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December 13, 2024  
via e filing

Adam Teitzman, Commission Clerk  
Office of Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Blvd.  
Tallahassee, FL 32399-0850

Re: Docket No. 20240108-SU - Application for increase wastewater rates in Monroe County by K  
W Resort Utilities Corp.

Dear Mr. Teitzman:

Attached for electronic filing, on behalf of K W Resort Utilities Corp., please find MFR Vol. I  
(financial information).

Should you or Staff have any questions regarding this filing please do not hesitate to contact me.

Very truly yours,

/s/ Martin S. Friedman  
Martin Friedman

MSF:

**CLASS A and B  
WATER AND/OR WASTEWATER UTILITIES**

**FINANCIAL, RATE  
AND ENGINEERING  
MINIMUM FILING  
REQUIREMENTS**

**OF**

**K W Resort Utilities Corp**

Exact Legal Name of Utility

**VOLUME I**



**FOR THE**

**Test Year Ended: 06/30/2024**

**CLASS A AND B WATER AND/OR SEWER UTILITIES  
FINANCIAL, RATE AND ENGINEERING  
MINIMUM FILING REQUIREMENTS**

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**CLASS A AND B WATER AND/OR SEWER UTILITIES  
FINANCIAL, RATE AND ENGINEERING  
MINIMUM FILING REQUIREMENTS**

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Schedule of Wastewater Rate Base

Florida Public Service Commission

Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Schedule Year Ended: 06/30/2024  
 Interim [ ] Final [X]  
 Historic [X] Projected [ ]

Schedule: A-2  
 Page 1 of 1  
 Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide the calculation of average rate base for the test year, showing all adjustments. All non-used and useful items should be reported as Plant Held For Future Use.

Line No.	(1) Description	(2) Average Amount Per Books	(3) A-3 Utility Adjustments	(4) Adjusted Utility Balance	(5) Supporting Schedule(s)
1	Utility Plant in Service	\$ 21,985,301	\$ 2,132,047 (A)	\$ 24,117,348	A-3, A-6
2					
3	Utility Land & Land Rights	375,000		375,000	A-3, A-6
4					
5	Less: Non-Used & Useful Plant	-		-	A-7
6					
7	Construction Work in Progress	94,385	(94,385) (B)	-	A-3, A-7
8					
9	Less: Accumulated Depreciation	(10,211,165)	(33,033) (C)	(10,244,198)	A-3, A-10
10					
11	Less: CIAC	(12,091,323)		(12,091,323)	A-3, A-12
12					
13	Accumulated Amortization of CIAC	6,665,424		6,665,424	A-3, A-14
14					
15	Acquisition Adjustments				-
16					
17	Accum. Amort. of Acq. Adjustments				-
18					
19	Advances For Construction				A-3, A-16
20					
21	Working Capital Allowance	-	1,439,394 (D)	1,439,394	A-3, A-17
22					
23	Total Rate Base	\$ 6,817,622	\$ 3,444,023	\$ 10,261,645	

Schedule of Adjustments to Rate Base  
 Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Schedule Year Ended: 06/30/2024  
 Interim [ ] Final [X]  
 Historic [X] Projected [ ]

Florida Public Service Commission  
 Schedule: A-3  
 Page 1 of 1  
 Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide a detailed description of all adjustments to rate base per books, with a total for each rate base line item.

Line No.	Description	Wastewater
1	<b>(A) Utility Plant in Service</b>	
2	354.4 Reclass UPIS from Structures & Improvements	(224,208)
3	380.4 Reclass UPIS to Treatment & Disposal Equipment	224,208
4		
5	Total Test Year Adjustment to Utility Plant in Service	\$ -
6	<b>(5) Pro Forma Plant Additions:</b>	
7	354.4 Structures & Improvements	145,000
8	380.4 Treatment & Disposal Equipment Blower Replacement / Electrical Upgrade	1,757,139
9	396 Communication Equipment - Scada System	277,000
10	<b>(6) Plant Retirements due to Pro Forma Plant Additions</b>	
11	380.4 Treatment & Disposal Equipment	(47,092)
12	Total Pro Forma Adjustment to Utility Plant in Service	\$ 2,132,047
13		
14	<b>Total Adjustments to Utility Plant in Service</b>	<b>\$ 2,132,047</b>
15	<b>(B) Construction Work in Progress</b>	
16	Remove CWIP	\$ (94,385)
17		
18	<b>(C) Accumulated Depreciation</b>	
19	<b>(1) Adjustment to annualize Accum Depr for plant added during the Test Year</b>	
20	354.4 Structures & Improvements	45
21	360.2 Collec Sewer Force	164
22	371.3 Pumping Equipment	1,379
23	375.6 Reuse Trans/Dist	103
24	380.4 Treatment & Disposal Equipment	680
25	391.7 Vehicles	7,604
26	395.7 Power Equipment	84
27		
28	<b>(2) Adjustment to Accum Depr for UPIS Reclass</b>	
29	354.4 Structures & Improvements	(7,429)
30	380.4 Treatment & Disposal Equipment	12,381
31		
32	Total Test Year Adjustment to Accumulated Depreciation	15,012
33	<b>(3) Pro Forma Plant Additions</b>	
34	354.4 Structures & Improvements	2,414
35	380.4 Treatment & Disposal Equipment	48,848
36	396 Communication Equipment - Scada System	13,850
37	380.4 Treatment & Disposal Equipment Retirement	(47,092)
38	Total Pro Forma Adjustments to Accumulated Depreciation	\$ 18,021
39		
40	<b>Total Adjustments to Accumulated Depreciation</b>	<b>\$ 33,033</b>
41		
42	<b>(D) Working Capital</b>	
43	Per Schedule A-17	1,101,894
44	Pro forma unamortized Engineering Permit Fee (minus 1/2 amortization)	36,000
45	Pro forma unamortized Collection System Action Plan (minus 1/2 amortization)	301,500
46		
47	<b>Total Working Capital</b>	<b>\$ 1,439,394</b>

Schedule of Water and Wastewater Plant in Service  
Annual Balances Subsequent to Last Established Rate Base

Florida Public Service Commission

Company: K W Resort Utilities Corp  
Docket No.:20240108  
Test Year Ended: 06/30/2024

Schedule: A-4  
Page 1 of 1  
Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide the annual balance of the original cost of plant in service, for water and sewer separately, for all years since either rate base was last established by this Commission, or the date of inception of utility service if rate base has not been established previously by this Commission; and yearly additions, retirements, and adjustments by dollar amount up to the end of the test year. Provide an additional page if necessary. If a projected test year is used, include the projected annual additions and/or retirements specifically identifying those amounts.

Line No.	Description	Year-End Balance	
		Water	Wastewater
1	Balance 12/31/2015		\$ 13,191,652
2	Additions		140,453
3	Adjustments per Docket No. 20170141-SU		(1,537,478)
4	Retirements		(40,297)
5	Adjustment - Rounding		
6	Balance 12/31/2016		11,754,330
7	Additions		6,232,327
8	Retirements		(390,285)
9	Adjustments		1
10	Balance 12/31/2017		17,596,373
11	Additions		1,894,526
12	Retirements		(1,051,262)
13	Adjustment - Rounding		
14	Balance 12/31/2018		18,439,637
15	Additions		2,130,079
16	Retirements		(28,143)
17	Adjustment - Rounding		1
18	Balance 12/31/2019		20,541,574
19	Additions		1,012,663
20	Retirements		(7,837)
21	Adjustment - Rounding		
22	Balance 12/31/2020		21,546,400
23	Additions		194,384
24	Retirements		(18,821)
25	Adjustment - Rounding		(1)
26	Balance 12/31/2021		21,721,962
27	Additions		390,397
28	Retirements		(14,555)
29	Adjustment - Rounding		(1)
30	Balance 12/31/2022		22,097,803
31	Additions		330,371
32	Retirements		(11,062)
33	Adjustment - Rounding		
34	Balance 12/31/2023		22,417,112
35	Additions 1/1/2024 - 6/30/2024		185,931
36	Retirements 1/1/2024 - 6/30/2024		(17,939)
37			
38	Balance 6/30/2024		22,585,104

Schedule of Wastewater Plant in Service By Primary Account  
 Test Year Average Balance

Florida Public Service Commission

Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Schedule Year Ended: 06/30/2024  
 Historic [X] Projected [ ]

Schedule: A-6  
 Page 1 of 2  
 Preparer: Milian, Swain & Associates, Inc.

Recap Schedules: A-2, A-4

Line No.	(1) for the prior year. Account No. and Name	(2) Prior Year 6/30/23	(3) Test Year 6/30/24	(4) 13 Month Average Balance	(5) Adjustments*	(6) Adjusted Average	(7) Non-Used & Useful % **	(8) Non-Used & Useful Amount
1	<b>INTANGIBLE PLANT</b>							
2	351.1 Organization	\$ -	\$ -	\$ -		\$ -		
3	352.1 Franchises	92,864	92,864	92,864		92,864		
4	389.1 Other Plant & Misc. Equipment	-	-	-		-		
5	<b>COLLECTION PLANT</b>							
6	353.2 Land & Land Rights	-	-	-		-		
7	354.2 Structures & Improvements	-	-	-		-		
8	355.2 Power Gen Equipment	-	-	-		-		
9	360.2 Collection Sewers - Force	4,666,353	4,676,220	4,669,389		4,669,389		
10	361.2 Collection Sewers - Gravity	1,117,711	1,117,711	1,117,711		1,117,711		
11	362.2 Special Collecting Structures	-	-	-		-		
12	363.2 Services to Customers	105,270	105,270	105,270		105,270		
13	364.2 Flow Measuring Devices	2,221	2,221	2,221		2,221		
14	365.2 Flow Measuring Installations	-	-	-		-		
15	389.2 Other Plant & Misc. Equipment	-	-	-		-		
16	<b>SYSTEM PUMPING PLANT</b>							
17	353.3 Land & Land Rights	-	-	-		-		
18	354.3 Structures & Improvements	116,938	116,938	116,938		116,938		
19	370.3 Receiving Wells	892,789	892,789	892,789		892,789		
20	371.3 Pumping Equipment	718,843	751,382	726,467		726,467		
21	389.3 Other Plant & Misc. Equipment	-	-	-		-		
22	<b>TREATMENT AND DISPOSAL PLANT</b>							
23	353.4 Land & Land Rights	375,000	375,000	375,000		375,000		
24	354.4 Structures & Improvements	7,082,876	7,302,379	7,199,827	(79,208)	7,120,619		
25	355.4 Power Gen Equip	99,120	99,120	99,120		99,120		
26	380.4 Treatment & Disposal Equipment	5,756,856	5,810,126	5,782,618	1,934,255	7,716,873		
27	381.4 Plant Sewers	28,762	28,762	28,762		28,762		
28	382.4 Outfall Sewer Lines	-	-	-		-		
29	389.4 Other Plant & Misc. Equipment	44,203	44,203	44,203		44,203		
30	<b>RECLAIMED WATER DISTRIBUTION PLANT</b>							
31	353.5 Land & Land Rights	-	-	-		-		
32	371.5 Pumping Equipment	-	-	-		-		
33	374.5 Reuse Distribution Reservoirs	-	-	-		-		
34	375.6 Reuse Transmission & Distribution	527,505	536,328	529,541		529,541		
35	389.5 Other Plant & Misc Equipment	-	-	-		-		
36	366.6 Reuse Services	-	-	-		-		
37	367.6 Reuse Mtr Installations	-	-	-		-		
38	<b>GENERAL PLANT</b>							
39	353.7 Land & Land Rights	-	-	-		-		
40	354.7 Structures & Improvements	-	-	-		-		
41	390.7 Office Furniture & Equipment	94,861	96,688	95,845		95,845		
42	391.7 Transportation Equipment	277,298	366,350	312,224		312,224		
43	392.7 Stores Equipment	1,862	1,862	1,862		1,862		
44	393.7 Tools, Shop & Garage Equipment	32,360	32,360	32,360		32,360		
45	394.7 Laboratory Equipment	23,671	23,671	23,671		23,671		
46	395.7 Power Operated Equipment	110,843	112,862	111,619		111,619		
47	396.7 Communication Equipment	-	-	-	277,000	277,000		
48	397.7 Miscellaneous Equipment	-	-	-		-		
49	398.7 Other Plant - Allocations	-	-	-		-		
50	Total	\$ 22,168,205	\$ 22,585,104	\$ 22,360,301	\$ 2,132,047	\$ 24,492,348	\$	-

\* Schedule A-3 (A)

\*\* NU&U calculated on AWT Plant Expansion only.



Schedule of Wastewater Plant in Service By Primary Account

Test Year Average Balance  
 Company: K W Resort Utilities Corp  
 Docket No.:20240108

Schedule Year Ended: 06/30/2024

Historic [X] Projected [ ]

Explanation: Provide month ending balances for each month of the test year and the ending balance for the prior year.

Florida Public Service Commission  
 Schedule: A-6  
 Page 2 of 2  
 Preparer: Milian, Swain & Associates, Inc.

Recap Schedules: A-2, A-4

Line No.	Account No. and Name	(1) Jun-23	(2) Jul-23	(3) Aug-23	(4) Sep-23	(5) Oct-23	(6) Nov-23	(7) Dec-23	(8) Jan-24	(9) Feb-24	(10) Mar-24	(11) Apr-24	(12) May-24	(13) Jun-24	(14) Jul-24	(15) 13- Month Average
1	<b>INTANGIBLE PLANT</b>															
2	351.1 Organization															-
3	352.1 Franchises	92,864	92,864	92,864	92,864	92,864	92,864	92,864	92,864	92,864	92,864	92,864	92,864	92,864	92,864	92,864
4	389.1 Other Plant & Misc. Equipment															-
5	<b>COLLECTION PLANT</b>															
6	353.2 Land & Land Rights															-
7	354.2 Structures & Improvements															-
8	355.2 Power Gen Equipment															-
9	360.2 Collection Sewers - Force	4,666,353	4,666,353	4,666,353	4,666,353	4,666,353	4,666,353	4,666,353	4,666,353	4,666,353	4,676,220	4,676,220	4,676,220	4,676,220	4,676,220	4,669,389
10	361.2 Collection Sewers - Gravity	1,117,711	1,117,711	1,117,711	1,117,711	1,117,711	1,117,711	1,117,711	1,117,711	1,117,711	1,117,711	1,117,711	1,117,711	1,117,711	1,117,711	1,117,711
11	362.2 Special Collecting Structures															-
12	363.2 Services to Customers	105,270	105,270	105,270	105,270	105,270	105,270	105,270	105,270	105,270	105,270	105,270	105,270	105,270	105,270	105,270
13	364.2 Flow Measuring Devices	2,221	2,221	2,221	2,221	2,221	2,221	2,221	2,221	2,221	2,221	2,221	2,221	2,221	2,221	2,221
14	365.2 Flow Measuring Installations															-
15	389.2 Other Plant & Misc. Equipment															-
16	<b>SYSTEM PUMPING PLANT</b>															
17	353.3 Land & Land Rights															-
18	354.3 Structures & Improvements															-
19	370.3 Receiving Wells	892,789	892,789	892,789	892,789	892,789	892,789	892,789	892,789	892,789	892,789	892,789	892,789	892,789	892,789	892,789
20	371.3 Pumping Equipment	718,843	718,843	718,843	718,843	724,900	724,900	715,285	721,976	735,786	723,751	729,947	740,767	751,382	726,467	726,467
21	389.3 Other Plant & Misc. Equipment															-
22	<b>TREATMENT AND DISPOSAL PLANT</b>															
23	353.4 Land & Land Rights	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000
24	354.4 Structures & Improvements	7,082,876	7,082,876	7,082,876	7,082,876	7,082,876	7,082,876	7,299,686	7,299,686	7,299,686	7,299,686	7,299,686	7,299,686	7,302,379	7,199,827	7,199,827
25	355.4 Power Gen Equip	99,120	99,120	99,120	99,120	99,120	99,120	99,120	99,120	99,120	99,120	99,120	99,120	99,120	99,120	99,120
26	380.4 Treatment & Disposal Equipment	5,756,856	5,761,842	5,761,842	5,769,088	5,770,815	5,776,167	5,788,486	5,790,434	5,790,434	5,790,434	5,800,241	5,807,271	5,810,126	5,782,618	5,782,618
27	381.4 Plant Sewers	28,762	28,762	28,762	28,762	28,762	28,762	28,762	28,762	28,762	28,762	28,762	28,762	28,762	28,762	28,762
28	382.4 Outfall Sewer Lines															-
29	389.4 Other Plant & Misc. Equipment	44,203	44,203	44,203	44,203	44,203	44,203	44,203	44,203	44,203	44,203	44,203	44,203	44,203	44,203	44,203
30	<b>RECLAIMED WATER DISTRIBUTION PLANT</b>															
31	353.5 Land & Land Rights															-
32	371.5 Pumping Equipment															-
33	374.6 Reuse Distribution Reservoirs															-
34	375.6 Reuse Transmission & Distribution	527,505	527,505	527,505	527,505	527,505	527,505	527,505	527,505	527,505	527,505	536,328	536,328	536,328	529,541	529,541
35	389.5 Other Plant & Misc Equipment															-
36	366.6 Reuse Services															-
37	367.6 Reuse Mtr Installations															-
38	<b>GENERAL PLANT</b>															
39	353.7 Land & Land Rights															-
40	354.7 Structures & Improvements															-
41	390.7 Office Furniture & Equipment	94,861	94,861	94,861	94,861	94,861	94,861	96,688	96,688	96,688	96,688	96,688	96,688	96,688	96,688	95,845
42	391.7 Transportation Equipment	277,298	277,298	277,298	279,496	279,496	279,496	279,496	279,496	364,137	366,350	366,350	366,350	366,350	366,350	312,224
43	392.7 Stores Equipment	1,862	1,862	1,862	1,862	1,862	1,862	1,862	1,862	1,862	1,862	1,862	1,862	1,862	1,862	1,862
44	393.7 Tools, Shop & Garage Equipment	32,360	32,360	32,360	32,360	32,360	32,360	32,360	32,360	32,360	32,360	32,360	32,360	32,360	32,360	32,360
45	394.7 Laboratory Equipment	23,671	23,671	23,671	23,671	23,671	23,671	23,671	23,671	23,671	23,671	23,671	23,671	23,671	23,671	23,671
46	395.7 Power Operated Equipment	110,843	110,843	110,843	110,843	110,843	110,843	110,843	110,843	112,862	112,862	112,862	112,862	112,862	111,619	111,619
47	396.7 Communication Equipment															-
48	397.7 Miscellaneous Equipment															-
49	398.7 Other Plant															-
50	Total	\$ 22,168,205	\$ 22,173,191	\$ 22,173,191	\$ 22,182,636	\$ 22,190,419	\$ 22,195,771	\$ 22,417,112	\$ 22,425,750	\$ 22,526,220	\$ 22,526,265	\$ 22,551,092	\$ 22,568,941	\$ 22,585,104	\$ 22,360,301	\$ 22,360,301

Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Schedule Year Ended: 06/30/2024

Schedule: A-7  
 Page 1 of 1  
 Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide a summary of the items included in non-used and useful plant for the test year. Provide additional support schedules, if necessary.

Line No.	(1) Description	(2) Average Amount Per Books	(3) Utility Adjustments	(4) Balance Per Utility
1	<b>WATER</b>			
2				
3	Plant in Service		\$	-
4				
5	Land			-
6				
7	Accumulated Depreciation			-
8				
9	Other (Explain)			
10				
11				
12	Total	\$ -	\$ -	N/A
13	<b>WASTEWATER</b>			
14				
15	Plant in Service		\$ -	\$ -
16				
17	Accumulated Depreciation		-	-
18				
19	Other (Explain)			
20				
21				
22	Total	\$ -	\$ -	\$ -

Supporting Schedules: A-5, A-6, A-9, A-10  
 Recap Schedules: A-1, A-2

Schedule of Water and Wastewater Accumulated Depreciation  
Annual Balances Subsequent to Last Established Rate Base

Florida Public Service Commission

Company: K W Resort Utilities Corp  
Docket No.:20240108  
Test Year Ended: 06/30/2024

Schedule: A-8  
Page 1 of 1  
Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide the annual balance of accumulated depreciation, for water and sewer separately, for all years since either rate base was last established by this Commission, or the date of inception of utility service if rate base has not been established previously by this Commission; and yearly additions, retirements, and adjustments by dollar amount up to the end of the test year. Provide an additional page if necessary. If a projected test year is used, include the projected annual additions and/or retirements specifically identifying those amounts.

Line No.	Description	Year-End Balance	
		Water	Wastewater
1	Balance 12/31/2015		\$ 6,486,118
2	Additions		394,016
3	Adjustments per Docket No. 20170141-SU		(317,103)
4	Retirements		(101,444)
5	Adjustment - Rounding		
6	Balance 12/31/2016		6,461,587
7	Additions		505,483
8	Retirements		(390,285)
9	Adjustment - Rounding		
10	Adjusted 12/31/2017 Balance		6,576,785
11	Additions		633,570
12	Retirements		(1,035,442)
13	Adjustment - Rounding		
14	Balance 12/31/2018		6,174,913
15	Additions		781,257
16	Retirements		(28,143)
17	Adjustment		
18	Adjustment - Rounding		
19	Balance 12/31/2019		6,928,027
20	Additions		847,119
21	Retirements		(7,837)
22	Adjustment - Rounding		(3)
23	Balance 12/31/2020		7,767,306
24	Additions		841,007
25	Retirements		(16,821)
26	Adjustment - Rounding		
27	Balance 12/31/2021		8,591,492
28	Additions		837,089
29	Retirements		(14,555)
30	Adjustment - Rounding		
31	Balance 12/31/2022		9,414,026
32	Additions		810,696
33	Retirements		(11,062)
34	Adjustment - Rounding		
35	Balance 12/31/2023		10,213,660
36	Additions 1/1/2024 - 6/30/2024		417,776
37	Retirements 1/1/2024 - 6/30/2024		(17,939)
38	Adjustment - Rounding		18
39			
40	Balance 6/30/2024		10,613,515

Schedule of Wastewater Accumulated Depreciation By Primary Account  
 Beginning and End of Year Average  
 Company: K W Resort Utilities Corp  
 Docket No.:20240108

Florida Public Service Commission  
 Schedule: A-10  
 Page 1 of 2

Preparer: Milian, Swain & Associates, Inc.

Schedule Year Ended: 06/30/2024

Explanation: Provide month ending balances for each month of the  
 test year and the ending balance for the prior year.

Recap Schedules: A-2, A-8

Line No.	(1) Account No. and Name	(2) Prior Year 6/30/23	(3) Test Year 6/30/24	(4) 13 Month Avg Balance	(5) Adjustments	(6) Adjusted Average	(7) Non-Used & Useful %	(8) Non-Used & Amount
1	<b>INTANGIBLE PLANT</b>							
2	351.1 Organization	\$ -	\$ -	\$ -		\$ -		
3	352.1 Franchises	55,667	57,989	56,828		56,828		
4	389.1 Other Plant & Misc. Equipment	-	-	-		-		
5	<b>COLLECTION PLANT</b>							
6	353.2 Land & Land Rights	-	-	-		-		
7	354.2 Structures & Improvements	-	-	-		-		
8	355.2 Power Gen Equipment	-	-	-		-		
9	360.2 Collection Sewers - Force	2,949,725	3,079,235	3,015,480	164	3,015,644		
10	361.2 Collection Sewers - Gravity	581,149	609,707	595,423		595,423		
11	362.2 Special Collecting Structures	-	-	-		-		
12	363.2 Services to Customers	40,298	43,107	41,703		41,703		
13	364.2 Flow Measuring Devices	2,221	2,221	2,221		2,221		-
14	365.2 Flow Measuring Installations	-	-	-		-		
15	389.2 Other Plant & Misc. Equipment	-	-	-		-		
16	<b>SYSTEM PUMPING PLANT</b>							
17	353.3 Land & Land Rights	-	-	-		-		
18	354.3 Structures & Improvements	16,058	19,956	18,007		18,007		
19	370.3 Receiving Wells	606,296	636,056	621,176		621,176		
20	371.3 Pumping Equipment	343,294	357,838	352,628	1,379	354,007		
21	389.3 Other Plant & Misc. Equipment	-	-	-		-		
22	<b>TREATMENT AND DISPOSAL PLANT</b>							
23	353.4 Land & Land Rights	-	-	-		-		
24	354.4 Structures & Improvements	1,396,070	1,653,612	1,522,640	(4,970)	1,517,670		-
25	355.4 Power Gen Equipment	(14,919)	(8,365)	(11,628)		(11,628)		
26	380.4 Treatment & Disposal Equipment	3,288,776	3,564,351	3,425,452	14,818	3,440,270		-
27	381.4 Plant Sewers	14,276	15,098	14,687		14,687		-
28	382.4 Outfall Sewer Lines	-	-	-		-		
29	389.4 Other Plant & Misc. Equipment	24,102	24,102	24,102		24,102		
30	<b>RECLAIMED WATER DISTRIBUTION PLANT</b>							
31	371.5 Pumping Equipment	-	-	-		-		
32	374.5 Reuse Distribution Reservoirs	-	-	-		-		
33	375.6 Reuse Transmission & Dist	160,394	173,341	166,855	103	166,958		
34	389.5 Other Plant & Misc Equipment	-	-	-		-		
35	366.6 Reuse Services	-	-	-		-		
36	367.6 Reuse Mtr Installations	-	-	-		-		
37	<b>GENERAL PLANT</b>							
38	353.7 Land & Land Rights	-	-	-		-		
39	354.7 Structures & Improvements	-	-	-		-		
40	390.7 Office Furniture & Equipment	45,870	50,769	48,292		48,292		
41	391.7 Transportation Equipment	170,744	199,689	185,693	7,604	193,297		
42	392.7 Stores Equipment	1,552	1,655	1,603		1,603		
43	393.7 Tools, Shop & Garage Equipment	35,468	35,987	35,756		35,756		
44	394.7 Laboratory Equipment	20,265	20,879	20,600		20,600		
45	395.7 Power Operated Equipment	71,024	76,289	73,647	84	73,731		
46	396.7 Communication Equipment	-	-	-	13,850	13,850		
47	397.7 Miscellaneous Equipment	-	-	-		-		
48	348.7 Other Plant - Allocations	-	-	-		-		
49	Total	\$ 9,808,330	\$ 10,613,515	\$ 10,211,165	\$ 33,033	\$ 10,244,198		\$ -

Schedule of Wastewater Accumulated Depreciation By Primary Account  
 Beginning and End of Year Average  
 Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Schedule Year Ended: 06/30/2024  
 Historic [X] Projected [ ]

Florida Public Service Commission  
 Schedule: A-10  
 Page 2 of 2  
 Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide month ending balances for each month of the test year and the ending balance for the prior year.															Recap Schedules: A-2, A-8	
Line No.	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	
Account No. and Name	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	13- Month Average		
1 INTANGIBLE PLANT																
2 351.1 Organization																\$ -
3 352.1 Franchises	55,667	55,861	56,054	56,248	56,441	56,635	56,828	57,021	57,215	57,408	57,602	57,795	57,989		56,828	
4 389.1 Other Plant & Misc. Equipment																-
5 COLLECTION PLANT																
6 353.2 Land & Land Rights																
7 354.2 Structures & Improvements																-
8 355.2 Power Gen Equipment																
9 360.2 Collection Sewers - Force	2,949,725	2,960,879	2,972,032	2,983,186	2,994,339	3,005,493	3,016,646	3,027,077	3,037,509	3,047,940	3,058,372	3,068,803	3,079,235	3,015,480		
10 361.2 Collection Sewers - Gravity	581,149	583,527	585,905	588,284	590,662	593,040	595,418	597,799	600,181	602,563	604,944	607,326	609,707	595,423		
11 362.2 Special Collecting Structures																-
12 363.2 Services to Customers	40,298	40,532	40,766	41,000	41,234	41,468	41,703	41,937	42,171	42,405	42,639	42,873	43,107	41,703		
13 364.2 Flow Measuring Devices	2,221	2,221	2,221	2,221	2,221	2,221	2,221	2,221	2,221	2,221	2,221	2,221	2,221	2,221		
14 365.2 Flow Measuring Installations																-
15 389.2 Other Plant & Misc. Equipment																-
16 SYSTEM PUMPING PLANT																
17 353.3 Land & Land Rights																
18 354.3 Structures & Improvements	16,058	16,383	16,708	17,033	17,358	17,683	18,007	18,332	18,657	18,982	19,307	19,632	19,956	18,007		
19 370.3 Receiving Wells	606,296	608,776	611,256	613,736	616,216	618,696	621,176	623,656	626,136	628,616	631,096	633,576	636,056	621,176		
20 371.3 Pumping Equipment	343,294	345,483	347,583	349,728	351,873	354,018	356,163	358,299	361,234	350,231	352,767	355,303	357,838	352,628		
21 389.3 Other Plant & Misc. Equipment																-
22 TREATMENT AND DISPOSAL PLANT																
23 353.4 Land & Land Rights																
24 354.4 Structures & Improvements	1,396,069.61	1,416,736.73	1,437,403.85	1,458,070.97	1,478,738.09	1,499,405.21	1,520,072.33	1,542,329.00	1,564,585.67	1,586,842.34	1,609,099.01	1,631,355.68	1,653,612.35	1,522,640		
25 355.4 Power Gen Equipment	(14,919)	(14,368)	(13,816)	(13,265)	(12,714)	(12,163)	(11,611)	(11,070)	(10,529)	(9,988)	(9,447)	(8,906)	(8,365)	(11,628)		
26 371.4 Pumping Equipment																-
27 380.4 Treatment & Disposal Equipment	3,288,776	3,311,339	3,333,903	3,356,466	3,379,029	3,401,592	3,424,156	3,447,521	3,470,887	3,494,253	3,517,619	3,540,985	3,564,351	3,425,452		
28 381.4 Plant Sewers	14,276	14,345	14,413	14,482	14,550	14,619	14,687	14,756	14,824	14,892	14,961	15,029	15,098	14,687		
29 382.4 Outfall Sewer Lines																-
30 389.4 Other Plant & Misc. Equipment	24,102	24,102	24,102	24,102	24,102	24,102	24,102	24,102	24,102	24,102	24,102	24,102	24,102	24,102		
31 RECLAIMED WATER DISTRIBUTION PLANT																
32 371.5 Pumping Equipment																-
33 374.6 Reuse Distribution Reservoirs																-
34 375.6 Reuse Transmission & Distribution	160,394	161,469	162,543	163,618	164,692	165,767	166,842	167,925	169,008	170,091	171,174	172,257	173,341	166,855		
35 389.5 Other Plant & Misc. Equipment																-
36 366.6 Reuse Services																-
37 367.6 Reuse Mtr Installations																-
38 GENERAL PLANT																
39 353.7 Land & Land Rights																
40 354.7 Structures & Improvements																-
41 390.7 Office Furniture & Equipment	45,870	46,269	46,667	47,066	47,464	47,863	48,261	48,679	49,097	49,515	49,933	50,351	50,769	48,292		
42 391.7 Transportation Equipment	170,744	173,512	176,279	179,046	181,813	184,581	187,348	190,138	188,528	191,319	194,109	196,899	199,689	185,693		
43 392.7 Stores Equipment	1,552	1,560	1,569	1,577	1,586	1,595	1,603	1,612	1,621	1,629	1,638	1,646	1,655	1,603		
44 393.7 Tools, Shop & Garage Equipment	35,468	35,522	35,575	35,629	35,682	35,736	35,789	35,822	35,855	35,888	35,921	35,954	35,987	35,756		
45 394.7 Laboratory Equipment	20,265	20,326	20,388	20,449	20,510	20,572	20,633	20,674	20,715	20,756	20,797	20,838	20,879	20,600		
46 395.7 Power Operated Equipment	71,024	71,459	71,895	72,330	72,765	73,200	73,636	74,078	74,520	74,963	75,405	75,847	76,289	73,647		
47 396.7 Communication Equipment																-
48 397.7 Miscellaneous Equipment																-
49 398.7 Other Plant																-
50 Total	\$ 9,808,330	\$ 9,875,888	\$ 9,943,446	\$ 10,011,004	\$ 10,078,562	\$ 10,146,120	\$ 10,213,678	\$ 10,283,308	\$ 10,348,537	\$ 10,404,627	\$ 10,474,257	\$ 10,543,886	\$ 10,613,515	\$ 10,211,165		

Schedule of Water and Wastewater Contributions in Aid of Construction  
Annual Balances Subsequent to Last Established Rate Base

Florida Public Service Commission

Company: K W Resort Utilities Corp  
Docket No.:20240108  
Test Year Ended: 06/30/2024

Schedule: A-11  
Page 1 of 1  
Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide the annual balance of contributions in aid of construction, for water and sewer separately, for all years since either rate base was last established by this Commission, or the date of inception of utility service if rate base has not been established previously by this Commission; and yearly additions, retirements, and adjustments by dollar amount up to the end of the test year. Provide an additional page if necessary. If a projected test year is used, include the projected annual additions and/or retirements specifically identifying those amounts.

