

Subs

OFFICIAL COPY
Public Service Commission
Do Not Remove from this Office

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WU771-08-AR
Earlene Keen
Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, FL 33844-8587

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
09 APR -3 AM 9:17
DIVISION OF
ECONOMIC REGULATION

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2008

GENERAL INSTRUCTIONS

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

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

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

GENERAL DEFINITIONS

ADVANCES FOR CONSTRUCTION - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement, or construction costs of the utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

CONSTRUCTION WORK IN PROGRESS (CWIP) - This account shall include the cost of water or wastewater plant in process of construction, but not yet ready for services. (USOA)

DEPRECIATION - The loss in service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER) - (Rule 25-30.515 (8), Florida Administrative Code.)

- (a) 350 gallons per day;
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER) - Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to the cost of the operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

FINANCIAL SECTION

Subs

REPORT OF

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

Subdivisions

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

Polk
County

Telephone Number 863-421-6827

Date Utility First Organized 11/1990

Fax Number SAME

E-mail Address KCORP6@TAMPABAY.RR.COM

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

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

☐ Individual ☒ Sub Chapter S Corporation ☐ 1120 Corporation ☐ Partnership

Name, Address and Phone where records are located: SAME

Name of subdivisions where services are provided: KEEN Subdivisions

CONTACTS

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

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

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

Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, Florida 33844-8087

UTILITY NAME: KEEN Subs

YEAR OF REPORT DECEMBER 31, 2008

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 39,039	\$ _____	\$ _____	\$ 39,039
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 39,039	\$ _____	\$ _____	\$ 39,039
Operation Expense (Must tie to pages W-3 and S-3)	W-3				
	S-3	\$ 38,412	\$ _____	\$ _____	\$ 38,412
Depreciation Expense_____	F-5	4,350	_____	_____	4,350
CIAC Amortization Expense_____	F-8	_____	_____	_____	_____
Taxes Other Than Income_____	F-7	2,088	_____	_____	2,088
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 44,850	_____	_____	\$ 44,850
Net Operating Income (Loss)		\$ -5,811	\$ _____	\$ _____	\$ -5,811
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	_____
DONATIONS		30	_____	_____	30
OTHER		345	_____	_____	345
_____		_____	_____	_____	_____
Net Income (Loss)		\$ -6,186	\$ _____	\$ _____	\$ -6,186

UTILITY NAME:

Subs

YEAR OF REPORT
DECEMBER 31, 2008

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 90217.09	\$ 90127.24
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	61832.34	57482.12
Net Utility Plant -----		\$ 28384.75	\$ 32645.12
Cash -----		3742.57	4040.23
Customer Accounts Receivable (141) -----		858.76	586.9
Other Assets (Specify): -----			
INTER COMPANY ACCT -----		69391.71	55289.88
SALES AGREEMENT -----			6250
Total Assets -----		\$ 102377.79	\$ 98812.13
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	-1852.47	4333.92
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$ -1552.47	\$ 4633.92
Long Term Debt (224) -----	F-6	\$ 45496.7	\$ 46298.45
Accounts Payable (231) -----		743.71	1280.03
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----		2114.85	2184.76
Other Liabilities (Specify) -----			
ACCRUED EXPENSES -----		55575	44415
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8	103930.26	94178.24
Total Liabilities and Capital -----		\$ 102377.79	\$ 98812.16

Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, Florida 33844-8087

UTILITY NAME: Subs

YEAR OF REPORT DECEMBER 31, 2008

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>90217.09</u>	\$ _____	\$ _____	\$ <u>90217.09</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>90217.09</u>	\$ _____	\$ _____	\$ <u>90217.09</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>57482.12</u>	\$ _____	\$ _____	\$ <u>57482.12</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>4350.22</u>	\$ _____	\$ _____	\$ <u>4350.22</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>4350.22</u>	\$ _____	\$ _____	\$ <u>4350.22</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>61832.34</u>	\$ _____	\$ _____	\$ <u>61832.34</u>

Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, Florida 33844-8087

UTILITY NAME: Subs

YEAR OF REPORT
 DECEMBER 31, 2008

CAPITAL STOCK (201 - 204)

