CLASS "C"

### WATER AND/OR WASTEWATER UTILITIES

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

# ANNUAL REPORT

### OF

WU771-12-AR Melinda Keen Dunnahoe Keen Sales, Rentals and Utilities, Inc. - KEEN Subdivision 685 Dyson Road Haines City, FL 33844-8587

Submitted To The

### STATE OF FLORIDA



DIVISION OF CCOUNTING & FINANC

### **PUBLIC SERVICE COMMISSION**

FOR THE

### YEAR ENDED DECEMBER 31, 2012

Form PSC/ECR 006-W (Rev. 12/99)

### 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.
- Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA), Commission Rules and the definitions on the next page.
- 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.
- 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.

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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) ۲

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FINANCIAL SECTION	PAGE
Identification	F-2
Income Statement	F-3
Balance Sheet	F-4
Net Utility Plant	F-5
Accumulated Depreciation and Amortization of Utility Plant	F-5
Capital Stock	F-6
Retained Earnings	F-6
Proprietary Capital	F-6
Long Term Debt	F-6
Taxes Accrued	F-7
Payment for Services Rendered by Other Than Employees	F-7
Contributions in Aid of Construction	F-8
Cost of Capital Used for AFUDC Calculation	F-9
AFUDC Capital Structure Adjustments	F-10
WATER OPERATING SECTION	PAGE
Water Utility Plant Accounts	W-1
Analysis of Accumulated Depreciation by Primary Account - Water	W-2
Water Operation and Maintenance Expense	W-3
Water Customers	W-3
Pumping and Purchased Water Statistics and Mains	W-4
Wells and Well Pumps, Reservoirs, and High Service Pumping	W-5
Sources of Supply and Water Treatment Facilities	W-6
General Water System Information	W-7
WASTEWATER OPERATING SECTION	PAGE
Mastewater Litility Plant Assounts	0.4
Wastewater Utility Plant Accounts	S-1 S-2
Analysis of Accumulated Depreciation by Primary Account - Wastewater	S-2 S-3
Wastewater Operation and Maintenance Expense	S-3 S-3
Wastewater Customers	
Pumping Equipment, Collecting and Force Mains and Manholes	S-4
Treatment Plant, Pumps and Pumping Wastewater Statistics	S-5 S-6
General Wastewater System Information	5-0
(	PAGE
VERIFICATION SECTION	

# FINANCIAL

# **SECTION**

		EPORT OF	、 、		
KEEN SP	les, RENTALS (	and Util	ties, Inc	Subdivisi	00
685 Dysor	Mailing Address	F4 338	↑ 나 Street Address	County	
Telephone Number	863-421-682	Date	Utility First Organized	JAN. 1991	5
Fax Number	863-421-682	27 E-ma	ail Address ADUN	NAHDE @ ADL	-iCism
Sunshine State One-	Call of Florida, Inc. Member No.	Kur	137		
Check the business e	ntity of the utility as filed with the l	nternal Revenue S	ervice:		
Individual	Sub Chapter S Corporation		1120 Corporation	Partnership	
Name, Address and F	Phone where records are located:	ABJUE		·	
Name of subdivisions	where services are provided:	ABOVE			

### CONTACTS

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: Mindy Dunnahoe	Busskkeeper	SAME	
Person who prepared this report: Steve Herman, CPA Mindy Dunnahoe, Bookk Officers and Managers: <u>Melinda Dunnahoe</u> <u>Earlene KEEN</u> <u>Shelly Kiker Dukes</u> <u>Biake Veen</u>	Reger <u>President</u> <u>ViP</u> <u>Treas</u> <u>Sec</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 - SUBDIVISION

YEAR OF REPORT

### INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue: Residential Commercial Industrial Multiple Family Guaranteed Revenues Other (Specify)		\$54,349	\$	\$	\$ 
Total Gross Revenue		\$54,349	\$	\$	\$54,349
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$61,260	\$	\$	\$61,260
Depreciation Expense	F-5	5,261			5,261
CIAC Amortization Expense_	F-8	-3,194			-3,194
Taxes Other Than Income	F-7	3,867			3,867
Income Taxes	F-7				
Total Operating Expense		\$ 67,194			\$ 67,194
Net Operating Income (Loss)		\$	\$	\$	\$
Other Income: Nonutility Income		\$	\$	\$	\$
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense DONATIONS OTHER		\$ <u>562</u> <u>34</u>	\$	\$	\$  
Net Income (Loss)		\$13,441_	\$	\$	\$13,441

