

CLASS "A" OR "B"

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

ANNUAL REPORT

OF

**OFFICIAL COPY**  
**Public Service Commission**  
**Do Not Remove From This Office**

SU336-13-AR

**KW Resort Utilities Corp**

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Exact Legal Name of Respondent

168-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED

31-Dec-13

Form PSC/WAW 3 (Rev. 12/99)

RECEIVED  
FLORIDA PUBLIC SERVICE  
COMMISSION  
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DIVISION OF  
ACCOUNTING & FINANCE

## GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 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 requiring dollar entries should be rounded to the nearest dollar unless otherwise specifically indicated.
7. Complete this report by means which result in a permanent record, such as by computer or 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 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. For water and wastewater utilities with more than one rate group and/or system, water and wastewater pages should be completed for each rate group and/or system group. These pages should be grouped together and tabbed by rate group and/or system.
11. All other water and wastewater operations not regulated by the Commission and other regulated industries should be reported as "Other than Reporting Systems".
12. 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.
13. 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.
14. 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, FL 32399-0873**

The fourth copy should be retained by the utility.

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# **EXECUTIVE SUMMARY**

UTILITY NAME: KW Resort Utilities Corp

**CERTIFICATION OF ANNUAL REPORT**

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

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>

1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission.

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the the financial statement of the utility.

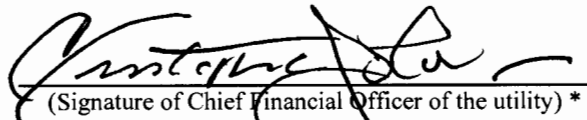
YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the 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.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\_\_\_\_\_  
(Signature of Chief Executive Officer of the utility) \*

1.	2.	3.	4.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

  
(Signature of 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  
31-Dec-13

**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  
6630 Front Street  
Key West, Florida 33040

Telephone: (305) 295-3301

E Mail Address: Chris@kwru.com

WEB Site: www.kwru.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:

Christopher Johnson  
6630 Front Street  
Key West, FL 33040

Telephone: 305 295-3301

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

KW Resort Utilities Corp  
6630 Front Street  
Key West, Florida 33040

Telephone: 305 295-3301

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

Jeffrey E. Allen, CPA

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% or more of the voting securities of the utility:

	Name	Percent Ownership
1.	<u>William Smith Jr</u>	<u>70%</u>
2.	<u>Alexander Smith</u>	<u>10%</u>
3.	<u>Barton Smith</u>	<u>10%</u>
4.	<u>Leslie Johnson</u>	<u>10%</u>
5.	<u></u>	<u></u>
6.	<u></u>	<u></u>
7.	<u></u>	<u></u>
8.	<u></u>	<u></u>

UTILITY NAME: KW Resort Utilities Corp

<b>YEAR OF REPORT</b> 31-Dec-13
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**DIRECTORY OF PERSONNEL WHO CONTACT  
THE FLORIDA PUBLIC SERVICE COMMISSION**

NAME OF COMPANY REPRESENTATIVE (1)	TITLE OR POSITION (2)	ORGANIZATIONAL UNIT TITLE (3)	USUAL PURPOSE FOR CONTACT WITH FPSC
Christopher A. Johnson	President	KW Resort Utilities Corp.	All utility matters
Jeffrey E. Allen, CPA.	CPA	Jeffrey E Allen, CPA.	Regulatory and accounting matters
Barton Smith ESQ (305) 296-8448	Director	KW Resort Utilities Corp.	Legal Counsel
Deborah Swain (305) 441-0123 Ext. 220	Consultant	Milian, Swain & Assoc. Inc.	Regulatory and accounting 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:

