

**CLASS "A" OR "B"**  
**WATER and/or WASTEWATER UTILITIES**  
(Gross Revenue of More Than \$200,000 Each)

**ANNUAL REPORT**

OF

**SU336-10-AR**  
**KW Resort Utilities Corp**

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Exact Legal Name of Respondent

**168-S**

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Certificate Numbers

Submitted To The

STATE OF FLORIDA



REGULATORY SERVICE

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REGULATORY SERVICE

**PUBLIC SERVICE COMMISSION**  
**FOR THE**  
**YEAR ENDED DECEMBER 31, 2010**



**Carlstedt, Jackson, Nixon & Wilson**  
CERTIFIED PUBLIC ACCOUNTANTS, P.A.

*James L. Carlstedt, C.P.A.*  
*Katherine U. Jackson, C.P.A.*  
*Robert H. Jackson, C.P.A.*  
*Cheryl T. Losee, C.P.A.*  
*Robert C. Nixon, C.P.A.*  
*Jeanette Sung, C.P.A.*  
*Holly M. Towner, C.P.A.*  
*James L. Wilson, C.P.A.*

Independent Accountant's Compilation Report

March 23, 2011

To the Member  
KW Resort Utilities Corp.

We have compiled the balance sheet of KW Resort Utilities Corp. as of December 31, 2010 and 2009, and the related statements of income and retaining earnings for the year ended December 31, 2010 included in the accompanying prescribed form. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with the form prescribed by the Florida Public Service Commission.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with requirements prescribed by the Florida Public Service Commission and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

These financial statements (including related disclosures) are presented in accordance with the requirements of the Florida Public Service Commission, which differs from accounting principles generally accepted in the United States of America. The report is intended solely for information and use of the Florida Public Service Commission and is not intended to be and should not be used by anyone other than this specified party.

CARLSTEDT, JACKSON, NIXON & WILSON

## General Instructions

1. Prepare this report in conformity with the 1984 National Association of Regulatory Utility Commissioners Uniform System of Accounts for Water and/or Wastewater Utilities (USOA).
2. Interpret all accounting words and phrases in accordance with the USOA.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable". Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules should be rounded to the nearest dollar unless otherwise specifically indicated.
7. Complete this report by means which will create a permanent record, such as by typewriter.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule of the page with not enough room. Such a schedule should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statement should be made at the bottom of the page or an additional page inserted. Any additional pages should state the name of the utility, the year of the report, and reference the appropriate schedule.
10. Water and wastewater system pages should be grouped together by system and all pages in the water and wastewater sections should be numbered consecutively at the bottom of the page where noted. For example, if the water system pages total 50 pages, they should be grouped by system and numbered from 1 to 50.
11. Financial information for multiple systems charging rates which are covered under the same tariff should be reported as one system. However, the engineering data must be reported by individual system.
12. For water and wastewater utilities with more than one system, one (1) copy of workpapers showing the consolidation of systems for the operating sections, should be filed with the annual report.
13. The report should be filled out in quadruplicate and the original and two copies returned by March 31 of the year following the date of the report. The report should be returned to:

**Florida Public Service Commission  
Division of Water and Wastewater  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0873**

The fourth copy should be retained by the utility

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**EXECUTIVE**

**SUMMARY**

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**CERTIFICATION OF ANNUAL REPORT**

<b>YEAR OF REPORT</b> <b>December 31, 2010</b>
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UTILITY NAME:           KW Resort Utilities Corp          

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

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

          Items Certified          

1.	2.	3.	4.
( X )	( X )	( X )	( X )

  
 \_\_\_\_\_  
 (signature of the chief executive officer of the utility) \*

1.	2.	3.	4.
(    )	(    )	(    )	(    )

\_\_\_\_\_  
 (signature of the chief financial officer of the utility) \*

\* Each of the four items must be certified YES or NO. Each item need not be certified by both officers. The items being certified by the officer should be indicated in the appropriate area to the left of the signature.

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

ANNUAL REPORT OF

YEAR OF REPORT December 31, 2010
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KW Resort Utilities Corp  
 (Exact Name of Utility)

County: Monroe

List below the exact mailing address of the utility for which normal correspondence should be sent:

KW Resort Utilities Corp.  
Key West Golf Club  
6450 College Road  
Key West, Florida 33040

Telephone: ( 305 ) 294-9578

e-Mail Address: N/A

WEB Site: www.kwresortutilitiescorp.com

Sunshine State One-Call of Florida, Inc. Member Number KW1229

Name and address of person to whom correspondence concerning this report should be addressed:

Robert C. Nixon, CPA  
Carlstedt, Jackson, Nixon & Wilson, CPA's, PA  
2560 Gulf-to-Bay Blvd, Suite 200  
Clearwater, Florida 34625

Telephone: ( 727 ) 791-4020

List below the address of where the utility's books and records are located:

KW Resort Utilities Corp.  
6630 Front Street  
Key West, Florida 33045

Telephone: ( 305 ) 294-9578

List below any groups auditing or reviewing the records and operations:

Jeffery Allen, CPA  
Carlstedt, Jackson, Nixon, & Wilson, CPA's, PA

Date of original organization of the utility: 01/01/1972

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

Individual     
  Partnership     
  Sub S Corporation     
  1120 Corporation

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

Name	Percent Ownership	
1. William L. Smith, Jr.	70	%
2. Alexander Smith	10	%
3. Leslie S. Johnson	10	%
4. Barton W. Smith	10	%
5.		%
6.		%
7.		%
8.		%
9.		%
10.		%



UTILITY NAME: KW Resort Utilities Corp

**YEAR OF REPORT**  
December 31, 2010

**DIRECTORY OF PERSONNEL WHO CONTACT  
THE FLORIDA PUBLIC SERVICE COMMISSION**

<b>NAME OF COMPANY REPRESENTATIVE (1)</b>	<b>TITLE OR POSITION (2)</b>	<b>ORGANIZATIONAL UNIT TITLE (3)</b>	<b>USUAL PURPOSE FOR CONTACT WITH FPSC</b>
Christopher A. Johnson	President	KW Resort Utilities	All utility matters
Robert C. Nixon (727) 791-4020	CPA	Carlstedt Jackson, Nixon & Wilson, CPA's, PA	Regulatory and accounting matters
William L. Smith, Jr. (312) 939-0100	Chairman Board of Directors	Director	All utility matters

- (1) Also list appropriate legal counsel, accountants and others who may not be on general payroll.
- (2) Provide individual telephone numbers if the person is not normally reached at the company.
- (3) Name of company employed by if not on general payroll.

**UTILITY NAME:** KW Resort Utilities Corp

**COMPANY PROFILE**

Provide a brief narrative company profile which covers the following areas:

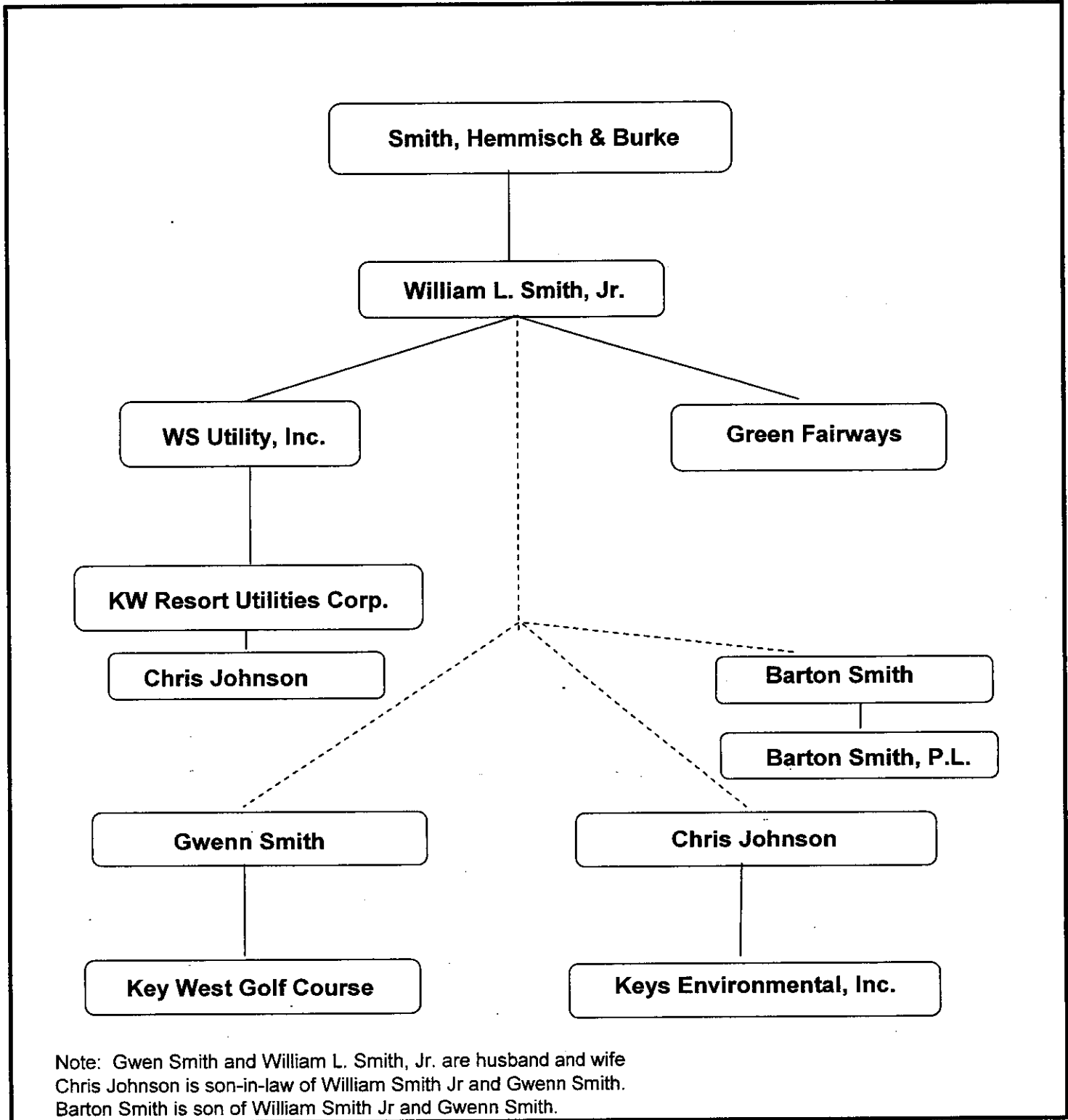
- A. Brief company history.**
- B. Public services rendered.**
- C. Major goals and objectives.**
- D. Major operating divisions and functions.**
- E. Current and projected growth patterns.**
- F. Major transactions having a material effect on operations.**