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

YEAR OF REPORT DECEMBER 31, 2012

### COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page		Current Year		Previous Year
Assets:					
Utility Plant in Service (101-105)	F-5,W-1,S-1	\$	193378	\$	192997
Accumulated Depreciation and Amortization (108)	F-5,W-2,S-2		142104		136843
		\$	51274	\$	56154
Net Utility Plant		• —	51274	φ	
Cash Customer Accounts Receivable (141)	-	-	1293	-	1161
Other Assets (Specify):	-	_	775	_	1414
INTER COMPANY ACCT	-	-	123575	=	115011
	-	=		-	
Total Assets	-1	\$	176917	\$	173740
Liabilities and Capital:					
Common Stock Issued (201)Preferred Stock Issued (204)	F-6 F-6	-	300	-	300
Other Paid in Capital (211)		_	0.17.10	=	0.1000
Retained Earnings (215)Propietary Capital (Proprietary and	F-6	-	-34740	-	-21299
partnership only) (218)	F-6	-			
Total Capital	-	\$	-34440	\$	-20999
Long Term Debt (224)	F-6	\$	69405	\$	73692
Accounts Payable (231) Notes Payable (232)	-	_	1097	_	814
Customer Deposits (235)Accrued Taxes (236)		-	2446		2631
Other Liabilities (Specify)ACCRUED EXPENSES			135375	-	111375
ROUNDING	_	_	1	-	
Advances for ConstructionContributions in Aid of	-	=		=	
Construction - Net (271-272)	_ F-8	-	3033	_	6227
Total Liabilities and Capital	1	\$	176917	\$	173740

UTILITY NAME KEEN SALES, RENTALS & UTILITIES - SUBDIVISION

YEAR OF REPORT 31-Dec-12

	GROSS	UTILITY PLANT		
Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101) Construction Work in Progress (105) Other (Specify)	\$	\$	\$	\$
Total Utility Plant	\$193378	\$	\$	\$193378

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$ 136843	\$	\$	\$136843_
Add Credits During Year: Accruals charged to depreciation account		\$	\$	\$5261
Salvage Other Credits (specify)	ī			
	-	\$	\$	\$5261
Deduct Debits During Year: Book cost of plant retiredCost of removal Other debits (specify)	\$	\$	\$	\$
Total Debits	\$	\$	\$	\$
Balance End of Year	\$142104	\$	\$	\$142104

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

### YEAR OF REPORT DECEMBER 31, 2012

### CAPITAL STOCK (201 - 204)

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

### RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year Changes during the year (Specify): LOSS	\$\$	\$ <u>-21299</u> 13441
Balance end of year	\$	\$

### PROPRIETARY CAPITAL (218)

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

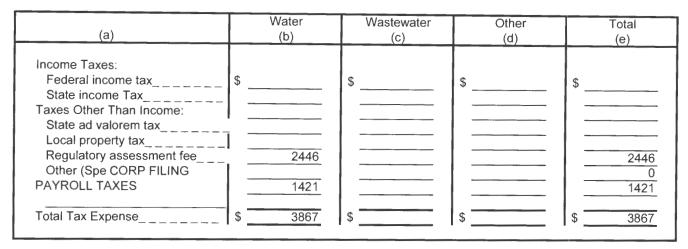
### LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest Rate # of Pymts	Principal per Balance Sheet Date
NOTE PAYABLE KEEN SALES NOTE PAYABLE EARLEEN KEEN		\$ <u>45798</u> 22251
NOTE PAYABLE KEEN SALES	7 12	1356
Total		\$ 69405

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

YEAR OF REPORT DECEMBER 31, 2012

TAX EXPENSE



### PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

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

YEAR OF	REPORT	
DECEMBE	R 31.	201

### CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

	(a)	Water (b)	Wastewater (c)	Total (d)
1) 2) 3)	Balance first of year Add credits during year Total	\$\$	\$ \$	\$54139 \$
4) 5) 6)	Deduct charges during the year Balance end of year Less Accumulated Amortization	54139 -51106		54139 -51106
7)	Net CIAC	\$3033	\$	\$3033

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

Report below all developers or or agreements from which cash or received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
Sub-total			\$	\$
	pacity charges, main and customer connect uring the year.	tion		
Description of Charge	Number of Connections	Charge per Connection		
		\$	\$	\$
Total Credits During Year (Must agre	ee with line # 2 above	.)	\$	\$
		/		

### ACCUMULATED AMORTIZATION OF CIAC (272)

Balance First of Year Add Debits During Year:	\$ <u>Water</u> \$ <u>47912</u> 3194	\$ \$ <u>Total</u> \$ <u>47912</u> 3194
Deduct Credits During Year:		 
Balance End of Year (Must agree with line #6 above.)	\$ 51106	\$ \$51106

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

UTILITY NAME KEEN SALES, RENTALS & UTILITIES - SUBDIVISION

YEAR OF REPORT DECEMBER 31, 2012

### SCHEDULE "B"

### SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity Preferred Stock Long Term Debt Customer Deposits Tax Credits-Zero Cost Tax Credits-Weighted Cost of Capital Deferred Income Taxes Other (Explain)	\$ 300 69405	\$	\$	\$	\$ <u>300</u> 69405
Total	\$69705	\$	\$	\$	\$69705

