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Public Service Commission
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CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WU771-07-AR
Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, FL 33844-8587

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



ECR 006-W
REGISTRATION

08 MAY 27 AM 9:43

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2007

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA), Commission Rules and the definitions on the next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent, enter the words "Not Applicable." Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceeding year ending December 31.

Florida Public Service Commission
Division of Economic Regulation
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

11. Pursuant to Rule 25-30.110 (7) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Economic Regulation, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

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". (Rule 25-30.116, Florida Administrative Code)

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.
(EXACT NAME OF UTILITY)

Subdivisions

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

Polk
County

Telephone Number 863-421-6827

Date Utility First Organized 1/1990

Fax Number Same

E-mail Address KCORP6@TAMPABAY.RR.com

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: SAME

Name of subdivisions where services are provided: KEEN Subdivisions

CONTACTS

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Mindy Dunnahoe</u>	<u>manager</u>	<u>Same</u>	
Person who prepared this report: <u>Steve Korman / Mindy Dunnahoe</u> CPA <u>manager</u>			
Officers and Managers: <u>Earlene R. KEEN</u>	<u>President</u>		\$
<u>Karen B. KEEN Kimbrell</u>	<u>V. President</u>		\$
<u>Shelly K. Kiker</u>	<u>Secretary</u>		\$
<u>Melinda K. Dunnahoe</u>	<u>Treasurer</u>		\$

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

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

UTILITY NAME: KEEN SALES, RENTALS AND UTILITIES, INC.-SUBDIVISION

YEAR OF REPORT
DECEMBER 31,

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 40,842	\$ _____	\$ _____	\$ 40,842
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 40,842	\$ _____	\$ _____	\$ 40,842
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 35,406	\$ _____	\$ _____	\$ 35,406
Depreciation Expense_____	F-5	5,072	_____	_____	5,072
CIAC Amortization Expense_____	F-8	_____	_____	_____	0
Taxes Other Than Income_____	F-7	3,734	_____	_____	3,734
Income Taxes_____	F-7	_____	_____	_____	0
Total Operating Expense		\$ 44,213	_____	_____	\$ 44,213
Net Operating Income (Loss)		\$ -3,371	\$ _____	\$ _____	\$ -3,371
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ 0
_____		_____	_____	_____	0
_____		_____	_____	_____	0
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ 0
Interest Expense_____		_____	_____	_____	0
DONATIONS		46	_____	_____	46
_____		_____	_____	_____	0
_____		_____	_____	_____	0
Net Income (Loss)		\$ -3,417	\$ _____	\$ _____	\$ -3,417

UTILITY NAME: KEEN SALES, RENTALS AND UTILITIES, INC.-SUBDIV

YEAR OF REPORT
DECEMBER 31,

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 90127	\$ 90127
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>-57482</u>	<u>-52410</u>
Net Utility Plant -----		\$ 32645	\$ 37717
Cash -----		4040	680
Customer Accounts Receivable (141) -----		587	1057
Other Assets (Specify): -----			
SALES AGREEMENTS -----		6250	31471
INTERCOMPANY ACCT -----		55290	15569

Total Assets -----		\$ 98812	\$ 86494
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	300	300
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6	4334	7751
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$ 4634	\$ 8051
Long Term Debt (224) -----	F-6	\$ 46298	\$ 43600
Accounts Payable (231) -----		1280	388
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----		2160	1070
Other Liabilities (Specify) ----- ROUNDING			1
ACCRUED RENT -----		16200	12960
ACCRUED INTEREST -----		8295	8295
PAYROLL LIABILITY -----		19945	12129
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ 98812	\$ 86494

UTILITY NAME KEEN SALES, RENTALS AND UTILITIES, INC.-SUBDIV

YEAR OF REPORT
DECEMBER 31,

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>90127.22</u>	\$ _____	\$ _____	\$ <u>90127.22</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>90127.22</u>	\$ _____	\$ _____	\$ <u>90127.22</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>52409.73</u>	\$ _____	\$ _____	\$ <u>52409.73</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>5072.38</u>	\$ _____	\$ _____	\$ <u>5072.38</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>5072.38</u>	\$ _____	\$ _____	\$ <u>5072.38</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ <u>0</u>	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>57482.11</u>	\$ _____	\$ _____	\$ <u>57482.11</u>

