

CLASS "C"

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

ANNUAL REPORT

OF

Kean Sales, Rentals + Utilities Inc - Keen Subdivision
Exact Legal Name of Respondent

WU771-22-AR
Certificate Number(s)

Submitted To The

STATE OF FLORIDA



RECEIVED
FLORIDA PUBLIC SERVICE
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2023 MAY 15 AM 10:06
DIVISION OF
ACCOUNTING & FINANCE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2022

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FINANCIAL SECTION

UTILITY NAME: KEEN SALES, RENTALS & UTILITIES - SUBDIVISION

YEAR OF REPORT DECEMBER 31, 2022

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 61,862	\$ _____	\$ _____	\$ 61,862
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 61,862	\$ _____	\$ _____	\$ 61,862
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 63,641	\$ _____	\$ _____	\$ 63,641
Depreciation Expense_____	F-5	2,776	_____	_____	2,776
CIAC Amortization Expense_____	F-8	_____	_____	_____	0
Taxes Other Than Income_____	F-7	4,243	_____	_____	4,243
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 70,660	_____	_____	\$ 70,660
Net Operating Income (Loss)		\$ -8,798	\$ _____	\$ _____	\$ -8,798
Other Income:					
Nonutility Income_____		\$ 2,367	\$ _____	\$ _____	\$ _____
ROUNDING		_____	_____	_____	_____
PPP forgiveness		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ 1,017	\$ _____	\$ _____	\$ _____
Interest Expense_____		165	_____	_____	_____
DONATIONS		_____	_____	_____	0
OTHER		_____	_____	_____	0
ROUNDING		_____	_____	_____	_____
Net Income (Loss)		\$ -7,613	\$ _____	\$ _____	\$ -7,613

UTILITY NAME: KEEN SALES, RENTALS & UTILITIES - SUBDIVISION

YEAR OF REPORT
DECEMBER 31, 2022

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>222264</u>	\$ <u>221644</u>
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	<u>183461</u>	<u>180686</u>
Net Utility Plant_____		\$ <u>38803</u>	\$ <u>40958</u>
Cash_____		<u>3688</u>	<u>15472</u>
Customer Accounts Receivable (141)_____		<u>803</u>	<u>898</u>
Other Assets (Specify):_____			
INTER COMPANY ACCT		<u>204703</u>	<u>188283</u>
ROUNDING		<u>-1</u>	
Total Assets_____		\$ <u>247996</u>	\$ <u>245611</u>
Liabilities and Capital:			
Common Stock Issued (201)_____	F-6	<u>300</u>	<u>300</u>
Preferred Stock Issued (204)_____	F-6		
Other Paid in Capital (211)_____			
Retained Earnings (215)_____	F-6	<u>-122833</u>	<u>-115220</u>
Proprietary Capital (Proprietary and partnership only) (218)_____	F-6		
Total Capital_____		\$ <u>-122533</u>	\$ <u>-114920</u>
Long Term Debt (224)_____	F-6	\$ <u>57056</u>	\$ <u>64408</u>
Accounts Payable (231)_____		<u>2154</u>	<u>1431</u>
Notes Payable (232)_____			
Customer Deposits (235)_____			
Accrued Taxes (236)_____		<u>2784</u>	<u>2897</u>
Other Liabilities (Specify)_____			
ACCRUED EXPENSES		<u>308535</u>	<u>291795</u>
ROUNDING			
Advances for Construction_____			
Contributions in Aid of Construction - Net (271-272)_____	F-8	<u>0</u>	<u>0</u>
Total Liabilities and Capital_____		\$ <u>247996</u>	\$ <u>245611</u>

UTILITY NAME KEEN SALES, RENTALS & UTILITIES - SUBDIVISION

YEAR OF REPORT 31-Dec-22

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ 222264	\$ _____	\$ _____	\$ 222264
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ 222264	\$ _____	\$ _____	\$ 222264

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 180686	\$ _____	\$ _____	\$ 180686
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ 2776	\$ _____	\$ _____	\$ 2776
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ 2776	\$ _____	\$ _____	\$ 2776
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify)				
rounding _____	1	_____	_____	1
Total Debits _____	\$ 1	\$ _____	\$ _____	\$ 1
Balance End of Year _____	\$ 183461	\$ _____	\$ _____	\$ 183461

