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CLASS "C"

## WATER AND/OR WASTEWATER UTILITIES

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

# ANNUAL REPORT

WU771-11-AR

KEEN SALES, RENTALS and Utilities, Inc / Keen  
Exact Legal Name of Respondent Subdivision

Certificate Number(s)

Submitted To The

**STATE OF FLORIDA**



**PUBLIC SERVICE COMMISSION**

FOR THE

**YEAR ENDED DECEMBER 31, 2011**

## 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 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". (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/Subdivisions  
(EXACT NAME OF UTILITY)

685 Dyson Rd. Haines City, FL 33844  
Mailing Address Street Address County Polk

Telephone Number 863-421-6827 Date Utility First Organized JAN. 1990

Fax Number 863-421-6827 E-mail Address ADUNNAHOE@AOL.COM

Sunshine State One-Call of Florida, Inc. Member No. KU1737

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>Bookkeeper</u>	<u>SAME</u>	
Person who prepared this report: <u>Steve Herman, CPA</u> <u>Mindy Dunnahoe, Bookkeeper</u>			
Officers and Managers: <u>Melinda Dunnahoe</u> <u>Earlene Keen</u> <u>Shelly Kiker</u> <u>Blake Keen</u>	<u>PRESIDENT</u> <u>V. PRES.</u> <u>Treas.</u> <u>Sec.</u>		\$ <del>0</del> \$ <del>0</del> \$ <del>0</del> \$ <del>0</del>

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 & UTILITIES - SUBDIVISION

YEAR OF REPORT DECEMBER 31, 2011
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INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 58,462	\$ _____	\$ _____	\$ 58,462
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 58,462	\$ _____	\$ _____	\$ 58,462
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 56,474	\$ _____	\$ _____	\$ 56,474
Depreciation Expense_____	F-5	5,442	_____	_____	5,442
CIAC Amortization Expense_____	F-8	-3,194	_____	_____	-3,194
Taxes Other Than Income_____	F-7	3,892	_____	_____	3,892
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 62,614	_____	_____	\$ 62,614
Net Operating Income (Loss)		\$ -4,152	\$ _____	\$ _____	\$ -4,152
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		530	_____	_____	_____
DONATIONS		68	_____	_____	68
OTHER		49	_____	_____	49
_____		_____	_____	_____	_____
Net Income (Loss)		\$ -4,799	\$ _____	\$ _____	\$ -4,799

UTILITY NAME: KEEN SALES, RENTALS & UTILITIES - SUBDIVISIONYEAR OF REPORT  
DECEMBER 31,

2011

## COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 192997	\$ 182959
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	136843	131401
<b>Net Utility Plant</b> -----		\$ 56154	\$ 51558
Cash -----		1161	1867
Customer Accounts Receivable (141) -----		1414	1069
Other Assets (Specify): -----			
INTER COMPANY ACCT -----		115011	109064
-----			
-----			
<b>Total Assets</b> -----		\$ 173740	\$ 163558
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) -----	F-6	300	300
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6	-21299	-16500
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
<b>Total Capital</b> -----		\$ -20999	\$ -16200
Long Term Debt (224) -----	F-6	\$ 73692	\$ 73692
Accounts Payable (231) -----		814	617
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----		2631	3253
Other Liabilities (Specify) -----			
<b>ACCRUED EXPENSES</b> -----		111375	92775
-----			
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8	6227	9421
<b>Total Liabilities and Capital</b> -----		\$ 173740	\$ 163558



UTILITY NAME KEEN SALES, RENTALS & UTILITIES - SUBDIVISION

YEAR OF REPORT  
31-Dec-11

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ 192997	\$	\$	\$ 192997
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ 192997	\$	\$	\$ 192997

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 131401	\$	\$	\$ 131401
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ 5442	\$	\$	\$ 5442
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ 5442	\$	\$	\$ 5442
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$	\$	\$	\$
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$	\$	\$	\$
Balance End of Year _____	\$ 136843	\$	\$	\$ 136843