UTILITY NAME: KEEN SALES, RENTALS AND UTILITIES, INC.-SUBDIVISIONS

YEAR OF REPORT
DECEMBER 31,

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	<u>30</u>	_____
Shares authorized _____	<u>1000</u>	_____
Shares issued and outstanding _____	<u>1000</u>	_____
Total par value of stock issued _____	<u>300</u>	_____
Dividends declared per share for year _____	_____	_____

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year _____	\$ _____	\$ <u>7751</u>
Changes during the year (Specify): NET LOSS _____	_____	<u>-3417</u>
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ <u>4334</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	
LOAN KEEN SALES & RENTALS INTEREST SUSPENDED	<u>7%</u>	_____	\$ <u>46298</u>
_____	_____	_____	_____
_____	_____	_____	_____
Total _____	_____	_____	\$ <u>46298</u>

YEAR OF REPORT
DECEMBER 31,

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				0
Federal income tax	\$	\$	\$	0
State income Tax				0
Taxes Other Than Income:				612.84
State ad valorem tax	612.84			0
Local property tax				2554.98
Regulatory assessment fee	2554.98			0
Other (Specify)				566.64
payroll taxes	566.64			
Total Tax Expense	\$ 3734.46	\$	\$	\$ 3734.46

[illegible]

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, _____

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

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

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

ACCUMULATED AMORTIZATION OF CIAC (272)

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

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

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, _____

SCHEDULE "A"

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

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

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

APPROVED AFUDC RATE

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

UTILITY NAME KEEN SALES, RENTALS AND UTILITIES, INC.-SUBDIVISION

SCHEDULE "B"

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	\$ 300	\$	\$	\$	\$ 300
Preferred Stock					
Long Term Debt	46298				46298
Customer Deposits					
Tax Credits-Zero Cost					
Tax Credits-Weighted					
Cost of Capital					
Deferred Income Taxes					
Other (Explain)					
Total	\$ 46598	\$	\$	\$	\$ 46598

[illegible]

WATER
OPERATING
SECTION

UTILITY NAME: KEEN SALES, RENTALS AND UTILITIES, INC.-SUBDIVISIONS

YEAR OF REPORT
DECEMBER 31,

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$	\$	\$	\$ 0
302	Franchises				0
303	Land and Land Rights	4000			4000
304	Structures and Improvements	2392.03			2392.03
305	Collecting and Impounding Reservoirs				0
306	Lake, River and Other Intakes				0
307	Wells and Springs	13436			13436
308	Infiltration Galleries and Tunnels				0
309	Supply Mains				0
310	Power Generation Equipment				0
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				0
334	Meters and Meter Installations	3060.16			3060.16
335	Hydrants	1800			1800
336	Backflow Prevention Devices				0
339	Other Plant and Miscellaneous Equipment				0
340	Office Furniture and Equipment	3053.45			3053.45
341	Transportation Equipment	15676.58			15676.58
342	Stores Equipment				0
343	Tools, Shop and Garage Equipment	491			491
344	Laboratory Equipment				0
345	Power Operated Equipment				0
346	Communication Equipment				0
347	Miscellaneous Equipment	2847			2847
348	Other Tangible Plant	675			675
	Total Water Plant	\$ 90127.22	\$ 0	\$ 0	\$ 90127.22