UTILITY NAME: KEEN SALES, RENTALS & UTILITIES - SUBDIVISION

YEAR OF REPORT DECEMBER 31, 2022
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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 _____	\$ _____	\$ -115220
Changes during the year (Specify):		
LOSS _____	_____	-7613
PRIOR YEAR ADJUSTMENT _____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ -122833

PROPRIETARY CAPITAL (218)

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

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
<u>NOTE PAYABLE EARLEEN KEEN</u>	5	_____	\$ 57056
Total _____			\$ 57056

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: KEEN Subs

YEAR OF REPORT DECEMBER 31, <u>2022</u>
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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, 2022
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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_____	18564	620	_____	19184
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_____	_____	_____	_____	0
347	Miscellaneous Equipment_____	_____	_____	_____	0
348	Other Tangible Plant_____	_____	_____	_____	0
	Total Water Plant_____	\$ 221644	\$ 620	\$ 0	\$ 222264

UTILITY NAME: KEEN SALES RENTAL & UTILITIES - SUBDIVISIONS

YEAR OF REPORT
DECEMBER 31, 2022

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 %	\$ 6911	\$	\$ 517	\$ 7428
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			7595
320	Water Treatment Equipment	7	%	14.29 %	16842			16842
330	Distribution Reservoirs & Standpipes	30	%	3.33 %	24050		745	24795
331	Trans. & Dist. Mains	40	%	2.5 %	24823		801	25624
333	Services		%		5205		170	5375
334	Meter & Meter Installations	17	%	5.88 %	14185		382	14567
335	Hydrants	40	%	2.5 %	3572		116	3688
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment		%					
341	Transportation Equipment	13	%	7.69 %	783		45	828
342	Stores Equipment	6	%	16.67 %	11845			11845
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				\$ 180685	\$ 0	\$ 2776	\$ 183461 *

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 18720
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	11880
604	Employee Pensions and Benefits_____	6115
610	Purchased Water_____	
615	Purchased Power_____	2305
616	Fuel for Power Production_____	
618	Chemicals_____	1593
620	Materials and Supplies_____	2201
630	Contractual Services:	
	Billing_____	
	Professional_____	2203
	Testing_____	4182
	Other_____	1905
640	Rents_____	4860
650	Transportation Expense_____	103
655	Insurance Expense_____	2637
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
670	Bad Debt Expense_____	85
675	Miscellaneous Expenses_____	4852
	Total Water Operation And Maintenance Expense_____	\$ 63641 *

* 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	121	100 121
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	121

UTILITY NAME: KEEN

YEAR OF REPORT
DECEMBER 31, 2022

SYSTEM NAME: Subs

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b)	(c)	(d)	(e)	(f)
	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
January	0	496142	255710	751852	496142
February		530109	185089	715198	530109
March		986185	316296	1022481	986185
April		546252	248797	795049	546252
May		718058	188008	906066	718058
June		659063	143437	802500	659063
July		747595	14757	712352	747595
August		554492	313691	868183	554492
September		536310	387284	923594	536310
October		629910	160290	790200	629910
November		500108	395142	895250	500108
December		786771	58747	845518	786771
Total for Year	0	7690995	2387248	10078243	7690995

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

YEAR OF REPORT DECEMBER 31, <u>2022</u>
--

SYSTEM NAME: Subs

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	<u>7/89</u>	_____	_____	_____
Types of Well Construction and Casing _____	<u>PVC</u>	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	<u>235</u>	_____	_____	_____
Diameters of Wells _____	<u>6</u>	_____	_____	_____
Pump - GPM _____	<u>5</u>	_____	_____	_____
Motor - HP _____	<u>25</u>	_____	_____	_____
Motor Type * _____	<u>Sub</u>	_____	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	<u>Generator</u>	_____	_____	_____
	<u>Rental</u>	_____	_____	_____

* Submersible, centrifugal, etc.

