

ORIGINAL

FLORIDA PUBLIC SERVICE COMMISSION

APPLICATION FOR A STAFF ASSISTED RATE CASE

020516-WU

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I. General Data

A. Name of utility Keen Sales, Rentals and Utilities, Inc. O/B/A Lake Region Paradise Island

B. Address 685 Dyson Road, Haines City, FL 33844

1. Telephone Nos. (803) 421-1827

2. County Polk Nearest City Haines City

3. General area served Lake Region Paradise Island Subdivision

C. Authority:

1. Water Certificate No. 582-W Date Received 1997

2. Wastewater Certificate No. n/a Date Received n/a

3. Date utility started operations: Water Unknown Wastewater n/a

D. How system was acquired

Direct Purchase

If utility was purchased, give date 1/97 Amount Paid \$25,000.00

1. Name of Seller S: S Utilities, Inc.

2. Was seller affiliated with present owners? No

3. Did you purchase: Stock \_\_\_\_\_ or assets only

E. Type of legal entity: Corporation, Partnership or Sole Proprietorship

Corporation

F. Ownership & Officers:

Name	Title	Percent Ownership
<u>J. Ray Keen</u>	<u>President</u>	<u>50%</u>
<u>Erlene R. Keen</u>	<u>Vice-President</u>	<u>50%</u>
<u>3.</u>		
<u>4.</u>		

PSC/ECR 2 (Rev. 3/02)

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G. List of Associated Companies and Addresses:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

H. If you have retained an attorney and/or a consultant to represent the utility for this application, furnish the name(s) and address(es):

MARTIN J. FRIEDMAN  
ROSE, SUNDBROM & BENTLEY, LLP  
2548 BLAIRSTONE PINES DR.  
TALLAHASSEE, FL 32301

II. Accounting Data

A. Outside Accountant

1. Name Steven Herman
2. Firm Hunter & Herman, PA
3. Address 399 Sixth Street, SE - Winter Haven, FL 33880
4. Telephone (863) 293-3965

B. Individual to contact on accounting matters:

1. Name Amanda Chambers
2. Telephone (863) 421-6527

C. Location of books and records 685 Dyson Rd - Haines City, FL 33844

- D. Have you filed an Annual Report with the Commission? Yes  
Date Last Filed 5/02

E. Has your latest semiannual regulatory assessment fee payment been made (January 30 or July 30 whichever is applicable)? Semi-annual not required

F. Basic Rate Base Data (Most recent two years)

	2001	2000
1. Water		
Cost of Plant In Service:	\$ <u>32766</u>	\$ <u>30694</u>
Less Accumulated Depreciation:	<u>(10054)</u>	<u>(8204)</u>
Less Contributed Plant:	_____	_____
Net Owner's Investment:	\$ <u>22712</u>	\$ <u>22490</u>

2. Wastewater	n/a	20__	20__
Cost of Plant In Service:		\$ _____	\$ _____
Less Accumulated Depreciation:		_____	_____
Less Contributed Plant:		_____	_____
New Owner's Investment:		\$ _____	\$ _____