UTILITY NAME: KEEN SALES, RENTALS & UTILITIES - SUBDIVISION

YEAR OF REPORT  
DECEMBER 31, 2011

CAPITAL STOCK ( 201 - 204 )

	Common Stock	Preferred Stock
Par or stated value per share _____	1	
Shares authorized _____	300	
Shares issued and outstanding _____	300	
Total par value of stock issued _____	300	
Dividends declared per share for year _____	0	

RETAINED EARNINGS ( 215 )

	Appropriated	Un- Appropriated
Balance first of year _____	\$ _____	\$ -16500
Changes during the year (Specify): LOSS _____		-4799
_____		
_____		
Balance end of year _____	\$ _____	\$ -21299

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	
NOTE PAYABLE KEEN SALES _____			\$ 45798
NOTE PAYABLE EARLEEN KEEN _____			22251
NOTE PAYABLE KEEN SALES _____	7	10	5643
Total _____			\$ 73692

**UTILITY NAME: KEEN SALES, RENTALS & UTILITIES - SUBDIVISION**

YEAR OF REPORT	
DECEMBER 31,	2011

## 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 _____	2631	_____	_____	2631
Other (Spe CORP FILING) _____	-36	_____	_____	-36
PAYROLL TAXES _____	1297	_____	_____	1297
Total Tax Expense _____	\$ 3892	\$ _____	\$ _____	\$ 3892

### 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]

## CONTRIBUTIONS IN AID OF CONSTRUCTION ( 271 )

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ 54139	\$ _____	\$ 54139
2) Add credits during year_____	\$ _____	\$ _____	\$ _____
3) Total_____	_____	_____	_____
4) Deduct charges during the year_____	_____	_____	_____
5) Balance end of year_____	54139	_____	54139
6) Less Accumulated Amortization_____	-47912	_____	-47912
7) Net CIAC_____	\$ 6227	\$ _____	\$ 6227

## 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_____	\$ 44718	\$ _____	\$ 44718
Add Debits During Year:_____	3194	_____	3194
Deduct Credits During Year:_____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.)	\$ 47912	\$ _____	\$ 47912

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

UTILITY NAME:

N/A

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 & UTILITIES - SUBDIVISION

YEAR OF REPORT  
DECEMBER 31, 2011

## 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	\$ 300	\$	\$	\$	\$ 300
Preferred Stock					
Long Term Debt	73692				73692
Customer Deposits					
Tax Credits-Zero Cost					
Tax Credits-Weighted					
Cost of Capital					
Deferred Income Taxes					
Other (Explain)					
Total	\$ 73992	\$	\$	\$	\$ 73992

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

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**WATER  
OPERATING  
SECTION**

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UTILITY NAME: KEEN SALES RENTAL & UTILITIES - SUBDIVISIONS

YEAR OF REPORT DECEMBER 31, 2011
-------------------------------------

**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_____	_____	_____	_____	0
304	Structures and Improvements_____	4526	9370	_____	13896
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____
306	Lake, River and Other Intakes_____	_____	_____	_____	_____
307	Wells and Springs_____	64874	_____	_____	64874
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____
309	Supply Mains_____	_____	_____	_____	_____
310	Power Generation Equipment_____	_____	_____	_____	_____
311	Pumping Equipment_____	7595	_____	_____	7595
320	Water Treatment Equipment_____	16842	_____	_____	16842
330	Distribution Reservoirs and Standpipes_____	21800	_____	_____	21800
331	Transmission and Distribution Lines_____	32026	_____	_____	32026
333	Services_____	5945	_____	_____	5945
334	Meters and Meter Installations_____	12072	668	_____	12740
335	Hydrants_____	4651	_____	_____	4651
336	Backflow Prevention Devices_____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
340	Office Furniture and Equipment_____	783	_____	_____	783
341	Transportation Equipment_____	11845	_____	_____	11845
342	Stores Equipment_____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment_____	_____	_____	_____	0
344	Laboratory Equipment_____	_____	_____	_____	_____
345	Power Operated Equipment_____	_____	_____	_____	_____
346	Communication Equipment_____	_____	_____	_____	_____
347	Miscellaneous Equipment_____	_____	_____	_____	0
348	Other Tangible Plant_____	_____	_____	_____	0
	Total Water Plant_____	\$ 182959	\$ 10038	\$ 0	\$ 192997