Line No.	Description	Year-End Balance	
		Water	Wastewater
1	Balance 12/31/2015		\$ 10,382,466
2	Additions		115,337
3	Adjustments per Docket No. 20170141-SU		(297,120)
4	Adjustment CIAC Legal Fees		(97)
5	Retirements		
6	Adjustment - Rounding		
7	Balance 12/31/2016		10,200,586
8	Additions		647,927
9	Retirements		
10	Remittance to Monroe County		(453,402)
11	Adjustment - Rounding		
12	Adjusted 12/31/2017 Balance		10,395,111
13	Additions		182,893
14	Remittance to Monroe County		(5,400)
15	Adjustment - Rounding		
16	Balance 12/31/2018		10,572,604
17	Additions		668,194
18	Retirements		
19	Adjustment - Rounding		
20	Balance 12/31/2019		11,240,798
21	Additions		513,513
22	Retirements		
23	Adjustment - Rounding		
24	Balance 12/31/2020		11,754,311
25	Additions		295,731
26	Retirements		
27	Adjustment - Rounding		
28	Balance 12/31/2021		12,050,042
29	Additions		
30	Retirements		
31	Adjustment - Rounding		
32	Balance 12/31/2022		12,050,042
33	Additions		5,832
34	Retirements		
35	Adjustment - Rounding		
36	Balance 12/31/2023		12,055,874
37	Additions 1/1/2024 - 6/30/2024		115,209
38	Retirements		
39	Adjustment - Rounding		
40	Balance 6/30/2024		12,171,083

Schedule of Contributions in Aid of Construction By Classification  
 Test Year Average Balance

Florida Public Service Commission

Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Schedule Year Ended: 06/30/2024  
 Historic [X] Projected [ ]

Schedule: A-12  
 Page 1 of 2  
 Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide the average CIAC balance by account. If a projected year is employed, provide breakdown for average and projected test year.

Line No.	(1) Description	(2) Prior Year 6/30/23	(3) Test year 6/30/24	(4) 13 Month Average Balance	(5) Adjustments	(6) Adjusted Test Year	(7) Non-Used Useful %	(8) Non-Used Amount
1	<b>WATER</b>							
2								
3	Plant Capacity Fees	\$ -	\$ -	\$ -		\$ -		-
4								
5	Line/Main Extension Fees							-
6								
7	Meters & Meter Installation Fees							-
8								
9	Contributed Property							-
10								
11	Other - Tap Fees							
12								
13	Total	\$ -	\$ -	\$ -	\$ -	\$ -		-
14								
15								
16	<b>WASTEWATER</b>							
17								
18	Plant Capacity Fees	\$ 707,000	707,000	\$ 707,000		\$ 707,000		-
19								
20	Line/Main Extension Fees	11,348,874	11,464,083	11,384,323		11,384,323		-
21								
22	Contributed Property	-	-	-		-		-
23								
24	Other - Tap Fees	-	-	-		-		-
25								
26								
27	Total	\$ 12,055,874	\$ 12,171,083	\$ 12,091,323	\$ -	\$ 12,091,323		-

Recap Schedules: A-1,A-2,A-11

Schedule of Contributions in Aid of Construction By Classification  
 Test Year Average Balance

Florida Public Service Commission

Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Schedule Year Ended: 06/30/2024  
 Historic [X] Projected [ ]

Schedule: A-12  
 Page 2 of 2  
 Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide the average CIAC balance by account. If a projected year is employed, provide breakdown for average and projected test year.

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
Line No.	Description	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	13- Month Average
1	<b>WATER</b>														
2															
3	Plant Capacity Fees														-
4															
5	Line/Main Extension Fees														-
6															
7	Meters & Meter Installation Fees														-
8															
9	Contributed Property														-
10															
11	Other - Tap Fees														-
12															
13	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14															
15															
16	<b>WASTEWATER</b>														
17															
18	Plant Capacity Fees	707,000	707,000	707,000	707,000	707,000	707,000	707,000	707,000	707,000	707,000	707,000	707,000	707,000	707,000
19															
20	Line/Main Extension Fees	11,348,874	11,348,874	11,348,874	11,348,874	11,348,874	11,348,874	11,348,874	11,348,874	11,348,874	11,464,083	11,464,083	11,464,083	11,464,083	11,384,323
21															
22	Contributed Property														
23															
24	Other - Tap Fees														
25															
26															
27	Total	\$ 12,055,874	\$ 12,055,874	\$ 12,055,874	\$ 12,055,874	\$ 12,055,874	\$ 12,055,874	\$ 12,055,874	\$ 12,055,874	\$ 12,055,874	\$ 12,171,083	\$ 12,171,083	\$ 12,171,083	\$ 12,171,083	\$ 12,091,323

Recap Schedules: A-1,A-2,A-11



Schedule of Water and Wastewater Accumulated Amortization of CIAC  
Annual Balances Subsequent to Last Established Rate Base

Florida Public Service Commission

Company: K W Resort Utilities Corp  
Docket No.:20240108  
Test Year Ended: 06/30/2024

Schedule: A-13  
Page 1 of 1  
Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide the annual balance of accumulated amortization of CIAC, for water and sewer separately, for all years since either rate base was last established by this Commission, or the date of inception of utility service if rate base has not been established previously by this Commission; and yearly additions and adjustments by dollar amount up to the end of the test year. Provide an additional page if necessary. If a projected test year is used, include the projected additions and/or retirements specifically identifying those amounts.

Line No.	Description	Year-End Balance	
		Water	Wastewater
1	Balance 12/31/2015	\$	3,660,830
2	Additions		354,641
3	Adjustments per Docket No. 150071-SU Audit Finding #4		(116,016)
4	Adjustment to correct amort calculation		(2,235)
5	Adjustment - Rounding		
6	Balance 12/31/2016		3,897,220
7	Additions		361,125
8	Adjustments per Docket No.		
9	Retirements		
10	Adjustment - Rounding		
11	Adjusted 12/31/2017 Balance		4,258,345
12	Additions		367,041
13	Additions		
14	Adjustment - Rounding		
15	Balance 12/31/2018		4,625,386
16	Additions		389,314
17	Retirements		
18	Adjustment to reclass CWIP		
19	Adjustment - Rounding		
20	Balance 12/31/2019		5,014,700
21	Additions		406,431
22	Retirements		
23	Adjustment - Rounding		
24	Balance 12/31/2020		5,421,131
25	Additions		416,289
26	Retirements		
27	Adjustment - Rounding		1
28	Balance 12/31/2021		5,837,421
29	Additions		416,289
30	Retirements		
31	Adjustment - Rounding		
32	Balance 12/31/2022		6,253,710
33	Additions		416,484
34	Retirements		
35	Adjustment - Rounding		
36	Balance 12/31/2023		6,670,194
37	Additions 1/1/2024 - 6/30/2024		190,523
38	Retirements		
39	Adjustment - Rounding		
40	Balance 6/30/2024		6,860,717

Schedule of Accumulated Amortization of CIAC  
 Test Year Average Balance - Water and Wastewater

Florida Public Service Commission

Schedule: A-14

Page 1 of 2

Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Schedule Year Ended: 06/30/2024  
 Historic [X] Projected [ ]

Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide the average CIAC balance by account. If a projected year is employed, provide breakdown for average projected year.

Line No.	(1) Description	(2) Prior Year 6/30/23	(3) Test year 6/30/24	(4) 13 Month Average Balance	(5) Adjustments	(6) Adjusted Test Year	(7) Non-Used Useful %	(8) Non-Used Amount
1	<b>WATER</b>							
2								
3	Plant Capacity Fees	\$ -	-	-		-		
4								
5	Line/Main Extension Fees			-		-		
6								
7	Meters & Meter Installation Fees			-		-		
8								
9	Contributed Property			-		-		
10								
11	Other - Tap Fees			-		-		
12								
13								
14	Total	\$ -	\$ -	\$ -	\$ -	\$ -		
15								
16								
17	<b>WASTEWATER</b>							
18								
19	Plant Capacity Fees	\$ 687,361	707,000	701,713		701,713		
20								
21	Line/Main Extension Fees	5,774,591	6,153,717	5,963,711		5,963,711		
22								
23	Contributed Property	-	-	-		-		
24								
25	Other - Tap Fees	-	-	-		-		
26								
27								
28	Total	\$ 6,461,952	\$ 6,860,717	\$ 6,665,424	\$ -	\$ 6,665,424		

Recap Schedules: A-1,A-2,A-13

Schedule of Accumulated Amortization of CIAC  
 Test Year Average Balance - Water and Wastewater

Florida Public Service Commission

Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Schedule Year Ended: 06/30/2024  
 Historic [X] Projected [ ]

Schedule: A-14  
 Page 2 of 2  
 Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide the average CIAC balance by account. If a projected year is employed, provide breakdown for average projected year.

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
Line No.	Description	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	13- Month Average
1	<b>WATER</b>														
2															
3	Plant Capacity Fees														-
4															
5	Line/Main Extension Fees														-
6															
7	Meters & Meter Installation Fees														-
8															
9	Contributed Property														-
10															
11	Other - Tap Fees														-
12															
13															
14	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15															
16															
17	<b>WASTEWATER</b>														
18															
19	Plant Capacity Fees	\$ 687,361	\$ 690,634	\$ 693,907	\$ 697,181	\$ 700,454	\$ 703,727	\$ 707,000	\$ 707,000	\$ 707,000	\$ 707,000	\$ 707,000	\$ 707,000	\$ 707,000	701,713
20															
21	Line/Main Extension Fees	5,774,591	5,806,025	5,837,459	5,868,892	5,900,326	5,931,760	5,963,194	5,994,948	6,026,702	6,058,455	6,090,209	6,121,963	6,153,717	5,963,711
22															
23	Contributed Property														
24															
25	Other - Tap Fees														
26															
27															
28	Total	\$ 6,461,952	\$ 6,496,659	\$ 6,531,366	\$ 6,566,073	\$ 6,600,780	\$ 6,635,487	\$ 6,670,194	\$ 6,701,948	\$ 6,733,702	\$ 6,765,455	\$ 6,797,209	\$ 6,828,963	\$ 6,860,717	\$ 6,665,424

Recap Schedules: A-1,A-2,A-13

Schedule of Annual AFUDC Rates Used

Florida Public Service Commission

Company: K W Resort Utilities Corp  
Docket No.:20240108  
Test Year Ended: 06/30/2024

Schedule: A-15  
Page 1 of 1  
Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide the annual AFUDC rates used since either rate base was last established by this Commission, or the date of inception of utility service if rate base has not been established previously. Include a description of practices and authority of rate(s) used.

---

Line	(1)	(2)
No.	Description	Approved Rate
1	None	

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Schedule of Water and Wastewater Advances For Construction  
Annual Balances Subsequent to Last Established Rate Base

Florida Public Service Commission

Company: K W Resort Utilities Corp  
Docket No.:20240108  
Test Year Ended: 06/30/2024

Schedule: A-16  
Page 1 of 1  
Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide the annual balance of Advances For Construction, for water and sewer separately, for all years since either rate base was last established by this Commission, or the date of inception of utility service if rate base has not been established previously by this Commission; and yearly additions and adjustments by dollar amount up to the end of the test year. Provide an additional page if necessary. If a projected test year is used, include the projected additions and/or retirements, specifically identifying those amounts. Also provide a brief description of the applicant's policy regarding advances.

Line No.	Description	Average Test Year Balance	
		Water	Wastewater
1			N/A

Recap Schedules: A-1, A-2, A-19

Schedule of Working Capital Allowance Calculation

Florida Public Service Commission

Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Test Year Ended: 06/30/2024

Schedule: A-17  
 Page 1 of 1  
 Preparer: Milian, Swain & Associates, Inc.  
 Recap Schedule: A-1, A-2

Explanation: Provide the calculation of working capital using the Balance Sheet method. The calculation should not include accounts that are reported in other rate base or cost of capital accounts. Unless otherwise explained, this calculation should include both current and deferred debits and credits. All adjustments to the per book accounts shall be explained.

Line No		Sewer
1	<u>Final Rates</u>	
2	Current & Accrued Assets (13 Month Average)	
3	Cash	\$ 697,744
4	Special Deposits (FPSC Escrow Account)	-
5	Accounts Rec less Accum. Provision for Uncoll Accts	478,970
6	Accounts Rec'b - Other	48,376
7	Prepayments	64,103
8	Materials & Supplies	-
9	Misc. Current & Accrued Assets	24,566
10	Unamortized Debt Discount & Exp.	5,783
11	Prelim. Survey & Investigation Charges	43,431
12	Accumulated Deferred Income Taxes	-
13	Deferred Hurricane Expenses	904
14	Other Miscellaneous Deferred Debits	-
15		
16	Current & Accrued Liabilities (13 Month Average)	
17	Accounts Payable	(105,147)
18	Accrued Taxes	(62,546)
19	Accrued Interest	-
20	Misc. Current & Accrued Liabilities	(94,290)
21		
22	Working Capital (Balance Sheet Method)	<u>\$ 1,101,894</u>

Comparative Balance Sheet - Assets

Florida Public Service Commission

Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Test Year Ended: 06/30/2024

Schedule: A-18  
 Page 1 of 2  
 Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide a balance sheet for years requested. Provide same for historical base or intermediate years, if not already shown.

Line No.	(1) ASSETS	(2) Prior Year 6/30/23	(3) Test Year 6/30/24	(4) 13 Month Average
1	Utility Plant in Service	\$ 22,168,205	\$ 22,585,104	\$ 22,360,300
2	Construction Work in Progress	120,718	62,865	94,385
3	Other Utility Plant Adjustments	-	-	-
4				
5	GROSS UTILITY PLANT	22,288,923	22,647,969	22,454,685
6	Less: Accumulated Depreciation	(9,808,336)	(10,613,514)	(10,208,946)
7				
8	NET UTILITY PLANT	12,480,586	12,034,455	12,245,739
9				
10	Cash	942,034	748,278	697,744
11	Special Deposits (FPSC Escrow Account)	-	-	-
12	Accounts Rec'b - trade	501,192	469,088	488,970
13	Notes Receivable	-	-	-
14	Accts. Rec'b - Assoc. Cos.	-	-	-
15	Notes Rec'b - Assoc. Cos.	-	-	-
16	Accts. Rec'b - Other	11,565	131,713	48,376
17	Prepayments	38,408	39,627	64,103
18	Accrued Interest Rec'b	-	-	-
19	Allowance for Bad Debts	(10,000)	(10,000)	(10,000)
20	Materials & Supplies	-	-	-
21	Miscellaneous Current & Accrued Assets	24,562	24,562	24,566
22	Investment in Associated Companies	-	-	-
23	TOTAL CURRENT ASSETS	1,507,761	1,403,269	1,313,759
24				
25	Net Nonutility Property	-	-	-
26	Unamortized Debt Discount & Exp.	8,577	3,027	5,783
27	Prelim. Survey & Investigation Charges	43,431	43,431	43,431
28	Clearing Accounts	-	-	-
29	Deferred 2017 Rate Case Appeal Expense	54,175	54,175	54,175
30	Other Miscellaneous Deferred Debits	-	-	-
31	Deferred Hurricane Expense	7,833	-	904
32	Accum. Deferred Income Taxes	-	-	-
33	TOTAL OTHER ASSETS	114,016	100,633	104,293
34				
35	TOTAL ASSETS	\$ 14,102,363	\$ 13,538,357	\$ 13,663,791

Comparative Balance Sheet - Assets

Florida Public Service Commission

Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Test Year Ended: 06/30/2024

Schedule: A-18  
 Page 2 of 2  
 Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide a balance sheet for years requested. Provide same for historical base or intermediate years, if not already shown.