UTILITY NAME: KEEN SALES, RENTALS AND UTILITIES, INC.-SUBDIVISIONS

YEAR OF REPORT
DECEMBER 31,

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	%	3.93 %	\$ 291.29	\$	\$ 143.29	\$ 434.58
305	Collecting and Impounding Reservoirs		%	%				0
306	Lake, River and Other Intakes		%	%				0
307	Wells and Springs	18	%	5.56 %	7650.93		746.45	8397.38
308	Infiltration Galleries & Tunnels		%	%				0
309	Supply Mains		%	%				0
310	Power Generating Equipment		%	%				0
311	Pumping Equipment	17	%	5.91 %	6788.3		635.86	7424.16
320	Water Treatment Equipment	7	%	14.3 %	7053			7053
330	Distribution Reservoirs & Standpipes	30	%	3.3 %	3416.74		333.33	3750.07
331	Trans. & Dist. Mains	40	%	2.88 %	7720.13		387.5	8107.63
333	Services		%	%				0
334	Meter & Meter Installations	17	%	5.45 %	2042.91		178.59	2221.5
335	Hydrants	40	%	2.56 %	510		45	555
336	Backflow Prevention Devices		%	%				0
339	Other Plant and Miscellaneous Equipment		%	%				0
340	Office Furniture and Equipment		%	%				0
341	Equipment	13	%	8.63 %	1696		193	1889
342	Transportation Equipment	6	%	15.37 %	11889.93		2091.93	13981.86
343	Stores Equipment		%	%				0
344	Tools, Shop and Garage Equipment	15	%	6.63 %	231.73		32.73	264.46
345	Laboratory Equipment		%	%				0
346	Power Operated Equipment		%	%				0
347	Communication Equipment	10	%	18.74 %	2443.77		284.7	2728.47
348	Miscellaneous Equipment	10	%	%	675			675
	Other Tangible Plant		%	%				
	Totals				\$ 52409.73	\$ 0	\$ 5072.38	\$ 57482.11 *

* This amount should tie to Sheet F-5.

UTILITY NAME: KEEN SALES, RENTALS AND UTILITIES, INC.-SUBDIVISIONS

YEAR OF REPORT
DECEMBER 31,

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 17319.24
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	2015.94
615	Purchased Power	
616	Fuel for Power Production	
618	Chemicals	680.82
620	Materials and Supplies	257.26
630	Contractual Services:	
	Billing	
	Professional	591.5
	Testing	2369.54
	Other	1415.5
640	Rents	3240
650	Transportation Expense	895.86
655	Insurance Expense	3312.84
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	485.99
675	Miscellaneous Expenses	2821.51
	Total Water Operation And Maintenance Expense	\$ 35406
	* 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			
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					

YEAR OF REPORT
DECEMBER 31.

DECEMBER 31.

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	998500	71460	927040	927040
February		933600	38101	895499	895499
March		1199700	191929	1007771	1007771
April		986900	1163260	823640	823640
May		1217800	249310	968490	968490
June		1443398	233870	1209528	1209528
July		1097100	259447	837653	837653
August		1057700	6726	1050974	1050974
September		899100	172931	726169	726169
October		989100	85414	903686	903686
November		821400	87450	733950	733950
December		1090100	87850	1002250	1002250
Total for Year	0	12734398	11647748	11086650	11086650

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)[illegible]

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31,

SYSTEM NAME: _____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	7/89			
Types of Well Construction and Casing _____	PVC			
Depth of Wells _____	235			
Diameters of Wells _____	6			
Pump - GPM _____	?			
Motor - HP _____	25			
Motor Type * _____	Submers.			
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 _____	2 @ 9000			
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 _____				

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, _____

SYSTEM NAME: _____

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 Dept.
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 SFR customers for the same period and divide the result by 365 days.
 - (b) If no historical flow data are available use:
$$\text{ERC} = (\text{Total SFR gallons sold (omit 000)} / 365 \text{ days} / 350 \text{ gallons per day}).$$

WASTEWATER OPERATING SECTION

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

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, _____

CERTIFICATION OF ANNUAL REPORT

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

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

Items Certified

1. <input checked="" type="checkbox"/>	2. <input checked="" type="checkbox"/>	3. <input checked="" type="checkbox"/>	4. <input checked="" type="checkbox"/>		*
(signature of Chief Executive Officer of the utility)					

Date: 3/20/08

1. <input type="checkbox"/>	2. <input type="checkbox"/>	3. <input type="checkbox"/>	4. <input type="checkbox"/>	_____	*
(signature of Chief Financial Officer of the utility)					

Date: _____

* 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.