UTILITY NAME: KEEN SALES RENTAL & UTILITIES - SUBDIVISIONSYEAR OF REPORT  
DECEMBER 31, 2011

## 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	%	%	\$ 1282	\$	\$ 440	\$ 1722
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	18	%	%	47208		2401	49609
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment		%	%				
311	Pumping Equipment	17	%	%	6675		507	7182
320	Water Treatment Equipment	7	%	%	16842			16842
330	Distribution Reservoirs & Standpipes	30	%	%	14015		719	14734
331	Trans. & Dist. Mains	40	%	%	16014		801	16815
333	Services		%	%	3334		170	3504
334	Meter & Meter Installations	17	%	%	11672		236	11908
335	Hydrants	40	%	%	2296		116	2412
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment	13	%	%	218		52	270
341	Transportation Equipment	6	%	%	11845			11845
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment	15	%	%				0
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment	10	%	%				0
348	Other Tangible Plant	10	%	%				0
	Totals				\$ 131401	\$ 0	\$ 5442	\$ 136843 *

\* This amount should tie to Sheet F-5.

UTILITY NAME: KEEN SALES RENTALS & UTILITIES, INC - SUBDIVISION

YEAR OF REPORT  
DECEMBER 31, 2011

**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 16500
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	13200
604	Employee Pensions and Benefits_____	2894
610	Purchased Water_____	
615	Purchased Power_____	1576
616	Fuel for Power Production_____	
618	Chemicals_____	970
620	Materials and Supplies_____	284
630	Contractual Services:	
	Billing_____	
	Professional_____	790
	Testing_____	3349
	Other_____	1466
640	Rents_____	5400
650	Transportation Expense_____	346
655	Insurance Expense_____	3007
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
670	Bad Debt Expense_____	1545
675	Miscellaneous Expenses_____	5147
	Total Water Operation And Maintenance Expense_____	\$ 56474 *
	* 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)	
<b>Residential Service</b>					
5/8"	D	1.0	113	108	108
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
<b>General Service</b>					
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			113	108	108

\*\* D = Displacement  
C = Compound  
T = Turbine

UTILITY NAME:

KEEN SubdivisionYEAR OF REPORT  
DECEMBER 31, 2011

SYSTEM NAME:

" "

## 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	<del>0</del>	<u>618116</u>	<u>40253</u>	<u>577863</u>	<u>577863</u>
February	<del>0</del>	<u>635333</u>	<u>33413</u>	<u>601920</u>	<u>601920</u>
March	<del>0</del>	<u>725172</u>	<u>30317</u>	<u>694855</u>	<u>694855</u>
April	<del>0</del>	<u>712200</u>	<u>29289</u>	<u>682915</u>	<u>682915</u>
May	<del>0</del>	<u>642978</u>	<u>24558</u>	<u>618420</u>	<u>618420</u>
June	<del>0</del>	<u>816429</u>	<u>48119</u>	<u>768310</u>	<u>768310</u>
July	<del>0</del>	<u>489195</u>	<u>37752</u>	<u>451443</u>	<u>451443</u>
August	<del>0</del>	<u>871679</u>	<u>41222</u>	<u>830457</u>	<u>830457</u>
September	<del>0</del>	<u>620600</u>	<u>21610</u>	<u>598990</u>	<u>598990</u>
October	<del>0</del>	<u>571237</u>	<u>39817</u>	<u>531420</u>	<u>531420</u>
November	<del>0</del>	<u>638535</u>	<u>45555</u>	<u>592980</u>	<u>592980</u>
December	<del>0</del>	<u>563712</u>	<u>25988</u>	<u>537724</u>	<u>537724</u>
Total for Year	<del>0</del>	<u>7905180</u>	<u>417889</u>	<u>7487297</u>	<u>7487297</u>

