

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WU771-20-AR
A. Dunnahoe
Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, FL 33844-8587

OF Keen Subdivision

OFFICIAL COPY
Public Service Commission
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Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2020

2021 MAY 10 AM 7:58

REPORT OF

Keen Sales, Rentals & Utilities, Inc
 (EXACT NAME OF UTILITY)
685 Dyson Rd. Gaines City, FL 33844 Polk

Mailing Address _____ Street Address _____
 Telephone Number 863-421-6827 Date Utility First Organized Jan 1990
 Fax Number SAME E-mail Address adunnahise@404.com
 Sunshine State One-Call of Florida, Inc. Member No. KL1737

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 Keen</u>	<u>Bookkeeper</u>	<u>SAME</u>	
Person who prepared this report: <u>Steve Nerman, CPA</u> <u>Mindy Keen, Bookkeeper</u>			
Officers and Managers: <u>Melinda Keen</u> <u>Earlene Keen</u> <u>Shelly Dukes</u> <u>Blake Keen</u>	<u>Pres.</u> <u>VP</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	
DECEMBER 31,	2020

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ <u>63,340</u>	\$ _____	\$ _____	\$ <u>63,340</u>
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ <u>63,340</u>	\$ _____	\$ _____	\$ <u>63,340</u>
Operation Expense (Must tie to pages W-3 and S-3)					
	W-3				
	S-3	\$ <u>62,061</u>	\$ _____	\$ _____	\$ <u>62,061</u>
Depreciation Expense_____	F-5	<u>3,431</u>	_____	_____	<u>3,431</u>
CIAC Amortization Expense_____	F-8	_____	_____	_____	<u>0</u>
Taxes Other Than Income_____	F-7	<u>4,211</u>	_____	_____	<u>4,211</u>
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ <u>69,703</u>	_____	_____	\$ <u>69,703</u>
Net Operating Income (Loss)		\$ <u>-6,363</u>	\$ _____	\$ _____	\$ <u>-6,363</u>
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
ROUNDING		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		<u>995</u>	_____	_____	_____
DONATIONS		<u>90</u>	_____	_____	<u>90</u>
OTHER		_____	_____	_____	<u>0</u>
ROUNDING		_____	_____	_____	_____
Net Income (Loss)		\$ <u>-7,448</u>	\$ _____	\$ _____	\$ <u>-7,448</u>

UTILITY NAME: KEEN SALES, RENTALS & UTILITIES - SUBDIVISION

YEAR OF REPORT DECEMBER 31, 2020

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 221208	\$ 220546
Accumulated Depreciation and Amortization (108)-----	F-5,W-2,S-2	177393	173962
Net Utility Plant-----		\$ 43815	\$ 46584
Cash-----		14941	8495
Customer Accounts Receivable (141)-----		645	3066
Other Assets (Specify):-----			
INTER COMPANY ACCT		180203	176326
ROUNDING			
Total Assets-----		\$ 239604	\$ 234471
Liabilities and Capital:			
Common Stock Issued (201)-----	F-6	300	300
Preferred Stock Issued (204)-----	F-6		
Other Paid in Capital (211)-----			
Retained Earnings (215)-----	F-6	-111055	-103607
Proprietary Capital (Proprietary and partnership only) (218)-----	F-6		
Total Capital-----		\$ -110755	\$ -103307
Long Term Debt (224)-----	F-6	\$ 71078	\$ 76286
Accounts Payable (231)-----		1372	1206
Notes Payable (232)-----			
Customer Deposits (235)-----			
Accrued Taxes (236)-----		2850	1971
Other Liabilities (Specify)-----			
ACCRUED EXPENSES		275055	258315
ROUNDING		4	
Advances for Construction-----			
Contributions in Aid of Construction - Net (271-272)-----	F-8	0	0
Total Liabilities and Capital-----		\$ 239604	\$ 234471

UTILITY NAME KEEN SALES, RENTALS & UTILITIES - SUBDIVISION

YEAR OF REPORT 31-Dec-20

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>221208</u>	\$ _____	\$ _____	\$ <u>221208</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>221208</u>	\$ _____	\$ _____	\$ <u>221208</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>173962</u>	\$ _____	\$ _____	\$ <u>173962</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>3431</u>	\$ _____	\$ _____	\$ <u>3431</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>3431</u>	\$ _____	\$ _____	\$ <u>3431</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>177393</u>	\$ _____	\$ _____	\$ <u>177393</u>