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

,

# WATER

# **OPERATING**

# **SECTION**

### UTILITY NAME:

### ME: KEEN SALES RENTAL & UTILITIES - SUBDIVISIONS

YEAR OF REPORT DECEMBER 31, 2012

### 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	13896			13896
305	Collecting and Impounding			Server 1	
306	Reservoirs Lake, River and Other Intakes Wells and Springs				
307	Wells and Springs	64874			64874
308	Tunnels				
309	Supply Mains	_			
310	Power Generation Equipment				
311	Pumping Equipment	7595			7595
320	Water Treatment Equipment				16842
330	Distribution Reservoirs and Standpipes	21800			21800
331	Transmission and Distribution Lines				32026
333	Services	5945			5945
334	Meters and Meter Installations	12740	381		13121
335	Hydronto	1651			4651
336	Backflow Prevention Devices				
339	Other Plant and Miscellaneous Equipment				
340	Office Furniture and				783
341	Equipment Transportation Equipment	11845			11845
342	Stores Equipment Tools, Shop and Garage				
343	Equipment				0
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				0
348	Other Tangible Plant	1			0
	Total Water Plant	\$ 192997	\$ 381	\$0	\$ 193378

### UTILITY NAME: KEEN SALES RENTAL & UTILITIES - SUBDIVISIONS

### YEAR OF REPORT DECEMBER 31, 2012

#### ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No.	Account	Average Service Life in Years	Average Salvage in Percent	Depr. Rate Applied	Accumulated Depreciation Balance Previous Year	Debits	Credits	Accum. Depr. Balance End of Year (f-g+h≕i)
(a)	(b)	(c)	(d)	(e)	<u>(f)</u>	(g)	(h)	(i)
304 305	Structures and Improvements Collecting and Impounding	28	%	%	\$1722	\$	\$496	\$2218
	Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	18	%	%	49609		2401	52010
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		~~~~~ %	%				
310	Power Generating Equipment		%	~%				
311	Pumping Equipment	17	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	%	7182		413	7595
320	Water Treatment Equipment	I <u>7</u>	%	%	16842		415	16842
330	Distribution Reservoirs &		/0	/0				
	Standpipes	30	%	%	14734		719	15453
331	Trans. & Dist. Mains	40	%	%	16815		801	17616
333			%	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	3504		170	3674
334	Services Meter & Meter Installations	17	~~~~ %	%	11908		93	12001
335	Hydrants	40	%	%	2412		116	2528
336	Backflow Prevention Devices	40	%	/0				2320
339	Other Plant and Miscellaneous	ī ———	/0	/0				
339			%	0/				
2.40	Equipment		%	%				
340	Office Furniture and	10	0/	0/	270		50	
0.11	Equipment	<u>13</u> 6	%	%	<u> </u>		52	322
341	Transportation Equipment	6	%	%	11845			11845
342	Stores Equipment	ī ———		%				
343	Tools, Shop and Garage							
	Equipment	15	%	%				0
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				0
348	Other Tangible Plant	10	%	%				0
	Totals	1			\$136843	\$0	\$5261	\$142104 *

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

#### YEAR OF REPORT DECEMBER 31, 2012

Acct. No.	Account Name	Amount
601 603 604 610 615 615 618 620	Salaries and Wages - Employees	\$ 16280 13200 2767 1349 1217 715
630	Contractual Services: Billing Professional Testing Other	588 6807 1674
640	Rents	5400
650	Transportation Expense	340
655	Insurance Expense	3780
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	58
675	Miscellaneous Expenses	3146
	Total Water Operation And Maintenance Expense This amount should tie to Sheet F-3.	\$ <u>57321</u>

### WATER OPERATION AND MAINTENANCE EXPENSE

#### WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Ac Start of Year (d)	ive Customers End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
Residential Service	· · · · · · · · · · · · · · · · · · ·	the second s	0=	1-	05
5/8"	D	1.0	40	45	40
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"	С	16.0			
3"	Т	17 5			
Unmetered Customers Other (Specify)					
<ul> <li>D = Displacement</li> <li>C = Compound</li> <li>T = Turbine</li> </ul>		Totai	95	95	95

### UTILITY NAME:

SYSTEM NAME:

KEEN IVISION Subd

YEAR OF REPORT DECEMBER 31, 2012

### 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 February March April May June July August September November December		571306 615686 537725 614007 666038 753147 571633 762473 647184 579632 641305 641305	33582 37435 21545 40222 448220 50156 30869 49589 24702 24702 24702 24702 24702 24702 24702 24702 24702 24702	537724 578251 5716180 573845 621818 702991 540164 712884 622482 549833 608300 642394	537724 578251 516180 573845 621818 702991 540164 712884 622482 549833 608300 642394
Total for Year	B	7643972	437106	729681ch	7206861
If water is purchased Vendor		he following:	437106	7.29.681cbr	720686