Line No.	(1) ASSETS	(2) Jun-23	(3) Jul-23	(4) Aug-23	(5) Sep-23	(6) Oct-23	(7) Nov-23	(8) Dec-23	(9) Jan-24	(10) Feb-24	(11) Mar-24	(12) Apr-24	(13) May-24	(14) Jun-24	(15) 13- Month Average
1	Utility Plant in Service	22,168,205	22,173,191	22,173,191	22,182,636	22,190,419	22,195,771	22,417,112	22,425,750	22,526,220	22,526,265	22,551,092	22,568,941	22,585,104	22,360,300
2	Construction Work in Progress	120,718	122,041	176,287	203,382	210,812	210,882	-	-	5,663	17,473	40,411	56,475	62,865	94,385
3	Other Utility Plant Adjustments														
4															
5	GROSS UTILITY PLANT	22,288,923	22,295,232	22,349,477	22,386,017	22,401,231	22,406,653	22,417,112	22,425,750	22,531,883	22,543,738	22,591,503	22,625,416	22,647,969	22,454,685
6	Less: Accumulated Depreciation	(9,808,336)	(9,873,969)	(9,939,601)	(10,005,233)	(10,070,865)	(10,136,497)	(10,213,677)	(10,283,306)	(10,348,536)	(10,404,626)	(10,474,255)	(10,543,885)	(10,613,514)	(10,208,946)
7															
8	NET UTILITY PLANT	12,480,586	12,421,263	12,409,877	12,380,784	12,330,365	12,270,155	12,203,435	12,142,444	12,183,347	12,139,112	12,117,248	12,081,532	12,034,455	12,245,739
9															
10	Cash	942,034	763,056	634,052	541,147	728,273	708,917	749,095	709,811	521,268	642,273	702,214	680,253	748,278	697,744
11	Special Deposits (FPSC Escrow Account)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12	Accounts Rec'b - trade	501,192	641,867	480,724	590,878	432,922	437,115	431,570	459,601	478,915	467,490	451,942	513,302	469,088	488,970
13	Notes Receivable														
14	Accts. Rec'b - Assoc. Cos.														
15	Notes Rec'b - Assoc. Cos.														
16	Accts. Rec'b - Other	11,565	11,565	11,565	11,565	11,565	11,565	11,565	11,565	11,565	130,688	130,688	131,713	131,713	48,376
17	Prepayments	38,408	39,816	101,781	94,808	87,835	80,862	73,889	66,916	60,499	56,603	49,630	42,657	39,627	64,103
18	Accrued Interest Rec'b														
19	Allowance for Bad Debts	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
20	Materials & Supplies														
21	Miscellaneous Current & Accrued Assets	24,562	24,562	24,589	24,562	24,562	24,570	24,562	24,562	24,576	24,562	24,562	24,562	24,562	24,566
22															
23	TOTAL CURRENT ASSETS	1,507,761	1,470,866	1,242,710	1,252,960	1,275,158	1,253,029	1,280,682	1,262,455	1,086,822	1,311,618	1,349,037	1,382,488	1,403,269	1,313,759
24															
25	Net Nonutility Property														
26	Unamortized Debt Discount & Exp.	8,577	8,073	7,568	7,064	6,559	6,055	5,550	5,550	5,046	4,541	4,036	3,532	3,027	5,783
27	Prelim. Survey & Investigation Charges	43,431	43,431	43,431	43,431	43,431	43,431	43,431	43,431	43,431	43,431	43,431	43,431	43,431	43,431
28	Clearing Accounts														
29	Deferred 2017 Rate Case Appeal Expense	54,175	54,175	54,175	54,175	54,175	54,175	54,175	54,175	54,175	54,175	54,175	54,175	54,175	54,175
30	Deferred Debits - Hurricane	7,833	3,916	-	-	-	-	-	-	-	-	-	-	-	904
31	Other Miscellaneous Deferred Debits	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32	Accum. Deferred Income Taxes														
33	TOTAL OTHER ASSETS	114,016	109,595	105,174	104,670	104,165	103,661	103,156	103,156	102,651	102,147	101,642	101,138	100,633	104,293
34															
35	TOTAL ASSETS	\$ 14,102,363	\$ 14,001,724	\$ 13,757,761	\$ 13,738,414	\$ 13,709,688	\$ 13,626,845	\$ 13,587,273	\$ 13,508,055	\$ 13,372,821	\$ 13,552,876	\$ 13,567,927	\$ 13,565,158	\$ 13,538,357	\$ 13,663,791



Comparative Balance Sheet - Equity Capital & Liabilities

Florida Public Service Commission

Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Test Year Ended: 06/30/2024

Schedule: A-19  
 Page 1 of 2  
 Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide a balance sheet for years requested. Provide same for historical base or intermediate years, if not already shown.

Line No.	(1) EQUITY CAPITAL & LIABILITIES	(2) Prior Year 6/30/23	(3) Test Year 6/30/24	(4) 13 Month Average
1	Common Stock Issued	\$ 1,000	\$ 1,000	\$ 1,000
2	Preferred Stock Issued	-	-	-
3	Additional Paid in Capital	8,131,690	8,131,690	8,131,690
4	Retained Earnings	(3,317,556)	(3,527,338)	(3,483,805)
5	Other Equity Capital	-	-	-
7	TOTAL EQUITY CAPITAL	4,815,134	4,605,351	4,648,885
9	Bonds	-	-	-
10	Plant Expansion Debt	-	-	-
11	Advances From Associated Companies	-	-	-
12	Other Long-Term Debt (Expansion BB&T)	3,060,845	2,927,047	2,994,387
13	Other Long-Term Debt (BB&T)	-	-	-
15	TOTAL LONG-TERM DEBT	3,060,845	2,927,047	2,994,387
17	Accounts Payable	98,604	166,665	105,147
18	Notes Payable	-	-	-
19	Notes & Accounts Payable - Assoc. Cos.	-	-	-
20	Customer Deposits	333,460	338,136	332,635
21	Accrued Taxes	101,406	100,684	62,546
22	Current Portion Long Term Debt	-	-	-
23	Accrued Interest	-	-	-
24	Accrued Dividends	-	-	-
25	Misc. Current and Accrued Liabilities	98,993	90,108	94,290
27	TOTAL CURRENT & ACCRUED LIABILITIES	632,462	695,593	594,618
29	Advances for Construction	-	-	-
30	Prepaid Capacity Charges	-	-	-
31	Accum. Deferred ITC's	-	-	-
32	Operating Reserves	-	-	-
34	TOTAL DEFERRED CREDITS & OPER. RESERVES	-	-	-
36	Contributions in Aid of Construction	12,055,874	12,171,083	12,091,323
37	Less: Accum. Amortization of CIAC	(6,461,952)	(6,860,717)	(6,665,423)
39	Accumulated Deferred Income Taxes	-	-	-
41	Total Equity Capital and Liabilities	\$ 14,102,363	\$ 13,538,357	\$ 13,663,791

Comparative Balance Sheet - Equity Capital & Liabilities

Florida Public Service Commission

Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Test Year Ended: 06/30/2024

Schedule: A-19  
 Page 2 of 2  
 Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide a balance sheet for years requested. Provide same for historical base or intermediate years, if not already shown.

Line No.	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	13- Month Average	
<b>EQUITY CAPITAL &amp; LIABILITIES</b>															
1 Common Stock Issued	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
2 Preferred Stock Issued															
3 Additional Paid in Capital	8,131,690	8,131,690	8,131,690	8,131,690	8,131,690	8,131,690	8,131,690	8,131,690	8,131,690	8,131,690	8,131,690	8,131,690	8,131,690	8,131,690	8,131,690
4 Retained Earnings	(3,317,556)	(3,290,303)	(3,521,536)	(3,460,886)	(3,448,497)	(3,512,565)	(3,529,321)	(3,508,443)	(3,621,298)	(3,534,804)	(3,524,572)	(3,492,343)	(3,527,338)	(3,483,805)	
5 Other Equity Capital															
6															
7 TOTAL EQUITY CAPITAL	4,815,134	4,842,387	4,611,154	4,671,804	4,684,193	4,620,125	4,603,368	4,624,246	4,511,391	4,597,886	4,608,118	4,640,347	4,605,351	4,648,885	
8															
9 Bonds															
10 Reacquired Bonds															
11 Advances From Associated Companies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12 Other LTD (Expansion BB&T)	3,060,845	3,049,732	3,038,920	3,028,071	3,016,847	3,005,922	2,994,625	2,983,624	2,972,584	2,960,846	2,949,728	2,938,243	2,927,047	2,994,387	
13 Other Long-Term Debt (BB&T)															
14															
15 TOTAL LONG-TERM DEBT	3,060,845	3,049,732	3,038,920	3,028,071	3,016,847	3,005,922	2,994,625	2,983,624	2,972,584	2,960,846	2,949,728	2,938,243	2,927,047	2,994,387	
16															
17 Accounts Payable	98,604	95,461	117,797	79,075	68,386	89,455	99,447	100,139	95,962	111,200	126,369	118,352	166,665	105,147	
18 Notes Payable															
19 Notes & Accounts Payable - Assoc. Cos.															
20 Customer Deposits	333,460	334,039	327,627	327,949	328,271	329,559	329,920	333,567	334,211	334,533	335,821	337,161	338,136	332,635	
21 Accrued Taxes	101,406	24,125	39,822	54,708	68,955	72,862	87,414	19,411	35,820	53,572	68,761	85,559	100,684	62,546	
22 Current Portion Long Term Debt															
23 Accrued Interest															
24 Accrued Dividends															
25 Misc. Current and Accrued Liabilities	98,993	96,767	97,933	87,006	87,942	88,535	86,818	93,143	100,680	89,212	105,258	103,375	90,108	94,290	
26															
27 TOTAL CURRENT & ACCRUED LIABILITIES	632,462	550,392	583,180	548,738	553,554	580,411	603,599	546,260	566,674	588,517	636,209	644,448	695,593	594,618	
28															
29 Advances for Construction															
30 Prepaid Capacity Charges															
31 Accum. Deferred ITC's															
32 Operating Reserves															
33															
34 TOTAL DEFERRED CREDITS & OPER. RESERVES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
35															
36 Contributions in Aid of Construction	12,055,874	12,055,874	12,055,874	12,055,874	12,055,874	12,055,874	12,055,874	12,055,874	12,055,874	12,171,083	12,171,083	12,171,083	12,171,083	12,091,323	
37 Less: Accum. Amortization of CIAC	(6,461,952)	(6,496,659)	(6,531,366)	(6,566,073)	(6,600,780)	(6,635,487)	(6,670,194)	(6,701,948)	(6,733,702)	(6,765,455)	(6,797,209)	(6,828,963)	(6,860,717)	(6,665,423)	
38															
39 Accumulated Deferred Income Taxes															
40															
41 TOTAL EQUITY CAPITAL & LIABILITIES	\$ 14,102,363	\$ 14,001,724	\$ 13,757,760	\$ 13,738,413	\$ 13,709,688	\$ 13,626,845	\$ 13,587,273	\$ 13,508,055	\$ 13,372,821	\$ 13,552,876	\$ 13,567,927	\$ 13,565,158	\$ 13,538,357	\$ 13,663,791	

Schedule of Wastewater Net Operating Income

Florida Public Service Commission

Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Test Year Ended: 06/30/2024  
 Interim [ ] Final [X]  
 Historic [X] Projected [ ]

Schedule: B-2  
 Page 1 of 1  
 Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide the calculation of net operating income for the test year. If amortization (Line 4) is related to any amount other than an acquisition adjustment, submit an additional schedule showing a description and calculation of charge.

Line No.	(1) Description	(2) Balance Per Books	(3) Utility Test Year Adjustments	(4) Utility Adjusted Test Year	(5) Requested Revenue Adjustment	(6) Requested Annual Revenues	(7) Supporting Schedule(s)
1	OPERATING REVENUES	\$ 3,851,481	\$ 69,066 (A)	\$ 3,920,547	\$ 913,843 (A)	\$ 4,834,390	B-4, B-3
2							
3	Operation & Maintenance	2,832,631	253,623 (B)	3,086,254		3,086,254	B-6, B-3
4	Depreciation, net of CIAC Amort.	424,360	142,619 (C)	566,979		566,979	B-14, B-3
5	Amortization			-		-	
6							
7	Taxes Other Than Income	288,955	23,991 (D)	312,945	41,123 (D)	354,068	B-15, B-3
8	Provision for Income Taxes			-		-	C-1, B-3
9							
10	OPERATING EXPENSES	3,545,945	420,233	3,966,178	41,123	4,007,301	
11							
12	NET OPERATING INCOME	\$ 305,536	\$ (351,167)	\$ (45,631)	\$ 872,720	\$ 827,089	
13							
14	RATE BASE	\$ 6,817,622	\$ 3,444,023	\$ 10,261,645		\$ 10,261,645	
15							
16	RATE OF RETURN	4.48 %		-- %		8.06%	
17							
18							
19							
20							
21							

Schedule Year Ended: 06/30/2024

Page 1 of 2

Interim [ ] Final [X]

Preparer: Milian, Swain & Associates, Inc.

Historic [X] Projected [ ]

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

Line No.	Description	Wastewater
1	<b>(A) Adjustments to Revenues</b>	
2	(1) Annualized Revenue	
3	Annualized water/sewer revenues per Schedule E-2	\$3,920,547
4	Test Year water/sewer revenues per Schedule E-2	3,851,481
5	Annualized Revenue Adjustment	\$ 69,066
6		
7	<b>Total Adjustment to Test Year Revenue</b>	<b>\$ 69,066</b>
8		
9	(2) Revenue Increase	
10	Increase in revenue required by the Utility to realize a	
11	8.06% % rate of return	\$ 913,843
12		
13	<b>Total Adjustments to Revenues</b>	<b>\$ 982,908</b>
14		
15	<b>(B) (1) Pro Forma Adjustments to Operations &amp; Maintenance Expenses</b>	
16	To reflect annualized O&M expenses:	
17	701 Salaries & Wages - Employees	50,313
18	703 Salaries & Wages - Officers, Etc.	1,039
19	704 Employee Pensions & Benefits:	
20	TY actual 23.36% X proforma salaries	11,994
21	Additional 1% cost of traditional pension X total salaries	14,326
22	711 Sludge Hauling	2,747
23	715 Purchased Power	
24	718 Chemicals	6,808
25	731 Engineering DEP permit renewal amortized over 5 years.	8,000
26	731 Engineering - Collection System Action Plan amortized over 5 years	67,000
27	757 Insurance - General Liability	12,688
28	758 Insurance - Workman's Comp.	2,214
29		
30	<b>Total pro forma adjustments to O &amp; M Expense</b>	<b>\$ 177,128</b>
31		
32	(2) Amortization of rate case expense per Schedule B-10	\$ 76,494
33		
34	<b>Total Adjustment required to O&amp;M Expenses</b>	<b>\$ 253,623</b>

Schedule Year Ended: 06/30/2024

Page 2 of 2

Interim [ ] Final [X]

Preparer: Milian, Swain & Associates, Inc.

Historic [X] Projected [ ]

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

Line No.	Description	Wastewater
1	<b>(C) Adjustments to Depreciation Expense</b>	
2	(1) Annualize depreciation expense for plant additions during TY	
3	354.4 Structures & Improvements	45
4	360.2 Collection Sewer Force	164
5	371.3 Pumping Equipment	1,379
6	375.6 Reuse Trans/Dist	103
7	380.4 Treatment & Disposal Equipment	680
8	391.7 Vehicles	7,604
9	395.7 Power Equipment	84
10		
11	(2) Adjustment to Accum Depr for UPIS Reclass	
12	354.4 Structures & Improvements	(7,429)
13	380.4 Treatment & Disposal Equipment	12,381
14		
15	Total Depr Expense -Test Year Adjustments	<u>\$ 15,012</u>
16		
17	(3) Depreciation expense related to Pro Forma plant additions	
18	354.4 Structures & Improvements	4,829
19	380.4 Treatment & Disposal Equipment	97,697
20	396 Communication Equipment - Scada System	27,700
21		
22	(4) Adjust depreciation expense for plant retirement	
23	380.4 Treatment and Disposal Equipment	(2,618)
24		
25	Total Depr Expense - Pro Forma Plant additions	<u>\$ 127,607</u>
26		
27	<b>Total Adjustment to Depreciation Exp, Net of Amortization</b>	<u><b>\$ 142,619</b></u>
28		
29	<b>(D) Adjustments to Taxes Other Than Income</b>	
30	(1) Adjust Payroll Taxes for pro forma salary increase	
31	701 Salaries & Wages - Employees	\$ 3,849
32	703 Salaries & Wages - Officers, Etc. (Medicare only)	\$ 15
33	Total Adjustment to Payroll Taxes Pro Forma Salary Increases	<u>\$ 3,864</u>
34		
35	(2) To adjust test year RAF's for adjusted test year revenues	\$ 3,920,547
36		<u>0.045</u>
37	RAF for adjusted Test year Revenues	176,425
38	RAFTs per books	(174,153)
39	RAF Adjustment Required for Adjusted Test Year Revenues	<u>\$ 2,272</u>
40		
41	(3) Adjust Property Taxes	
42	(a) To adjust to property tax paid	\$ 166
43	(b) Total Net Plant Additions	\$ 2,099,014
44	Millage rate	8.4273
45	Increase in ad valorem taxes for plant additions	\$ 17,689
46	(c) Nonused and useful (NUU plant x 8.4273 millage)	\$ -
47		
48	Total Adjustments to Property Taxes	<u>\$ 17,689</u>
49		
50	Sub-Total Adjustments to TOTI	<u>\$ 23,991</u>
51	(4) To adjust RAF's for requested revenues	
52	(a Total RAF Adjustments due to Requested Increase	\$ 41,123
53	<b>Total Adjustment Taxes Other Than Income</b>	<u><b>\$ 65,114</b></u>

Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Test Year Ended: 06/30/2024  
 Historic [X] Projected [ ]

Schedule: B-4  
 Page 1 of 1  
 Preparer: Milian, Swain & Associates, Inc.  
 Recap Schedules: B-1,B-2

Explanation: Complete the following revenue schedule for the historical test year or base year. If general service revenues is not accounted for by sub-account, then show the total amount under metered-or measured-commercial and provide an explanation.