- A. K W Resort Utilities Corp. was formed for the purpose of taking possession of a sewage treatment facility located on Stock Island, Florida from a trustee of the Court. Possession was taken on January 1, 1985. The Stock of the Utility was sold to WS Utility, Inc. August 13, 1998.
- B. K W Resort Utilities Corporation provides Wastewater treatment services to the residential area of Stock Island, Florida, in the immediate vicinity of the treatment plant
- C. K W Resort Utilities Corp.'s goal is to provide a fair return on investment to its stockholders while providing quality wastewater treatment service to its customers
- D. The Utility provides wastewater treatment services only
- E. Little or no growth is expected until real estate market recovers.
- F. None

UTILITY NAME: KW Resort Utilities Corp

**PARENT / AFFILIATE ORGANIZATION CHART**  
Current as of 12/31/10

Complete below an organizational chart that shows all parents and subsidiaries of the utility. The chart must also show the relationship between the utility and the affiliates listed on E-7, E-10(a) and E-10(b).



Note: Gwen Smith and William L. Smith, Jr. are husband and wife  
Chris Johnson is son-in-law of William Smith Jr and Gwenn Smith.  
Barton Smith is son of William Smith Jr and Gwenn Smith.

UTILITY NAME: KW Resort Utilities Corp

<b>YEAR OF REPORT</b> December 31, 2010
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**COMPENSATION OF OFFICERS**

For each officer, list the time spent on respondent as an officer compared to time spent on total business activities and the compensation received as an officer from the respondent.				
NAME (a)	TITLE (b)	% OF TIME SPENT AS OFFICER OF UTILITY (c)	OFFICERS COMPENSATION (d)	
Christopher Johnson Doug Carter	President	100      %	\$    124,000	
	Vice President	25        %	\$     23,000	
			%	\$
			%	\$
			%	\$
			%	\$
			%	\$
			%	\$

**COMPENSATION OF DIRECTORS**

For each director, list the number of director meetings attended by each director and the compensation received as an director from the respondent.			
NAME (a)	TITLE (b)	NUMBER OF DIRECTORS MEETINGS ATTENDED (c)	DIRECTORS COMPENSATION (d)
William L. Smith, Jr.	Chairman	1	\$    None
Alexander Smith	Director	1	\$    None
Barton W. Smith	Director	1	\$    None
			\$
			\$
			\$
			\$
			\$
			\$

UTILITY NAME: KW Resort Utilities Corp

**BUSINESS CONTRACTS WITH OFFICERS, DIRECTORS AND AFFILIATES**

List all contracts, agreements, and other business arrangements\* entered into during the calendar year (other than compensation related to position with Respondents) between the Respondent and officer and director listed on Page E-6. In addition, provide the same information with respect to professional services for each firm, partnership, or organization with which the officer or director is affiliated.

NAME OF OFFICER, DIRECTOR OR AFFILIATE (a)	IDENTIFICATION OF SERVICE OR PRODUCT (b)	AMOUNT (c)	NAME AND ADDRESS OF AFFILIATED ENTITY (d)
See E-10(a)		\$	

\* Business Agreement, for this schedule, shall mean any oral or written business deal which binds the concerned parties for products or services during the reporting year or future years. Although the Respondent and/or other companies will benefit from the arrangement, the officer or director is, however, acting on his behalf or for the benefit of other companies or persons.

UTILITY NAME: KW Resort Utilities Corp

**AFFILIATION OF OFFICERS AND DIRECTORS**

For each of the officials listed on page E-6, list the principal occupation or business affiliation and all affiliations or connections with any other business or financial organizations, firms, or partnerships. For purposes of this part, an official will be considered to have an affiliation with any business or financial organization, firm or partnership in which he is an officer, director, trustee, partner, or a person exercising similar functions.

NAME (a)	PRINCIPAL OCCUPATION OR BUSINESS AFFILIATION (b)	AFFILIATION OR CONNECTION (c)	NAME AND ADDRESS OF AFFILIATION OR CONNECTION (d)
William L. Smith, Jr.	President	WS Utility, Inc.	10 South Lasalle Street Suite 2660 Chicago, IL 60603
	President	Green Fairways	
	Attorney	Smith, Hemmisch & Burke	
	Member	Bencia Partners, OOC	
	Partner	Courtland Ct	
	Partner	Smith & Krecsler	
	Member	Antioch Golf LLC	
	Member	Rail Golf LLC	
	Member	Deer Creek Golf LLC	
	Member	Gulf County Land LLC	
	Member	Norcor Tradewinds LLC	
	Member	Norcor Caldwell LLC	
	Owner	900 Commerce	
Barton Smith	Owner	Barton Smith, P.L.	
Christopher Johnson	President	Keys Environmental	6630 Front St. Key West, FL 33040

UTILITY NAME: KW Resort Utilities Corp

**YEAR OF REPORT**  
December 31, 2010

**BUSINESSES WHICH ARE A BYPRODUCT, COPRODUCT OR JOINT PRODUCT RESULT OF PROVIDING WATER OR SEWER SERVICE**

Complete the following for any business which is conducted as a byproduct, coproduct or joint product as a result of providing water and/or sewer service. This would include any business which requires the use of utility land and facilities. Examples of these types of businesses would be orange groves, nurseries, tree farms, fertilizer manufacturing, etc. This would not include any business for which the assets are properly included in Account 121 - Nonutility Property along with the associated revenues and expenses segregated out as nonutility also.

BUSINESS OR SERVICE CONDUCTED (a)	ASSETS		REVENUES		EXPENSES	
	BOOK COST OF ASSETS (b)	ACCT. NO. (c)	REVENUES GENERATED (d)	ACCT. NO. (e)	EXPENSES INCURRED (f)	ACCT. NO. (g)
None	\$		\$		\$	

UTILITY NAME: KW Resort Utilities Corp

<b>YEAR OF REPORT</b> December 31, 2010
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**BUSINESS TRANSACTIONS WITH RELATED PARTIES**

List each contract, agreement, or other business transaction exceeding a cumulative amount of \$500 in any one year, entered into between the Respondent and a business or financial organization, firm, or partnership named on pages E-2 and E-6 identifying the parties, amounts, dates and product, asset, or service involved.

**Part I. Specific Instructions: Services and Products Received or Provided**

1. Enter in this part all transactions involving services and products received or provided.
2. Below are some types of transactions to include:
 

<ul style="list-style-type: none"> <li>- management, legal and accounting services</li> <li>- computer services</li> <li>- engineering &amp; construction services</li> <li>- repairing and servicing of equipment</li> </ul>	<ul style="list-style-type: none"> <li>- material and supplies furnished</li> <li>- leasing of structures, land and equipment</li> <li>- rental transactions</li> <li>- sale, purchase or transfer of various products</li> </ul>
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NAME OF COMPANY OR RELATED PARTY (a)	DESCRIPTION SERVICE AND/OR NAME OF PRODUCT (b)	CONTRACT OR AGREEMENT EFFECTIVE DATES (c)	ANNUAL CHARGES	
			(P)urchased or (S)old (d)	AMOUNT (e)
Green Fairways	Management & Construction Services	8/17/98 - Open	P	\$ 60,000
Key West Golf Course	Staff Manage Customer Service / Payment Center 7am-6pm 365 days/yr.	8/17/98 - open	P	\$ 25,472
Barton Smith, P.L.	Tax Protest Filing Legal Representation	August 2010	P	\$ 0 contingency
Keys Environmental, Inc.	Keys Environmental, Inc. sub-contracts work to KWRU	Annually January 1st	P	\$ 3,570 Paid to KWRU



UTILITY NAME: KW Resort Utilities Corp

**BUSINESS TRANSACTIONS WITH RELATED PARTIES**

**Part II. Specific Instructions: Sale, Purchase and Transfer of Assets**

1. Enter in this part all transactions relating to the purchase, sale or transfer of assets.

2. Below are examples of some types of transactions to include:

- purchase, sale or transfer of equipment.
- purchase, sale or transfer of land and structures.
- purchase, sale or transfer of securities.
- noncash transfers of assets.
- noncash dividends other than stock dividends.
- writeoff of bad debts or loans.

3. The columnar instructions follow:

- (a) Enter name of related party or company.
- (b) Describe briefly the type of assets purchased, sold or transferred.
- (c) Enter the total received or paid. Indicate purchase with "P" and sale with "S".
- (d) Enter the net book value for each item reported.
- (e) Enter the net profit or loss for each item (column (c) - column (d)).
- (f) Enter the fair market value for each item reported. In space below or in a supplemental schedule, describe the basis used to calculate fair market value.