UTILITY NAME: KEEN SALES, RENTALS & UTILITIES - SUBDIVISION

YEAR OF REPORT DECEMBER 31, 2020

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 _____	\$ _____	\$ -103607
Changes during the year (Specify):		
LOSS _____	_____	-7448
PRIOR YEAR ADJUSTMENT _____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ -111055

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 _____	_____	_____	\$ 58056
NOTE PAYABLE EARLEEN KEEN _____	_____	_____	13022
_____	_____	_____	_____
Total _____			\$ 71078

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ <u>54139</u>	\$ _____	\$ <u>54139</u>
2) Add credits during year_____	\$ _____	\$ _____	\$ _____
3) Total_____	_____	_____	_____
4) Deduct charges during the year_____	_____	_____	_____
5) Balance end of year_____	<u>54139</u>	_____	<u>54139</u>
6) Less Accumulated Amortization_____	<u>-54139</u>	_____	<u>-54139</u>
7) Net CIAC_____	\$ <u>0</u>	\$ _____	\$ <u>0</u>

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_____	\$ <u>54139</u>	\$ _____	\$ <u>54139</u>
Add Debits During Year:_____	<u>0</u>	_____	<u>0</u>
Deduct Credits During Year:_____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.)	\$ <u>54139</u>	\$ _____	\$ <u>54139</u>

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

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, _____

N/A

SCHEDULE "A"

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

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

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

APPROVED AFUDC RATE

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

**WATER
OPERATING
SECTION**

UTILITY NAME: KEEN SALES RENTAL & UTILITIES - SUBDIVISIONS

YEAR OF REPORT DECEMBER 31, 2020

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_____	14946	_____	_____	14946
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_____	43573	_____	_____	43573
331	Transmission and Distribution Lines_____	32026	_____	_____	32026
333	Services_____	5945	_____	_____	5945
334	Meters and Meter Installations_____	17466	662	_____	18128
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_____	\$ 220546	\$ 662	\$ 0	\$ 221208

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements	28	%	3.57 %	\$ 5895	\$	\$ 508	\$ 6403
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	18	%	5.56 %	64874			64874
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment		%					
311	Pumping Equipment	17	%	5.88 %	7595		0	7595
320	Water Treatment Equipment	7	%	14.29 %	16842			16842
330	Distribution Reservoirs & Standpipes	30	%	3.33 %	21325		1438	22763
331	Trans. & Dist. Mains	40	%	2.5 %	22422		801	23223
333	Services		%		5665		170	5835
334	Meter & Meter Installations	17	%	5.88 %	13473		346	13819
335	Hydrants	40	%	2.5 %	3340		116	3456
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment		%					
341	Equipment	13	%	7.69 %	686		52	738
342	Transportation Equipment	6	%	16.67 %	11845			11845
343	Stores Equipment		%					
343	Tools, Shop and Garage Equipment	15	%	6.67 %	0			0
344	Laboratory Equipment		%					
345	Power Operated Equipment		%					
346	Communication Equipment		%					
347	Miscellaneous Equipment	10	%	10 %	0			0
348	Other Tangible Plant	10	%	10 %	0			0
	Totals				\$ 173962	\$ 0	\$ 3431	\$ 177393 *

* This amount should tie to Sheet F-5.

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

YEAR OF REPORT DECEMBER 31, 2020

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 17523
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	11880
604	Employee Pensions and Benefits_____	4550
610	Purchased Water_____	
615	Purchased Power_____	2713
616	Fuel for Power Production_____	
618	Chemicals_____	1608
620	Materials and Supplies_____	1416
630	Contractual Services:	
	Billing_____	
	Professional_____	1754
	Testing_____	3545
	Other_____	2577
640	Rents_____	4860
650	Transportation Expense_____	726
655	Insurance Expense_____	2544
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
670	Bad Debt Expense_____	1812
675	Miscellaneous Expenses_____	4553
	Total Water Operation And Maintenance Expense_____	\$ 62061 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	121	120	120
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total		
			121	120	120