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

Company:

For the Year Ended December 31, 2007

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 40842.	\$ 40842.	\$ 0
Commercial			
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Water Operating Revenue	\$ 40842.	\$ 40842	\$ 0
LESS: Expense for Purchased Water from FPSC-Regulated Utility	44259.	0	44259.
Net Water Operating Revenues	\$ -3417.	\$ 40842.00	\$ 44259.

Explanations:

Expenses or revenue not collected

Instructions:

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

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Public Service Commission
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CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WU771-07-AR
Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, FL 33844-8587

P/I

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



08 MAY 27 AM 9:43
ECC. REG. DIV.
REGISTRATION

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, _____

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA), Commission Rules and the definitions on the next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent, enter the words "Not Applicable." Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceeding year ending December 31.

Florida Public Service Commission
Division of Economic Regulation
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

11. Pursuant to Rule 25-30.110 (7) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Economic Regulation, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

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". (Rule 25-30.116, Florida Administrative Code)

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 + Utilities, Inc

(EXACT NAME OF UTILITY)

Lake Region Paradise Island

685 Dyson Rd. Haines City, FL 33844

Polk

Mailing Address

Street Address

County

Telephone Number 863-421-6827

Date Utility First Organized 1/1990

Fax Number Same

E-mail Address Klorpb@Tampabay.RR.com

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: Above

Name of subdivisions where services are provided: Above

CONTACTS

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Mindy Dunnahoe</u>	<u>Manager</u>	<u>Same</u>	
Person who prepared this report: <u>Steve Korman - CPA</u>			
<u>Mindy Dunnahoe - manager</u>			
Officers and Managers:			
<u>Earlene R. KEEN</u>	<u>President</u>		\$
<u>KAREN B. KEEN Kimbrel</u>	<u>V. President</u>		\$
<u>Shelly K. Kiker</u>	<u>Secretary</u>		\$
<u>Melinda K. Dunnahoe</u>	<u>Treasurer</u>		\$

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

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

UTILITY NAME: KEEN SALES, RENTALS AND UTILITIES, INC.-PARADISE IS

YEAR OF REPORT
DECEMBER 31,

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 44,531	\$ _____	\$ _____	\$ 44,531
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 44,531	\$ _____	\$ _____	\$ 44,531
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 74,846	\$ _____	\$ _____	\$ 74,846
Depreciation Expense_____	F-5	2,845	_____	_____	2,845
CIAC Amortization Expense_____	F-8	_____	_____	_____	0
Taxes Other Than Income_____	F-7	3,708	_____	_____	3,708
Income Taxes_____	F-7	_____	_____	_____	0
Total Operating Expense		\$ 81,399	_____	_____	\$ 81,399
Net Operating Income (Loss)		\$ -36,868	\$ _____	\$ _____	\$ -36,868
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ 0
_____		_____	_____	_____	0
_____		_____	_____	_____	0
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ 0
Interest Expense_____		_____	_____	_____	0
DONATIONS		108	_____	_____	108
_____		_____	_____	_____	0
_____		_____	_____	_____	0
Net Income (Loss)		\$ -36,976	\$ _____	\$ _____	\$ -36,976

UTILITY NAME: KEEN SALES, RENTALS AND UTILITIES, INC.-PARADYEAR OF REPORT
DECEMBER 31,

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 46815	\$ 46815
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	-26380	-23535
Net Utility Plant -----		\$ 20435	\$ 23280
Cash -----		9427	1588
Customer Accounts Receivable (141) -----		30	645
Other Assets (Specify): -----			
LOAN SUNRISE & ALTURAS -----		255	