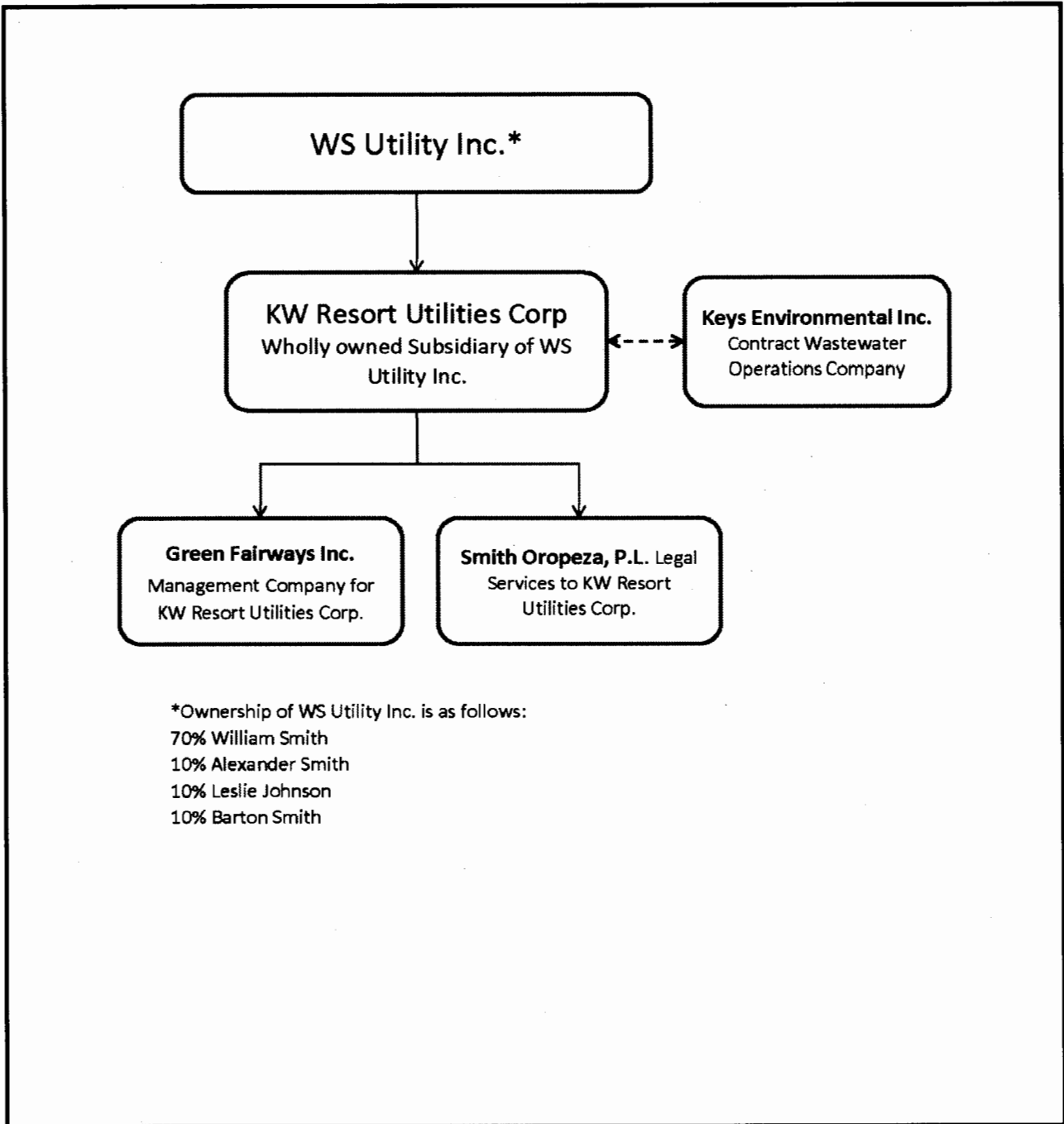
- A. Brief company history.
- B. Public services rendered.
- C. Major goals and objectives.
- D. Major operating divisions and functions.
- E. Current and projected growth patterns.
- F. Major transactions having a material effect on operations.