NAME OF COMPANY OR RELATED PARTY (a)	DESCRIPTION OF ITEMS (b)	SALE OR PURCHASE PRICE (c)	NET BOOK VALUE (d)	GAIN OR LOSS (e)	FAIR MARKET VALUE (f)
None		\$	\$	\$	\$

# **FINANCIAL SECTION**

UTILITY NAME: KW Resort Utilities Corp

COMPARATIVE BALANCE SHEET - ASSETS AND OTHER DEBITS

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
<b>UTILITY PLANT</b>				
101-106	Utility Plant	F-7	\$ 11,517,909	\$ 11,495,909
108-110	Less: Accumulated Depreciation and Amortization	F-8	(4,213,716)	(3,827,418)
Net Plant			7,304,193	7,668,491
114-115	Utility Plant Acquisition Adjustments (Net)	F-7		
116*	Other Plant Adjustments (specify)			
Total Net Utility Plant			7,304,193	7,668,491
<b>OTHER PROPERTY AND INVESTMENTS</b>				
121	Nonutility Property	F-9		
122	Less: Accumulated Depreciation and Amortization			
Net Nonutility Property				
123	Investment in Associated Companies	F-10		
124	Utility Investments	F-10		
125	Other Investments	F-10		
126-127	Special Funds	F-10		
Total Other Property and Investments				
<b>CURRENT AND ACCRUED ASSETS</b>				
131	Cash		81,612	74,716
132	Special Deposits	F-9		
133	Other Special Deposits	F-9		
134	Working Funds			
135	Temporary Cash Investments			
141-144	Accounts and Notes Receivable, Less Accumulated Provision for Uncollectable Accounts	F-11	151,558	146,130
145	Accounts Receivable from Associated Companies	F-12	883,534	883,534
146	Notes Receivable from Associated Companies	F-12		
151-153	Materials and Supplies			
161	Stores Expense			
162	Prepayments		4,653	4,362
171	Accrued Interest and Dividends Receivable			
172*	Rents Receivable			
173*	Accrued Utility Revenues			
174	Misc. Current and Accrued Assets	F-12	13,125	13,125
Total Current and Accrued Assets			1,134,482	1,121,867

\* Not Applicable for Class B Utilities

**COMPARATIVE BALANCE SHEET - ASSETS AND OTHER DEBITS**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
	DEFERRED DEBITS			
181	Unamortized Debt Discount & Expense	F-13	\$ 2,729	\$ 5,458
182	Extraordinary Property Losses	F-13		
183	Preliminary Survey and Investigation Charges			
184	Clearing Accounts			
185*	Temporary Facilities			
186	Misc. Deferred Debits	F-14	116,654	233,307
187*	Research & Development Expenditures			
190	Accumulated Deferred Income Taxes			
	Total Deferred Debits		119,383	238,765
	TOTAL ASSETS AND OTHER DEBITS		\$ 8,558,058	\$ 9,029,123

\* Not Applicable for Class B Utilities

**NOTES TO THE BALANCE SHEET**

The space below is provided for important notes regarding the balance sheet.

UTILITY NAME: KW Resort Utilities Corp

**COMPARATIVE BALANCE SHEET - EQUITY CAPITAL AND LIABILITIES**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
<b>EQUITY CAPITAL</b>				
201	Common Stock Issued	F-15	\$ 1,000	\$ 1,000
204	Preferred Stock Issued	F-15		
202,205*	Capital Stock Subscribed			
203,206*	Capital Stock Liability for Conversion			
207*	Premium on Capital Stock			
209*	Reduction in Par or Stated Value of Capital Stock			
210*	Gain on Resale or Cancellation of Reacquired Capital Stock			
211	Other Paid-in Capital		797,142	797,142
212	Discount on Capital Stock			
213	Capital Stock Expense			
214-215	Retained Earnings (Deficit)	F-16	(2,382,253)	(2,095,087)
216	Reacquired Capital Stock			
218	Proprietary Capital (Proprietorship and Partnership Only)			
Total Equity Capital (Deficit)			(1,584,111)	(1,296,945)
<b>LONG TERM DEBT</b>				
221	Bonds	F-15		
222*	Reacquire Bonds			
223	Advances from Associated Companies	F-17		
224	Other Long Term Debt	F-17	1,175,744	1,252,341
Total Long Term Debt			1,175,744	1,252,341
<b>CURRENT AND ACCRUED LIABILITIES</b>				
231	Accounts Payable		104,992	107,546
232	Notes Payable	F-18		
233	Accounts Payable to Associated Co.	F-18		
234	Notes Payable to Associated Co.	F-18	1,166,500	1,137,500
235	Customer Deposits		106,223	80,624
236	Accrued Taxes		54,674	32,391
237	Accrued Interest	F-19	103,064	96,860
238	Accrued Dividends			
239	Matured Long Term Debt			
240	Matured Interest			
241	Miscellaneous Current and Accrued Liabilities	F-20	38,463	34,768
Total Current and Accrued Liabilities			1,573,916	1,489,689

\* Not Applicable for Class B Utilities

**COMPARATIVE BALANCE SHEET - EQUITY CAPITAL AND LIABILITIES**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
<b>DEFERRED CREDITS</b>				
251	Unamortized Premium on Debt	F-13		
252	Advances for Construction	F-20	3,250,908	3,250,908
253	Other Deferred Credits	F-21		
255	Accumulated Deferred Investment Tax Credits			
Total Deferred Credits			3,250,908	3,250,908
<b>OPERATING RESERVES</b>				
261	Property Insurance Reserve			
262	Injuries and Damages Reserve			
263	Pensions and Benefits Reserve			
265	Miscellaneous Operating Reserves			
Total Operating Reserves				
<b>CONTRIBUTIONS IN AID OF CONSTRUCTION</b>				
271	Contributions in Aid of Construction	F-22	5,666,544	5,666,544
272	Accumulated Amortization of Contributions in Aid of Construction	F-22	(1,524,943)	(1,333,414)
Total Net C.I.A.C.			4,141,601	4,333,130
<b>ACCUMULATED DEFERRED INCOME TAXES</b>				
281	Accumulated Deferred Income Taxes - Accelerated Depreciation			
282	Accumulated Deferred Income Taxes - Liberalized Depreciation			
283	Accumulated Deferred Income Taxes - Other			
Total Accum. Deferred Income Taxes				
<b>TOTAL EQUITY CAPITAL AND LIABILITIES</b>			<b>\$ 8,558,058</b>	<b>\$ 9,029,123</b>

**UTILITY NAME:** KW Resort Utilities Corp

**COMPARATIVE OPERATING STATEMENT**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (d)	PREVIOUS YEAR (c)	CURRENT YEAR * (e)
<b>UTILITY OPERATING INCOME</b>				
400	Operating Revenues	F-3(b)	\$ 1,292,654	\$ 1,275,706
469.530	Less: Guaranteed Revenue and AFPI	F-3(b)		
Net Operating Revenues			1,292,654	1,275,706
401	Operating Expenses	F-3(b)	1,373,491	1,127,150
403	Depreciation Expense	F-3(b)	401,623	386,299
	Less: Amortization of CIAC	F-22	(200,438)	(191,529)
Net Depreciation Expense			201,185	194,770
406	Amortization of Utility Plant Acquisition Adjustment	F-3(b)		
407	Amortization Expense (Other than CIAC)	F-3(b)		
408	Taxes Other Than Income	W/S-3	89,925	90,934
409	Current Income Taxes	W/S-3		
410.10	Deferred Federal Income Taxes	W/S-3		
410.11	Deferred State Income Taxes	W/S-3		
411.10	Provision for Deferred Income Taxes - Credit	W/S-3		
412.10	Investment Tax Credits Deferred to Future Periods	W/S-3		
412.11	Investment Tax Credits Restored to Operating Income	W/S-3		
Utility Operating Expenses			1,664,601	1,412,854
Net Utility Operating Income			(371,947)	(137,148)
469/530	Add Back: Guaranteed Revenue and AFPI	F-3(b)		
413	Income From Utility Plant Leased to Others			
414	Gains (Losses) From Disposition of Utility Property			
420	Allowance for Funds Used During Construction			
Total Utility Operating Income [Enter here and on Page F-3(c)]			(371,947)	(137,148)

\* For each account, column e should agree with columns f, g + h on F-3(b)

**COMPARATIVE OPERATING STATEMENT (Cont'd)**

WATER SCHEDULE W-3* (f)	SEWER SCHEDULE S-3* (g)	OTHER THAN REPORTING SYSTEMS (h)
N/A	\$ 1,275,706	N/A
N/A		
-	1,275,706	-
	1,127,150	
	386,299	
-	(191,529)	
-	194,770	-
	90,934	
	1,412,854	
N/A	(137,148)	
	(137,148)	N/A

\* Total of Schedules W-3/S-3 for all rate groups



UTILITY NAME: KW Resort Utilities Corp

**COMPARATIVE OPERATING STATEMENT (Cont'd)**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (d)	PREVIOUS YEAR (c)	CURRENT YEAR (e)
Total Utility Operating Income [from Page F-3(a)]			\$ (371,947)	\$ (137,148)
<b>OTHER INCOME AND DEDUCTIONS</b>				
415	Revenues From Merchandising, Jobbing and Contract Deductions			
416	Costs and Expenses of Merchandising, Jobbing and Contract Work			
419	Interest and Dividend Income		771	81
421	Miscellaneous Nonutility Revenue		3,934	1,636
426	Miscellaneous Nonutility Expenses		152,182	17,899
Total Other Income and Deductions			156,887	19,616
<b>TAXES APPLICABLE TO OTHER INCOME</b>				
408.20	Taxes Other Than Income			
409.20	Income Taxes			
410.20	Provision for Deferred Income Taxes			
411.20	Provision for Deferred Income Taxes - Credit			
412.20	Investment Tax Credits - Net			
412.30	Investment Tax Credits Restored to Operating Income			
Total Taxes Applicable to Other Income				
<b>INTEREST EXPENSE</b>				
427	Interest Expense	F-19	161,614	166,905
428	Amortization of Debt Discount & Expense	F-13	2,884	2,729
429	Amortization of Premium on Debt	F-13		
Total Interest Expense			164,498	169,634
<b>EXTRAORDINARY ITEMS</b>				
433	Extraordinary Income			
434	Extraordinary Deductions			
409.30	Income Taxes, Extraordinary Items			
Total Extraordinary Items				
NET INCOME			(379,558)	(287,166)

Explain Extraordinary Income:

**SCHEDULE OF YEAR END RATE BASE**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER UTILITY (d)	WASTEWATER UTILITY (e)
101	Utility Plant In Service	F-7	N/A	\$ 11,517,909
	Less:			
	Nonused and Useful Plant (1)			
108.1	Accumulated Depreciation	F-8		(4,213,716)
110.1	Accumulated Amortization	F-8		
271	Contributions in Aid of Construction	F-22		(5,666,544)
252	Advances for Construction	F-20		(3,250,908)
Subtotal				(1,613,259)
272	Add: Accumulated Amortization of Contributions in Aid of Construction	F-22		1,524,943
Subtotal				(88,316)
114	Plus or Minus: Acquisition Adjustments (2)	F-7		
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7		
	Working Capital Allowance (3)			140,894
	Other (Specify): _____ _____ _____			
<b>RATE BASE</b>			<b>\$ -</b>	<b>\$ 52,578</b>
<b>NET UTILITY OPERATING INCOME</b>			<b>\$ -</b>	<b>\$ (137,148)</b>
<b>ACHIEVED RATE OF RETURN (Operating Income / Rate Base)</b>			<b>-- %</b>	<b>-- %</b>

**NOTES:**

- (1) Estimated if not known.
  - (2) Include only those Acquisition Adjustments that have been approved by the Commission.
  - (3) Calculation consistent with last rate proceeding.
- In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Method.