Total Assets -----		\$ 30147	\$ 25513
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	700	700
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6	-211086	-174110
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$ -210386	\$ -173410
Long Term Debt (224) -----	F-6	\$ 77571	\$ 101732
Accounts Payable (231) -----		1542	712
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----		2494	3014
Other Liabilities (Specify) ----- INTER CO ACCT		55290	15569
ACCRUED RENT -----		37800	30240
ACCRUED INTEREST -----		19356	19356
PAYROLL LIABILITY -----		46480	28300
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ 30147	\$ 25513

UTILITY NAME KEEN SALES, RENTALS AND UTILITIES, INC.-PARADISEYEAR OF REPORT
DECEMBER 31,

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>46815.42</u>	\$ _____	\$ _____	\$ <u>46815.42</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>46815.42</u>	\$ _____	\$ _____	\$ <u>46815.42</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>23534.68</u>	\$ _____	\$ _____	\$ <u>23534.68</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>2845.27</u>	\$ _____	\$ _____	\$ <u>2845.27</u>
Salvage _____	_____	_____	_____	<u>0</u>
Other Credits (specify) _____	_____	_____	_____	<u>0</u>
_____	_____	_____	_____	<u>0</u>
Total Credits _____	\$ <u>2845.27</u>	\$ _____	\$ _____	\$ <u>2845.27</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ <u>0</u>
Cost of removal _____	_____	_____	_____	<u>0</u>
Other debits (specify) _____	_____	_____	_____	<u>0</u>
_____	_____	_____	_____	<u>0</u>
Total Debits _____	\$ <u>0</u>	\$ _____	\$ _____	\$ <u>0</u>
Balance End of Year _____	\$ <u>26379.95</u>	\$ _____	\$ _____	\$ <u>26379.95</u>

UTILITY NAME: KEEN SALES, RENTALS AND UTILITIES, INC.-PARADISE ISLAND

YEAR OF REPORT
DECEMBER 31,

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	0.7	_____
Shares authorized _____	1000	_____
Shares issued and outstanding _____	1000	_____
Total par value of stock issued _____	700	_____
Dividends declared per share for year _____	_____	_____

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year _____	\$ _____	\$ -174110
Changes during the year (Specify): NET LOSS _____	_____	-36976
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ -211086

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	
KEEN SALES & RENTALS - INTEREST SUSPENDED	7%	_____	\$ 32470.49
EARLEEN KEEN - INTEREST SUSPENDED	7%	_____	45100.73
_____	_____	_____	_____
Total _____	_____	_____	\$ 77571.22

YEAR OF REPORT
DECEMBER 31,

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ 0
State income Tax _____	_____	_____	_____	0
Taxes Other Than Income:				
State ad valorem tax _____	1020.23	_____	_____	1020.23
Local property tax _____	_____	_____	_____	0
Regulatory assessment fee _____	1365.47	_____	_____	1365.47
Other (Specify) _____	_____	_____	_____	0
payroll taxes _____	1322.16	_____	_____	1322.16
Total Tax Expense _____	\$ 3707.86	\$ _____	\$ _____	\$ 3707.86

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.

[illegible]

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, _____

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

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

Report below all developers or contractors agreements from which cash or property was received during the year.		Indicate "Cash" or "Property"	Water	Wastewater

Sub-total _____			\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.				
Description of Charge	Number of Connections	Charge per Connection		
_____	_____	\$ _____	\$ _____	\$ _____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ _____	\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

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

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

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, _____

SCHEDULE "A"

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

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

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

APPROVED AFUDC RATE

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

UTILITY NAME KEEN SALES, RENTALS AND UTILITIES, INC.-PARADISE

SCHEDULE "B"

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity	\$ 700	\$	\$	\$	\$ 700
Preferred Stock					0
Long Term Debt	77571				77571
Customer Deposits					0
Tax Credits-Zero Cost					0
Tax Credits-Weighted					0
Cost of Capital					0
Deferred Income Taxes					0
Other (Explain)					0
Total	\$ 78271	\$	\$	\$	\$ 78271