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

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year _____	\$ _____	\$ <u>4333.92</u>
Changes during the year (Specify):		
LOSS _____	_____	<u>-6186.39</u>
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ <u>-1852.47</u>

PROPRIETARY CAPITAL (218)

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

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
NOTE PAYABLE KEEN SALES _____	_____	_____	\$ <u>45496.7</u>
_____	_____	_____	_____
_____	_____	_____	_____
Total _____			\$ <u>45496.7</u>

Haines City, Florida 33844-8087

Subs

TAX EXPENSE

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

[illegible]

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

UTILITY NAME Home Sales, Rentals and Utilities, Inc.
635 Dyson Road
Haines City, Florida 33844-8087

YEAR OF REPORT
DECEMBER 31, 2008

SCHEDULE "B"

Subs

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity	\$ 300	\$	\$	\$	\$ 300
Preferred Stock					
Long Term Debt	45496.7				45496.7
Customer Deposits					
Tax Credits-Zero Cost					
Tax Credits-Weighted					
Cost of Capital					
Deferred Income Taxes					
Other (Explain)					
Total	\$ 45796.7	\$	\$	\$	\$ 45796.7

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

[illegible]

WATER
OPERATING
SECTION

UTILITY NAME: KEEN SALES RENTAL & UTILITIES - SUBDIVISIONS

YEAR OF REPORT
DECEMBER 31, 2008

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_____	4000	_____	_____	4000
304	Structures and Improvements_____	2392.03	_____	_____	2392.03
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____
306	Lake, River and Other Intakes_____	_____	_____	_____	_____
307	Wells and Springs_____	13436	_____	_____	13436
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____
309	Supply Mains_____	_____	_____	_____	_____
310	Power Generation Equipment_____	_____	_____	_____	_____
311	Pumping Equipment_____	10143	_____	_____	10143
320	Water Treatment Equipment_____	7053	_____	_____	7053
330	Distribution Reservoirs and Standpipes_____	10000	_____	_____	10000
331	Transmission and Distribution Lines_____	15500	_____	_____	15500
333	Services_____	_____	_____	_____	_____
334	Meters and Meter Installations_____	3060.17	89.85	_____	3150.02
335	Hydrants_____	1800	_____	_____	1800
336	Backflow Prevention Devices_____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
340	Office Furniture and Equipment_____	3053.45	_____	_____	3053.45
341	Transportation Equipment_____	15676.39	_____	_____	15676.39
342	Stores Equipment_____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment_____	491.2	_____	_____	491.2
344	Laboratory Equipment_____	_____	_____	_____	_____
345	Power Operated Equipment_____	_____	_____	_____	_____
346	Communication Equipment_____	_____	_____	_____	_____
347	Miscellaneous Equipment_____	2847	_____	_____	2847
348	Other Tangible Plant_____	675	_____	_____	675
	Total Water Plant_____	\$ 90127.24	\$ 89.85	\$ 0	\$ 90217.09

Keen Sales, Rentals and Utilities, Inc.

685 Dyson Road

Haines City, Florida 33844-8087

UTILITY NAME:

Subs

YEAR OF REPORT
DECEMBER 31, 2008

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	282828	%	%	\$ 434.58	\$	\$ 143.29	\$ 577.87
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	18	%	%	8397.38		746.45	9143.83
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment		%	%				
311	Pumping Equipment	17	%	%	7424.16		635.86	8060.02
320	Water Treatment Equipment	7	%	%	7053			7053
330	Distribution Reservoirs & Standpipes	30	%	%	3750.07		333.33	4083.4
331	Trans. & Dist. Mains	40	%	%	8107.63		387.5	8495.13
333	Services		%	%				
334	Meter & Meter Installations	17	%	%	2221.51		180.78	2402.29
335	Hydrants	40	%	%	555		45	600
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	%				
341	Equipment	13	%	%	1889		193	2082
342	Transportation Equipment	6	%	%	13981.86		1533.75	15515.61
343	Stores Equipment		%	%				
344	Tools, Shop and Garage Equipment	15	%	%	264.46		32.73	297.19
345	Laboratory Equipment		%	%				
346	Power Operated Equipment		%	%				
347	Communication Equipment		%	%				
348	Miscellaneous Equipment	10	%	%	2728.47		118.53	2847
	Other Tangible Plant	10	%	%	675			675
	Totals				\$ 57482.12	\$ 0	\$ 4350.22	\$ 61832.34 *

* This amount should tie to Sheet F-5.