UTILITY NAME: Keon
 SYSTEM NAME: Subs

YEAR OF REPORT
 DECEMBER 31, 2020

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January	0	710737	13805	696932	696932
February	0	627151	5908	621243	621243
March	0	653802	116240	537562	537562
April	0	869550	256451	613099	613099
May	0	998300	122938	875862	875862
June	0	1014298	290871	723427	723427
July	0	825251	202569	622682	622682
August	0	0922396	247798	674598	674598
September	0	811601	189141	627460	627460
October	0	758752	116004	642748	642748
November	0	930899	216565	714334	714334
December	0	710651	171286	539365	539365
Total for Year	0	9838388	1949076	7889312	7889312

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"	4396			4396'
PVC	4"	1525'			1525'
PVC	2"	225'			225'

UTILITY NAME: KEEN
 SYSTEM NAME: Subs

YEAR OF REPORT
 DECEMBER 31, 2020

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 _____	7	_____	_____	_____
Motor - HP _____	25	_____	_____	_____
Motor Type * _____	Sub	_____	_____	_____
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	_____	_____	_____

N/A

HIGH SERVICE PUMPING

(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, 2020

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>Gen. Rental</u>	_____	_____

UTILITY NAME:

KEEN

YEAR OF REPORT
DECEMBER 31, 2020

SYSTEM NAME:

Subs

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?
If so, how much capacity is required? Unknown

7. Attach a description of the fire fighting facilities. City of H.C.

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? _____

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).

UTILITY NAME: KEEN-Subdivision

YEAR OF REPORT
DECEMBER 31, 2020

CERTIFICATION OF ANNUAL REPORT

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

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

Items Certified

1. 2. 3. 4.


 (signature of Chief Executive Officer of the utility) *

Date: 4/23/21

1. 2. 3. 4.

 (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-Subs
For the Year Ended December 31, 2020

(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>63,340</u>	\$ <u>63,340</u>	\$ <u>0</u>
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Water Operating Revenue	\$ _____	\$ _____	\$ _____
LESS: Expense for Purchased Water from FPSC-Regulated Utility	_____	_____	_____
Net Water Operating Revenues	\$ <u>63,340</u>	\$ <u>63,340</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).

COPY



CLASS "C"
WATER AND/OR WASTEWATER UTILITIES
(Gross Revenue of Less Than \$200,000 Each)

ANNUAL REPORT

OF
WU771-20-AR
A. Dunnahoe
Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, FL 33844-8587

Lake Region Paradise
Island

Submitted to the
STATE OF FLORIDA

RECEIVED
JAN 10 10 11 AM '20

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2020

REPORT OF

Keen Sales, Rentals + Utilities, Inc
 (EXACT NAME OF UTILITY)
685 Dyson Rd. Gaines City, FL 33844 . PK

Mailing Address _____ Street Address _____
 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. KU17-37

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 Keen</u>	<u>Bookkeeper</u>	<u>SAME</u>	
Person who prepared this report: <u>Steve Nerman, CPA</u> <u>Mindy Keen, Bookkeeper</u>			
Officers and Managers: <u>Melinda Keen</u> <u>Earlene Keen</u> <u>Shelly Dukes</u> <u>Blake Keen</u>	<u>Pres.</u> <u>VP</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 - PARADISE Island

YEAR OF REPORT 20
 DECEMBER 31, 2019

INCOME STATEMENT

Account Name	Ref: Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 44,715	\$ _____	\$ _____	\$ 44,715
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues__		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue__		\$ 44,715	\$ _____	\$ _____	\$ 44,715
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 66,211	\$ _____	\$ _____	\$ 66,211
Depreciation Expense____	F-5	2,767	_____	_____	2,767
CIAC Amortization Expense__	F-8	_____	_____	_____	_____
Taxes Other Than Income__	F-7	4,253	_____	_____	4,253
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 73,231	_____	_____	\$ 73,231
Net Operating Income (Loss)		\$ -28,516	\$ _____	\$ _____	\$ -28,516
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ 0
ROUNDING		_____	_____	_____	0
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	0
DONATIONS		110	_____	_____	110
Miscellaneous Nonutility ROUNDING		_____	_____	_____	0
Net Income (Loss)		\$ -28,626	\$ _____	\$ _____	\$ -28,626

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

YEAR OF REPORT 20
 DECEMBER 31, 2019

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ <u>94616</u>	\$ <u>93947</u>
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	<u>63181</u>	<u>60414</u>
Net Utility Plant_____		\$ <u>31435</u>	\$ <u>33533</u>
Cash_____		<u>0</u>	<u>1398</u>
Customer Accounts Receivable (141)_____			
Other Assets (Specify):_____			
ROUNDING_____			