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	<u>Steel</u>	_____	_____	_____
Capacity of Tank _____	<u>2@4000</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-Subs

YEAR OF REPORT
DECEMBER 31, 2022

SOURCE OF SUPPLY

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

WATER TREATMENT FACILITIES

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

UTILITY NAME: KEEN
SYSTEM NAME: Subs

YEAR OF REPORT
DECEMBER 31, 2022

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
- 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? Unknown
If so, how much capacity is required? _____
7. Attach a description of the fire fighting facilities. City of Haines City
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
NONE
9. When did the company last file a capacity analysis report with the DEP? _____
10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____
11. Department of Environmental Protection ID # 9569
12. Water Management District Consumptive Use Permit # 653-5235
 - a. Is the system in compliance with the requirements of the CUP? yes
 - b. If not, what are the utility's plans to gain compliance? _____

* An ERC is determined based on one of the following methods:
(a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

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

UTILITY NAME: KEEN-Subs

YEAR OF REPORT
DECEMBER 31, 2022

VERIFICATION OF ANNUAL REPORT

I HEREBY VERIFY, 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.



(signature of chief executive officer of the utility) *

Date: 5/1/23

(signature of chief financial officer of the utility) *

Date: _____

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue**

**Water Operations
Class C**

Company:

For the Year Ended December 31, 2023

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 61861.98	\$ 61861.98	\$ 0
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Water Operating Revenue	\$ _____	\$ _____	\$ _____
LESS: Expense for Purchased Water from FPSC-Regulated Utility	_____	_____	_____
Net Water Operating Revenues	\$ 61861.98	\$ 61861.98	\$ 0

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).

CLASS "C"

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

ANNUAL REPORT

OF

Keen Sales, Rentals & Utilities, Inc. - LK Region
Exact Legal Name of Respondent Paradise Island

WU-771-22-AR
Certificate Number(s)

Submitted To The

STATE OF FLORIDA



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PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2022

FINANCIAL SECTION

REPORT OF

Keen Sales, Rentals & Utilities, Inc

(EXACT NAME OF UTILITY)

LK Region - Paradise Island

685 Dyson Rd Haines City FL 33844

Polk
County

Telephone Number 863-421-6827

Date Utility First Organized 1/1990

Fax Number _____

E-mail Address adunnahoe@aol.com

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

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

- Individual Sub Chapter S Corporation 1120 Corporation Partnership

Name, Address and phone where records are located: Office - Above address

Name of subdivisions where services are provided: LK Reg. Paradise Island

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>S. Herman - CPA</u> <u>m. Keen - Bookkeeper</u>			
Officers and Managers: <u>Melinda Keen</u> <u>Earlene Keen</u> <u>Shelly Dukes</u> <u>Blake Keen</u>	<u>President</u> <u>V.P.</u> <u>Treasury 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
_____	_____	_____	\$
_____	_____	_____	\$
_____	_____	_____	\$
_____	_____	_____	\$
_____	_____	_____	\$
_____	_____	_____	\$
_____	_____	_____	\$

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 40,633	\$ _____	\$ _____	\$ 40,633
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues__		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue__		\$ 40,633	\$ _____	\$ _____	\$ 40,633
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 81,526	\$ _____	\$ _____	\$ 81,526
Depreciation Expense____	F-5	2,995	_____	_____	2,995
CIAC Amortization Expense__	F-8	_____	_____	_____	_____
Taxes Other Than Income__	F-7	4,785	_____	_____	4,785
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 89,306	_____	_____	\$ 89,306
Net Operating Income (Loss)		\$ -48,673	\$ _____	\$ _____	\$ -48,673
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ 0
ROUNDING		_____	_____	_____	0
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		4	_____	_____	4
DONATIONS		_____	_____	_____	0
Miscellaneous Nonutility		21	_____	_____	21
ROUNDING		_____	_____	_____	0
Net Income (Loss)		\$ -48,698	\$ _____	\$ _____	\$ -48,698