Line No.	WATER SALES		SEWER SALES	
	Account No. and Description	(1) Total Water	Account No. and Description	(2) Total Wastewater
1	460 Unmetered Water Revenue		521.1 Flat Rate - Residential	
2	461 Water Revenues Accruals		521 Sewer Revenue Accruals	
3	461.1 Metered - Residential		521.2 Flat Rate - Commercial	
4	461.2 Metered - Commercial		521.3 Flat Rate - Industrial	
5	461.3 Metered - Industrial		521.4 Flat Rate - Public Authorities	
6	461.4 Metered - Public Authorities		521.5 Flat Rate - Multi-Family	
7	461.5 Metered - Multi-Family		521.6 Flat Rate - Other	
8	461.6 Other Revenues		522.1 Measured - Residential	1,396,820
9	462.2 Private Fire Protection		522.2 Measured - Commercial	2,249,100
10	464 Other Sales - Public Authorities		522.3 Measured - Industrial	
11	465 Irrigation Customers		522.4 Measured - Public Authority	
12	466 Sales for Resale		522.5 Measured - Multi-Family	
13	467 Interdepartmental Sales		523 Other Sales - Public Authorities	
14			524 Revenues from Other Systems	
15	TOTAL WATER SALES	0	525 Interdepartmental Sales	
16				
17	OTHER WATER REVENUES		TOTAL SEWER SALES	3,645,920
18	470 Forfeited Discounts			
19	471 Misc. Service Revenues		OTHER SEWER REVENUES	
20	472 Rents From Water Property		530 Guaranteed Revenues	
21	473 Interdepartmental Rents		531 Sale of Sludge	
22	474 Other Water Revenues		532 Forfeited Discounts	
23			534 Rents From Sewer Property	0
24			535 Interdepartmental Rents	
25			571 Misc. Service Revenues	23,815
26			536 Other Sewer Revenues	69,573
27			540.1 Flat Rate Re-Use Residential	
28	TOTAL OTHER WATER REVENUES	0	541 Measured Re-Use Revenues	103,370
29				
30			TOTAL OTHER SEWER REVENUES	196,758
31	TOTAL WATER OPERATING REVENUES	\$ -		
32				
33				
34			TOTAL SEWER OPERATING REVENUES	\$ 3,842,678
35				

Notes:

- (1) Include Harbor Shores revenues
- (2) AFPI of \$27,386 is excluded from test year revenues.

Detail of Operation & Maintenance Expenses By Month - Wastewater

Florida Public Service Commission

Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Schedule Year Ended: 06/30/2024  
 Historic [X] Projected [ ]

Explanation: Provide a schedule of operation and maintenance expenses by primary account for each month of the test year. If schedule has to be continued on 2nd page, reprint the account titles and numbers.

Schedule: B-6  
 Page 1 of 1  
 Preparer: Milian, Swain & Associates, Inc.  
 Recap Schedules: B-2

Line No.	(1) Account No. and Name	(2)	(3)	(4)	(5)	(6)	(7)	Total Exp	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)
		2023 Jul	2023 Aug	2023 Sep	2023 Oct	2023 Nov	2023 Dec	Jul-Dec 2023	2024 Jan	2024 Feb	2024 Mar	2024 Apr	2024 May	2024 Jun	Total Annual	Adj.	Adj. Total Annual
1	701 Salaries & Wages - Employees	\$ 67,907	\$ 102,197	\$ 70,992	\$ 75,267	\$ 73,654	\$ 83,526	\$ 473,543	\$ 75,037	\$ 109,161	\$ 75,733	\$ 77,111	\$ 74,044	\$ 74,530	\$ 959,159	\$ 50,313	\$ 1,009,472
2	703 Salaries & Wages - Officers, Etc.	\$ 32,673	\$ 45,092	\$ 32,395	\$ 32,395	\$ 33,330	\$ 36,095	\$ 211,979	\$ 32,665	\$ 45,902	\$ 32,935	\$ 32,935	\$ 32,935	\$ 32,730	422,079	1,039	423,118
3	704 Employee Pensions & Benefits	\$ 23,507	\$ 32,661	\$ 15,352	\$ 24,616	\$ 24,018	\$ 27,556	\$ 147,709	\$ 28,603	\$ 37,393	\$ 21,893	\$ 28,520	\$ 28,156	\$ 30,323	322,598	26,319	348,917
4	710 Purchased Sewage Treatment																
5	711 Sludge Removal Expense	11,512	39,330	5,840	25,828	5,960	17,960	106,430.10	6,351	12,774	12,745	12,534	12,461	59,756	223,051	2,747	225,798
6	715 Purchased Power	19,043	19,415	19,648	20,255	19,087	18,767	116,214.60	22,247	20,669	20,379	21,363	22,041	21,752	244,665	-	244,665
7	716 Fuel for Power Purchased																
8	718 Chemicals	15,978	9,089	19,454	16,048	24,730	22,340	107,639.68	17,750	19,686	10,674	23,301	28,784	21,971	229,804	6,808	236,613
9	720 Materials & Supplies	8,870	12,886	4,264	7,860	9,416	8,149	51,445.66	12,872	6,726	16,091	19,259	12,900	9,917	129,211		129,211
10	731 Contractual Services - Engr.	3,985	190	-	333	420	158	5,085.00	1,865	263	-	2,625	788	5,308	15,933	75,000	90,933
11	732 Contractual Services - Acct.	-	-	-	-	-	-	-	-	3,500	1,890	-	3,500	-	8,890	-	8,890
12	733 Contractual Services - Legal	-	410	861	-	-	-	1,271.00	-	-	-	338	-	-	1,609	-	1,609
13	734 Contractual Services - Mgmt. Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14	735 Contractual Services - Testing	2,165	3,710	2,500	1,750	2,280	2,020	14,425.00	1,175	1,710	3,340	-	2,935	3,075	26,660		26,660
15	736 Contractual Services - Other																
16	741 Rental of Building/Real Prop.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17	742 Rental of Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18	750 Transportation Expenses	2,464	3,598	1,367	2,676	3,901	1,670	15,675.44	2,872	1,763	3,034	2,359	2,928	5,306	33,937		33,937
19	756 Insurance - Vehicle																
20	757 Insurance - General Liability	6,973	6,973	6,973	6,973	6,973	6,973	41,837.64	6,973	6,973	6,973	6,973	6,973	6,973	83,675	12,688	96,363
21	758 Insurance - Workman's Comp.	2,422	3,616	2,493	2,627	2,622	2,933	16,713.85	2,620	3,856	2,673	2,683	2,597	2,587	33,730	2,214	35,944
22	759 Insurance - Other																
23	760 Advertising Expense	83	76	223	44	13	19	458.25	19	19	520	1,104	759	444	3,323		3,323
24	766 Reg. Comm. Exp. - Rate Case Amort.															76,494	76,494
25	767 Reg. Comm. Exp. - Other																
26	770 Bad Debt Expense																
27	775 Miscellaneous Expenses	4,294	5,888	4,457	5,099	10,592	7,295	37,624.14	10,238	10,992	6,348	5,533	17,576	5,996	94,307		94,307
28																	
29	TOTAL	\$ 201,876	\$ 285,132	\$ 186,818	\$ 221,771	\$ 216,994	\$ 235,461	\$ 1,348,051	\$ 221,286	\$ 281,387	\$ 215,228	\$ 236,635	\$ 249,376	\$ 280,668	\$ 2,832,631	\$ 253,623	\$ 3,086,254

Operation & Maintenance Expense Comparison - Wastewater

Florida Public Service Commission

Company: K W Resort Utilities Corp

Schedule: B-8

Docket No.:20240108

Page 1 of 2

Schedule Year Ended: 06/30/2024

Preparer: Milian, Swain & Associates, Inc.

**Explanation: Complete the following comparison of the applicant's current and prior test year O&M expenses before this Commission. Provide an explanation of all differences which are not attributable to the change in customer growth and the CPI-U. If the applicant has not had a previous rate case, use the year 5 years prior to the test year for comparison. Provide an additional schedule, if necessary, to explain differences.**

Line No.	(1) Account No. and Name	(2) Prior TY 6/30/2017	(3) Current TY 6/30/2024	(4) TY Adj.'s per B-3	(5) Adjusted TY 6/30/2024	(6) \$ Difference	(7) % Difference	(8) Explanation
1	701 Salaries & Wages - Employees	\$ 677,840	\$ 959,159	\$ 50,313	\$ 1,009,472	\$ 331,632	48.92	There was more employee turnover in TY2017 than in TY2024 and therefore more hours worked by employees, additionally wages have increased to keep up with cost of living and the competition (other Utilities such as FKAA and KES). Payroll is processed biweekly, and occasionally three pay periods occur in one month, as it did in February 2024, resulting in a higher payroll cost in that month.
2	703 Salaries & Wages - Officers, Etc.	252,645	422,079	1,039	423,118	170,473	67.48	Both Officers have remained with the Company since TY2017 and wages increase over time. Directors also receive compensation in TY2024 vs TY2017 when they were uncompensated.
3	704 Employee Pensions & Benefits	214,070	322,598	26,319	348,917	134,847	62.99	Tied to wages and the number of employees and both have increased in TY2024 vs. TY2017.
4	710 Purchased Sewage Treatment	-	-	-	-	-	-	
5	711 Sludge Removal Expense	164,849	223,051	2,747	225,798	60,949	36.97	The Cost of Sludge Hauling has gone up significantly in Florida between TY2017 and TY2024. The Utility is hauling liquid more frequently in TY 2024 vs TY 2017 due to the drying beds exceeding their limit as flows have increased from .414MGD (2017) to .652MGD (2024). The cost shows a significant increase at the end of the test year for the contractor to dewater and haul away the digester sludge. The company expects this semi-annual dewatering to become more frequent
6	715 Purchased Power	232,003	244,665	-	244,665	12,662	5.46	
7	716 Fuel for Power Purchased	-	-	-	-	-	-	
8	718 Chemicals	231,742	229,804	6,808	236,613	4,870	2.10	
9	720 Materials & Supplies	42,468	129,211		129,211	86,743	204.25	The amount of Materials and Supplies is related to the age and condition of the infrastructure. In TY2024 the treatment plants are aging and require much more repair and replacement than in TY2017. The Utility maintenance staff of TY2024 is well suited to take on these repair/replacement and maintenance tasks in house and as a result there is an increase in materials and supplies used. The cost of material and supplies has increased since TY2017 and in recent years (COVID/Post COVID) some material costs have nearly doubled.
10	731 Contractual Services - Engr.	9,395	15,933	75,000	90,933	81,538	867.88	The Amount of Engineering Expense varies year to year and is dependent on the work that the Utility is performing during the time period. The major increase in Engineering Expense between TY2017 and TY2024 is the amortized expense of \$75,000 (\$67,000 for Collection System Action Plan, \$8,000 for Engineering Required for the DEP Permit Renewal). Both components are required by the DEP for the Utility to operate in accordance with DEP rules.
11	732 Contractual Services - Acct.	12,050	8,890		8,890	(3,160)	(26.22)	
12	733 Contractual Services - Legal	11,179	1,609		1,609	(9,571)	(85.61)	
13	734 Contractual Services - Mgmt. Fees	-	-		-	-	-	
14	735 Contractual Services - Testing	18,429	26,660		26,660	8,231	44.66	Testing is required by DEP Permit. The current DEP Permit (TY2024) requires 72 more tests annually than the DEP Permit the Utility was operating under in the TY Ending 6-30-2017. The additional testing increases cost.
15	736 Contractual Services - Other	43,290	-		28	(43,290)	(100.00)	



<b>16</b>	741 Rental of Building/Real Prop.	514	-	-	(514)	(100.00)
<b>17</b>	742 Rental of Equipment	465	-	-	(465)	(100.00)

Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Schedule Year Ended: 06/30/2024

Schedule: B-8  
 Page 2 of 2  
 Preparer: Milian, Swain & Associates, Inc.

**Explanation: Complete the following comparison of the applicant's current and prior test year O&M expenses before this Commission. Provide an explanation of all differences which are not attributable to the change in customer growth and the CPI-U. If the applicant has not had a previous rate case, use the year 5 years prior to the test year for comparison. Provide an additional schedule, if necessary, to explain differences.**

Line No.	(1) Account No. and Name	(2) Prior TY 6/30/2017	(3) Current TY 6/30/2024	(4) TY Adj.'s per B-3	(5) Adjusted TY 6/30/2024	(6) \$ Difference	(7) % Difference	(8) Explanation
1	750 Transportation Expenses	25,908	33,937		33,937	8,029	30.99	The Utility has more vehicles in TY 2024 vs TY 2017, as a result fuel and maintenance expense is higher. Fuel prices have gone up significantly in June 2017 fuel was \$2.639/gallon and in June 2024 it was \$3.699/gallon. This represents a fuel increase of over 40%
2	756 Insurance - Vehicle	-	-		-	-	-	
3	757 Insurance - General Liability	60,849	83,675	12,688	96,363	35,514	58.36	Since TY2017 insurance has gone up nationwide but more so in Florida than in other States due to the litigious nature of the State of Florida and also risk exposure is higher in Florida than in many other states. Additionally insurance is tied to asset value and this has increased since 2017. In 2023-2024 asset values were increased by the entire hazzard insurance industry acrosss the board by 10% to cover the increased cost of construction.
4	758 Insurance - Workman's Comp.	32,212	33,730	2,214	35,944	3,732	11.58	
5	759 Insurance - Other	-	-		-	-	-	
6	760 Advertising Expense	1,028	3,323		3,323	2,295	223.27	Advertising captures the website hosting and maintenance, and other advertising such as help wanted, and posting legal notices as required. \$2,873.92 was spent in TY ending 6-30-2024 to help fill open positions vs TY ending 6-30-2017 where the Utility spent \$5,803.30 to advertise open positions
7	766 Reg. Comm. Exp. - Rate Case Amort.	216,719	-	76,494	76,494	(140,225)	(64.70)	
8	767 Reg. Comm. Exp. - Other	-	-		-	-	-	
9	770 Bad Debt Expense	-	-		-	-	-	
10	775 Miscellaneous Expenses	198,978	94,307	-	94,307	(104,671)	(52.60)	
11								
12	TOTAL	\$ 2,446,632	\$ 2,832,628	\$ 253,619	\$ 3,086,249	\$ 639,614	26.14	
13								
14	Total Customers (ERC's)	4,753.0			4,733.4	(20)	(0.41)	
15	Consumer Price Index - U	244.955			314.175	69.22	28.26	
16								
17	Benchmark Index: Increase in Customer ERC's					0.9959		
18	Increase in CPI					1.2826		
19						1.2773		

Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Test Year Ended: 06/30/2024

Schedule: B-9  
 Page 1 of 1  
 Preparer: Milian, Swain & Associates, Inc.