**SCHEDULE OF CURRENT COST OF CAPITAL  
CONSISTENT WITH THE METHODOLOGY USED IN THE LAST RATE PROCEEDING (1)**

<b>CLASS OF CAPITAL (a)</b>	<b>DOLLAR AMOUNT (2) (b)</b>	<b>PERCENTAGE OF CAPITAL (c)</b>	<b>ACTUAL COST RATES (3) (d)</b>	<b>WEIGHTED COST [c x d] (e)</b>
Common Equity	\$ -	- %	12.67 %	%
Preferred Stock		%	- %	%
Long Term Debt	1,175,744	48.02 %	7.36 %	3.5343 %
Customer Deposits	106,223	4.34 %	6.00 %	0.2604 %
Tax Credits - Zero Cost		%	- %	%
Tax Credits - Weighted Cost		%	- %	%
Deferred Income Taxes		%	- %	%
Other (Explain)		%	- %	%
Note Payable - Assoc. Company	1,166,500	47.65 %	6.50 %	3.0973 %
<b>Total</b>	<b>\$ 2,448,467</b>	<b>100.01 %</b>		<b>6.89 %</b>

(1) If the Utility's capital structure is not used, explain which capital structure is used.

(2) Should equal amounts on Schedule F-6, Column (g).

(3) Mid-point of the last authorized Return On Equity or current leverage formula if none has been established.

Must be calculated using the same methodology used in the last rate proceeding using current annual report year end amounts and cost rates

**APPROVED RETURN ON EQUITY**

Current Commission Return on Equity:	<u>12.67</u> %
Commission order approving Return on Equity:	<u>Docket No. 070293-SU</u>

**APPROVED AFUDC RATE**

COMPLETION ONLY REQUIRED IF AFUDC WAS CHARGED DURING THE YEAR

Current Commission approved AFUDC rate:	<u>None</u> %
Commission order approving AFUDC rate:	_____

If any utility capitalized any charge in lieu of AFUDC (such as interest only), state the basis of the charge, an explanation as to why AFUDC was not charged and the percentage capitalized.

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

CLASS OF CAPITAL (a)	PER BOOK BALANCE (b)	NON-UTILITY ADJUSTMENTS (c)	NON-JURIS. ADJUSTMENTS (d)	OTHER (1) ADJUSTMENTS SPECIFIC (e)	OTHER (1) ADJUSTMENTS PRO RATA (f)	CAPITAL STRUCTURE USED FOR AFUDC CALCULATION (g)
Common Equity	\$ (1,584,111)	\$ -	\$ -	\$ 1,584,111	\$ -	\$ -
Preferred Stock	-					-
Long Term Debt	1,175,744					1,175,744
Customer Deposits	106,223					106,223
Tax Credits - Zero Cost						
Tax Credits - Weighted Cost						
Deferred Income Taxes						
Other (Explain):						
Notes Payable - Assoc Co	1,166,500					1,166,500
Total	\$ 864,356	\$ -	\$ -	\$ 1,584,111	\$ -	\$ 2,448,467

(1) Explain below all adjustments made in Columns (e) and (f)

Note: Adjust common equity to eliminate negative equity

**UTILITY PLANT  
ACCOUNTS 101 - 106**

ACCT. NO. (a)	DESCRIPTION (b)	WATER (c)	SEWER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
101	Plant Accounts Utility Plant In Service	N/A	\$ 11,517,909	N/A	\$ 11,517,909
102	Utility Plant Leased to Others				
103	Property Held for Future Use				
104	Utility Plant Purchased or Sold				
105	Construction Work in Progress				
106	Completed Construction Not Classified				
<b>Total Utility Plant</b>		N/A	\$ 11,517,909	N/A	\$ 11,517,909

**UTILITY PLANT ACQUISITION ADJUSTMENTS  
ACCOUNTS 114 AND 115**

Report each acquisition adjustment and related accumulated amortization separately. For any acquisition adjustment approved by the Commission, include the Order Number.

ACCT. NO. (a)	DESCRIPTION (b)	WATER (c)	SEWER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
114	Acquisition Adjustment	N/A	N/A	\$ -	\$ -
					-
					-
					-
					-
					-
					-
					-
<b>Total Plant Acquisition Adjustment</b>		\$ -	\$ -	\$ -	\$ -
115	Accumulated Amortization			\$ -	\$ -
					-
					-
					-
					-
					-
					-
					-
<b>Total Accumulated Amortization</b>		\$ -	\$ -	\$ -	\$ -
<b>Total Acquisition Adjustments</b>		\$ -	\$ -	\$ -	\$ -

ACCUMULATED DEPRECIATION (ACCT. 108) AND AMORTIZATION (ACCT. 110)

DESCRIPTION (a)	WATER (b)	SEWER (c)	OTHER THAN REPORTING SYSTEMS (d)	TOTAL (e)
ACCUMULATED DEPRECIATION Account 108				
Balance first of year	N/A	\$ 3,827,418	N/A	\$ 3,827,418
Credits during year:				
Accruals charged:				
to Account 108.1 (1)		386,299		386,299
to Account 108.2 (2)				
to Account 108.3 (2)				
Other Accounts (Specify)				
_____				
_____				
Salvage				
Other Credits (specify) :				
_____				
_____				
Total credits		386,299		386,299
Debits during year:				
Book cost of plant retired	-			
Cost of removal				
Other debits (specify)				
Rounding		(1)		(1)
Total debits		(1)		(1)
Balance end of year	N/A	\$ 4,213,716	N/A	\$ 4,213,716

ACCUMULATED AMORTIZATION Account 110				
Balance first of year N/A	N/A	N/A	N/A	N/A
Credits during year:				
Accruals charged:				
_____				
to Account 110.2 (2)				
Other Accounts (specify):				
_____				
_____				
Total credits				
Debits during year:				
Book cost of plant retired				
Other debits (specify)				
_____				
Total debits				
Balance end of year	N/A	N/A	N/A	N/A

- (1) Account 108 for Class B utilities.
- (2) Not applicable for Class B utilities.
- (3) Account 110 for Class B utilities.

**REGULATORY COMMISSION EXPENSE  
AMORTIZATION OF RATE CASE EXPENSE (ACCTS. 666 AND 766)**

DESCRIPTION OF CASE (DOCKET NO.) (a)	EXPENSE INCURRED DURING YEAR (b)	CHARGED OFF DURING YEAR	
		ACCT. (c)	AMOUNT (d)
Docket No. 070293-SU	\$ -	766	\$ 116,654
Total	\$ -		\$ 116,654

**NONUTILITY PROPERTY (ACCOUNT 121)**

Report separately each item of property with a book cost of \$25,000 or more included in Account 121.  
Other items may be grouped by classes of property.

DESCRIPTION (a)	BEGINNING YEAR (b)	ADDITIONS (c)	REDUCTIONS (d)	ENDING YEAR BALANCE (e)
None	\$ -	\$ -	\$ -	\$ -
Total Nonutility Property	\$ -	\$ -	\$ -	\$ -

**SPECIAL DEPOSITS (ACCOUNTS 132 AND 133)**

Report hereunder all special deposits carried in Accounts 132 and 133

DESCRIPTION OF SPECIAL DEPOSITS (a)	YEAR END BOOK COST (b)
SPECIAL DEPOSITS (Account 132): None	\$ -
Total Special Deposits	\$ -
OTHER SPECIAL DEPOSITS (Account 133): None	\$ -
Total Other Special Deposits	\$ -

**INVESTMENTS AND SPECIAL FUNDS  
ACCOUNTS 123-127**

Report hereunder all investments and special funds carried in Accounts 123 through 127.

DESCRIPTION OF SECURITY OR SPECIAL FUND (a)	FACE OR PAR VALUE (b)	YEAR END BOOK COST (c)
INVESTMENT IN ASSOCIATED COMPANIES (Account 123): N/A	\$ -	\$ -
<b>Total Investment In Associated Companies</b>		<b>\$ -</b>
UTILITY INVESTMENTS (Account 124): N/A	\$ -	\$ -
<b>Total Utility Investments</b>		<b>\$ -</b>
OTHER INVESTMENTS (Account 125): N/A	\$ -	\$ -
<b>Total Other Investments</b>		<b>\$ -</b>
SPECIAL FUNDS (Class A Utilities: Accounts 126 & 127; Class B Utilities: Account 127)) N/A		\$ -
<b>Total Special Funds</b>		<b>\$ -</b>



**ACCOUNTS AND NOTES RECEIVABLE - NET**  
**ACCOUNTS 141 - 144**

Report hereunder all accounts and notes receivable included in Accounts 141, 142 and 144. Amounts included in Accounts 142 and 144 should be listed individually.