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

YEAR OF REPORT DECEMBER 31, 2022
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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>101768</u>	\$ <u>94993</u>
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	<u>68956</u>	<u>65961</u>
Net Utility Plant _____		\$ <u>32812</u>	\$ <u>29032</u>
Cash _____		<u>35</u>	<u>333</u>
Customer Accounts Receivable (141)_____			
Other Assets (Specify): _____			
ROUNDING _____			
Total Assets _____		\$ <u>32847</u>	\$ <u>29365</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>-636569</u>	<u>-587871</u>
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6		
Total Capital _____		\$ <u>-635869</u>	\$ <u>-587171</u>
Long Term Debt (224) _____	F-6	\$ <u>62829</u>	\$ <u>47829</u>
Accounts Payable (231) _____		<u>1840</u>	<u>1386</u>
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____		<u>1828</u>	<u>1982</u>
Other Liabilities (Specify) _____			
INTERCOMPANY ACCOUNT _____		<u>204703</u>	<u>188283</u>
ACCRRUED EXPENSES _____		<u>397516</u>	<u>377056</u>
ROUNDING _____			
Advances for Construction _____			
Contributions in Aid of Construction - Net (271-272) _____	F-8		
Total Liabilities and Capital _____		\$ <u>32847</u>	\$ <u>29365</u>

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>101768</u>	\$ _____	\$ _____	\$ <u>101768</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>101768</u>	\$ _____	\$ _____	\$ <u>101768</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>65961</u>	\$ _____	\$ _____	\$ <u>65961</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>2995</u>	\$ _____	\$ _____	\$ <u>2995</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
ROUNDING				
Total Credits _____	\$ <u>2995</u>	\$ _____	\$ _____	\$ <u>2995</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>68956</u>	\$ _____	\$ _____	\$ <u>68956</u>

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

YEAR OF REPORT DECEMBER 31, 2022
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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 _____	\$ _____	\$ -587871
Changes during the year (Specify):		
LOSS _____	_____	-48698
PRIOR YEAR ADJUSTMENT _____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ -636569

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	
_____	_____	_____	\$ _____
EARLEEN KEEN _____	_____	_____	62829
Total _____			\$ 62829

UTILITY NAME: _____

YEAR OF REPORT DECEMBER 31,

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

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

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

ACCUMULATED AMORTIZATION OF CIAC (272)

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

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

UTILITY NAME: _____

YEAR OF REPORT DECEMBER 31,

SCHEDULE "A"

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

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

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

APPROVED AFUDC RATE

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

**WATER
OPERATING
SECTION**

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

YEAR OF REPORT DECEMBER 31, 2022
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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	5788	_____	18493
320	Water Treatment Equipment_____	2840	_____	_____	2840
330	Distribution Reservoirs and Standpipes_____	26231	135	_____	26366
331	Transmission and Distribution Lines_____	9617	_____	_____	9617
333	Services_____	_____	_____	_____	_____
334	Meters and Meter Installations_____	11320	852	_____	12172
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_____	\$ 94993	\$ 6775	\$ 0	\$ 101768

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

YEAR OF REPORT
DECEMBER 31, 2022

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 %	\$ 6483	\$	\$ 333	\$ 6816
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	18	%	5.56 %	3000			3000
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment		%					
311	Pumping Equipment	17	%	5.88 %	10470		1013	11483
320	Water Treatment Equipment	7	%	14.29 %	2840			2840
330	Distribution Reservoirs & Standpipes	30	%	3.33 %	12024		876	12900
331	Trans. & Dist. Mains	40	%	2.5 %	8460		271	8731
333	Services		%		0			0
334	Meter & Meter Installations	17	%	5.88 %	6779		433	7212
335	Hydrants	40	%	2.5 %	1039		69	1108
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment		%					
341	Equipment	13	%	7.69 %	3428			3428
342	Transportation Equipment	6	%	16.67 %	11107			11107
343	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				\$ 65961	\$ 0	\$ 2995	\$ 68956 *

* This amount should tie to Sheet F-5.

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

YEAR OF REPORT DECEMBER 31, 2022

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 22880
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	14520
604	Employee Pensions and Benefits	7473
610	Purchased Water	
615	Purchased Power	1781
616	Fuel for Power Production	
618	Chemicals	1413
620	Materials and Supplies	1339
630	Contractual Services:	
	Billing	
	Professional	2535
	Testing	3873
	Other	9682
640	Rents	5940
650	Transportation Expense	117
655	Insurance Expense	2812
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	7161
	Total Water Operation And Maintenance Expense	\$ 81526 *

* 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	98	99	99	
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	98	99	99