**Explanation: Provide a complete list of outside services which were incurred during the test year. List by type of service, such as accounting, engineering or legal, and provide specific detail of work performed by each consultant and the associated cost breakdown by items. Provide amounts separated by system and method of allocation if appropriate. Specific detail is not necessary for charges which are less than 2% of the test year revenues for that system. Do not include rate case expense charges.**

	(1)	(2)	(3)	(4)
Line No.	Type of Service	Consultants	Amount	Description of Work Performed
1	Engineering	Weller Engineering	\$ 10,730	Engineering Services
2	Accounting	Jeffery E. Allen, CPA	7,000	Accounting Services
3	Legal	Smith /Hawks	338	Legal Services
4	Legal	Dean, Mead, Egerto, Bloodworth, Capouano & Bozarth, PA	1,271	Legal Services
5	Engineering	Water Science Associates	5,203	Engineering Services
6	Testing	Eurofins Environmental Testing Southeast, LLC	26,660	Lab Services
7	Professional Services	Milian, Swain & Associates, Inc.	1,890	Annual Report preparation

Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Test Year Ended: 06/30/2024

Schedule: B-10  
 Page 1 of 1  
 Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide the total amount of rate case expense requested in the application. State whether the total includes the amount up to proposed agency action or through a hearing before the Commission. Provide a list of each firm providing services for the applicant, the individuals for each firm assisting in the application, including each individual's hourly rate, and an estimate of the total charges to be incurred by each firm, as well as a description of the type of services provided. Also provide the additional information for amortization and allocation method, including support behind this determination.

(1)	(2)	(3)	(4)	(5)	(6)	
Line No.	Firm or Vendor Name	Counsel, Consultant or Witness	Hourly Rate Per Person	Hours	Total Estimate of Charges by Firm	Type of Service Rendered
1	Milian, Swain & Associates	Deborah Swain	\$ 290	84	\$ 24,360	MFRs, data requests, audit facilitation, preparation and attendance at hearing
2	Milian, Swain & Associates	Cynthia Yapp	\$ 190	350	\$ 66,500	MFRs, data requests, audit facilitation
3	Milian, Swain & Associates	Carolina Bastidas	\$ 125	16	\$ 2,000	MFRs Review
4	Milian, Swain & Associates	n/a			\$ 390	Various Expenses (travel, photocopies, phone calls)
5	Bloodworth, Capouano & Bozarth, P.A.	Martin Friedman	\$ 410	120	\$ 49,200	Legal Fees
6	Bloodworth, Capouano & Bozarth, P.A.	n/a			\$ 3,800	Various Expenses (travel, photocopies, phone calls) associated with legal fees
7	Smith Hawks	Barton W. Smith	\$ 450	150	\$ 67,500	Legal Fees
8	M&R Consultants	Frank Seidman	\$ 190	30	\$ 5,700	U&U Analysis, Assist w/ MFRs, data requests, audit facilitation
9	Weller Engineering Corp.	Principal	\$ 210	10	\$ 2,100	Engineer Services
10	Weller Engineering Corp.	Engineering Expert	\$ 295	22	\$ 6,490	Engineer Services
11	Weller Engineering Corp.	Licensed P.E.	\$ 165	27	\$ 4,455	Engineer Services
12	Weller Engineering Corp.	Licensed EI	\$ 140	86	\$ 12,040	Engineer Services
13	Public Service Commission				\$ 4,500	Filing Fee
14	K W Resort Utilities Corp				\$ 2,430	Printing and shipping expenses
15						
16	Estimate Through				<u>\$ 251,465</u>	
17	[x] PAA					
18						
19	Amortization Period 4 Years					
20	Explanation if different from Section 367.0816, Florida					
21						
22	Amortization of Rate Case Expense:					
23						
24		(A)	(B)	(C)		
25		Water	Wastewater	Total		
26	Order No. PSC-2021-0410-PAA-SU		\$ 54,512	\$ 54,512		
27	Current rate case expense		251,465	251,465		
28	Total projected rate case expense		<u>305,977</u>	<u>305,977</u>		
29	Annual Amortization	\$ -	\$ 76,494	\$ 76,494		

Analysis of Major Maintenance Projects - Water & Sewer  
For the Test Year and 2 Years Prior and 1 Year Subsequent

Florida Public Service Commission

Company: K W Resort Utilities Corp  
Docket No.:20240108  
Test Year Ended: 06/30/2024

Schedule: B-11  
Page 1 of 1  
Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide an analysis of all maintenance projects greater than 2% of test year revenues per system which occurred during the 2 years prior to the test year, the test year, and the budgeted amount for 1 year subsequent to the test year. For each project, provide a description, the total cost or budgeted amount and how often the project should be repeated.

Line No.	Description	Period	Budget Amount	Term of Amort.	Test Year Amortization
1	None				

Allocation of Expenses

Florida Public Service Commission

Company: K W Resort Utilities Corp

Schedule B-12

Docket No.:20240108

Page 1 of 1

Test Year Ended: 06/30/2024

Interim [ ] Final [x]

Preparer: Milian, Swain & Associates, Inc.

Historical [x] Projected [ ]

Explanation: Provide a schedule detailing expenses which are subject to allocation between systems (water, sewer & gas, etc.) showing allocation percentages, gross amounts, amounts allocated, and a detailed description. Provide a description of all systems other than water and sewer.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
			Allocation Percentages				Amounts Allocated				
Line No.	Acct. No.	Description	Water	Wastewater	Other	Total	Description of Allocation Method	Water	Wastewater	Oth	Total

Net Depreciation Expense - Wastewater  
 Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Test Year Ended: 06/30/2024  
 Historic [X] Projected [ ]

Florida Public Service Commission  
 Schedule: B-14  
 Page 1 of 1  
 Preparer: Milian, Swain & Associates, Inc.  
 Recap Schedules: B-2

Explanation: Provide a schedule of test year non-used and useful depreciation expense by primary account

Line No.	(1) Account No. and Name	(2) Test Year Expense	(3) Utility Adjustments	(4) Adjusted Balance	(5) Non-Used & Useful %	(6) Non-Used & Amount
1	<b>INTANGIBLE PLANT</b>					
2	351.1 Organization			-		
3	352.1 Franchises	2,322		2,322		
4	389.1 Other Plant & Misc. Equipment			-		
5	<b>COLLECTION PLANT</b>					
6	353.2 Land & Land Rights			-		
7	354.2 Structures & Improvements			-		
8	355.2 Power Generation Equipment	6,554		6,554		
9	360.2 Collection Sewers - Force	129,510	164	129,674		
10	361.2 Collection Sewers - Gravity	28,558		28,558		
11	362.2 Special Collecting Structures			-		
12	363.2 Services to Customers	2,809		2,809		
13	364.2 Flow Measuring Devices			-		
14	365.2 Flow Measuring Installations			-		
15	389.2 Other Plant & Misc. Equipment			-		
16	<b>SYSTEM PUMPING PLANT</b>					
17	353.3 Land & Land Rights			-		
18	354.3 Structures & Improvements	3,898		3,898		
19	370.3 Receiving Wells	29,760		29,760		
20	371.3 Pumping Equipment	28,084	1,379	29,463		
21	389.3 Other Plant & Misc. Equipment			-		
22	<b>TREATMENT AND DISPOSAL PLANT</b>					
23	353.4 Land & Land Rights			-		
24	354.4 Structures & Improvements	257,543	(2,555)	254,987		
25	355.4 Power Generation Equipment			-		
26	371.4 Pumping Equipment	-		-		
27	380.4 Treatment & Disposal Equipment	275,574	108,140	383,715		
28	381.4 Plant Sewers	822		822		
29	382.4 Outfall Sewer Lines			-		
30	389.4 Other Plant & Misc. Equipment			-		
31	<b>RECLAIMED WATER DISTRIBUTION PLANT</b>					
32	366.6 Reuse Services			-		
33	367.6 Reuse Mtr/Installations			-		
34	374.5 Reuse Dist Reservoirs			-		
35	375.6 Reuse Trans. And Dist. System	12,947	103	13,049		
36	371.5 Pumping Equipment			-		
37	389.5 Other Plant & Misc Equipment			-		
38	<b>GENERAL PLANT</b>					
39	353.7 Land & Land Rights			-		
40	354.7 Structures & Improvements			-		
41	390.7 Office Furniture & Equipment	4,899		4,899		
42	391.7 Transportation Equipment	33,345	7,604	40,950		
43	392.7 Stores Equipment	103		103		
44	393.7 Tools, Shop & Garage Equipment	518		518		
45	394.7 Laboratory Equipment	614		614		
46	395.7 Power Operated Equipment	5,265	84	5,350		
47	396.7 Communication Equipment		27,700	27,700		
48	397.7 Miscellaneous Equipment			-		
49	398.7 Other Tangible Plant			-		
50	TOTAL	\$ 823,125	\$ 142,619	\$ 965,744		\$ -
51	LESS: AMORTIZATION OF CIAC	(398,765)		(398,765)		
52						
53	NET DEPRECIATION EXPENSE - SEWER	\$ 424,360	\$ 142,619	\$ 566,979		\$ -

Taxes Other Than Income (Final Rates)

Florida Public Service Commission  
 Schedule: B-15  
 Page 1 of 1  
 Preparer: Milian, Swain & Associates, Inc.

Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Schedule Year Ended: 06/30/2024  
 Historic [X] Projected [ ]  
 Interim [ ] Final [X]

Recap Schedules: B-1, B-2

Explanation: Complete the following schedule of all taxes other than income. For all allocations, provide description of allocation and calculations.

Line No.	(1) Description	(2) Regulatory Assessment Fees (RAFs)	(3) Payroll Taxes	(4) Real Estate & Personal Property	(5) Other	(6) Total
1	<b>WATER</b>					
2	Test Year					
3	General Expense Allocations					
4	Test Year Per Books	\$ -	\$ -	\$ -	\$ -	\$ -
5						
6	Adjustments to Test Year (Explain):					
7	Allocate ad valorem tax based on Net Plant					
8						
9	Increase in ad valorem tax					
10	Payroll Tax for allocations/annualization/increase					
11	Increase in RAFs associated with annualized water revenues					
12	Total Test Year Adjustments					
13						
14	Adjusted Test Year					
15	Increase in ad valorem tax					
16	RAFs Assoc. with Revenue Increase					
17	Total Adjustments for requested increases	\$ -	\$ -	\$ -	\$ -	\$ -
18						
19	Total Balance	\$ -	\$ -	\$ -	\$ -	\$ -
20						
21	<b>WASTEWATER</b>					
22	Test Year	174,153	103,202	10,914	685	288,955
23						
24	Test Year Per Books	\$ 174,153	\$ 103,202	\$ 10,914	\$ 685	\$ 288,955
25						
26	Adjustments to Test Year (Explain):					
27	Increase in ad valorem tax for proforma per B-3			17,689		17,689
28	Payroll Tax for pro forma salary increase		3,864			3,864
29	Property Tax paid			166		166
30	Increase in RAFs associated with annualized	2,272				2,272
31	Total Test Year Adjustments	2,272	3,864	17,855	-	23,991
32						
33	Adjusted Test Year	176,425	107,066	28,769	685	312,945
34	Increase in ad valorem tax per B-3					
35	RAFs Assoc. with Revenue Increase	41,123				41,123
36	Total Adjustments for requested increases	41,123				41,123
37						
38	Total Balance	\$ 217,548	\$ 107,066	\$ 28,769	\$ 685	\$ 354,068



Reconciliation of Total Income Tax Provision

Florida Public Service Commission

Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Schedule Year Ended: 06/30/2024  
 Interim [ ] Final [X]  
 Historic [X] or Projected [ ]

Schedule: C-1  
 Page 1 of 1  
 Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide a reconciliation between the total operating income tax provision and the currently payable income taxes on operating income for the test year.

Line No.	Description	Ref.	Total Per Books	Utility Adjustments	Utility Adjusted	Adjusted For Increase	Sewer
1	Current Tax Expense	C-2					
2	Deferred Income Tax Expense	C-5					
3	ITC Realized This Year	C-8					
4	ITC Amortization	C-8					
5	(3% ITC and IRC 46(f)(2))						
6	Parent Debt Adjustment	C-9	-	-	-	-	-
7	Total Income Tax Expense		\$ -	\$ -	\$ -	\$ -	\$ -

**NOTE:**

The Company is a Qualified Subchapter S Subsidiary and pays no income taxes. Therefore, the Company is not eligible for a provision for income taxes and this Section of the MFR's has been omitted in its entirety.

Supporting Schedules: C-2, C-5  
 Recap Schedules: B-2

Schedule of Requested Cost of Capital  
13 Month Average Balance

Florida Public Service Commission

Company: K W Resort Utilities Corp  
Docket No.:20240108  
Test Year Ended: 06/30/2024  
Interim [ ] Final [x]  
Historical [x] Projected [ ]

Schedule D-1  
Page 1 of 1

Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide a schedule which calculates the requested cost of capital on a 13-month average basis. If a year-end basis is used, submit an additional schedule reflecting year-end calculations.

	(1)	(2)	(3)	(4)	(5)
		Reconciled to			
Line No.	Class of Capital	Requested Rate Base	Ratio	Cost Rate	Weighted Cost
		AYE 06/30/24			
1	Long Term Debt	\$ 4,264,575	41.56%	5.90%	2.45%
2	Short Term Debt	-			
3	Preferred Stock	-			
4	Common Equity	5,664,435	55.20%	10.05%	5.55%
5	Customer Deposits	332,635	3.24%	2.00%	0.06%
6	Tax Credits - Zero Cost	-			
7	Tax Credits - Weighted Cost	-			
8	Accumulated Deferred Income Tax	-			
9	Other (Explain)	-			
10					
11	Total	<u>\$ 10,261,645</u>	<u>100.00%</u>		<u>8.06%</u>

Note: The cost of equity is based on the leverage formula in effect pursuant to Order No. PSC-2024-0165-PAA-WS

Supporting Schedules: D-2  
Recap Schedules: A-1, A-2

Reconciliation of Capital Structure to Requested Rate Base

Florida Public Service Commission

13 Month Average Balance

Company: K W Resort Utilities Corp

Docket No.:20240108

Test Year Ended: 06/30/2024

Interim [ ] Final [x]

Historical [x] Projected [ ]

Schedule D-2

Page 1 of 1

Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide a reconciliation of the 13-month average capital structure to requested rate base. Explain all adjustments. Submit an additional schedule if a year-end basis is used.

Line No.	(1) Class of Capital	(2) Balance 6/30/23	(3) Balance 6/30/24	(4) Thirteen Month Average	(5) Proforma Adjustments <sup>(1)</sup>	(6) Adjusted Thirteen Month Average	(7) Reconciliation Adjustments		(8) Pro Rata Amount	(9) Reconciled to Requested Rate Base AYE 6/30/2024
							Pro Rata Percentage	Pro Rata Amount		
1	Long Term Debt	3,060,845	2,927,047	2,994,387	(2,994,387)	-				
2	Long Term Debt <sup>(1)</sup>				3,500,000	3,500,000	42.95%	764,575		4,264,575
3	Short Term Debt		-							
4	Preferred Stock	-	-							
5	Common Equity	4,815,134	4,605,351	4,648,885		4,648,885	57.05%	1,015,550		5,664,435
6	Customer Deposits	333,460	338,136	332,635		332,635	n/a			332,635
7	Tax Credits - Zero Cost		-				n/a			
8	Tax Credits - Weighted Cost		-							
9	Accumulated Deferred Income Taxes									
10	Other (Explain)									
11										
12	Total	<u>8,209,439</u>	<u>7,870,535</u>	<u>7,975,907</u>	<u>505,613</u>	<u>8,481,520</u>	<u>100.00%</u>	<u>\$ 1,780,125</u>		<u>10,261,645</u>

Note:

(1) New LTD replaces existing loan.

Supporting Schedules: A-19, C-7, C-8, D-3, D-4, D-5, D-7

Recap Schedules: D-1

Preferred Stock Outstanding  
13 Month Average

Florida Public Service Commission

Company: K W Resort Utilities Corp  
Docket No.:20240108  
Test Year Ended: 06/30/2024  
Interim  Final   
Historical  Projected

Schedule D-3  
Page 1 of 1

Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide data as specified on preferred stock on a 13-month average basis. If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information for the parent level.

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
	Description, Coupon		Call Provision,	Principal Amount	Principal Amount	Discount or Premium on Principal Amount	Discount or Premium Associated with	Issuing Expense Associated with	Net Proceeds	Rate (Contract Rate	Dollar Dividend on	Effective Cost
Line No.	Rate, Years of Life	Issue Date	Special Restriction	Sold (Face Value)	Outstanding	Sold	Column (5)	Column (4)	(5)-(9)+(7)	on Face Value)	Face Value (11)x(5)	Rate (12)/(10)
1	Not applicable.											