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
PVC	<u>6"</u>	<u>4396'</u>			<u>4396'</u>
PVC	<u>4"</u>	<u>1525'</u>			<u>1525'</u>
PVC	<u>2"</u>	<u>225'</u>			<u>225'</u>

UTILITY NAME: KEEN  
 SYSTEM NAME: Subdivision

YEAR OF REPORT  
 DECEMBER 31, 2011

### 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

N/A

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

UTILITY NAME: KEEN Subs

YEAR OF REPORT  
DECEMBER 31, 2011

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 _____ Make _____ Permitted Capacity (GPD) _____ High service pumping Gallons per minute _____ Reverse Osmosis _____ Lime Treatment Unit Rating _____ Filtration Pressure Sq. Ft. _____ Gravity GPD/Sq.Ft. _____ Disinfection Chlorinator _____ Ozone _____ Other _____ Auxiliary Power _____	<u>Standard</u> <u>Goulds</u> <u>Unknown</u>   <u>Unknown</u> <u>Chlorine</u> <u>N/A</u> <u>-</u> <u>Generator</u> <u>Rental</u>	_____	_____

UTILITY NAME: KEEN  
SYSTEM NAME: Subs

YEAR OF REPORT  
DECEMBER 31, 2011

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
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:

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: KEEN Subs

YEAR OF REPORT  
DECEMBER 31, 2011

## CERTIFICATION OF ANNUAL REPORT

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

- |  |                                |    |  |
|--|--------------------------------|----|--|
| YES<br><input checked="" type="checkbox"/> | NO<br><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<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.  |
| YES<br><input checked="" type="checkbox"/> | NO<br><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<br><input checked="" type="checkbox"/> | NO<br><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: 5/23/12

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: KECN Subs

For the Year Ended December 31, 2011

(a) Accounts	(b) Gross Water Revenues Per Sch. F-3	(c) Gross Water Revenues Per RAF Return	(d) Difference (b) - (c)
Gross Revenue:			
Residential	\$ <u>58,462.</u>	\$ <u>58,462</u>	\$ <u><del>0</del></u>
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
<b>Total Water Operating Revenue</b>	\$ <u>58,462.</u>	\$ <u>58,462</u>	\$ <u><del>0</del></u>
<b>LESS: Expense for Purchased Water from FPSC-Regulated Utility</b>	_____	_____	_____
<b>Net Water Operating Revenues</b>	\$ <u>58,462.</u>	\$ <u>58,462</u>	\$ <u><del>0</del></u>
<p>Explanations:</p>			
<p>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).</p>			

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

**ANNUAL REPORT**

WU 771-11-AR  
OF

KEEN SALES, RENTALS and UTILITIES, Inc / LAKE REGION  
Exact Legal Name of Respondent PARADISE ISLAND

\_\_\_\_\_  
Certificate Number(s)

Submitted To The

**STATE OF FLORIDA**



**PUBLIC SERVICE COMMISSION**

FOR THE

**YEAR ENDED DECEMBER 31, 2011**

# FINANCIAL SECTION

REPORT OF

KEEN SALES, RENTALS + Utilities, Inc  
(EXACT NAME OF UTILITY)