### 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 PVC	6" " "	43961 1525 225			4396' 1525'

UTILITY NAME: KEEN SYSTEM NAME: Subdivision

YEAR OF REPORT DECEMBER 31, みつしる

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed Types of Well Construction and Casing	7189 PVC			
Depth of Wells Diameters of Wells Pump - GPM Motor - HP Motor Type * Yields of Wells in GPD Auxiliary Power	235 25 Submers Generator Rental			

### RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) Capacity of Tank Ground or Elevated	Steel 209000 Ground		· 	

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

UTILITY NAME:

KEEN-Subdivision

YEAR OF REPORT DECEMBER 31, つりう

### SOURCE OF SUPPLY

List for each source of supply (	Ground, Surface, Purcha	sed vvater etc. )	
Permitted Gals. per day Type of Source	Unknown		 

### WATER TREATMENT FACILITIES

List for each Water Treatment F	acility:		
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	Standard Goulds Unknown Unknown Chlorine NIA Generator Ratal		

UTILITY NAME:	KEEN-Subs	YEAR OF REPORT
SYSTEM NAME:	Subs	DECEMBER 31, 2012
	GENERAL WATER SYSTEM INFORMATION	
Furnish information	below for each system. A separate page should be supplied where	e necessary.
1. Present ERC's	the system can efficiently serve	
2. Maximum numb	er of ERCs * which can be served. UNKNOWN	
3. Present system	connection capacity (in ERCs *) using existing lines. Unkn	own
	on capacity (in ERCs *) upon service area buildout	
	al increase in ERCs *. Unknown	•
<ol> <li>Is the utility required in the so, how much so, how much solutions.</li> </ol>	uired to have fire flow capacity?No	
7. Attach a descrip	otion of the fire fighting facilities. City of Haines	: City
8. Describe any pl	ans and estimated completion dates for any enlargements or impro	vements of this system.
	NONE	· · · · · · · · · · · · · · · · · · ·
	ompany last file a capacity analysis report with the DEP?	
a. Attach a des	scription of the plant upgrade necessary to meet the DEP rules.	
b. Have these	plans been approved by DEP?	
c. When will co	onstruction begin?	
d. Attach plans	s for funding the required upgrading.	
e. Is this syste	m under any Consent Order with DEP?	
11. Department of	Environmental Protection ID # 9569	·
12. Water Manage	ment District Consumptive Use Permit # 653-53	235
a. Is the system	m in compliance with the requirements of the CUP?	)
	are the utility's plans to gain compliance?	
<ul> <li>(a) If actua</li> <li>Divide f</li> <li>numbe</li> <li>(b) If no hi</li> </ul>	determined based on one of the following methods: I flow data are available from the preceding 12 months: the total annual single family residence (SFR) gallons sold by the av r of SFR customers for the same period and divide the result by 365 storical flow data are available use: (Total SFR gallons sold (omit 000)/365 days/350 gallons per day).	

# WASTEWATER

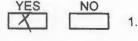
# **OPERATING**

# SECTION

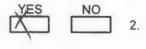
Note: This utility is a water only service; therefore, Pages S-1 through S-6 have been omitted from this report.

### **CERTIFICATION OF ANNUAL REPORT**

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



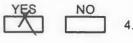
The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code.



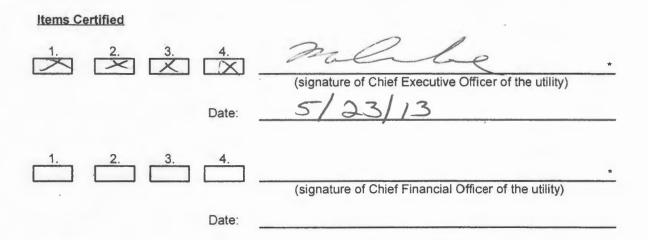
The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.



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.



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.



- \* 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 Subs

For the Year Ended December 31, 2012

(a)	(b)	(c)	(d)
ter the country Service	Gross Water Revenues Per	Gross Water Revenues Per	Difference
Accounts	Sch. F-3	RAF Return	(b) - (c)
Gross Revenue: Residential	\$ 54,349.	\$ 54,349	\$ 2
Commercial			
Industrial		-	
Multiple Family			
Guaranteed Revenues			-
Other			
Total Water Operating Revenue	\$ 54,3492	\$ 54349	\$ 2
LESS: Expense for Purchased Water from FPSC-Regulated Utility			
Net Water Operating Revenues	\$ 54,3492	\$ 5.4 349	\$ 8
		· · · · ·	
Instructions: For the current year, reconcile the gross w revenues reported on the company's regulate			