UTILITY NAME: KEEN SALES RENTALS & UTILITIES, INC - SUBDIVISIONYEAR OF REPORT
DECEMBER 31, 2008**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 9340.74
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	7920
604	Employee Pensions and Benefits	899.22
610	Purchased Water	1968.51
615	Purchased Power	892
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	410.41
630	Contractual Services:	
	Billing	
	Professional	505.05
	Testing	3077.85
	Other	1318.7
640	Rents	3240
650	Transportation Expense	771.78
655	Insurance Expense	2706.12
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	265.66
675	Miscellaneous Expenses	5095.46
	Total Water Operation And Maintenance Expense	\$ 38411.5
	* 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	118	114	114
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
Total					
** D = Displacement C = Compound T = Turbine					

685 Dyson Road

Haines City, Florida 33844-8007

Subs

YEAR OF REPORT
DECEMBER 31, 2008

PUMPING AND PURCHASED WATER STATISTICS

	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded 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)
(a)	(b)	(c)	(d)	(e)	(f)
January	0	1107750	105500	1002250	1002250
February		928600	108870	819730	819730
March		1020460	104850	915610	915610
April		649740	92580	557160	557160
May		1198820	78320	1120500	1120500
June		1349880	186326	1163554	1163554
July		1153200	119664	1033536	1033536
August		924000	89069	834931	834931
September		979300	127640	851660	851660
October		1075400	116337	959063	959063
November		896450	108190	788260	788260
December		896350	128110	768240	768240
Total for Year	0	12179950	1365456	10814494	10814494

If water is purchased for resale, indicate the following:

Vendor

Point of delivery

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

MAINS (FEET)

[illegible]

UTILITY NAME:

685 Dyson Road

Haines City, Florida 33844-8087

YEAR OF REPORT
DECEMBER 31, 2008

SYSTEM NAME:

Subs

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	7189			
Types of Well Construction and Casing _____	PVC			
Depth of Wells _____	235			
Diameters of Wells _____	6			
Pump - GPM _____	?			
Motor - HP _____	25			
Motor Type * _____	Submers.			
Yields of Wells in GPD _____	-			
Auxiliary Power _____	Generator Rental			
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Steel			
Capacity of Tank _____	2 @ 9000			
Ground or Elevated _____	Ground			

HIGH SERVICE PUMPING

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

Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, Florida 33844-8087

UTILITY NAME: _____

Subs

YEAR OF REPORT
 DECEMBER 31, 2008

SOURCE OF SUPPLY

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

Permitted Gals. per day _____
 Type of Source _____

Unknown
Ground

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 _____

Standard
Boards
Unknown

Unknown

Chlorine
N/A
-
Generator
Rental

UTILITY NAME: _____

SYSTEM NAME: Subs

YEAR OF REPORT
DECEMBER 31, 2008

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. 137
2. Maximum number of ERCs * which can be served. Unknown
3. Present system connection capacity (in ERCs *) using existing lines. Unknown
4. Future connection capacity (in ERCs *) upon service area buildout. Unknown
5. Estimated annual increase in ERCs *. Unknown
6. Is the utility required to have fire flow capacity? No
If so, how much capacity is required? _____
7. Attach a description of the fire fighting facilities. City of Haines City Fire Dept.
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
NONE
9. When did the company last file a capacity analysis report with the DEP? Unknown
10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____
11. Department of Environmental Protection ID # 9569
12. Water Management District Consumptive Use Permit # 653-5235
 - a. Is the system in compliance with the requirements of the CUP? yes
 - b. If not, what are the utility's plans to gain compliance? _____

* An ERC is determined based on one of the following methods:

(a) If actual flow data are available from the preceding 12 months:

Divide the total annual single family residence (SFR) gallons sold by the average number of SFR customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:

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: Subs

YEAR OF REPORT
DECEMBER 31, 2008

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. ☒ Mel K. [Signature] *

(signature of Chief Executive Officer of the utility)

Date:

3/30/09

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**

Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, Florida 33844-8087

Water Operations
Class C

Company: Subs

For the Year Ended December 31, 2008

(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>39039.</u>	\$ <u>39039.</u>	\$ <u>0</u>
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Water Operating Revenue	\$ <u>39039.</u>	\$ <u>39039.</u>	\$ <u>0</u>
LESS: Expense for Purchased Water from FPSC-Regulated Utility	_____	_____	_____
Net Water Operating Revenues	\$ <u>39039.</u>	\$ <u>39039.</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).

P.I.

OFFICIAL COPY
Public Service Commission
Do Not Remove from this Office

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WU771-08-AR
Earlene Keen
Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, FL 33844-8587

*Paradise
Island*

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
09 APR -3 AM 9:18
DIVISION OF
ECONOMIC REGULATION

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2008

FINANCIAL

SECTION

REPORT OF

KEEN Sales Rentals + Utilities, Inc

(EXACT NAME OF UTILITY)

Lake Region Paradise Island

685 Dyson Rd. Haines City, FL 33844

Street Address

Polk

County

Telephone Number

863-421-6827

Date Utility First Organized

1/1990

Fax Number

Same

E-mail Address

Kcorpb@Tampabay.Rf.com

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

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

☐ Individual

☒ Sub Chapter S Corporation

☐ 1120 Corporation

☐ Partnership

Name, Address and Phone where records are located: Above

Name of subdivisions where services are provided: Above

CONTACTS

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

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

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

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

YEAR OF REPORT
DECEMBER 31, 2008

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 46,945	\$ _____	\$ _____	\$ 46,945
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 46,945	\$ _____	\$ _____	\$ 46,945
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 77,455	\$ _____	\$ _____	\$ 77,455
Depreciation Expense_____	F-5	2,780	_____	_____	2,780
CIAC Amortization Expense_____	F-8	_____	_____	_____	_____
Taxes Other Than Income_____	F-7	4,209	_____	_____	4,209
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 84,444	_____	_____	\$ 84,444
Net Operating Income (Loss)		\$ -37,499	\$ _____	\$ _____	\$ -37,499
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		962	_____	_____	962
DONATIONS_____		70	_____	_____	70
Miscellaneous Nonutility_____		409	_____	_____	409
_____		_____	_____	_____	_____
Net Income (Loss)		\$ -38,940	\$ _____	\$ _____	\$ -38,940

Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, Florida 33844-8087

UTILITY NAME:

Paradise Island

YEAR OF REPORT
DECEMBER 31, 2008

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 76356.45	\$ 46815.4
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	29159.88	26379.97
Net Utility Plant -----		\$ 47196.57	\$ 20435.43
Cash -----		4888.06	9427.2
Customer Accounts Receivable (141) -----		63.63	30
Other Assets (Specify): -----			
ACCT REC SUNRISE -----		254.97	254.97

Total Assets -----		\$ 52403.23	\$ 30147.6
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	700	700
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6	-250024.25	-211084.58
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$ -249324.25	\$ -210384.58
Long Term Debt (224) -----	F-6	\$ 98955.69	\$ 77571.22
Accounts Payable (231) -----		1114.03	1542.17
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----		2590.25	2493.11
Other Liabilities (Specify) -----			
INTERCOMPANY ACCOUNT -----		69391.71	55289.88
ACCRRUED EXPENSES -----		129675.8	103635.8

Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ 52403.23	\$ 30147.6

Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, Florida 33844-8087

UTILITY NAME: Paradise

YEAR OF REPORT
DECEMBER 31, 2008

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ 76356.45	\$ _____	\$ _____	\$ 76356.45
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ 76356.45	\$ _____	\$ _____	\$ 76356.45

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 26379.97	\$ _____	\$ _____	\$ 26379.97
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ 2779.91	\$ _____	\$ _____	\$ 2779.91
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ 2779.91	\$ _____	\$ _____	\$ 2779.91
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ 29159.88	\$ _____	\$ _____	\$ 29159.88

Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, Florida 33844-8087

UTILITY NAME: _____

P.I.