Total Assets _____		\$ <u>31435</u>	\$ <u>34931</u>
Liabilities and Capital:			
Common Stock Issued (201)_____	F-6	<u>700</u>	<u>700</u>
Preferred Stock Issued (204)_____	F-6		
Other Paid in Capital (211)_____			
Retained Earnings (215)_____	F-6	<u>-556849</u>	<u>-528223</u>
Proprietary Capital (Proprietary and partnership only) (218)_____	F-6		
Total Capital_____		\$ <u>-556149</u>	\$ <u>-527523</u>
Long Term Debt (224)_____	F-6	\$ <u>47829</u>	\$ <u>47829</u>
Accounts Payable (231)_____		<u>944</u>	<u>1116</u>
Notes Payable (232)_____			
Customer Deposits (235)_____			
Accrued Taxes (236)_____		<u>2012</u>	<u>1047</u>
Other Liabilities (Specify)_____			
INTERCOMPANY ACCOUNT_____		<u>180203</u>	<u>176326</u>
ACCRRUED EXPENSES_____		<u>356596</u>	<u>336136</u>
ROUNDING_____			
Advances for Construction_____			
Contributions in Aid of Construction - Net (271-272)_____	F-8		
Total Liabilities and Capital_____		\$ <u>31435</u>	\$ <u>34931</u>

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>94616</u>	\$ _____	\$ _____	\$ <u>94616</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>94616</u>	\$ _____	\$ _____	\$ <u>94616</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>60414</u>	\$ _____	\$ _____	\$ <u>60414</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>2767</u>	\$ _____	\$ _____	\$ <u>2767</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
ROUNDING	_____	_____	_____	_____
Total Credits _____	\$ <u>2767</u>	\$ _____	\$ _____	\$ <u>2767</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
ROUNDING	_____	_____	_____	_____
Total Debits _____	\$ <u>0</u>	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>63181</u>	\$ _____	\$ _____	\$ <u>63181</u>

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

YEAR OF REPORT 20
 DECEMBER 31, 2019

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 _____	\$ _____	\$ -528223
Changes during the year (Specify):		
LOSS _____	_____	-28626
PRIOR YEAR ADJUSTMENT _____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ -556849

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 _____	_____	_____	\$ 29544
WELLS FARGO _____	_____	_____	18230
EARLEEN KEEN _____	_____	_____	55
Total _____			\$ 47829

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

YEAR OF REPORT 20
 DECEMBER 31, 2019

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 _____	584	_____	_____	584
Local property tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	2012	_____	_____	2012
Other (Spe CORP FEE _____	87	_____	_____	87
PAYROLL TAXES _____	1570	_____	_____	1570
Total Tax Expense _____	\$ 4253	\$ _____	\$ _____	\$ 4253

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
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: PII

YEAR OF REPORT
DECEMBER 31, 2021

N/A

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

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

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

ACCUMULATED AMORTIZATION OF CIAC (272)

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

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

UTILITY NAME: PII

YEAR OF REPORT
DECEMBER 31, 2020

n/a

SCHEDULE "A"

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

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

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

APPROVED AFUDC RATE

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

**WATER
OPERATING
SECTION**

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

YEAR OF REPORT 2019
 DECEMBER 31, 2019

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	9638			9638
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	12705			12705
320	Water Treatment Equipment	2840			2840
330	Distribution Reservoirs and Standpipes	26231			26231
331	Transmission and Distribution Lines	9617			9617
333	Services				
334	Meters and Meter Installations	10274	669		10943
335	Hydrants	2776			2776
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	\$ 93947	\$ 669	\$ 0	\$ 94616

YEAR OF REPORT
DECEMBER 31, 2019

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

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements	28	%	3.57 %	\$ 5817	\$	\$ 333	\$ 6150
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes	18	%	5.56 %	3000			3000
307	Wells and Springs		%					
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment	17	%	5.88 %	8830		820	9650
311	Pumping Equipment	7	%	14.29 %	2840			2840
320	Water Treatment Equipment		%					
330	Distribution Reservoirs & Standpipes	30	%	3.33 %	10276		874	11150
331	Trans. & Dist. Mains	40	%	2.5 %	7913		276	8189
333	Services		%		0			0
334	Meter & Meter Installations	17	%	5.88 %	5972		395	6367
335	Hydrants	40	%	2.5 %	900		69	969
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment	13	%	7.69 %	3428			3428
341	Transportation Equipment	6	%	16.67 %	11107			11107
342	Stores Equipment		%					
343	Tools, Shop and Garage Equipment	15	%	6.67 %	331			331
344	Laboratory Equipment		%					
345	Power Operated Equipment		%					
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant		%					
	Totals				\$ 60414	\$ 0	\$ 2767	\$ 63181 *

* This amount should tie to Sheet F-5.