CLASS "C"

De Not Remove to Athis Office

### WATER AND/OR WASTEWATER UTILITIES

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

# ANNUAL REPORT

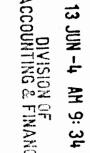
OF

WU771-12-AR Melinda Keen Dunnahoe Keen Sales, Rentals and Utilities, Inc. - LAKE Region 685 Dyson Road Haines City, FL 33844-8587 Record is ESLAnd

Submitted To The

STATE OF FLORIDA





# RECEIVED RIDA PUBLIC SERVIC COMMISSION

### **PUBLIC SERVICE COMMISSION**

FOR THE

### YEAR ENDED DECEMBER 31, 20/2

Form PSC/ECR 006-W (Rev. 12/99)

- 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.

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) ۲

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FINANCIAL SECTION	PAGE
Identification	F-2
Income Statement	F-3
Balance Sheet	F-4
Net Utility Plant	F-5
Accumulated Depreciation and Amortization of Utility Plant	F-5
Capital Stock	F-6
Retained Earnings	F-6
Proprietary Capital	F-6
Long Term Debt	F-6
Taxes Accrued	F-7
Payment for Services Rendered by Other Than Employees	F-7
Contributions in Aid of Construction	F-8
Cost of Capital Used for AFUDC Calculation	F-9
AFUDC Capital Structure Adjustments	F-10
WATER OPERATING SECTION	PAGE
Water Utility Plant Accounts	W-1
Analysis of Accumulated Depreciation by Primary Account - Water	W-2
Water Operation and Maintenance Expense	W-3
Water Customers	W-3
Pumping and Purchased Water Statistics and Mains	W-4
Wells and Well Pumps, Reservoirs, and High Service Pumping	W-5
Sources of Supply and Water Treatment Facilities	W-6
General Water System Information	W-7
WASTEWATER OPERATING SECTION	PAGE
Mastewater Litility Plant Assounts	0.4
Wastewater Utility Plant Accounts	S-1 S-2
Analysis of Accumulated Depreciation by Primary Account - Wastewater	S-2 S-3
Wastewater Operation and Maintenance Expense	S-3 S-3
Wastewater Customers	
Pumping Equipment, Collecting and Force Mains and Manholes	S-4
Treatment Plant, Pumps and Pumping Wastewater Statistics	S-5 S-6
General Wastewater System Information	5-0
(	PAGE
VERIFICATION SECTION	

# FINANCIAL

# **SECTION**

YEAR OF REPORT DECEMBER 31,

2012

<b>F</b>	Ref.				Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue: Residential Commercial Industrial Multiple Family Guaranteed Revenues		\$ <u>43,417</u>	\$	\$	\$ <u>43,417</u>
Other (Specify) Total Gross Revenue Operation Expense (Must tie	W-3	\$ 43,417	\$	\$	\$ 43,417
to pages W-3 and S-3)	S-3 F-5	\$ <u>57,321</u> 3,094	\$	\$	\$ <u>57,321</u> 3,094
CIAC Amortization Expense_	F-5 F-8	<u> </u>			
Taxes Other Than Income	F-7	3,375			3,375
Income Taxes	F-7	<b>\$</b> 63,790			<b>\$</b> 63,790
Net Operating Income (Loss)		\$	\$	\$	\$
Other Income: Nonutility Income ROUNDING		\$1	\$	\$	\$1
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense DONATIONS Miscellaneous Nonutility ROUNDING		\$ <u>127</u> <u>34</u>	\$ 	\$	\$
Net Income (Loss)		\$	\$	\$	\$

### INCOME STATEMENT

YEAR OF REPORT DECEMBER 31,

2012

	Reference	Current	Previous
ACCOUNT NAME	Page	Year	Year
Assets:			
Utility Plant in Service (101-105) Accumulated Depreciation and	F-5,W-1,S-1	\$85673	\$85402
Amortization (108)	F-5,W-2,S-2	41069	37978
Net Utility Plant		\$44604_	\$47424
Cash Customer Accounts Receivable (141) Other Assets (Specify):		<u>1293</u>	<u> </u>
ROUNDING			<u>3</u>
Total Assets		\$46139	\$48859
Liabilities and Capital:			
Common Stock Issued (201)		700_	700
Preferred Stock Issued (204)	F-6	······································	
Other Paid in Capital (211)	F-6	-337618	-317082
Retained Earnings (215)	F-0	-33/018	-31/062
Propietary Capital (Proprietary and partnership only) (218)	F-6		
	r-0		·····
Total Capital		\$336918	\$316382_
Long Term Debt (224)	F-6	\$ 57846	\$ 62133
Accounts Payable (231)		1004	251
Notes Payable (232)			
Customer Deposits (235)	1		
Accrued Taxes (236)		1954	2370
Other Liabilities (Specify)			
INTERCOMPANY ACCOUNT		123575	115011
ACCRRUED EXPENSES		198676	185476
ROUNDING		2	
Advances for Construction			
Contributions in Aid of			
Construction - Net (271-272)	F-8		
Total Liabilities and Capital	1	\$46139	\$48859