[illegible]

WATER OPERATING SECTION

UTILITY NAME: KEEN SALES, RENTALS AND UTILITIES, INC.-PARADISE ISLANDYEAR OF REPORT
DECEMBER 31,

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization _____	\$ _____	\$ _____	\$ _____	\$ 0
302	Franchises _____	_____	_____	_____	0
303	Land and Land Rights _____	2000	_____	_____	2000
304	Structures and Improvements _____	7783.07	_____	_____	7783.07
305	Collecting and Impounding Reservoirs _____	_____	_____	_____	0
306	Lake, River and Other Intakes _____	_____	_____	_____	0
307	Wells and Springs _____	3000	_____	_____	3000
308	Infiltration Galleries and Tunnels _____	_____	_____	_____	0
309	Supply Mains _____	_____	_____	_____	0
310	Power Generation Equipment _____	_____	_____	_____	0
311	Pumping Equipment _____	406	_____	_____	406
320	Water Treatment Equipment _____	2840	_____	_____	2840
330	Distribution Reservoirs and Standpipes _____	1000	_____	_____	1000
331	Transmission and Distribution Lines _____	9616.6	_____	_____	9616.6
333	Services _____	_____	_____	_____	0
334	Meters and Meter Installations _____	4403.86	_____	_____	4403.86
335	Hydrants _____	900	_____	_____	900
336	Backflow Prevention Devices _____	_____	_____	_____	0
339	Other Plant and Miscellaneous Equipment _____	_____	_____	_____	0
340	Office Furniture and Equipment _____	3427.71	_____	_____	3427.71
341	Transportation Equipment _____	11106.68	_____	_____	11106.68
342	Stores Equipment _____	_____	_____	_____	0
343	Tools, Shop and Garage Equipment _____	331.5	_____	_____	331.5
344	Laboratory Equipment _____	_____	_____	_____	0
345	Power Operated Equipment _____	_____	_____	_____	0
346	Communication Equipment _____	_____	_____	_____	0
347	Miscellaneous Equipment _____	_____	_____	_____	0
348	Other Tangible Plant _____	_____	_____	_____	0
	Total Water Plant _____	\$ 46815.42	\$ 0	\$ 0	\$ 46815.42

UTILITY NAME:

KEEN SALES, RENTALS AND UTILITIES, INC.-PARADISE ISLAND

YEAR OF REPORT
DECEMBER 31,

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	%	3.93 %	\$ 1836.02	\$	\$ 306.62	\$ 2142.64
305	Collecting and Impounding		%					0
	Reservoirs		%					0
306	Lake, River and Other Intakes		%					1833.39
307	Wells and Springs	18	%	5.56 %	1666.72		166.67	
308	Infiltration Galleries & Tunnels		%					0
309	Supply Mains		%					0
310	Power Generating Equipment		%					0
311	Pumping Equipment	17	%	5.91 %	275.82		23.88	299.7
320	Water Treatment Equipment	7	%	1.73 %	2815.71		48.57	2864.28
330	Distribution Reservoirs & Standpipes	30	%	3.3 %	324.57		33.33	357.9
331	Trans. & Dist. Mains	40	%	2.88 %	4308.85		277.26	4586.11
333	Services		%					0
334	Meter & Meter Installations	17	%	5.45 %	2414.65		164.93	2579.58
335	Hydrants	40	%	2.56 %	337.5		22.5	360
336	Backflow Prevention Devices		%					0
339	Other Plant and Miscellaneous Equipment		%					0
340	Office Furniture and Equipment		%					
341	Transportation Equipment	13	%	8.63 %	1278.72		281.96	1560.68
342	Stores Equipment	6	%	15.37 %	8121.08		1497.46	9618.54
343	Tools, Shop and Garage Equipment		%					0
		15	%	6.63 %	155.04		22.09	177.13
344	Laboratory Equipment		%					0
345	Power Operated Equipment		%					0
346	Communication Equipment		%					0
347	Miscellaneous Equipment		%					0
348	Other Tangible Plant		%					0
	Totals				\$ 23534.68	\$ 0	\$ 2845.27	\$ 26379.95 *

* This amount should tie to Sheet F-5.