G. Basic Income Statement (Most recent two years):

1. Water	20 <u>01</u>	20 <u>02</u>
Revenues (By Class):		
a. _____	\$ _____	\$ _____
b. _____	_____	_____
c. <u>CLASSIFIED Utility</u>	<u>13,586</u>	<u>22,504</u>
Total Operating Revenues:	\$ <u>13,586</u>	\$ <u>22,504</u>
Less Expenses:		
a. Salaries & Wages - Employees	<u>8432</u>	<u>6318</u>
b. Salaries & Wages - Officers, Directors, & Majority Stockholders	<u>-</u>	<u>586</u>
c. Employee Pensions & Benefits	_____	_____
d. Purchased Water	_____	_____
e. Purchased Power	<u>1588</u>	<u>1581</u>
f. Fuel for Power Production	_____	_____
g. Chemicals	_____	<u>1997</u>
h. Materials & Supplies	<u>2299</u>	<u>783</u>
i. Contractual Services	<u>2784</u>	<u>1216</u>
j. Rents	<u>722</u>	_____
k. Transportation Expenses	<u>813</u>	<u>687</u>
l. Insurance Expense	<u>701</u>	<u>1253</u>
m. Regulatory Commission Expense	_____	<u>989</u>
n. Bad Debt Expense	_____	_____
o. Miscellaneous Expense	<u>354</u>	<u>1371</u>
p. Depreciation Expense	<u>1850</u>	<u>1796</u>
q. Property Taxes	_____	_____
r. Other Taxes	<u>477</u>	<u>1308</u>
s. Income Taxes	_____	_____
t. <u>Other Expenses</u>	<u>1619</u>	<u>-</u>
Operating Income (Loss)	\$ <u>(8552)</u>	\$ <u>2619</u>

2.	Wastewater	<i>n/a</i>	20__	20__
	Revenues (By Class):			
	a.	_____	_____	_____
	b.	_____	_____	_____
	c.	_____	_____	_____
	Total Operating Revenues:		\$ _____	\$ _____
	Less Expenses:			
	a.	Salaries & Wages - Employees	\$ _____	\$ _____
	b.	Salaries & Wages - Officers, Directors, & Majority Stockholders	_____	_____
	c.	Employee Pensions & Benefits	_____	_____
	d.	Purchased Wastewater Treatment	_____	_____
	e.	Sludge Removal Expense	_____	_____
	f.	Purchased Power	_____	_____
	g.	Fuel for Power Production	_____	_____
	h.	Chemicals	_____	_____
	i.	Materials & Supplies	_____	_____
	j.	Contractual Services	_____	_____
	k.	Rents	_____	_____
	l.	Transportation Expenses	_____	_____
	m.	Insurance Expense	_____	_____
	n.	Regulatory Commission Expense	_____	_____
	o.	Bad Debt Expense	_____	_____
	p.	Miscellaneous Expense	_____	_____
	q.	Depreciation Expense	_____	_____
	r.	Property Taxes	_____	_____
	s.	Other Taxes	_____	_____
	t.	Income Taxes	_____	_____
	Operating Income (Loss)		\$ _____	\$ _____

H. Outstanding Debt: *See Attached*

	<u>Creditor</u>	<u>Date Borrowed</u>	<u>Balance Due</u>	<u>Interest Rate</u>	<u>Expiration Date</u>
1.	_____	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____

- I. Indicate Type of Tax Return Filed:
- \_\_\_\_\_ Form 1120 - Corporation
  - \_\_\_\_\_  Form 1120S - Subchapter S Corporation
  - \_\_\_\_\_ Form 1065 - Partnership
  - \_\_\_\_\_ Form 1040 - Schedule C - Individual (Proprietorship)



III. Engineering Data

A. Outside Engineering Consultant:

1. Name None
2. Firm \_\_\_\_\_
3. Address \_\_\_\_\_
4. Telephone ( ) \_\_\_\_\_

B. Individual to contact on engineering matters:

1. Name n/a
2. Telephone ( ) \_\_\_\_\_

C. Is the utility under citation by the Department of Environmental Protection (DEP) or county health department? If yes, explain. No

D. List any known service deficiencies and steps taken to remedy problems. n/a

E. Name of plant operator (s) and DEP operator certificate number (s) held. Guines Alexander, Jr - Consin-Flow, Inc. - C0005472

F. Is the utility serving customers outside of its certificated area? No  
If yes, explain \_\_\_\_\_

G. Wastewater: n/a

1. Gallons per day capacity of treatment facilities existing \_\_\_\_\_  
under construction \_\_\_\_\_ proposed \_\_\_\_\_
2. Type and make of present treatment facilities \_\_\_\_\_
3. Approximate average daily flow of treatment plant effluent \_\_\_\_\_
4. Approximate length of wastewater mains:  
Size (diameter) \_\_\_\_\_  
Linear feet \_\_\_\_\_
5. Number of manholes \_\_\_\_\_
6. Number of liftstations \_\_\_\_\_
7. How do you measure treatment plant effluent? \_\_\_\_\_