### COMPARATIVE BALANCE SHEET

### UTILITY NAME KEEN SALES, RENTALS, & UTILITIES - PARADISE Islar YEAR OF REPORT DECEMBER 31, 2012

	GRUSS			
Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ 85673	\$	\$	\$ 85673
Construction Work in Progress (105)				
Other (Specify)				
Total Utility Plant	\$ <u>85673</u>	\$	\$	\$

### GROSS UTILITY PLANT

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$37975	\$	\$	\$37975
<u>Add Credits During Year:</u> Accruals charged to depreciation account	\$ <u>3094</u>	s	\$	\$ 3094
Salvage Other Credits (specify)		۰	· · · · · · · · · · · · · · · · · · ·	• <u> </u>
Total Credits	\$3094	\$	\$	\$3094_
Deduct Debits During Year: Book cost of plant retired Cost of removal Other debits (specify)	\$	\$	\$	\$
Total Debits	\$	\$	\$	\$
Balance End of Year	\$ <u>41069 </u>	\$	\$	\$ <u>41069</u>

YEAR OF REPORT DECEMBER 31, 2012

### CAPITAL STOCK (201 - 204)

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

### RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year	\$	\$317082
Changes during the year (Specify):		
LOSS		-20533
Balance end of year	\$	\$ <u>-337615</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)

	Interest	Principal
Description of Obligation (Including Date of Issue	Rate # of	per Balance
and Date of Maturity):	Pymts	Sheet Date
KEEN SALES & RENTAL INC		\$ 32001
EARLEEN KEEN		22250
EARLEEN KEEN	8% 12	3595
Total		\$ <u> </u>

YEAR OF REPORT DECEMBER 31,

2012

(a)	Water	Wastewater	Other	Total
	(b)	(c)	(d)	(e)
Income Taxes: Federal income tax State income Tax Taxes Other Than Income: State ad valorem tax Local property tax Regulatory assessment fee Other (Spe <sup>I</sup> CORP FEE PAYROLL TAXES	\$     1954  1421	\$	\$	\$ 0 1954 0 1421

### TAX EXPENSE

### PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

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

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

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

YEAR OF REPORT DECEMBER 31, 2012

### SCHEDULE "B"

### SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity Preferred Stock Long Term Debt Customer Deposits Tax Credits-Zero Cost Tax Credits-Weighted Cost of Capital Deferred Income Taxes Other (Explain) Total	\$ <u>700</u> 57846   \$ <u>58546</u>	\$ \$	\$ \$ \$	\$ \$	\$ <u>700</u> 57846   \$ <u>58546</u>

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

# WATER

# **OPERATING**

# **SECTION**

YEAR OF REPORT DECEMBER 31, 2012

Acct. No. (a)	Account Name (b)	Previous Year (C)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$	\$	\$	\$
302	Franchises		` <u></u>	·	·
303	Land and Land Rights	2000			2000
304	Structures and Improvements	7783			7783
305	Collecting and Impounding Reservoirs	I			· · · · · · · · · · · · · · · · · · ·
306	Lake, River and Other				
307	Wells and Springs	3000			3000
308	Infiltration Galleries and Tunnels				
309	Supply Mains				
310	Power Generation Equipment				
311	Pumping Equipment	<u>12704</u> 2840	1		12705
320	Water Treatment Equipment	2840			2840
330	Distribution Reservoirs and Standpipes	26231			26231
331	Transmission and Distribution				9617
333	Services				
334	Meters and Meter				
	Installations	5348	270		5618
335	Hvdrants	1013			1013
336	Backflow Prevention Devices				
339	Other Plant and Miscellaneous Equipment				
340	Office Furniture and				
	Office Furniture and Equipment	3428		<u> </u>	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		\$271	\$	\$85673