UTILITY NAME: KEEN SALES, RENTALS AND UTILITIES, INC.-PARADISE ISLAND

YEAR OF REPORT
DECEMBER 31,

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 40411.56
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	1715.56
616	Fuel for Power Production	
618	Chemicals	802.58
620	Materials and Supplies	303.41
630	Contractual Services:	
	Billing	
	Professional	2194.74
	Testing	3080.35
	Other	1785.5
640	Rents	7560
650	Transportation Expense	2090.31
655	Insurance Expense	7730.05
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	292.02
675	Miscellaneous Expenses	6879.75
	Total Water Operation And Maintenance Expense	\$ 74845.83
	* 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	100	98	98
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			100	98	98

** D = Displacement
C = Compound
T = Turbine

YEAR OF REPORT
DECEMBER 31,

PUMPING AND PURCHASED WATER STATISTICS

If water is purchased for resale, indicate the following:

Point of delivery_

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

MAINS (FEET)

[illegible]

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, _____

SYSTEM NAME: _____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	_____	_____	_____	_____
Types of Well Construction and Casing _____	<u>metal</u>	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	<u>265'</u>	_____	_____	_____
Diameters of Wells _____	<u>6"</u>	_____	_____	_____
Pump - GPM _____	<u>?</u>	_____	_____	_____
Motor - HP _____	<u>25</u>	_____	_____	_____
Motor Type * _____	<u>Submers</u>	_____	_____	_____
Yields of Wells in GPD _____	<u>?</u>	_____	_____	_____
Auxiliary Power _____	<u>Generator</u> <u>Rental</u>	_____	_____	_____

* Submersible, centrifugal, etc.

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	<u>Steel</u>	_____	_____	_____
Capacity of Tank _____	<u>7500</u>	_____	_____	_____
Ground or Elevated _____	<u>Ground</u>	_____	_____	_____

HIGH SERVICE PUMPING

N/A

(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: _____

YEAR OF REPORT
DECEMBER 31, _____

SOURCE OF SUPPLY

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

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____	<u>Standard</u>	_____	_____
Make _____	<u>oulds</u>	_____	_____
Permitted Capacity (GPD) _____	<u>Unknown</u>	_____	_____
High service pumping			
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>Chlorine</u>	_____	_____
Ozone _____	<u>N/A</u>	_____	_____
Other _____	<u>-</u>	_____	_____
Auxiliary Power _____	<u>Generator</u> <u>Rental</u>	_____	_____

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, _____

SYSTEM NAME: _____

GENERAL WATER SYSTEM INFORMATION

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

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

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, _____

CERTIFICATION OF ANNUAL REPORT

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

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

Items Certified

1. <input checked="" type="checkbox"/>	2. <input checked="" type="checkbox"/>	3. <input checked="" type="checkbox"/>	4. <input checked="" type="checkbox"/>		*
(signature of Chief Executive Officer of the utility)					

Date: 3/18/08

1. <input type="checkbox"/>	2. <input type="checkbox"/>	3. <input type="checkbox"/>	4. <input type="checkbox"/>	_____	*
(signature of Chief Financial Officer of the utility)					

Date: _____

- * 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.

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

Company:

For the Year Ended December 31, 2007

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ <u>44531</u>	\$ <u>44531</u>	\$ <u>0</u>
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Water Operating Revenue	\$ <u>44531</u>	\$ <u>44531</u>	\$ _____
LESS: Expense for Purchased Water from FPSC-Regulated Utility	<u>81507</u>	<u>0</u>	<u>81507</u>
Net Water Operating Revenues	\$ <u>-36976</u>	\$ <u>44531</u>	\$ <u>81507</u>

Explanations:

Expenses + revenue not collected.

Instructions:

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