DESCRIPTION (a)		TOTAL (b)
<b>CUSTOMER ACCOUNTS RECEIVABLE (Account 141):</b>		
Combined Water & Wastewater	\$ -	
Wastewater	111,410	
Other		
Total Customer Accounts Receivable		\$ 111,410
<b>OTHER ACCOUNTS RECEIVABLE (Acct. 142):</b>		
Monroe County Dept of Correction	\$ 4,625	
Keys Environmental	12,000	
Insurance Proceeds	30,767	
Customer deposits	2,756	
Total Other Accounts Receivable		\$ 50,148
<b>NOTES RECEIVABLE (Acct. 144):</b>		
	\$ -	
Total Notes Receivable		
Total Accounts and Notes Receivable		161,558
<b>ACCUMULATED PROVISION FOR UNCOLLECTABLE ACCOUNTS (Account 143):</b>		
Balance First of Year	\$ 10,000	
Add: Provision for uncollectables for current year		
Collections of accounts previously written off		
Utility accounts		
Others		
Total Additions		
Deduct accounts written off during year:		
Utility accounts		
Others		
Total accounts written off		
Balance end of year		10,000
Total Accounts and Notes Receivable - Net		\$ 151,558

**ACCOUNTS RECEIVABLE FROM ASSOCIATED COMPANIES**  
**ACCOUNT 145**

Report each account receivable from associated companies separately.

DESCRIPTION (a)	TOTAL (b)
Due from parent - WS Utility, Inc.	\$ 883,534
Total	\$ 883,534

**NOTES RECEIVABLE FROM ASSOCIATED COMPANIES**  
**ACCOUNT 146**

Report each note receivable from associated companies separately.

DESCRIPTION (a)	INTEREST RATE (b)	TOTAL (c)
None		\$ -
Total		\$ -

**MISCELLANEOUS CURRENT AND ACCRUED ASSETS**  
**ACCOUNT 174**

DESCRIPTION - Provide itemized listing (a)	TOTAL (c)
Utility deposits (Water and electric)	\$ 13,125
Total	\$ 13,125

UTILITY NAME: KW Resort Utilities Corp

**YEAR OF REPORT**  
December 31, 2010

**UNAMORTIZED DEBT DISCOUNT AND EXPENSE AND PREMIUM ON DEBT**  
Report the net discount and expense or premium separately for each security issue.

DESCRIPTION (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
UNAMORTIZED DEBT DISCOUNT AND EXPENSE (Account 181):		
BB&T	\$ 2,729	\$ 2,729
Total Unamortized Debt Discount and Expense	\$ 2,729	\$ 2,729
UNAMORTIZED PREMIUM ON DEBT (Account 251):		
N/A	\$ -	\$ -
Total Unamortized Premium on Debt	\$ -	\$ -

**EXTRAORDINARY PROPERTY LOSSES**  
**ACCOUNT 182**

Report each item separately.

DESCRIPTION (a)	TOTAL (b)
EXTRAORDINARY PROPERTY LOSSES (Acct. 182):	
N/A	\$ -
Total Extraordinary Property Losses	\$ -

UTILITY NAME: KW Resort Utilities Corp

**MISCELLANEOUS DEFERRED DEBITS**  
**ACCOUNT 186**

DESCRIPTION - Provide itemized listing (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
DEFERRED RATE CASE EXPENSE (Class A Utilities: Account 186.1): Docket 070293-SU	\$ 116,654	\$ 116,654
Total Deferred Rate Case Expense	\$ 116,654	\$ 116,654
OTHER DEFERRED DEBITS (Class A Utilities: Account 186.2): None	\$ -	\$ -
Total Other Deferred Debits	NONE	NONE
REGULATORY ASSETS (Class A Utilities: Account 186.3): None	\$ -	\$ -
Total Regulatory Assets	\$ -	\$ -
<b>TOTAL MISCELLANEOUS DEFERRED DEBITS</b>	\$ 116,654	\$ 116,654

**CAPITAL STOCK  
ACCOUNTS 201 AND 204\***

DESCRIPTION (a)	RATE (b)	TOTAL (d)
<b>COMMON STOCK</b>		
Par or stated value per share	\$ 1.00	\$ 1,000
Shares authorized		1,000
Shares issued and outstanding		1,000
Total par value of stock issued	\$ -	1,000
Dividends declared per share for year	None	None
<b>PREFERRED STOCK</b>		
Par or stated value per share	\$ -	\$ -
Shares authorized		
Shares issued and outstanding		
Total par value of stock issued	\$ -	\$ -
Dividends declared per share for year	None	None

\* Account 204 not applicable for Class B utilities

**BONDS  
ACCOUNT 221**

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE* (c)	
N/A			\$ -
Total			\$ -

\* For variable rate obligations, provide the basis for the rate. (i.e.. Prime + 2%, etc)

**STATEMENT OF RETAINED EARNINGS**

1. Dividends should be shown for each class and series of capital stock. Show amounts as dividends per share.
2. Show separately the state and federal income tax effect of items shown in Account No. 439.

ACCT. NO. (a)	DESCRIPTION (b)	AMOUNTS (c)
215	Unappropriated Retained Earnings: Balance beginning of year (Deficit)	\$ (2,095,087)
439	Changes to account: Adjustments to Retained Earnings (requires Commission approval prior to use): Credits: _____	_____
		_____
	Total Credits	_____
	Debits: _____	_____
		_____
	Total Debits	_____
435	Balance transferred from Income	(287,166)
436	Appropriations of Retained Earnings: _____	_____
		_____
	Total appropriations of Retained Earnings	_____
437	Dividends declared: Preferred stock dividends declared _____	_____
438	Common stock dividends declared _____	_____
		_____
	Total Dividends Declared	_____
	Year end Balance	(2,382,253)
214	Appropriated Retained Earnings (state balance and purpose of each appropriated amount at year end): _____	_____
		_____
		_____
214	Total Appropriated Retained Earnings	_____
	Total Retained Earnings (Deficit)	\$ (2,382,253)

Notes to Statement of Retained Earnings:

UTILITY NAME: KW Resort Utilities Corp

<b>YEAR OF REPORT</b> December 31, 2010
--

**ADVANCES FROM ASSOCIATED COMPANIES  
ACCOUNT 223**

Report each advance separately.

DESCRIPTION (a)	TOTAL (b)
N/A	\$ -
<b>Total</b>	<b>\$ -</b>

**OTHER LONG TERM DEBT  
ACCOUNT 224**

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE* (c)	
BB&T, 02/04 - 02/12	7.50 %	F	840,565
BB&T, 12/2002 - 12/2012	6.96 %	F	331,803
BB&T, 09/09 - 09/11	8.37 %	F	3,376
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
<b>Total</b>			<b>\$ 1,175,744</b>

\* For variable rate obligations, provide the basis for the rate. (i.e.. Prime + 2%, etc)

UTILITY NAME: KW Resort Utilities Corp

**NOTES PAYABLE (ACCTS. 232 AND 234)**

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE* (c)	
NOTES PAYABLE (Account 232): N/A	- %		\$ -
	%		
	%		
	%		
	%		
	%		
	%		
Total Account 232			\$ -
NOTES PAYABLE TO ASSOC. COMPANIES (Account 234):			
WS Utility Issued 1/08	6.00 %	F	\$ 990,000
William L. Smith Issued 7/30/09	6.50 %	F	35,000
WLS - Capital Loan Issued 10/23/09	6.50 %	F	22,500
WLS - Capital Loan #2 Issued 12/08/09	6.50 %	F	90,000
WSB - Issued 3/31/2010	6.50 %	F	29,000
	%		
Total Account 234			\$ 1,166,500

\* For variable rate obligations, provide the basis for the rate. (i.e.. Prime +2%, etc)

**ACCOUNTS PAYABLE TO ASSOCIATED COMPANIES  
ACCOUNT 233**

Report each account payable separately.

DESCRIPTION (a)	TOTAL (b)
N/A	\$ -
Total	



**ACCRUED INTEREST AND EXPENSE  
ACCOUNTS 237 AND 427**

DESCRIPTION OF DEBT (a)	BALANCE BEGINNING OF YEAR (b)	INTEREST ACCRUED DURING YEAR		INTEREST PAID DURING YEAR (e)	BALANCE END OF YEAR (f)
		ACCT. DEBIT (c)	AMOUNT (d)		
<b>ACCOUNT NO. 237.1 - Accrued Interest on Long Term Debt</b>					
BB&T	\$ -	427.0	\$ 90,952	\$ 90,952	\$ -
	-				
<b>Total Account No. 237.1</b>	<b>-</b>		<b>90,952</b>	<b>90,952</b>	<b>-</b>
<b>ACCOUNT NO. 237.2 - Accrued Interest in Other Liabilities</b>					
WS Utilities (1)	95,658	427.0	65,465	60,009	101,114
W L. Smith	1,202	427.0	10,381	9,633	1,950
Escrow Deposit Interest			107	107	
<b>Total Account 237.2</b>	<b>96,860</b>		<b>75,953</b>	<b>69,749</b>	<b>103,064</b>
<b>Total Account 237 (1)</b>	<b>\$ 96,860</b>		<b>\$ 166,905</b>	<b>\$ 160,701</b>	<b>\$ 103,064</b>
<b>INTEREST EXPENSED:</b>					
Total accrual Account 237		237	\$ 166,905		
Less Capitalized Interest Portion of AFUDC:					
None					
<b>Net Interest Expensed to Account No. 427 (2)</b>			<b>\$ 166,905</b>		

(1) Must Agree to F-2(a), Beginning and Ending Balance of Accrued Interest  
(2) Must agree to F-3(c), Current Year Interest Expense

Notes: (1) Prior Years Accrued interest was misclassified

**MISCELLANEOUS CURRENT AND ACCRUED LIABILITIES  
ACCOUNT 241**

DESCRIPTION (a)	BALANCE END OF YEAR (b)
Prepaid revenue	\$ 38,463
<b>Total Miscellaneous Current and Accrued Liabilities</b>	<b>\$ 38,463</b>

**ADVANCES FOR CONSTRUCTION  
ACCOUNT 252**

NAME OF PAYOR * (a)	BALANCE BEGINNING OF YEAR (b)	ACCT.		CREDITS (e)	BALANCE END OF YEAR (f)
		DEBIT (c)	AMOUNT (d)		
Monroe County	3,250,908	-	\$ -	\$ -	\$ 3,250,908
<b>Total</b>	<b>\$ 3,250,908</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,250,908</b>

\* Report advances separately by reporting group, designating water or wastewater in column (a)