Lake Region Paradise Island

685 Dwyer Rd Haines City, FL 33844

Mailing Address

Street Address

Polk  
County

Telephone Number 863-421-6827

Date Utility First Organized JAN. 1990

Fax Number SAME

E-mail Address ADUNNAHOE@AOL.COM

Sunshine State One-Call of Florida, Inc. Member No. KU1737

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 Durnahoe</u>	<u>Bookkeeper</u>	<u>SAME</u>	
Person who prepared this report: <u>Steve Herman, CPA</u> <u>Mindy Durnahoe, Bookkeeper</u>			
Officers and Managers: <u>Melinda K. Durnahoe</u> <u>Earlene Keen</u> <u>Shelly Kiker</u> <u>Blake Keen</u>	<u>President</u> <u>V. Pres</u> <u>Treasurer</u> <u>Secretary</u>		\$ <u>0</u> \$ <u>0</u> \$ <u>0</u> \$ <u>0</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, & UTILITIES - PARADISE Island

YEAR OF REPORT DECEMBER 31, 2011
-------------------------------------

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 41,382	\$ _____	\$ _____	\$ 41,382
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 41,382	\$ _____	\$ _____	\$ 41,382
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 53,545	\$ _____	\$ _____	\$ 53,545
Depreciation Expense_____	F-5	3,164	_____	_____	3,164
CIAC Amortization Expense_____	F-8	_____	_____	_____	_____
Taxes Other Than Income_____	F-7	3,653	_____	_____	3,653
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 60,362	_____	_____	\$ 60,362
Net Operating Income (Loss)		\$ -18,980	\$ _____	\$ _____	\$ -18,980
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ 0
ROUNDING		1	_____	_____	1
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		983	_____	_____	983
DONATIONS		68	_____	_____	68
Miscellaneous Nonutility ROUNDING		50	_____	_____	50
Net Income (Loss)		\$ -20,080	\$ _____	\$ _____	\$ -20,080

UTILITY NAME: KEEN SALES, RENTALS, & UTILITIES - PARADISE IslYEAR OF REPORT  
DECEMBER 31,

2011

## COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 85402	\$ 82793
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	37978	34811
<b>Net Utility Plant</b> -----		<b>\$ 47424</b>	<b>\$ 47982</b>
Cash -----		1162	1869
Customer Accounts Receivable (141) -----		270	368
Other Assets (Specify): -----			
ROUNDING -----		3	
-----			
-----			
<b>Total Assets</b> -----		<b>\$ 48859</b>	<b>\$ 50219</b>
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) -----	F-6	700	700
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6	-317082	-297002
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
<b>Total Capital</b> -----		<b>\$ -316382</b>	<b>\$ -296302</b>
Long Term Debt (224) -----	F-6	\$ 62133	\$ 67930
Accounts Payable (231) -----		251	565
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----		2370	2086
Other Liabilities (Specify) -----			
INTERCOMPANY ACCOUNT -----		115011	109064
ACCRRUED EXPENSES -----		185476	166876
-----			
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
<b>Total Liabilities and Capital</b> -----		<b>\$ 48859</b>	<b>\$ 50219</b>

UTILITY NAME KEEN SALES, RENTALS, & UTILITIES - PARADISE Isla YEAR OF REPORT  
DECEMBER 31, 2011

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>85402</u>	\$ _____	\$ _____	\$ <u>85402</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>85402</u>	\$ _____	\$ _____	\$ <u>85402</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>34811</u>	\$ _____	\$ _____	\$ <u>34811</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>3164</u>	\$ _____	\$ _____	\$ <u>3164</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>3164</u>	\$ _____	\$ _____	\$ <u>3164</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>37975</u>	\$ _____	\$ _____	\$ <u>37975</u>

UTILITY NAME: KEEN SALES, RENTALS, & UTILITIES - PARADISE Island

YEAR OF REPORT  
DECEMBER 31, 2011

CAPITAL STOCK ( 201 - 204 )

	Common Stock	Preferred Stock
Par or stated value per share _____	1	
Shares authorized _____	700	
Shares issued and outstanding _____	700	
Total par value of stock issued _____	700	
Dividends declared per share for year _____		

RETAINED EARNINGS ( 215 )