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

YEAR OF REPORT 20
 DECEMBER 31, 2019

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 21417
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	14520
604	Employee Pensions and Benefits	5561
610	Purchased Water	
615	Purchased Power	1552
616	Fuel for Power Production	
618	Chemicals	1447
620	Materials and Supplies	827
630	Contractual Services:	
	Billing	1930
	Professional	3025
	Testing	1033
	Other	5940
640	Rents	848
650	Transportation Expense	2760
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	21
670	Bad Debt Expense	5330
675	Miscellaneous Expenses	
	Total Water Operation And Maintenance Expense	\$ 66211 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service			<u>98</u>	<u>97</u>	<u>97</u>
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
			<u>98</u>	<u>97</u>	<u>97</u>

** D = Displacement
 C = Compound
 T = Turbine

UTILITY NAME: KEEN - PI
 SYSTEM NAME: PI

YEAR OF REPORT
 DECEMBER 31, 2020

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	_____	552001	6675	545,326	545,326
February	_____	545650	95501	450149	450,149
March	_____	852367	70428	481439	481,439
April	_____	848342	61894	486448	486,448
May	_____	1096798	58548	1,038,250	1,038,250
June	_____	877749	19129	858620	858,620
July	_____	685851	94484	591367	591,367
August	_____	695203	3536	691667	691,667
September	_____	586603	125797	460806	460,806
October	_____	540949	43079	542870	542,870
November	_____	550532	4552	545980	545,980
December	_____	585699	116219	469480	469,480
Total for Year	_____	7867744	705342	7162402	7162402

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'	_____	_____	900'
PVC	4"	3300'	_____	_____	3300'
PVC	2"	900'	_____	_____	900'
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: KEEN
 SYSTEM NAME: PARADISE

YEAR OF REPORT
 DECEMBER 31, 2020

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>16"</u>			
Pump - GPM _____	<u>?</u>			
Motor - HP _____	<u>25</u>			
Motor Type * _____	<u>Submers</u>			
Yields of Wells in GPD _____				
Auxiliary Power _____	<u>Generator Rental</u>			

* Submersible, centrifugal, etc.

RESERVOIRS

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

HIGH SERVICE PUMPING

N/A

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

UTILITY NAME:

KEEN - PARADISE

YEAR OF REPORT
DECEMBER 31, 2020

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)

Permitted Gals. per day _____ Type of Source _____	<u>Unknown</u> <u>Ground</u>	_____	_____
---	---------------------------------	-------	-------

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:

Type _____	<u>Standard</u>	_____	_____
Make _____	<u>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 _____	<u>-</u>	_____	_____
Auxiliary Power _____	<u>Generator</u> <u>Rents</u>	_____	_____

UTILITY NAME: KEEN
SYSTEM NAME: PARADISE

YEAR OF REPORT
DECEMBER 31, 2020

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?
If so, how much capacity is required? No
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 # 20-10679-01
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).

UTILITY NAME: KEEN - Paradise

YEAR OF REPORT
DECEMBER 31, 2020

CERTIFICATION OF ANNUAL REPORT

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

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

Items Certified

1. <input checked="" type="checkbox"/>	2. <input checked="" type="checkbox"/>	3. <input checked="" type="checkbox"/>	4. <input checked="" type="checkbox"/>
---	---	---	---



 (signature of Chief Executive Officer of the utility) *

Date: 4/22/21

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: KEEN / PI

For the Year Ended December 31, 2000

(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>44,715</u>	\$ <u>44,715</u>	\$ _____
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Water Operating Revenue	\$ _____	\$ _____	\$ _____
LESS: Expense for Purchased Water from FPSC-Regulated Utility	_____	_____	_____
Net Water Operating Revenues	\$ <u>44,715</u>	\$ <u>44,715</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).