UTILITY NAME: KW Resort Utilities Corp

**OTHER DEFERRED CREDITS  
ACCOUNT 253**

DESCRIPTION - Provide itemized listing (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
REGULATORY LIABILITIES (Class A Utilities: Account 253.1)		
N/A	\$ -	\$ -
Total Regulatory Liabilities	\$ -	\$ -
OTHER DEFERRED LIABILITIES (Class A Utilities: Account 253.2)		
N/A	\$ -	\$ -
Total Deferred Liabilities	\$ -	\$ -
<b>TOTAL OTHER DEFERRED CREDITS</b>	\$ -	\$ -

**CONTRIBUTIONS IN AID OF CONSTRUCTION  
ACCOUNT 271**

DESCRIPTION (a)	WATER (b)	SEWER (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	N/A	\$ 5,666,544	N/A	\$ 5,666,544
Add credits during year:				-
Less debits charged during				-
Total Contributions In Aid of Construction	\$ -	\$ 5,666,544	\$ -	\$ 5,666,544

**ACCUMULATED AMORTIZATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION  
ACCOUNT 272**

DESCRIPTION (a)	WATER (b)	SEWER (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance First of year	N/A	\$ 1,333,414	N/A	\$ 1,333,414
Debits during year:		191,529		191,529
Credits during year (specify):				
Total Accumulated Amortization of Contributions In Aid of Construction		\$ 1,524,943		\$ 1,524,943

**RECONCILIATION OF REPORTED NET INCOME WITH TAXABLE INCOME FOR FEDERAL INCOME TAXES  
(UTILITY OPERATIONS)**

1. The reconciliation should include the same detail as furnished on schedule M-1 of the federal income tax return for the year. The reconciliation shall be submitted even though there is no taxable income for the year. Descriptions should clearly indicate the nature of each reconciling amount and show the computation of all tax accruals.

2. If the utility is a member of a group which files a consolidated federal tax return, reconcile reported net income with taxable net income as if a separate return were to be filed, indicating intercompany amounts to be eliminated in such consolidated return. State names of group members, tax assigned to each group member, and basis of allocation, assignment, or sharing of the consolidated tax among group members.

DESCRIPTION (a)	REFERENCE (b)	AMOUNT (c)
Net income for the year (loss)	F-3 (c)	\$ (287,166)
Reconciling items for the year:		
Taxable income not reported on the books:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
Deductions recorded on books not deducted for return:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
Income recorded on books not included in return:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
Deduction on return not charged against book income:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
Federal tax net income (loss)		\$ (287,166)
Computation of tax:		
The Company is taxed as a Subchapter - S Corp.; therefore, this Schedule is not applicable.		

# **WATER OPERATION SECTION**

The Company provides wastewater service only; therefore this section has been omitted

**WASTEWATER**

**OPERATION**

**SECTION**





**SCHEDULE OF YEAR END WASTEWATER RATE BASE**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WASTEWATER UTILITY (d)
101	Utility Plant In Service	S-4(a)	\$ 11,517,909
	Less:		
	Nonused and Useful Plant (1)		
108.1	Accumulated Depreciation	S-6(b)	(4,213,716)
110.1	Accumulated Amortization		
271	Contributions in Aid of Construction	S-7	(5,666,544)
252	Advances for Construction	F-20	(3,250,908)
	Subtotal		(1,613,259)
	Add:		
272	Accumulated Amortization of Contributions in Aid of Construction	S-8(a)	1,524,943
	Subtotal		(88,316)
	Plus or Minus:		
114	Acquisition Adjustments (2)	F-7	
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	
	Working Capital Allowance (3)		140,894
	Other (Specify):		-
	Prepaid CIAC		-
	WASTEWATER RATE BASE		\$ 52,578
	UTILITY OPERATING INCOME	S-3	\$ (137,148)
	ACHIEVED RATE OF RETURN (Wastewater Operating Income/Wastewater Rate Base)		-- %

- NOTES: (1) Class A calculate consistent with last rate proceeding. Class B estimated if not known.  
 (2) Include only those Acquisition Adjustments that have been approved by the Commission.  
 (3) Calculation consistent with last rate proceeding.  
 In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

**WASTEWATER OPERATING STATEMENT**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WASTEWATER UTILITY (d)
400	UTILITY OPERATING INCOME Operating Revenues	S-9	\$ 1,275,706
530	Less: Guaranteed Revenue and AFPI	S-9	
	Net Operating Revenues		1,275,706
401	Operating Expenses	S-10(a)	1,127,150
403	Depreciation Expense	S-6(a)	386,299
	Less: Amortization of CIAC	S-8(a)	(191,529)
	Net Depreciation Expense		194,770
406	Amortization of Utility Plant Acquisition Adjustment	F-7	
407	Amortization Expense (Other than CIAC)	F-14	
408.10	Taxes Other Than Income Utility Regulatory Assessment Fee		59,260
408.11	Property Taxes		31,007
408.12	Payroll Taxes		
408.13	Other Taxes & Licenses		667
408	Total Taxes Other Than Income		90,934
409.1	Income Taxes	F-16	
410.10	Deferred Federal Income Taxes		
410.11	Deferred State Income Taxes		
411.10	Provision for Deferred Income Taxes - Credit		
412.10	Investment Tax Credits Deferred to Future Periods		
412.11	Investment Tax Credits Restored to Operating Income		
	Utility Operating Expenses		1,412,854
	Utility Operating Income (Loss)		(137,148)
530	Add Back: Guaranteed Revenue (and AFPI)		
413	Income From Utility Plant Leased to Others		
414	Gains (Losses) From Disposition of Utility Property		
420	Allowance for Funds Used During Construction		
	Total Utility Operating Income (Loss)		\$ (137,148)

UTILITY NAME: KW Resort Utilities Corp  
 SYSTEM NAME / COUNTY: KW Resort Utilities / Monroe

YEAR OF REPORT  
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WASTEWATER UTILITY PLANT ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
351	Organization		\$ -	\$ -	\$ -
352	Franchises	92,864			92,864
353	Land and Land Rights	375,000			375,000
354	Structure and Improvements	568,982			568,982
355	Power Generation Equipment	143,203			143,203
360	Collection Sewers - Force	3,578,027	22,000		3,600,027
361	Collection Sewers - Gravity	1,061,392			1,061,392
362	Special Collecting Structures				
363	Services to Customers				
364	Flow Measuring Devices	212,201			212,201
365	Flow Measuring Installations				
366	Reuse Services				
367	Reuse Meters and Meter Installations				
370	Receiving Wells	875,074			875,074
371	Pumping Equipment	236,060			236,060
374	Reuse Distribution Reservoirs				
375	Reuse Transmission and Distribution System	272,234			272,234
380	Treatment & Disposal Equipment	3,757,138			3,757,138
381	Plant Sewers	64,171			64,171
382	Outfall Sewer Lines				
389	Other Plant / Miscellaneous Equipment	44,203			44,203
390	Office Furniture & Equipment	20,860			20,860
391	Transportation Equipment	70,921			70,921
392	Stores Equipment				
393	Tools, Shop and Garage Equipment	28,634			28,634
394	Laboratory Equipment	11,957			11,957
395	Power Operated Equipment	82,988			82,988
396	Communication Equipment				
397	Miscellaneous Equipment				
398	Other Tangible Plant				
	Total Wastewater Plant	\$ 11,495,909	\$ 22,000	\$ -	\$ 11,517,909

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

WASTEWATER UTILITY PLANT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	.1 INTANGIBLE PLANT (g)	.2 COLLECTION PLANT (h)	.3 SYSTEM PUMPING PLANT (i)	.4 TREATMENT AND DISPOSAL PLANT (j)	.5 RECLAIMED WASTEWATER TREATMENT PLANT (k)	.6 RECLAIMED WASTEWATER DISTRIBUTION PLANT (l)	.7 GENERAL PLANT (m)
351	Organization	\$ -						
352	Franchises	92,864						
353	Land and Land Rights				\$ 375,000			
354	Structure and Improvements				568,982			
355	Power Generation Equipment				143,203			
360	Collection Sewers - Force		3,600,027					
361	Collection Sewers - Gravity		1,061,392					
362	Special Collecting Structures							
363	Services to Customers		212,201					
364	Flow Measuring Devices							
365	Flow Measuring Installations							
366	Reuse Services							
367	Reuse Meters and Meter Installations							
370	Receiving Wells			875,074				
371	Pumping Equipment			236,060				
374	Reuse Distribution Reservoirs							
375	Reuse Transmission and Distribution System				3,757,138		272,234	
380	Treatment & Disposal Equipment				64,171			
381	Plant Sewers							
382	Outfall Sewer Lines				44,203			
389	Other Plant / Miscellaneous Equipment							20,860
390	Office Furniture & Equipment							70,921
391	Transportation Equipment							28,634
392	Stores Equipment							11,957
393	Tools, Shop and Garage Equipment							82,988
394	Laboratory Equipment							
395	Power Operated Equipment							
396	Communication Equipment							
397	Miscellaneous Equipment							
398	Other Tangible Plant							
	Total Wastewater Plant	\$ 92,864	\$ 4,873,520	\$ 1,111,134	\$ 4,952,697	\$ -	\$ 272,234	\$ 215,360

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

**BASIS FOR WASTEWATER DEPRECIATION CHARGES**

ACCT. NO. (a)	ACCOUNT NAME (b)	AVERAGE SERVICE LIFE IN YEARS (c)	AVERAGE NET SALVAGE IN PERCENT (d)	DEPRECIATION RATE APPLIED IN PERCENT (100% - d) / c (e)
351	Organization		%	%
352	Franchises	40	%	2.50 %
354	Structure and Improvements	30	%	3.33 %
355	Power Generation Equipment	20	%	5.00 %
360	Collection Sewers - Force	30	%	3.33 %
361	Collection Sewers - Gravity	30	%	3.33 %
362	Special Collecting Structures		%	%
363	Services to Customers	38	%	2.63 %
364	Flow Measuring Devices		%	%
365	Flow Measuring Installations		%	%
366	Reuse Services		%	%
367	Reuse Meters and Meter Installations		%	%
370	Receiving Wells	25	%	4.00 %
371	Pumping Equipment	10	%	10.00 %
374	Reuse Distribution Reservoirs		%	%
375	Reuse Transmission and Distribution System	43	%	2.33 %
380	Treatment & Disposal Equipment	30	%	3.33 %
381	Plant Sewers	35	%	2.86 %
382	Outfall Sewer Lines		%	%
389	Other Plant / Miscellaneous Equipment	10	%	10.00 %
390	Office Furniture & Equipment	10 / 6	%	10 % / 16.67 %
391	Transportation Equipment	10	%	10.00 %
392	Stores Equipment		%	%
393	Tools, Shop and Garage Equipment	10	%	10.00 %
394	Laboratory Equipment	15	%	6.67 %
395	Power Operated Equipment	12	%	8.33 %
396	Communication Equipment		%	%
397	Miscellaneous Equipment		%	%
398	Other Tangible Plant		%	%
Wastewater Plant Composite Depreciation Rate *			%	%

\* If depreciation rates prescribed by this Commission are on a total composite basis, entries should be made on this line only.