	Appropriated	Un- Appropriated
Balance first of year _____	\$ _____	\$ -297002
Changes during the year (Specify): LOSS _____		-20080
_____		
_____		
Balance end of year _____	\$ _____	\$ -317082

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 & RENTAL INC _____			\$ 32001
EARLEEN KEEN _____			22250
EARLEEN KEEN _____	8%	12	7882
Total _____			\$ 62133



YEAR OF REPORT	
DECEMBER 31,	2011

(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 _____	416	_____	_____	416
Local property tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	1862	_____	_____	1862
Other (Spe CORP FEE _____	79	_____	_____	79
PAYROLL TAXES _____	1296	_____	_____	1296
Total Tax Expense _____	\$ 3653	\$ _____	\$ _____	\$ 3653

[illegible]

UTILITY NAME:

N/A

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.)	\$	\$	\$

# WATER OPERATING SECTION

---

UTILITY NAME: KEEN SALES, RENTALS, & UTILITIES - PARADISE Island

YEAR OF REPORT DECEMBER 31, 2011
-------------------------------------

**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_____	7783	_____	_____	7783
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_____	11653	1051	_____	12704
320	Water Treatment Equipment_____	2840	_____	_____	2840
330	Distribution Reservoirs and Standpipes_____	25254	977	_____	26231
331	Transmission and Distribution Lines_____	9617	_____	_____	9617
333	Services_____	_____	_____	_____	_____
334	Meters and Meter Installations_____	4767	581	_____	5348
335	Hydrants_____	1013	_____	_____	1013
336	Backflow Prevention Devices_____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
340	Office Furniture and Equipment_____	3428	_____	_____	3428
341	Transportation Equipment_____	11107	_____	_____	11107
342	Stores Equipment_____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment_____	331	_____	_____	331
344	Laboratory Equipment_____	_____	_____	_____	_____
345	Power Operated Equipment_____	_____	_____	_____	_____
346	Communication Equipment_____	_____	_____	_____	_____
347	Miscellaneous Equipment_____	_____	_____	_____	_____
348	Other Tangible Plant_____	_____	_____	_____	_____
	Total Water Plant_____	\$ 82793	\$ 2609	\$ 0	\$ 85402

UTILITY NAME: KEEN SALES, RENTALS, & UTILITIES - PARADISE Island

YEAR OF REPORT DECEMBER 31, 2011
-------------------------------------

**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	%	%	\$ 3063	\$	\$ 307	\$ 3370
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	18	%	%	2334		167	2501
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment		%	%				
311	Pumping Equipment	17	%	%	1474		785	2259
320	Water Treatment Equipment	7	%	%	2840			2840
330	Distribution Reservoirs & Standpipes	30	%	%	2412		869	3281
331	Trans. & Dist. Mains	40	%	%	5417		277	5694
333	Services		%	%				0
334	Meter & Meter Installations	17	%	%	3098		193	3291
335	Hydrants	40	%	%	429		25	454
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment	13	%	%	2519		394	2913
341	Transportation Equipment	6	%	%	10982		125	11107
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment	15	%	%	243		22	265
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	%				
	Totals				\$ 34811	\$ 0	\$ 3164	\$ 37975 *

\* This amount should tie to Sheet F-5.

UTILITY NAME: KEEN SALES, RENTALS, & UTILITIES - PARADISE Island

YEAR OF REPORT  
DECEMBER 31, 2011

**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 16500
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	13200
604	Employee Pensions and Benefits	2894
610	Purchased Water	
615	Purchased Power	1332
616	Fuel for Power Production	
618	Chemicals	1012
620	Materials and Supplies	428
630	Contractual Services:	
	Billing	
	Professional	575
	Testing	3169
	Other	1399
640	Rents	5400
650	Transportation Expense	346
655	Insurance Expense	3007
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	152
675	Miscellaneous Expenses	4131
	Total Water Operation And Maintenance Expense	\$ 53545 *

\* This amount should tie to Sheet F-3.