8. Is the treatment plant effluent chlorinated? \_\_\_\_\_ If yes, what is the normal dosage rate? \_\_\_\_\_
9. Tap in fees - Wastewater \$ \_\_\_\_\_
10. Service availability fees - Wastewater \$ \_\_\_\_\_
11. Note DEP Treatment Plant Certificate Number and date of expiration: Number \_\_\_\_\_  
Expiration Date \_\_\_\_\_
12. Total gallons treated during most recent twelve months \_\_\_\_\_
13. Wastewater treatment purchased during most recent twelve months \_\_\_\_\_

H. Water

1. Gallons per day capacity of treatment facilities existing Unknown under construction \_\_\_\_\_ proposed \_\_\_\_\_
2. Type of treatment Chlorinated
3. Approximate average daily flow of treated water 40,600
4. Source of water supply Well
5. Types of chemicals used and their normal dosage rates Standard
6. Number of wells in service 1 Total capacity in gallons per minute (gpm) Unknown  
 Diameter/Depth 6 / 1 \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 Motor horsepower 25 \_\_\_\_\_  
 Pump capacity (gpm) Unknown \_\_\_\_\_
7. Reservoirs and/or hydropneumatic tanks:  
 Description Stnd / Ground \_\_\_\_\_  
 Capacity 7500 \_\_\_\_\_
8. High service pumping: n/A  
 Motor horsepower \_\_\_\_\_  
 Pump capacity (gpm) \_\_\_\_\_
9. How do you measure treatment plant production? Flow Meter
10. Approximate feet of water mains:  
 Size (diameter) 4/6 \_\_\_\_\_  
 Linear feet Unknown \_\_\_\_\_
11. Note any fire flow requirements and imposing government agency n/A
12. Number of fire hydrants in service 3

- 13. Do you have a meter change out program? Yes
- 14. Meter installation or tap in fees - Water \$ n/a
- 15. Service availability fees - Water \$ n/a
- 16. Has the existing treatment facility been approved by DEP? Yes
- 17. Total gallons pumped during most recent twelve months 11,990,964
- 18. Total gallons sold during most recent twelve months 11,271,511
- 19. Gallons unaccounted for during most recent twelve months None
- 20. Gallons purchased during most recent twelve months None

IV. Rate Data

A. Individual to contact on tariff matters:

- 1. Name Amanda Chambers
- 2. Telephone Number (863) 421-6827

B. Schedule of present rates (Attach additional sheets if more space is needed):

- 1. Water:
  - a. Residential Water 10.47 First 5K / 1.22 each additional 1K
  - b. General Service \_\_\_\_\_
  - c. Special Contract \_\_\_\_\_
  - d. Other \_\_\_\_\_
- 2. Wastewater:
  - a. Residential Wastewater n/a
  - b. General Service \_\_\_\_\_
  - c. Special Contract \_\_\_\_\_
  - d. Other \_\_\_\_\_

C. Number of Customers (Most recent two years):

- |                     |                         |              |
|---------------------|-------------------------|--------------|
| 1. Water Metered    | 20 <u>01</u>            | 20 <u>00</u> |
| a. Residential      | <u>95</u>               | <u>86</u>    |
| b. General Service  | _____                   | _____        |
| c. Special Contract | _____                   | _____        |
| d. Other - Specify  | _____                   | _____        |
| 2. Water Unmetered  | <u>n/a</u> 20 <u>  </u> | 20 <u>  </u> |
| a. Residential      | _____                   | _____        |
| b. General Service  | _____                   | _____        |
| c. Special Contract | _____                   | _____        |
| d. Other - Specify  | _____                   | _____        |