UTILITY NAME: KW Resort Utilities Corp  
 SYSTEM NAME / COUNTY: KW Resort Utilities / Monroe

YEAR OF REPORT  
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ANALYSIS OF ENTRIES IN SEWER ACCUMULATED DEPRECIATION

ACCT. NO. (a)	ACCOUNT NAME (b)	BALANCE AT BEGINNING OF YEAR (c)	ACCUALS (d)	OTHER CREDITS * (e) (1)	TOTAL CREDITS (d + e) (f)
351	Organization	\$ -	\$ -	\$ -	\$ -
352	Franchises	25,951	2,322	(1)	2,321
354	Structure and Improvements	192,663	18,947		18,947
355	Power Generation Equipment	20,970	7,160		7,160
360	Collection Sewers - Force	1,286,633	119,514		119,514
361	Collection Sewers - Gravity	274,694	35,344		35,344
362	Special Collecting Structures				
363	Services to Customers	26,135	5,581		5,581
364	Flow Measuring Devices				
365	Flow Measuring Installations				
366	Reuse Services				
367	Reuse Meters and Meter Installations				
370	Receiving Wells	226,677	35,003		35,003
371	Pumping Equipment	229,511	6,549		6,549
374	Reuse Distribution Reservoirs				
375	Reuse Transmission and Distribution System	42,583	6,343		6,343
380	Treatment & Disposal Equipment	1,362,534	125,113		125,113
381	Plant Sewers	4,704	1,836		1,836
382	Outfall Sewer Lines				
389	Other Plant / Miscellaneous Equipment	37,362	4,420		4,420
390	Office Furniture & Equipment	18,968	501		501
391	Transportation Equipment	20,439	7,092		7,092
392	Stores Equipment				
393	Tools, Shop and Garage Equipment	21,611	2,863		2,863
394	Laboratory Equipment	1,901	798		798
395	Power Operated Equipment	34,082	6,913		6,913
396	Communication Equipment				
397	Miscellaneous Equipment				
398	Other Tangible Plant				
Total Depreciable Wastewater Plant in Service		\$ 3,827,418	\$ 386,299	\$ (1)	\$ 386,298

\* Specify nature of transaction.  
 Use ( ) to denote reversal entries.  
 Note: (1) Rounding

UTILITY NAME KW Resort Utilities Corp

SYSTEM NAME / COUNTY: KW Resort Utilities / Monroe

YEAR OF REPORT  
December 31, 2010

ANALYSIS OF ENTRIES IN SEWER ACCUMULATED DEPRECIATION (CONT'D)

ACCT. NO. (a)	ACCOUNT NAME (b)	PLANT RETIRED (g)	SALVAGE AND INSURANCE (h)	COST OF REMOVAL AND OTHER CHARGES (i)	TOTAL CHARGES (g-h+i) (j)	BALANCE AT END OF YEAR (c+f-k) (k)
351	Organization	\$ -	\$ -	\$ -	\$ -	28,272
352	Franchises					211,610
354	Structure and Improvements					28,130
355	Power Generation Equipment					1,406,147
360	Collection Sewers - Force					310,038
361	Collection Sewers - Gravity					
362	Special Collecting Structures					
363	Services to Customers					31,716
364	Flow Measuring Devices					
365	Flow Measuring Installations					
366	Reuse Services					
367	Reuse Meters and Meter Installations					
370	Receiving Wells					261,680
371	Pumping Equipment					236,060
374	Reuse Distribution Reservoirs					
375	Reuse Transmission and Distribution System					48,926
380	Treatment & Disposal Equipment					1,487,647
381	Plant Sewers					6,540
382	Outfall Sewer Lines					
389	Other Plant / Miscellaneous Equipment					41,782
390	Office Furniture & Equipment					19,469
391	Transportation Equipment					27,531
392	Stores Equipment					
393	Tools, Shop and Garage Equipment					24,474
394	Laboratory Equipment					2,699
395	Power Operated Equipment					40,995
396	Communication Equipment					
397	Miscellaneous Equipment					
398	Other Tangible Plant					
Total Depreciable Wastewater Plant in Service		\$ -	\$ -	\$ -	\$ -	\$ 4,213,716

UTILITY NAME: KW Resort Utilities Corp  
SYSTEM NAME / COUNTY: KW Resort Utilities / Monroe

<b>YEAR OF REPORT</b> December 31, 2010
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**CONTRIBUTIONS IN AID OF CONSTRUCTION  
ACCOUNT 271**

DESCRIPTION (a)	REFERENCE (b)	WASTEWATER (b)
Balance First of Year		\$ 5,666,544
Add credits during year: Contributions Received From Capacity, Capacity, Main Extension and Customer Connection Charges	S-8(a)	
Contributions received from Developer or Contractor Agreements in cash or property	S-8(b)	
Total Credits		
Less debits charged during the year (All debits charged during the year must be explained below)		
Total Contributions In Aid of Construction		\$ 5,666,544

If any prepaid CIAC has been collected, provide a supporting schedule showing how the amount is determined.

Explain all Debits charged to Account 271 during the year below:

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UTILITY NAME: KW Resort Utilities Corp  
 SYSTEM NAME / COUNTY: KW Resort Utilities / Monroe

**YEAR OF REPORT**  
**December 31, 2010**

**WASTEWATER CIAC SCHEDULE "A"**  
**ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION RECEIVED FROM CAPACITY, MAIN**  
**EXTENSION AND CUSTOMER CONNECTION CHARGES RECEIVED DURING THE YEAR**

DESCRIPTION OF CHARGE (a)	NUMBER OF CONNECTIONS (b)	CHARGE PER CONNECTION (c)	AMOUNT (d)
Service Availability Charge	-		\$ -
			-
Total Credits			N/A

**ACCUMULATED AMORTIZATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION**  
**ACCOUNT 272**

DESCRIPTION (a)	WASTEWATER (b)
Balance first of year	\$ 1,333,414
Debits during year:	
Accruals charged to Account	191,529
Other Debits (specify):	
Total debits	191,529
Credits during year (specify):	
Total credits	
Balance end of year	\$ 1,524,943

UTILITY NAME: KW Resort Utilities Corp  
 SYSTEM NAME / COUNTY: KW Resort Utilities / Monroe

<b>YEAR OF REPORT</b> December 31, 2010
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**WASTEWATER CIAC SCHEDULE "B"**

**ADDITIONS TO CONTRIBUTION IN AID OF CONSTRUCTION RECEIVED FROM ALL DEVELOPERS OR CONTRACTORS AGREEMENTS FROM WHICH CASH OR PROPERTY WAS RECEIVED DURING THE YEAR**

DESCRIPTION (a)	INDICATE "CASH" OR "PROPERTY" (b)	WASTEWATER (c)
None		
Total Credits		\$ -

**WASTEWATER OPERATING REVENUE**

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER CUSTOMERS (d)	AMOUNTS (e)
<b>WASTEWATER SALES</b>				
Flat Rate Revenues:				
521.1	Residential Revenues			\$ -
521.2	Commercial Revenues			
521.3	Industrial Revenues			
521.4	Revenues From Public Authorities			
521.5	Multiple Family Dwelling Revenues (Units)			
521.6	Other Revenues			
521	Total Flat Rate Revenues			-
Measured Revenues:				
522.1	Residential Revenues	1,588	1,588	\$ 738,538
522.2	Commercial Revenues	146	146	452,268
522.3	Industrial Revenues			
522.4	Revenues From Public Authorities			
522.5	Multiple Family Dwelling Revenues (Units)			
522	Total Measured Revenues	1,734	1,734	1,190,806
523	Revenues From Public Authorities			
524	Revenues From Other Systems			
525	Interdepartmental Revenues			
	Total Wastewater Sales	1,734	1,734	\$ 1,190,806
<b>OTHER WASTEWATER REVENUES</b>				
530	Guaranteed Revenues			\$ -
531	Sale Of Sludge			
532	Forfeited Discounts			
534	Rents From Wastewater Property			9,700
535	Interdepartmental Rents			
536	Other Wastewater Revenues (Including Allowance for Funds Prudently Invested or AFPI)			39,316
	Total Other Wastewater Revenues			\$ 49,016

\* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

WASTEWATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER CUSTOMERS (d)	AMOUNTS (e)
RECLAIMED WATER SALES				
Flat Rate Reuse Revenues:				
540.1	Residential Reuse Revenues			\$ -
540.2	Commercial Reuse Revenues			
540.3	Industrial Reuse Revenues			
540.4	Reuse Revenues From Public Authorities			
540.5	Other Reuse Revenues			
540	Total Flat Rate Reuse Revenues			
Measured Reuse Revenues:				
541.1	Residential Reuse Revenues			
541.2	Commercial Reuse Revenues	2	2	35,884
541.3	Industrial Reuse Revenues			
541.4	Reuse Revenues From Public Authorities			
541	Total Measured Reuse Revenues			35,884
544	Reuse Revenues From Other Systems			
Total Reclaimed Water Sales				35,884
Total Wastewater Operating Revenues				\$ 1,275,706

\* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

UTILITY NAME: KW Resort Utilities Corp  
 SYSTEM NAME / COUNTY: KW Resort Utilities / Monroe

YEAR OF REPORT  
 December 31, 2010

WASTEWATER UTILITY EXPENSE ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 COLLECTION EXPENSES - OPERATIONS (d)	.2 SOURCE OF SUPPLY AND EXPENSES - MAINTENANCE (e)	.3 PUMPING EXPENSES - OPERATIONS (f)	.4 PUMPING EXPENSES - MAINTENANCE (g)	.5 TREATMENT & DISPOSAL EXPENSES - OPERATIONS (h)	.6 TREATMENT & DISPOSAL EXPENSES - MAINTENANCE (i)
701	Salaries and Wages - Employees	\$ 298,583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
703	Salaries and Wages - Officers, Directors and Majority Stockholders	147,000						
704	Employee Pensions and Benefits	66,559						
710	Purchased Sewage Treatment	19,716				19,716		
711	Sludge Removal Expense	151,219			15,894	135,325		
715	Purchased Power							
716	Fuel for Power Production							
718	Chemicals	22,769				22,769		
720	Materials and Supplies	27,510		10,601		941		7,475
731	Contractual Services - Engineering	29,379		29,199				
732	Contractual Services - Accounting	14,496						
733	Contractual Services - Legal	11,608						
734	Contractual Services - Mgt. Fees	55,120						
735	Contractual Services - Testing	19,619					19,619	
736	Contractual Services - Other	44,543		5,981		10,755	6,635	21,172
741	Rental of Building/Real Property							
742	Rental of Equipment	3,739				1,383		2,356
750	Transportation Expense	8,502					8,502	
756	Insurance - Vehicle							
757	Insurance - General Liability	24,734					24,734	
758	Insurance - Workmens Comp.	13,923						
759	Insurance - Other							
760	Advertising Expense	217						
766	Regulatory Commission Expenses - Amortization of Rate Case Expense	116,654						
767	Regulatory Commission Exp -Other							
770	Bad Debt Expense							
775	Miscellaneous Expenses	51,260					431	
	Total Wastewater Utility Expenses	\$ 1,127,150	\$ -	\$ 45,781	\$ 15,894	\$ 13,079	\$ 239,077	\$ 31,003

S-10(a)  
 GROUP 1

UTILITY NAME: KW Resort Utilities Corp  
 SYSTEM NAME / COUNTY: KW Resort Utilities / Monroe

YEAR OF REPORT  
 December 31, 2010

WASTEWATER UTILITY EXPENSE ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	.7 CUSTOMER ACCOUNTS EXPENSE (j)	.8 ADMIN. & GENERAL EXPENSES (k)	.9 RECLAIMED WATER TREATMENT EXPENSES - OPERATIONS (l)	.10 RECLAIMED WATER TREATMENT EXPENSES - MAINTENANCE (m)	.11 RECLAIMED WATER DISTRIBUTION EXPENSES - OPERATIONS (n)	.12 RECLAIMED WATER DISTRIBUTION EXPENSES - MAINTENANCE (o)
701	Salaries and Wages - Employees	\$ -	\$ 298,583	\$ -		\$ -	\$ -
703	Salaries and Wages - Officers, Directors and Majority Stockholders		147,000				
704	Employee Pensions and Benefits		66,559				
710	Purchased Sewage Treatment						
711	Sludge Removal Expense						
715	Purchased Power						
716	Fuel for Power Production						
718	Chemicals						
720	Materials and Supplies		7,147				
731	Contractual Services - Engineering		180				
732	Contractual Services - Accounting		14,496				
733	Contractual Services - Legal		11,608				
734	Contractual Services - Mgt. Fees		55,120				
735	Contractual Services - Testing						
736	Contractual Services - Other						
741	Rental of Building/Real Property						
742	Rental of Equipment						
750	Transportation Expense						
756	Insurance - Vehicle						
757	Insurance - General Liability						
758	Insurance - Workmens Comp.		13,923				
759	Insurance - Other						
760	Advertising Expense		217				
766	Regulatory Commission Expenses - Amortization of Rate Case Expense		116,654				
767	Regulatory Commission Exp.-Other						
770	Bad Debt Expense						
775	Miscellaneous Expenses		50,829				
	Total Wastewater Utility Expenses	\$ -	\$ 782,316	\$ -	\$ -	\$ -	\$ -

S-10(b)  
 GROUP 1

**CALCULATION OF THE WASTEWATER SYSTEMS EQUIVALENT RESIDENTIAL UNITS**

METER SIZE (a)	TYPE OF METER (b)	EQUIVALENT FACTOR (c)	NUMBER OF METERS (d)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
All Residential		1.0	1,588	1,588
5/8"	Displacement	1.0	131	131
3/4"	Displacement	1.5		
1"	Displacement	2.5	5	13
1 1/2"	Displacement or Turbine	5.0		
2"	Displacement, Compound or Turbine	8.0	8	64
3"	Displacement	15.0		
3"	Compound	16.0		
3"	Turbine	17.5		
4"	Displacement or Compound	25.0	1	25
4"	Turbine	30.0		
6"	Displacement or Compound	50.0		
6"	Turbine	62.5		
8"	Compound	80.0	1	80
8"	Turbine	90.0		
10"	Compound	115.0		
10"	Turbine	145.0		
12"	Turbine	215.0		
Total Wastewater System Meter Equivalents				1,901

**CALCULATION OF THE WASTEWATER SYSTEM EQUIVALENT RESIDENTIAL CONNECTIONS**

Provide a calculation used to determine the value of one wastewater equivalent residential connection (ERC).

Use one of the following methods:

- (a) If actual flow data are available from the preceding 12 months, divide the total annual single family residence (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

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

$$ERC = ( \text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 280 \text{ gallons per day} )$$

For wastewater only utilities:

Subtract all general use and other non-residential customer gallons from the total gallons treated.

Divide the remainder (SFR customers) by 365 days to reveal single family residence customer gallons per

**NOTE:** Total gallons treated includes both treated and purchased treatment

ERC Calculation:	(	103,190,000	/ 365 days ) / 250 gpd =	1,131
		(total gallons treated)		

UTILITY NAME: KW Resort Utilities Corp  
 SYSTEM NAME / COUNTY: KW Resort Utilities / Monroe

**YEAR OF REPORT**  
**December 31, 2010**

**WASTEWATER TREATMENT PLANT INFORMATION**  
 Provide a separate sheet for each wastewater treatment facility

Permitted Capacity	499,999		
Basis of Permit Capacity (1)	3 Month Average		
Manufacturer	Davco/US Filter		
Type (2)	AWT		
Hydraulic Capacity	499,999		
Average Daily Flow	282,712		
Total Gallons of Wastewater Treated	103,190,000		
Method of Effluent Disposal	Golf Course / Reuse		

- (1) Basis of permitted capacity as stated on the Florida DEP WWTP Operating Permit (i.e. average annual daily flow, etc)
- (2) Contact stabilization, advanced treatment, etc.



UTILITY NAME: KW Resort Utilities Corp  
 SYSTEM NAME / COUNTY: KW Resort Utilities / Monroe

**YEAR OF REPORT**  
**December 31, 2010**

**OTHER WASTEWATER SYSTEM INFORMATION**

Furnish information below for each system. A separate page should be supplied where necessary.	
1. Present ERC's * that system can efficiently serve.	<u>1,996</u>
2. Maximum number of ERC's * which can be served.	<u>1,996</u>
3. Present system connection capacity (in ERC's *) using existing lines.	<u>1996</u>
4. Future system connection capacity (in ERC's *) upon service area buildout.	<u>1996</u>
5. Estimated annual increase in ERC's *.	<u>20</u>
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.	<u>None</u>
7. If the utility uses reuse as a means of effluent disposal, attach a list of the reuse end users and the amount of reuse provided to each, if known.	<u>Key West Golf Club: 70.81MG; Monroe County Detention Center: 19.71 MG</u>
8. If the utility does not engage in reuse, has a reuse feasibility study been completed?	<u>N/A</u>
If so, when?	<u></u>
9. Has the utility been required by the DEP or water management district to implement reuse?	<u>N/A</u>
If so, what are the utility's plans to comply with the DEP?	<u></u>
10. When did the company last file a capacity analysis report with the DEP?	<u>February 2008</u>
11. If the present system does not meet the requirements of DEP rules:	
a. Attach a description of the plant upgrade necessary to meet the DEP rules.	
b. Have these plans been approved by DEP?	<u>N/A</u>
c. When will construction begin?	<u></u>
d. Attach plans for funding the required upgrading.	<u></u>
e. Is this system under any Consent Order of the DEP?	<u></u>
11. Department of Environmental Protection ID #	<u>FLA014951-258748</u>

\* An ERC is determined based on the calculation on the bottom of Page S-11

**Reconciliation of Revenue to  
Regulatory Assessment Fee Revenue  
Wastewater Operations  
Class A & B**

**Company: KW Resort Utilities Corp**

**For the Year Ended December 31, 2010**

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues per Sch. F-3	Gross Wastewater Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Total Flat-Rate revenues (521.1 - 521.6)	\$ -	\$ 402,023	\$ (402,023)
Total Measured Revenues (522.1 - 522.5)	1,190,806	791,185	399,621
Revenues from Public Authorities (523)	-	-	-
Revenues from Other Systems (524)	-	-	-
Interdepartmental Revenues (525)	-	-	-
Total Other Wastewater Revenues (530 - 536) (1)	49,016	73,348	(24,332)
Reclaimed Water Sales (540.1 - 544)	35,884	-	35,884
<b>Total Wastewater Operating Revenue</b>	<b>\$ 1,275,706</b>	<b>\$ 1,266,556</b>	<b>\$ 9,150</b>
<b>LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Wastewater Operating Revenues</b>	<b>\$ 1,275,706</b>	<b>\$ 1,266,556</b>	<b>\$ 9,150</b>

**Explanations:**

Amended RAF Return to be filed

(1) RAF return includes reclaimed water sales as other revenues.

**Instructions:**

For the current year, reconcile the gross water revenues reported on Schedule F-3 with the gross water revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).