UTILITY NAME: KEEN
 SYSTEM NAME: LK Region - PI

YEAR OF REPORT
 DECEMBER 31, 2022

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	<u>0</u>	<u>507930</u>	<u>264369</u>	<u>772299</u>	<u>507930</u>
February	<u>0</u>	<u>410928</u>	<u>209971</u>	<u>620899</u>	<u>410928</u>
March	<u>0</u>	<u>474842</u>	<u>294122</u>	<u>768964</u>	<u>474842</u>
April	<u>0</u>	<u>477290</u>	<u>124034</u>	<u>601324</u>	<u>477290</u>
May	<u>0</u>	<u>589190</u>	<u>195016</u>	<u>784206</u>	<u>589190</u>
June	<u>0</u>	<u>639862</u>	<u>12438</u>	<u>652300</u>	<u>639862</u>
July	<u>0</u>	<u>662742</u>	<u>534758</u>	<u>1197500</u>	<u>662742</u>
August	<u>0</u>	<u>530526</u>	<u>24408</u>	<u>554934</u>	<u>530526</u>
September	<u>0</u>	<u>553730</u>	<u>40292</u>	<u>594022</u>	<u>553730</u>
October	<u>0</u>	<u>523384</u>	<u>169867</u>	<u>693251</u>	<u>523384</u>
November	<u>0</u>	<u>370971</u>	<u>414461</u>	<u>785432</u>	<u>370971</u>
December	<u>0</u>	<u>611233</u>	<u>11317</u>	<u>622556</u>	<u>611233</u>
Total for Year	<u>0</u>	<u>6352628</u>	<u>2295053</u>	<u>8647681</u>	<u>6352628</u>

If water is purchased for resale, indicate the following:

Vendor _____
 Point of delivery _____

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
<u>PVC</u>	<u>6"</u>	<u>900'</u>			<u>900'</u>
<u>PVC</u>	<u>4"</u>	<u>3300'</u>			<u>3300'</u>
<u>PVC</u>	<u>2"</u>	<u>900'</u>			<u>900'</u>

UTILITY NAME: REEN

YEAR OF REPORT
DECEMBER 31, 2022

SYSTEM NAME: P.I.

WELLS AND WELL PUMPS

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

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	<u>Steel</u>	_____	_____	_____
Capacity of Tank _____	<u>4000</u>	_____	_____	_____
Ground or Elevated _____	<u>Ground</u>	_____	_____	_____

HIGH SERVICE PUMPING

N/A

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

UTILITY NAME: P.I.

YEAR OF REPORT
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SOURCE OF SUPPLY

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

WATER TREATMENT FACILITIES

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

UTILITY NAME: KEEN
SYSTEM NAME: P.I.

YEAR OF REPORT
DECEMBER 31, 2022

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
- Number of ERCs * which can be served. Unknown
3. Present system connection capacity (in ERCs *) using existing lines. Unknown
4. Future connection capacity (in ERCs *) upon service area buildout. Unknown
5. Estimated annual increase in ERCs *. Unknown
6. Is the utility required to have fire flow capacity? No
If so, how much capacity is required? _____
7. Attach a description of the fire fighting facilities.
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
NONE
9. When did the company last file a capacity analysis report with the DEP? Unknown
10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____
11. Department of Environmental Protection ID # 20-6679-01
12. Water Management District Consumptive Use Permit # 653-1340
 - a. Is the system in compliance with the requirements of the CUP? yes
 - b. If not, what are the utility's plans to gain compliance? _____

* An ERC is determined based on one of the following methods:
(a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
(b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

UTILITY NAME: P.I.

YEAR OF REPORT
DECEMBER 31, 2022

VERIFICATION-OF ANNUAL REPORT

I HEREBY VERIFY, 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. |



(signature of chief executive officer of the utility) *

Date: 5/1/23

(signature of chief financial officer of the utility) *

Date: _____

*

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.

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

Company:

For the Year Ended December 31, 2022

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 40632.88	\$ 40632.88	\$ 0
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Water Operating Revenue	\$ _____	\$ _____	\$ _____
LESS: Expense for Purchased Water from FPSC-Regulated Utility	_____	_____	_____
Net Water Operating Revenues	\$ 40632.88	\$ 40632.88	\$ 0

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).