Recap Schedules: A-19, D-2

Schedule of Short Term Debt  
13 Month Average

Florida Public Service Commission

Company: K W Resort Utilities Corp  
Docket No.:20240108  
Test Year Ended: 06/30/2024  
Interim [ ] Final [x]  
Historical [x] Projected [ ]

Schedule D-4  
Page 1 of 1

Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide the following information on a 13-month average basis. If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information for the parent level.

	(1)	(2)	(3)	(4)	(5)
Line No.	Lender	Total Interest Expense	Maturity Date	Thirteen Month Average Amount Outstanding at 6/30/24	Effective Cost Rate
1	N/A	\$0			0.00%
2					
3	Total	\$0		\$0	0.00%

Recap Schedules: A-19, D-2

Cost of Long Term Debt  
13 Month Average Balance

Florida Public Service Commission

Company: K W Resort Utilities Corp  
Docket No.:20240108  
Test Year Ended: 06/30/2024  
Interim [ ] Final [x]  
Historical [x] Projected [ ]

Schedule D-5  
Page 1 of 1

Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide the specified date on long term debt issues on a 13-month average basis for the test year. Arrange by type of issue (i.e., first mortgage bonds). If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information on the parent level.

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
Line No.	Description, Coupon Rate, Years of Life	Issue Date - Maturity Date	Principal Amount Sold (Face Value)	Thirteen Month Average Principal Amount Outstanding	Amount Outstanding within One Year	Unamortized Discount or Premium Associated with Column (4)	Unamortized Issuing Expense Associated with Column (4)	Annual Amortization of Discount or Premium on Principal Outstanding	Annual Amortization of Issuing Expense on Principal Outstanding	Interest Cost (Coupon Rate x Column (4))	Total Interest Cost (8)+(9)+(10)	Effective Cost Rate (11)/((4)-(6)-(7))
1	N/A											

Supporting Schedules: D-6  
Recap Schedules: A-19; D-2

Cost of Variable Rate Long Term Debt  
13 Month Average Balance

Florida Public Service Commission

Company: K W Resort Utilities Corp  
Docket No.:20240108  
Test Year Ended: 06/30/2024  
Interim [ ] Final [x]  
Historical [x] Projected [ ]

Schedule D-6  
Page 1 of 1

Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide the specified data on variable cost long term debt issues on a 13-month average basis. If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information for the parent level.

Line No.	(1) Description, Coupon Rate, Years of Life	(2) Issue Date - Maturity Date	(3) Principal Amt. Sold (Face Value)	(4) 13 Month Average Principal Amt. Outstanding	(5) Proforma Adjustments <sup>(1)</sup>	(6) Adjusted Thirteen Month Average	(7) Amount Outstanding within 1 Year	(8) Unamortized Discount or Premium Assoc. with Column (4)	(9) Unamortized Issuing Expense Assoc. with Column (6)	(10) Annual Amort of Disc or Premium on Principal Outstanding	(11) Annual Amort of Issuing Expense on Principal Outstanding	(12) Basis of Variable Rate ( Prime + .5%)	(13) Interest Cost (Coupon Rate x Column (5))	(14) Total Interest Cost (8)+(9)+(10)	(15) Effective Cost Rate ((11)/((4)-(6)-(7)))
1	BB&T (Expansion), Prime +.5%		3,500,000	2,994,387	(2,994,387)	-	-	-	-	-	-	-	-	-	-
2															
3	Expansion, Fixed 5.90%				3,500,000	3,500,000						5.90%	206,500	206,500	5.90%
4															
5															
6	Total		<u>3,500,000</u>	<u>2,994,387</u>	<u>505,613</u>	<u>3,500,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>		<u>206,500</u>	<u>206,500</u>	<u>5.90%</u>

Note:  
(1) New LTD replaces existing loan.

Supporting Schedules: None  
Recap Schedules: D-2

Schedule of Customer Deposits

Florida Public Service Commission

Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Test Year Ended: 06/30/2024  
 Utility  or Parent   
 Historic  or Projected

Schedule: D-7  
 Page 1 of 1  
 Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide a schedule of customer deposits on a 13-month average basis.

Line No.	(1) For the Month Ended	(2) Beginning Balance	(3) Deposits Received	(4) Deposits Refunded	(5) Ending Balance (2+3-4)
1	Jun 23				\$ 333,460
2	Jul 23	333,460	579		334,039
3	Aug 23	334,039		6,412	327,627
4	Sep 23	327,627	322		327,949
5	Oct 23	327,949	322		328,271
6	Nov 23	328,271	1,288		329,559
7	Dec 23	329,559	361		329,920
8	Jan 24	329,920	3,647		333,567
9	Feb 24	333,567	1,288	644	334,211
10	Mar 24	334,211	322		334,533
11	Apr 24	334,533	1,288		335,821
12	May 24	335,821	1,340		337,161
13	Jun 24	337,161	975		338,136
14				Thirteen Month Average	\$ <u>332,635</u>

Recap Schedules: D-2



Rate Schedule - Sewer

Florida Public Service Commission

Company: K W Resort Utilities Corp

Schedule: E-1

Docket No.:20240108

Page 1 of 1

Test Year Ended: 06/30/2024

Preparer: Milian, Swain & Associates, Inc.

Water [ ] or Sewer [X]

Interim [ ] Final [x]

Explanation: Provide a schedule of present and proposed rates. State residential sewer cap, if one exists.

Line No	(1) Class/Meter Size	(2)	(3)
		Rates Effective 9/1/2024	Proposed Rates
1	<b><u>Residential Service</u></b>		
2			
3	BCF All Meter Sizes	\$53.24	\$65.95
4			
5	Gallage Charge per 1,000 gallons (10,000 gallon cap)	\$8.82	\$10.93
6			
7	<b><u>General Service</u></b>		
8	5/8" x 3/4 "	\$53.24	\$65.95
9	3/4"	\$79.86	\$98.93
10	1"	\$133.10	\$164.88
11	1.5"	\$266.20	\$329.75
12	2"	\$425.92	\$527.60
13	3"	\$851.84	\$1,055.20
14	4"	\$1,331.00	\$1,648.75
15	6"	\$2,662.00	\$3,297.50
16	8"	\$4,259.20	\$5,276.00
17	8" Turbo	\$4,791.60	\$5,935.50
18			
19	Gallage Charge per 1,000 gallons	\$10.58	\$13.11
20			
21	<b><u>Harbor Shores</u></b>		
22	Base Facility Charge	\$3,673.56	\$4,550.81
23			
24	Gallage Charge per 1,000 gallons		
25	690,000 gallon cap	\$8.82	\$10.93
26			
27	<b><u>Private Lift Station Owners</u></b>		
28	5/8" x 3/4 "	\$42.60	\$52.77
29	3/4"	\$63.90	\$79.16
30	1"	\$106.50	\$131.93
31	1.5"	\$213.00	\$263.86
32	2"	\$340.80	\$422.18
33	3"	\$681.60	\$844.37
34	4"	\$1,065.00	\$1,319.32
35	6"	\$2,130.00	\$2,638.64
36	8"	\$3,408.00	\$4,221.83
37			
38	Gallage Charge per 1,000 gallons	\$10.58	\$13.11
39			
40	<b><u>Reuse Service</u></b>		
41	Gallage Charge per 1,000 gallons	\$1.88	\$2.33

Revenue Schedule at Test Year Rates - Proof of Revenue

Company: K W Resort Utilities Corp

Docket No.:20240108

Test Year Ended: 06/30/2024

Interim [ ] Final [x]

Water [ ] Sewer [x]

Florida Public Service Commission

Schedule E-2

Page 1 of 1

Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide a calculation of revenues at present and proposed rates using the billing analysis. Explain any differences between these revenues and booked revenues. If a rate change occurred during the test year, a revenue calculation must be made for each period.

Line No.	(1) Class/Meter Size	(2)		(3) Total	(4)	(5)	(6)	(7)
		Total Bills Test Year June 2024	Billable Gls (in 000's) Test Year June 2024	Test Year Rates Effective Sept 2024	Test Year / Annualized Revenue	Proposed Rates	Revenues at Proposed Rates	
1	<b>Residential Service</b>							
2	All Residential Meters	17,211			\$53.24	\$916,314	\$65.95	\$1,135,065
3	All Residential Gallons (Max 10k gallons)		62,847		\$8.82	\$554,311	\$10.93	\$686,918
4								
5	Total Residential Service	<u>17,211</u>	<u>62,847</u>			<u>\$1,470,624</u>		<u>\$1,821,983</u>
6	Average Residential Bill					<u>\$85</u>		<u>\$106</u>
7	<b>General Service - Base Charge</b>							
8	5/8"	1,821			\$53.24	\$96,950	\$65.95	\$120,095
9	3/4"	0			\$78.24	\$0	\$98.93	\$0
10	1"	96			\$133.10	\$12,778	\$164.88	\$15,828
11	1.5"	84			\$266.20	\$22,361	\$329.75	\$27,699
12	2"	120			\$425.92	\$51,110	\$527.60	\$63,312
13	3"	24			\$851.84	\$20,444	\$1,055.20	\$25,325
14	4"	12			\$1,331.00	\$15,972	\$1,648.75	\$19,785
15	6"	12			\$2,662.00	\$31,944	\$3,297.50	\$39,570
16	8"	0			\$4,259.20	\$0	\$5,276.00	\$0
17	8" Turbo	12			\$4,791.60	\$57,499	\$5,935.50	\$71,226
18								
19	Total General Service BFC	<u>2,181</u>				<u>\$309,058</u>		<u>\$382,840</u>
20	<b>General Service - Gallons</b>							
21	Gallonge Charge per 1,000 gallons		99,604		\$10.58	\$1,053,810	\$13.11	\$1,305,808
22								
23	Total General Service	<u>2,181</u>	<u>99,604</u>			<u>\$1,362,869</u>		<u>\$1,688,648</u>
24	Average General Service Bill					<u>\$625</u>		<u>\$774</u>
25	<b>General Service - Harbor Shores</b>							
26	Base Facility Charge	12			\$3,673.56	\$44,083	\$4,550.81	\$54,610
27	Gallonge Charge per 1,000 gallons		2,256		\$8.82	\$19,898	\$10.93	\$24,658
28			<u>2,256</u>					
29	Total Harbor Shores	<u>12</u>	<u>2,256</u>			<u>\$63,981</u>		<u>\$79,268</u>
30	Average General Service Bill					<u>\$5,332</u>		<u>\$6,606</u>
31								
32	<b>Private Lift Station Owners</b>							
33	5/8"	2,425			\$42.60	\$103,305	\$52.77	\$127,967
34	3/4"	0			\$62.60	\$0	\$79.16	\$0
35	1"	72			\$106.50	\$7,668	\$131.93	\$9,499
36	1.5"	60			\$213.00	\$12,780	\$263.86	\$15,832
37	2"	48			\$340.80	\$16,358	\$422.18	\$20,265
38	3"	0			\$681.60	\$0	\$844.37	\$0
39	4"	0			\$1,065.00	\$0	\$1,319.32	\$0
40	6"	36			\$2,130.00	\$76,680	\$2,638.64	\$94,991
41	8"	12			\$3,408.00	\$40,896	\$4,221.83	\$50,662
42	Gallonge Charge per 1,000 gallons		54,295		\$10.58	\$574,441	\$13.11	\$711,617
43								
44	Total Private Lift Station Owners	<u>2,653</u>	<u>54,295</u>			<u>\$832,129</u>		<u>\$1,030,833</u>
45	Average Private Lift Station Bill					<u>\$314</u>		<u>\$389</u>
46	<b>Reuse Service</b>							
47	Gallonge Charge per 1,000 gallons	<u>36</u>	<u>51,892</u>		\$1.88	\$97,557	\$2.33	\$120,851
48	<b>Other Miscellaneous Revenues</b>					<u>\$93,388</u>		<u>\$93,388</u>
49	Total Other Revenues					<u>\$93,388</u>		<u>\$93,388</u>
50	Test Year Accruals					\$0		\$0
51	Deferred Income - Residential					<u>\$8,803</u>		
51	Adjusted Test Year/ Annualized / Proposed Revenues					<u>\$3,920,547</u>		<u>\$4,834,971</u>
52	Total Per Books / Requested Annual Revenues					<u>\$3,842,678</u>		<u>\$4,834,390</u>
53	Deferred Income - Residential					<u>\$8,803</u>		
54	Adjusted per Books /Annualized					<u>\$3,851,481</u>		
55	Difference					\$69,066		\$582
56	Percentage					1.79%		0.01%

Note:

This information reflects corrections made after the test year.

Customer Monthly Billing Schedule  
 Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Test Year Ended: 06/30/2024  
 Water [x] or Sewer [x]

Florida Public Service Commission  
 Schedule E-3  
 Page 1 of 1  
 Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide a schedule of monthly customers billed or served by class.

WATER	(1)	(2)	(3)	(4)	(5)	(6)
Line No.	Month/Year	Residential	Multi-Residential	General Service	Other	Total
1						-
2						-
3						-
4						-
5						-
6						-
7						-
8						-
9						-
10						-
11						-
12						-
13						-
14	Total	-	-	-	-	-

WASTEWATER	(1)	(2)	(3)	(4)	(5)	(6)	(7)
Line No.	Month/Year	Residential	General Service	Private Lift Station	Reuse	Harbor Shores	Total
1	July	1,440	184	223	3	1	1,851
2	August	1,439	185	223	3	1	1,851
3	September	1,431	183	221	3	1	1,839
4	October	1,429	181	221	3	1	1,835
5	November	1,432	181	221	3	1	1,838
6	December	1,437	181	221	3	1	1,843
7	January	1,431	180	221	3	1	1,836
8	February	1,430	182	220	3	1	1,836
9	March	1,426	180	222	3	1	1,832
10	April	1,436	181	220	3	1	1,841
11	May	1,441	181	220	3	1	1,846
12	June	1,439	182	220	3	1	1,845
13							
14	Total	17,211	2,181	2,653	36	12	22,093

**Note:**  
 This information reflects corrections made after the test year.

Miscellaneous Service Charges

Florida Public Service Commission

Company: K W Resort Utilities Corp

Schedule E-4

Docket No.:20240108

Page 1 of 1

Test Year Ended: 06/30/2024

Interim [ ] Final [x]

Preparer: Milian, Swain & Associates, Inc.

Historical [x] Projected [ ]

Water [ ] Sewer [x]

Explanation: Provide a schedule of present and proposed miscellaneous service charges. If an increase is proposed (or new charges), provide a schedule of derivation of charges.

Line No.	(1) Type Charge	(2) Present		(3) Proposed	
		Bus. Hrs.	After Hrs.	Bus. Hrs.	After Hrs.
1	Initial Connection Fee	\$ 77.40	\$ 79.01	The Utility is not requesting a change in Miscellaneous Service Charges	
2	Normal Reconnection Fee	\$ 89.50	\$ 91.36		
3	Violation Reconnection Fee	Actual Cost (1)	Actual Cost (1)		
4	Premises Visit Fee (in lieu of disconnection)	\$ 61.17	\$ 62.44		
5	Bad Check Charge	Pursuant to 68.065 (2), Florida Statutes			
6	Late Payment Fee	\$ 8.60			

**Notes:**

(1) Actual Cost is equal to the total cost incurred for services.

Miscellaneous Service Charge Revenues

Florida Public Service Commission

Company: K W Resort Utilities Corp  
 Docket No.:20240108

Schedule E-5  
 Page 1 of 1

Interim [ ] Final [x]  
 Historical [x] Projected [ ]  
 Water [ ] Sewer [ X ]

Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide a schedule of test year miscellaneous charges received by type. Provide an additional schedule for proposed charges, if applicable.

Line No.	(1) Initial Connection	(2) Normal Connect	(3) Violation Reconnect	(4) Premises Visit	(5) Other Charges	(6) Total
1	\$ 38,244	\$ 14,603	\$ -		\$ 40,542	\$ 93,388
2						
3	Other Charges as follows:					
4	Miscellaneous					
5	Rents From Sewer Property					
6	Late Payment Fees					
7	MCDC					
8	Miscellaneous					
9	Total Other Charges					
10					16,727	
					21,030	
					2,785	
					<u>40,542</u>	
11	(a) Actual Cost is equal to the total cost incurred for services.					