### WATER UTILITY PLANT ACCOUNTS

**W-1** 

1

### YEAR OF REPORT DECEMBER 31, 2012

#### ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

	Average	Average		Accumulated			Accum. Depr.
	Service	Salvage	Depr.	Depreciation			Balance
		in					End of Year
			Applied	Previous Year			(f-g+h≕i)
(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
	28	%	%	\$ 3370	\$	\$278	\$3648
Reservoirs							·
Lake, River and Other Intakes	<u></u>		%				
	18_	%	%	2501		167	2668
Tunnels		%	%				
Supply Mains		%					
Power Generating Equipment		%	%			- <u></u>	·····
Pumping Equipment	17	%	%	2259		831	3090
Water Treatment Equipment	7	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	%	2840			2840
Distribution Reservoirs &							
	30	%	%	3281		874	4155
Trans, & Dist, Mains	40						5971
Services							0
Meter & Meter Installations	17		%	3291		226	3517
l huden – An	40		%	And and the free interest of the line in the	<u> </u>		479
		//	//				
		0/	0/				
		″	//	<u> </u>	<u> </u>		
	12	0/	0/	0040		204	2207
							3307
	0			11107			11107
		%	%	·			
	45			0.05			
	15	-		265		22	287
Laboratory Equipment				<del>,</del>			
Power Operated Equipment							
Communication Equipment							
Miscellaneous Equipment							l
Other Tangible Plant	·	%	%				
Totals	1			\$ <u> </u>	\$0	\$3094	\$ <u>41069</u> *
	Wells and Springs	Account (b)       Life in Years (c)         Structures and Improvements28         Collecting and Impounding Reservoirs	Account       Life in       in         (b)       Years       Percent         (c)       (d)         Structures and Improvements	Account       Life in Years       in Percent       Rate Applied         (b)       (c)       (d)       (e)         Structures and Improvements       28       %       %         Collecting and Impounding Reservoirs       28       %       %         Lake, River and Other Intakes       %       %       %         Infiltration Galleries &       18       %       %         Tunnels       %       %       %         Supply Mains       %       %       %         Pumping Equipment       17       %       %         Pumping Equipment       30       %       %         Obstribution Reservoirs &       30       %       %         Standpipes       40       %       %         Meter & Meter Installations       17       %       %         Meter & Meter Installations	Account (b)       Life in Years       In Percent (d)       Rate Applied       Balance Previous Year (e)         Structures and Improvements28       (d)       (e)       (f)         Structures and Improvements28       %       %       \$ 3370         Collecting and Impounding Reservoins       %       %       %         Lake, River and Other Intakes       %       %       %         Lake, River and Other Intakes       %       %       %         Unilitation Galleries & Tunnets       %       %       %         Power Generating Equipment       17       %       %       2259         Water Treatment Equipment17       %       %       2269         Distribution Reservoirs & Standpipes40       %       3281       3281         Trans. & Dist. Mains40       %       %       454         Backflow Prevention Devices       %       %       454         Grider Funiture and Equipment	Account       Life in Years       in Percent       Rate Applied       Balance Previous Year       Debits         Structures and Improvements       28       %       %       \$	Account (b)       Life in Years       in Percent       Rate Applied       Balance Previous Year       Debits       Credits (g)         Structures and Improvements28      34      3370       \$35      378         Collecting and Impounding Reservoirs36      36      378      378      378         Lake, River and Other Intakes36      36      378      378      378         Lake, River and Other Intakes36      36      378      378      378         Puse Galleries & Supply Mains76      36      311      366

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

### YEAR OF REPORT DECEMBER 31, 2012

Acct. No.	Account Name	Amount
601 603 604 610 615 616 618 620	Salaries and Wages - EmployeesSalaries and Wages - Officers, Directors, and Majority Stockholders Employee Pensions and Benefits Purchased Water Purchased Power Fuel for Power Production Chemicals Materials and Supplies	\$ <u>16280</u> <u>13200</u> <u>2767</u> <u>1349</u> <u>1217</u> 715
630	Contractual Services: Billing Professional Testing Other	<u>588</u> 6807 1674
640	Rents	5400
650	Transportation Expense	340
655	Insurance Expense	3780
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	58
675	Miscellaneous Expenses	3146
	Total Water Operation And Maintenance Expense	\$ <u>57321</u> *

### WATER OPERATION AND MAINTENANCE EXPENSE

### WATER CUSTOMERS

Residential Service         D         1.0	Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Ac Start of Year (d)	tive Customers End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
3/4"       D       1.5						
1"       D       2.5	5/8"	D	1.0			
1 1/2"       D,T       5.0						
General Service         D         1.0	1 '					
5/8"         D         1.0		D,T	5.0			
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)						
3"       C       16.0	-					
Unmetered Customers Other (Specify)  Total  Unmetered Customers  Total					<u> </u>	
Unmetered Customers Other (Specify)  Total  Unmetered Customers  Total		C				
Other (Specify)               ** D = Displacement C = Compound         Total	3"	Т	17.5			
Other (Specify)               ** D = Displacement C = Compound         Total						
** D = Displacement       C = Compound   Total			<u></u>			
C = Compound Total	Other (Specify)					
C = Compound Total						
			Tatal			
			iotai			
I = Iurbine	T ≕ Turbine					

UTILITY NAME:

SYSTEM NAME:

KEEN Paradise Island

YEAR OF REPORT DECEMBER 31, 2012

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### 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 February March April June July August September October November December Total for Year		1431743 1376942 1902863 1315741 149998 1347332 1142388 1358592 1204840 1206780 1206780 1206780 1206780 1280678 13472	889933 789966 839966 839960 764150 762,50 668000 66800 619700 664300 672200 672200 546300 546300	541810 586976 562963 551591 737798 686332 481588 738892 540240 514580 625178 592172 7165120	541810 586976 5629163 551591 737798 686332 481588 738392 540240 544580 625178 597172 7165120
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 Stèei, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
Pvc Pvc Pvc	6" 4" 2"	900 / <u>3300 /</u> 900 /	2	<i>P</i> .	9001 3300 9001
			·········		

W-4

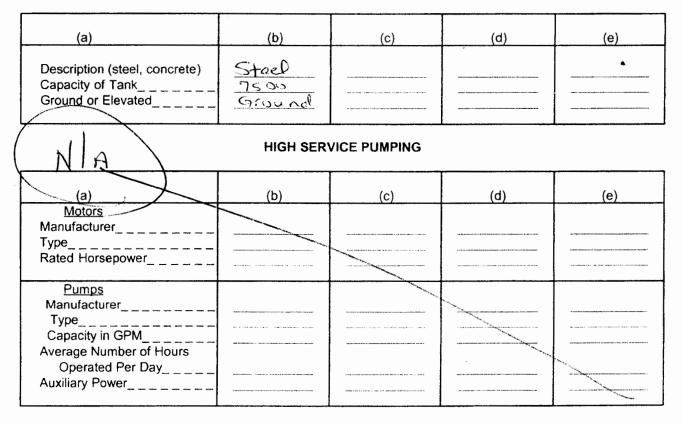
UTILITY NAME: KEEN SYSTEM NAME: Parolise Island

YEAR OF REPORT DECEMBER 31, 2012

### WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed Types of Well Construction and Casing	metal			
Depth of Wells Diameters of Wells Pump - GPM	265'			
Motor - HP Motor Type * Yields of Wells in GPD	25 Submers			
Auxiliary Power	Generatiss Rental			

### RESERVOIRS



W-5

UTILITY NAME: KEEN-P.T.

YEAR OF REPORT DECEMBER 31, みいん

### SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)					
Permitted Gals. per day Type of Source	UNKNOWN Grand				

### WATER TREATMENT FACILITIES

List for each Water Treatment Facility:					
Type Make Permitted Capacity (GPD) High service pumping Gallons per minute Reverse Osmosis	Standard Goulds UNKNOWD				
Lime Treatment Unit Rating Filtration Pressure Sq. Ft			•		
Gravity GPD/Sq.Ft Disinfection Chlorinator	Chlosine				
Ozone Other	NIA				
Auxiliary Power	Generation Rental				

UTILITY	NAME:
---------	-------

SYSTEM NAME:

KFEN P.I

YEAR OF REPORT DECEMBER 31, 2012

### 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. $Unk vow g$
3. Present system connection capacity (in ERCs *) using existing lines. <u>ししゃたいいゃう</u>
4. Future connection capacity (in ERCs *) upon service area buildout. しんたいのいう
5. Estimated annual increase in ERCs *
6. Is the utility required to have fire flow capacity?
7. Attach a description of the fire fighting facilities. City of Hames City
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
Noné
9. When did the company last file a capacity analysis report with the DEP?
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?
b. If not, what are the utility's plans to gain compliance?
<ul> <li>An ERC is determined based on one of the following methods:         <ul> <li>(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.</li> </ul> </li> </ul>
(b) If no historical flow data are available use: ERC = (Total SFR gallons sold (omit 000)/365 days/350 gallons per day).

# WASTEWATER

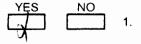
# **OPERATING**

# SECTION

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

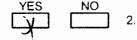
### **CERTIFICATION OF ANNUAL REPORT**

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

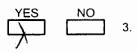


KEEN

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.



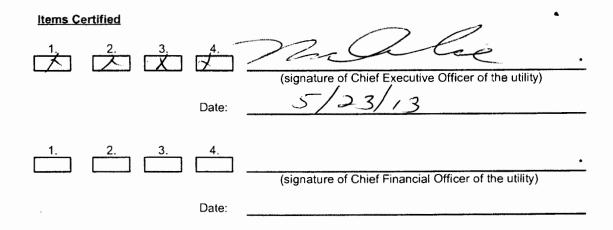
The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.



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.

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.



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 \ P.I. For the Year Ended December 31, 2012

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue: Residential	s 43,417	s 43,41M	\$ 43,417
Commercial			
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Water Operating Revenue	\$ 43,417	\$ 43,417	\$43,417
LESS: Expense for Purchased Water from FPSC-Regulated Utility			
Net Water Operating Revenues	\$ 43,417	\$ 43,417	\$ 43,417
Explanations:			A.

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).