<u>Standard</u>		
Make	<u>Goolds</u>		
Permitted Capacity (GPD)	<u>Unknown</u>		
High service pumping	<u>Unknown</u>		
Gallons per minute	<u>Unknown</u>		
Reverse Osmosis	<u>Unknown</u>		
Lime Treatment			
Unit Rating	<u>Unknown</u>		
Filtration			
Pressure Sq. Ft.	<u>Unknown</u>		
Gravity GPD/Sq.Ft.	<u>Unknown</u>		
Disinfection	<u>Pulsarion 30 GPD</u>		
Chlorinator	<u>Sodium Hypochlorite</u>		
Ozone			
Other			
Auxiliary Power	<u>Win-Co generator</u>		

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2001

SYSTEM NAME: Sunrise Water Company

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. 255

2. Maximum number of ERCs * which can be served. 1440

3. Present system connection capacity (in ERCs *) using existing lines. 282

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

5. Estimated annual increase in ERCs *. n/a

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

7. Attach a description of the fire fighting facilities.

8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
None

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

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

- a. Attach a description of the plant upgrade necessary to meet the DEP rules.
- b. Have these plans been approved by DEP? _____
- c. When will construction begin? _____
- d. Attach plans for funding the required upgrading.
- e. Is this system under any Consent Order with DEP? _____

11. Department of Environmental Protection ID # 20.3214.03

12. Water Management District Consumptive Use Permit # 653-1739

- a. Is the system in compliance with the requirements of the CUP? Yes
- b. If not, what are the utility's plans to gain compliance? _____

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

(a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

WASTEWATER OPERATING SECTION

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

CERTIFICATION OF ANNUAL REPORT

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

YES NO

1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code.

YES NO

2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.

YES NO

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

YES NO

4. The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents.

Items Certified

1. 2. 3. 4.

Ray Ken *
(signature of chief executive officer of the utility)

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.