Public Fire Hydrants Schedule

Florida Public Service Commission

Company: K W Resort Utilities Corp  
Docket No.:20240108  
Test Year Ended: 06/30/2024

Schedule E-6  
Page 1 of 1  
Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide a schedule of public fire hydrants (including standpipes, etc.) by size. This schedule is not required for a sewer only rate application.

Line No.	(1) Size	(2) Make	(3) Type	(4) Quantity
----------	-------------	-------------	-------------	-----------------

1 K W Resort Utilities Corp provides wastewater service only, therefore this schedule is not applicable.

Company: K W Resort Utilities Corp

Schedule E-7

Docket No.:20240108

Page 1 of 1

Test Year Ended: 06/30/2024

Interim [ ] Final [x]

Preparer: Milian, Swain & Associates, Inc.

Historical [x] Projected [ ]

Explanation: Provide a schedule of private fire protection service by size of connection. This schedule is not required for a sewer only rate application.

Line No.	(1) Size	(2) Type	(3) Quantity
----------	-------------	-------------	-----------------

1 K W Resort Utilities Corp provides wastewater service only, therefore this schedule is not applicable.

Company: K W Resort Utilities Corp  
Docket No.:20240108  
Test Year Ended: 06/30/2024

Schedule E-8  
Page 1 of 1  
Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide a list of all outstanding contracts or agreements having rates or conditions different from those on approved tariffs. Describe with whom, the purpose and the elements of each contract shown.

Line No.	(1) Type	(2) Description
1		K W Resort Utilities Corp has no outstanding contracts or agreements which are different than approved tariffs, therefore this schedule is not applicable.



Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Test Year Ended: 06/30/2024

Schedule: E-9  
 Page 1 of 1  
 Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide a schedule of state, municipal, city or county franchise taxes or fees paid (or payable). State the type of agreement (i.e. contract, tax).

Line No.	(1) Type Tax or Fee	(2) To Whom Paid	(3) Amount	(4) How Collected From Customers	(5) Type Agreement
----------	------------------------	---------------------	---------------	-------------------------------------	-----------------------

1 K W Resort Utilities Corp does not collect or pay any tax or franchise fees, therefore this schedule is not applicable.

Service Availability Charges Schedule

Florida Public Service Commission

Company: K W Resort Utilities Corp

Schedule E-10

Docket No.:20240108

Page 1 of 1

Test Year Ended: 06/30/2024

Interim  Final

Preparer: Milian, Swain & Associates, Inc.

Historical  Projected

Water  Sewer

Explanation: Provide a schedule of present and proposed service availability charges. (See Rule 25-20.580, F.A.C.). If no change is proposed, then this schedule is not required.

Line No.	(1) Type Charge	(2) Present Charges	(3) Proposed Charges
----------	--------------------	------------------------	-------------------------

1 KW Resort Utilities Corp is not requesting a change in Service Availability or AFPI Charges

**Guaranteed Revenues Received**

**Florida Public Service Commission**

**Company: K W Resort Utilities Corp**

**Schedule: E-11**

**Docket No.:20240108**

**Page 1 of 1**

**Test Year Ended: 06/30/2024**

**Preparer: Milian, Swain & Associates, Inc.**

**Water [X] or Sewer [X]**

**Historic [X] or Projected [ ]**

**Explanation: Provide copies of all guaranteed revenue contracts with a schedule of billing and receipts on an annual basis by class.**

<b>Line No.</b>	<b>(1) For the Year Ended</b>	<b>(2) Residential</b>	<b>(3) General Service</b>	<b>(4) Other</b>	<b>(5) Total</b>
-----------------	---------------------------------------	----------------------------	------------------------------------	----------------------	----------------------

- 1 K W Resort Utilities Corp did not receive any guaranteed revenue in the test year, therefore this schedule is not applicable.

Company: K W Resort Utilities Corp

Schedule: E-12

Docket No.:20240108

Page 1 of 1

Test Year Ended: 06/30/2024

Preparer: Milian, Swain & Associates, Inc.

Water [X] or Sewer [X]

**Explanation: All Class A utilities whose service classes include industrial customers, whose utilization exceeds an average of 350,000 GPD, shall provide a fully allocated class cost of service study showing customer, base (commodity), and extra capacity**

---

**Line No**

1 K W Resort Utilities Corp does not serve any industrial customers, therefore this schedule is not applicable.

**Projected Test Year Revenue Calculation**

**Florida Public Service Commission**

**Company: K W Resort Utilities Corp**

**Schedule: E-13**

**Docket No.:20240108**

**Page 1 of 1**

**Test Year Ended: 06/30/2024**

**Preparer: Milian, Swain & Associates, Inc.**

**Water [X] or Sewer [X]**

**Explanation: If a projected test year is used, provide a schedule of historical and projected bills and consumption by classification. Include a calculation of each projection factor on a separate schedule, if necessary. List other classes or meter sizes as applicable. Include a calculation of each projection factor on a separate schedule, if necessary. List other classes or meter sizes as applicable.**

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
					Test Year		Project. TY				
Line No.	Class/Meter Size	Historical Year Bills	Proj. Factor	Proj. Test Year Bills	Consumption (000)	Proj. Factor	Consumption (000)	Present Rates	Projected TY Revenue	Proposed Rates	Proj. Rev. Requirement

1 K W Resort Utilities Corp. is not utilizing a projected test year, therefore this schedule is not applicable.

Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Test Year Ended: 06/30/2024  
 Water [x] or Sewer [x]

Schedule: E-14  
 Page 1 of 1  
 Preparer: Milian, Swain & Associates, Inc.

Customer Class:

Meter Size: all

Explanation: Provide a billing analysis for each class of service by meter size. For applicants having master metered multiple dwellings, provide number of bills at each level by meter size or number of bills categorized by the number of units. Round consumption to nearest 1,000 gallons & begin at zero. If a rate change occurred during the test year, provide a separate billing analysis which coincides with each period.

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Line No.	Consumption Level	Number of Bills	Cumulative Bills	Gallons Consumed (1)x(2)	Cumulative Gallons	Reversed Bills	Consolidated Factor [(1)x(6)]+(5)	Percentage of Total

The billing analysis is contained in Volume II

Gallons of Wastewater Treated  
In Thousands of Gallons

Florida Public Service Commission

Company: K W Resort Utilities Corp  
Docket No.:20240108  
Test Year Ended: 06/30/2024

Schedule F-2  
Page 1 of 1  
Preparer: Seidman, F.

Explanation: Provide a schedule of gallons of wastewater treated by individual plant for each month of the historical test year. Flow data should match the monthly operating reports sent to DEP.

Month/ Year	(1)	(2)	(3)	(4)	(5)	(6)
	KWRU	Individual Plant Flows (000,000)			Total Plant Flows	Total Purch. Sewage Treatment
		N/A	N/A	N/A		
Jul-23	17.172				17.172	none
Aug-23	19.745				19.745	
Sep-23	20.660				20.660	
Oct-23	23.890				23.890	
Nov-23	21.180				21.180	
Dec-23	21.961				21.961	
Jan-24	18.696				18.696	
Feb-24	18.777				18.777	
Mar-24	19.272				19.272	
Apr-24	17.543				17.543	
May-24	19.831				19.831	
Jun-24	19.932				19.932	
<b>Total</b>	<b>238.659</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>238.659</b>	<b>-</b>

Wastewater Treatment Plant Data

Florida Public Service Commission

Company: K W Resort Utilities Corp  
Docket No.:20240108  
Test Year Ended: 06/30/2024

Schedule F-4  
Page 1 of 1  
Preparer: Seidman, F.

Explanation: Provide the following information for each wastewater treatment plant. All flow data must be obtained from the monthly operating reports (DMRs) sent to the Department of Environmental Protection.

---

	<u>MONTH</u>	<u>GPD</u>
1. Plant Capacity, AWT (AADF)		<u>849,000</u>
2 The hydraulic rated capacity. If different from that shown on the DEP operating or construction		
3 permit, provide an explanation.		
4 Average Annual Daily Flow (12 mos ended 6/30/2024)		<u>652,074</u>



Used and Useful Calculations  
Wastewater Treatment Plant

Florida Public Service Commission

Company: K W Resort Utilities Corp  
Docket No.: 20240108-SU  
Test Year Ended: 06/30/2024

Schedule F-6  
Page 1 of 2  
Preparer: Seidman, F.

Explanation: Provide all calculations, analyses and governmental requirements used to determine the used and useful percentages for the wastewater treatment plant(s) for the historical test year and the projected test year (if applicable).

Line No.				
<b>EXISTING PLANT</b>				
1	(A) Used and useful flow (000):			
2	AADF - YE 6/2017	<u>652,074</u>		
3	(B) Property needed for post test year period (see F-8)	<u>116,493</u>		
4	(C) Permitted capacity (AADF)	<u>849,000</u>		
5	(D) Used and useful percentage	<u>90.53%</u>		
6		<table border="1" style="width: 100%;"><tr><td>See note, Use:</td><td style="text-align: right;"><u>100%</u></td></tr></table>	See note, Use:	<u>100%</u>
See note, Use:	<u>100%</u>			
7	(E) Non-used and useful percentage	<u>9.47%</u>		
8		<table border="1" style="width: 100%;"><tr><td>See note, Use:</td><td style="text-align: right;"><u>0%</u></td></tr></table>	See note, Use:	<u>0%</u>
See note, Use:	<u>0%</u>			

Note: The service area, Stock Island, is essentially built out with regard to residential development and the little development that is recently completed is high density. This is supported by a memorandum from the utility's engineer, Ed Castle of Weiler Engineering Corp. The very few general service areas that are underutilized have plans for two projects with estimated flow requirements of 103,560 GPD and 6,000 GPD, respectively. See Schedule F-10, page 2. Both should be online within 3 years of the end of the test period, bringing the calculated U&U to 90.53%.

With the service area virtually built out and no further flow increases anticipated, and no plans to increase capacity, what capacity remains allows for any changes in existing customer usage characteristics. The system should be considered 100% U&U.

Recap Schedules: A-6, A-10, B-14

Company: K W Resort Utilities Corp  
Docket No.: 20240108-SU  
Test Year Ended: 06/30/2024

Schedule F-6  
Page 2 of 2  
Preparer: Seidman, F.

**A. Infiltration allowance, excluding service laterals**

	Main dia. inches	Main length feet	Allowance @ 500 gpd/inch-dia.-mile		
			miles	gpd	
1	3	3,100	0.587	881	
2	4	11,343	2.148	4,297	
3	6	6,168	1.168	3,505	
4	8	20,525	3.887	15,549	
5	10	0	0.000	0	
6	12	300	0.057	341	
7	15	0	0.000	0	
8	Total	41,436	8	24,572	8,993,341
9	Estimated Inflow @ 10% of gallons sold (L.15)				22,490,400
10	Allowable I&I				31,483,741

**B. Calculation of Actual Inflow & Infiltration (I&I)**

11	Wastewater treated		238,659,000	F-2
	<u>Water Gallons sold to:</u>		<u>Estimated returned *</u>	
12	Residential WW SFR	68,740,000	90%	61,866,000 F-10
13	General Service	156,164,000	94%	146,794,160 F-10
14	Estimated flows returned	224,904,000		208,660,160 F-10
15	Estimated I&I (treated less returned) [L.10-L.15]			29,998,840
16	Actual less allowable [L.16-L.9]			-1,484,901
17	Excess, if any [L.17, if positive]			0
18	Excess as percent of wastewater treated			0.00%

\* Note: The estimated return percentages of 90% for residential and 94% for General Service is a reflection of the fact that there is very little lawn space in residential and general service areas. It is estimated that fewer than 3% of residential homes have pools. This is reflected in the low usage per ERC of 48,020 water gals per year or 4,002 gals/month. Additionally, the newest residential properties built on what little space remains are high density, leaving little room for outdoor water use.

Company: K W Resort Utilities Corp  
Docket No.:20240108  
Test Year Ended: 06/30/2024

Schedule F-7  
Page 1 of 1  
Preparer: Seidman, F.

Explanation: Provide all calculations, analyses and governmental requirements used to determine the used and useful percentages for the water distribution and wastewater collection systems for the historical and the projected test year (if applicable). The capacity should be in terms of ability to serve a designated number of connections. It should then be related to actual connected density for historical year calculations. Explain all assumptions for projected calculations. If the distribution and collection systems are entirely contributed or built-out, this schedule is not required.

---

Distribution & Collection Systems

In Order No. PSC-2016-0123-PAA-SU, at p.7, the Commission found that "the gravity system has been operating at capacity for the past five years and there is no apparent potential for additional gravity connections," and therefore "shall be considered 100% U&U." The Commission also found that "the vacuum collection system is fully contributed; and therefore there is no non-contributed plant to consider for U&U purposes." The collections system should continue to be considered 100% U&U.

Company: K W Resort Utilities Corp  
Docket No.:20240108  
Test Year Ended: 06/30/2024

Schedule F-8  
Page 1 of 1  
Preparer: Seidman, F.

Explanation: If a margin reserve is requested, provide all calculations and analyses used to determine the amount of margin reserve for each portion of used and useful plant.

Recap Schedules: F-5, F-6, F-7

1. Wastewater Treatment & Related Facilities - Existing Plant Capacity - 2017

$PN = EG \times PT \times U$

where:

EG =	Equivalent annual growth in ERCs (see F-10)	10 ERC/yr	*
PT =	Post test year period per statute	5 yrs from 6/2024	
U =	Unit of measure utilized in U&U calculations	139.225 gpd/ERC	**
PN =	Property needed expressed in U units per F-10, page 1	6,933 gpd	
	Known general service additions per F-1, page 2	109,560	
		116,493	

\* - Based on simple average historic growth rate from Sch. F-10

\*\* - AADF/ERC in Test Year from Sch F-4 and F-10

Equivalent Residential Connections - Wastewater

Florida Public Service Commission

Company: K W Resort Utilities Corp  
 Docket No.:20240108  
 Test Year Ended: 06/30/2024

Schedule F-10  
 Page 1 of 2  
 Preparer: Seidman, F.

Explanation: Provide the following information in order to calculate the average growth in ERCs for the last five years, including the test year. If the utility does not have single-family residential (SFR) customers, the largest customer class should be used as a substitute.

Line No.	(1) Year Ending June	(2) SFR Beginning	(3) SFR Ending	(4) SFR Average	(5) SFR Gallons Sold	(6) Gallons/ SFR (5)/(4)	(7) Total Gallons Sold	(8) Total ERCs (7)/(6)	(9) Annual % Incr. in ERCs
1	2020	1,456	1,435	1,446	65,682,456	45,439	212,230,351	4,671	
2	2021	1,435	1,423	1,429	65,316,493	45,708	213,629,307	4,674	0.07%
3	2022	1,423	1,431	1,427	65,839,941	46,139	224,475,407	4,865	4.10%
4	2023	1,431	1,424	1,428	66,534,946	46,609	217,938,521	4,676	-3.89%
5	2024	1,424	1,439	1,432	68,740,000	48,020	224,904,000	4,684	0.17%
Average Growth Through 5-Year Period (Col. 8)									0.11%

Note: Gallons are water gallons sold to wastewater customers

Regression Analysis per Rule 25-30.431(2)(C)  
 For Treatment Related Facilities based on ERCs

	X	Y	
Constant:	4705.43534	1	4,671 Actual
X Coefficient:	2.795329864	2	4,674 Actual
R^2:	0.048462281	3	4,865 Actual
		4	4,676 Actual
		5	4,684 Actual
		10	4,733 Projected

Projected 5 year growth (Regression) 50 ERCs  
 Annual average growth 10 ERCs

Note: R^2 is only 5.06%; therefore, regression projection is not good indicator of growth. A better indicator for growth over the next five years includes known projects that will take place during that period. See details on F-10, p. 2 of 2.

Company: K W Resort Utilities Corp  
Docket No.:20240108  
Test Year Ended: 06/30/2024

Schedule F-10  
Page 2 of 2  
Preparer: Seidman, F.

Explanation: Provide the following information in order to calculate the average growth in ERCs for the last five years, including the test year. If the utility does not have single-family residential (SFR) customers, the largest customer class should be used as a substitute.

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STOCK ISLAND DEVELOPMENT - 5 Years or sooner

Year	Description	gpd	Gallons/yr
2026	Bartlum Yard Resort	103,560	37,799,400
2027	Bartlum Boat Yard	6,000	2,190,000
		109,560	39,989,400