YEAR OF REPORT
 DECEMBER 31, 2008

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 _____	\$ _____	\$ -211086.58
Changes during the year (Specify): LOSS _____	_____	-38939.67
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ -250026.25

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 _____	_____	_____	\$ 31999.74
EARLEEN KEEN _____	_____	_____	66955.95
_____	_____	_____	_____
Total _____	_____	_____	\$ 98955.69

UTILITY NAME:

685 Dyson Road

Haines City, Florida 33844-8007

YEAR OF REPORT

DECEMBER 31, 2008

TAX EXPENSE

Income Taxes:

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

Name of Recipient

Water Amount

Wastewater
Amount

Description of Service

YEAR OF REPORT
DECEMBER 31, _____

(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 _____	\$ _____	\$ _____	\$ _____

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.) _____			\$ _____	\$ _____

	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.)	\$ _____	\$ _____	\$ _____

UTILITY NAME: Paradise

685 Dyson Road

Haines City, Florida 33844-8087 SCHEDULE "B"

YEAR OF REPORT
DECEMBER 31, 2008

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity	\$ 700	\$	\$	\$	\$ 700
Preferred Stock					
Long Term Debt	98955.69				98955.69
Customer Deposits					
Tax Credits-Zero Cost					
Tax Credits-Weighted					
Cost of Capital					
Deferred Income Taxes					
Other (Explain)					
Total	\$ 99655.69	\$	\$	\$	\$ 99655.69

[illegible]

WATER
OPERATING
SECTION

Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, Florida 33844-8087

UTILITY NAME: _____

P.I.

YEAR OF REPORT
DECEMBER 31, 2008

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization _____	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises _____	_____	_____	_____	_____
303	Land and Land Rights _____	2000	_____	_____	2000
304	Structures and Improvements _____	7783.07	_____	_____	7783.07
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 _____	406	5077.16	_____	5483.16
320	Water Treatment Equipment _____	2840	_____	_____	2840
330	Distribution Reservoirs and Standpipes _____	1000	24254.25	_____	25254.25
331	Transmission and Distribution Lines _____	9616.6	_____	_____	9616.6
333	Services _____	_____	_____	_____	_____
334	Meters and Meter Installations _____	4403.85	209.64	_____	4613.49
335	Hydrants _____	900	_____	_____	900
336	Backflow Prevention Devices _____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment _____	_____	_____	_____	_____
340	Office Furniture and Equipment _____	3427.71	_____	_____	3427.71
341	Transportation Equipment _____	11106.87	_____	_____	11106.87
342	Stores Equipment _____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment _____	331.3	_____	_____	331.3
344	Laboratory Equipment _____	_____	_____	_____	_____
345	Power Operated Equipment _____	_____	_____	_____	_____
346	Communication Equipment _____	_____	_____	_____	_____
347	Miscellaneous Equipment _____	_____	_____	_____	_____
348	Other Tangible Plant _____	_____	_____	_____	_____
	Total Water Plant _____	\$ 46815.4	\$ 29541.05	\$ 0	\$ 76356.45

Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, Florida 33844-8087

YEAR OF REPORT
DECEMBER 31, 2008

UTILITY NAME:

P.I.

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	282828	%	%	\$ 2142.64	\$	\$ 306.62	\$ 2449.26
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	18	%	%	1833.39		166.67	2000.06
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment		%	%				
311	Pumping Equipment	17	%	%	299.7		73.66	373.36
320	Water Treatment Equipment	7	%	%	2864.3	24.3		2840
330	Distribution Reservoirs & Standpipes	30	%	%	357.9		370.19	728.09
331	Trans. & Dist. Mains	40	%	%				
333	Services		%	%	4586.11		277.26	4863.37
334	Meter & Meter Installations	17	%	%	2579.58		170.07	2749.65
335	Hydrants	40	%	%	360		22.5	382.5
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment	13	%	%	1560.68		281.96	1842.64
341	Transportation Equipment	6	%	%	9618.54		1113.19	10731.73
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment	15	%	%	177.13		22.09	199.22
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	%				
	Totals				\$ 26379.97	\$ 24.3	\$ 2804.21	\$ 29159.88 *

* This amount should tie to Sheet F-5.