**WATER CUSTOMERS**

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers Start of Year (d)	End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
Residential Service					
5/8"	D	1.0	96	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			96	95	95

\*\* D = Displacement  
C = Compound  
T = Turbine

UTILITY NAME:

KEENYEAR OF REPORT  
DECEMBER 31, 2011

SYSTEM NAME:

PARADISE ISLAND

## 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	<del>0</del>	558300	61760	496540	496540
February		524100	89290	434810	434810
March		1021709	35864	985845	985845
April		678800	129840	548960	548960
May		616870	13860	603010	603010
June		820400	59775	760625	760625
July		439491	58261	381230	381230
August		756500	38895	718005	718005
September		498327	42187	456140	456140
October		633800	113190	518610	518610
November		710030	38330	671700	671700
December		604500	62690	541810	541810
Total for Year	<del>0</del>	7861227	743942	7117285	7117285

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
PVC	6"	900'	<del>0</del>	<del>0</del>	900'
PVC	4"	3300'			3300'
PVC	2"	900'			900'

UTILITY NAME: KEEN

SYSTEM NAME: PARADISE Island

YEAR OF REPORT  
DECEMBER 31, 2011

### 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)
<u>Motors</u>				
Manufacturer _____				
Type _____				
Rated Horsepower _____				
<u>Pumps</u>				
Manufacturer _____				
Type _____				
Capacity in GPM _____				
Average Number of Hours Operated Per Day _____				
Auxiliary Power _____				



UTILITY NAME: KEEN - PARADISE ISLAND

YEAR OF REPORT  
DECEMBER 31, 2011

### 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			
Gallons per minute_ _ _			
Reverse Osmosis_ _ _ _ _			
Lime Treatment			
Unit Rating_ _ _ _ _			
Filtration			
Pressure Sq. Ft._ _ _			
Gravity GPD/Sq.Ft._ _ _			
Disinfection			
Chlorinator_ _ _ _ _	<u>Chlorine</u>		
Ozone_ _ _ _ _	<u>N/A</u>		
Other_ _ _ _ _			
Auxiliary Power_ _ _ _ _	<u>Generator</u>		
	<u>Rental</u>		

UTILITY NAME: KEEN  
SYSTEM NAME: PARADISE ISLAND

YEAR OF REPORT  
DECEMBER 31, 2011

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: KEEN / PARADISE ISLAND

YEAR OF REPORT  
DECEMBER 31, 2011

## CERTIFICATION OF ANNUAL REPORT

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

- |  |                                |    |  |
|--|--------------------------------|----|--|
| YES<br><input checked="" type="checkbox"/> | NO<br><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<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.  |
| YES<br><input checked="" type="checkbox"/> | NO<br><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<br><input checked="" type="checkbox"/> | NO<br><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.<br><input checked="" type="checkbox"/> | 2.<br><input checked="" type="checkbox"/> | 3.<br><input checked="" type="checkbox"/> | 4.<br><input checked="" type="checkbox"/> |
|---|---|---|---|

  
(signature of Chief Executive Officer of the utility)

Date:

5/24/12

- |                                |                                |                                |                                |
|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| 1.<br><input type="checkbox"/> | 2.<br><input type="checkbox"/> | 3.<br><input type="checkbox"/> | 4.<br><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: KEEN / PARADISE Island  
For the Year Ended December 31, 2011

(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>41,382</u>	\$ <u>41,382</u>	\$ <u>0</u>
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
<b>Total Water Operating Revenue</b>	\$ <u>41,382</u>	\$ <u>41,382</u>	\$ _____
<b>LESS: Expense for Purchased Water         from FPSC-Regulated Utility</b>	_____	_____	_____
<b>Net Water Operating Revenues</b>	\$ <u>41,382</u>	\$ <u>41,382</u>	\$ <u>0</u>

Explanations:

**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).