Keen Sales, Rentals and Utilities, Inc.

685 Dyson Road

Haines City, Florida 33844-8087

UTILITY NAME: _____

P.I.

YEAR OF REPORT
DECEMBER 31, 2008

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 21795.06
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	18480
604	Employee Pensions and Benefits	2098.14
610	Purchased Water	
615	Purchased Power	2266.79
616	Fuel for Power Production	
618	Chemicals	865
620	Materials and Supplies	676.32
630	Contractual Services:	
	Billing	
	Professional	573.95
	Testing	3103.35
	Other	2880.7
640	Rents	7560
650	Transportation Expense	2707.89
655	Insurance Expense	6314.18
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	8133.27
	Total Water Operation And Maintenance Expense	\$ 77454.65 *

* 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	98	98
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
Total					

** D = Displacement
C = Compound
T = Turbine

YEAR OF REPORT
DECEMBER 31, 2008

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded 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	772620	21,040	751580	751580
February		715400	50760	664640	664640
March		808000	50920	757080	757080
April		427600	28430	399170	399170
May		7340500	28880	7311620	7311620
June		932850	14795	918055	918055
July		881300	196756	684544	684544
August		828700	275824	552876	552876
September		602100	72686	529414	529414
October		874000	110730	763270	763270
November		683800	73340	610460	610460
December		708600	100030	608570	608570
Total for Year	0	15525470	1024191	14551279	14551279

[illegible]

UTILITY NAME: _____
SYSTEM NAME: Paradise

YEAR OF REPORT
DECEMBER 31, 2008

WELLS AND WELL PUMPS

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

* Submersible, centrifugal, etc.

RESERVOIRS

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

HIGH SERVICE PUMPING

N/A

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

Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, Florida 33844-8087

UTILITY NAME:

PI

YEAR OF REPORT
DECEMBER 31, 2008

SOURCE OF SUPPLY

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

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 _____	Standard Shoulds Unknown Unknown Unknown Unknown Unknown Unknown Unknown Chlorine N/A Generator Rental		

UTILITY NAME: Haines City, Florida 33844-8087

YEAR OF REPORT
DECEMBER 31, 2008

SYSTEM NAME: P.I.

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. 100
2. Maximum number of ERCs * which can be served. Unknown
3. Present system connection capacity (in ERCs *) using existing lines. Unknown
4. Future connection capacity (in ERCs *) upon service area buildout. Unknown
5. Estimated annual increase in ERCs *. Unknown
6. Is the utility required to have fire flow capacity? No
If so, how much capacity is required? _____
7. Attach a description of the fire fighting facilities. City of Haines City
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
NONE
9. When did the company last file a capacity analysis report with the DEP? Unknown
10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____
11. Department of Environmental Protection ID # 20-6679.01
12. Water Management District Consumptive Use Permit # 653-1340
 - a. Is the system in compliance with the requirements of the CUP? yes
 - b. If not, what are the utility's plans to gain compliance? _____

* An ERC is determined based on one of the following methods:

(a) If actual flow data are available from the preceding 12 months:

Divide the total annual single family residence (SFR) gallons sold by the average number of SFR customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:

ERC = (Total SFR gallons sold (omit 000)/365 days/350 gallons per day).

WASTEWATER OPERATING SECTION

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

UTILITY NAME: Haines City, Florida 33844-8087

P.I.

YEAR OF REPORT
DECEMBER 31, 2008

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.
☒

M. Dunne

(signature of Chief Executive Officer of the utility)

Date:

3/30/09

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**

Keen Sales, Rentals and Utilities, Inc. **Water Operations**
 685 Dyson Road
 Haines City, Florida 33844-8087 **Class C**

Company:

For the Year Ended December 31, 2008

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 46,945.	\$ 46945.	\$ 0
Commercial			
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Water Operating Revenue	\$ 46945.	\$ 46945.	\$ 0
LESS: Expense for Purchased Water from FPSC-Regulated Utility			
Net Water Operating Revenues	\$ 46945.	\$ 46945.	\$ 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).