A.	K W Resort Utilites Corporation 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 Corporation's goal is to provide a fair return on investment to its stockholders while providing quality wastewater treatment services to its customers
D.	The Utility provides wastewater treatment services only
E.	KW Resort Utilities expects healthy growth in the recovering economy, the hospitality sector has been very active since 2011. The Utility has done engineering and design for a WWTP expansion treatment plant capacity is 83% and the permitting and construction for the new connections is underway.
F.	None

**PARENT / AFFILIATE ORGANIZATION CHART**

Current as of 12/31/2013

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



**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 THE UTILITY (c)	OFFICERS' COMPENSATION (d)
Christopher Johnson	President	100	\$141,792
Gwen Smith	Board Secretary	Annual Meeting as needed	0

**COMPENSATION OF DIRECTORS**

For each director, list the number of director meetings attended by each director and the compensation received as a director from the respondent.			
NAME (a)	TITLE (b)	NUMBER OF DIRECTORS' MEETINGS ATTENDED (c)	DIRECTORS' COMPENSATION (d)
William L. Smith, Jr	Chairman	1	\$500
Alexander Smith	Director	1	\$500
Barton W. Smith	Director	1	\$500
Gwenn Smith	Board Secretary	As needed	\$0

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

List all contracts, agreements, or 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.

**AFFILIATION OF OFFICERS AND DIRECTORS**

For each of the officials listed on page E-6, list the principle occupation or business 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)	PRINCIPLE 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 Inc.	10 South Lasalle Street Suite 2660 Chicago, IL 60603
	Partner	Smith Hemmesch Burke & Kaczynski	10 South Lasalle Street Suite 2660 Chicago, IL 60603
	Member	Benicia Partners LLC	10 South Lasalle Street Suite 2660 Chicago, IL 60603
	Manager	Courtland Court LLC	10 South Lasalle Street Suite 2660 Chicago, IL 60603
	Manager	Smith & Smith	10 South Lasalle Street Suite 2660 Chicago, IL 60603
	Member	Antioch Golf LLC	2280 WHITE OAK CIRCLE STE 100 AURORA, IL 60502
	Member	Rail Golf LLC	10 South Lasalle Street Suite 2660 Chicago, IL 60603
	Member	Deer Creek Golf LLC	25055 S. WESTERN AVE. UNIVERSITY PARK, IL 60484
	Managing Member	Gulf County Land LLC	10 South Lasalle Street Suite 2660 Chicago, IL 60603
	Manager	900 Commerce LLC	10 South Lasalle Street Suite 2660 Chicago, IL 60603
Barton Smith	Manager	Smith Oropeza PL	138-142 Simonton St. Key West, FL 33030
	Managing Member	Sunset Marina LLC	5555 COLLEGE ROAD KEY WEST, FL 33040
	Owner	Stock Island Holdings, LLC	5555 COLLEGE ROAD KEY WEST, FL 33040
	Managing Member	Sunset Title Insurance, LLC	138-142 Simonton Street KEY WEST, FL 33040
Christopher Johnson	President	Keys Environmental Inc.	1212 Von Phister St. Key West FL 33040
	Managing Member	Johnson Constructors LLC	1212 Von Phister St. Key West FL 33040
	Trustee (Chairman)	Key West Rotary Club Foundation Inc.	819 Peacock Plaza #822 Key West, FL 33040
Alexander Smith	Manager	ACS 216 Harbor Place LLC	107 Front Street 216 Key West, FL 33040

UTILITY NAME: KW Resort Utilities Corp

<b>YEAR OF REPORT</b> <b>31-Dec-13</b>
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**BUSINESSES WHICH ARE A BY-PRODUCT, COPRODUCT OR JOINT-PRODUCT  
RESULT OF PROVIDING WATER OR WASTEWATER 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 wastewater 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 revenue and expenses segregated out as nonutility also.

BUSINESS OR SERVICE CONDUCTED (a)	ASSETS		REVENUES		EXPENSES	
	BOOK COST OF ASSETS (b)	ACCOUNT NUMBER (c)	REVENUES GENERATED (d)	ACCOUNT NUMBER (e)	EXPENSES INCURRED (f)	ACCOUNT NUMBER (g)
None	\$ _____		\$ _____		\$ _____	

**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, and 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:

- management, legal and accounting services
- computer services
- engineering & construction services
- repairing and servicing of equipment
- material and supplies furnished
- leasing of structures, land, and equipment
- rental transactions
- sale, purchase or transfer of various products

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 (S)old (d)	AMOUNT (e)
Green Fairways	Management & Construction Services	7/1/99 - Open	P	\$60,000
Green Fairways	Parts relating to Reclaimed Water System		S	\$3,207
Smith Oropeza P.L.	General Legal Representation	3/1/2013	P	\$3,983
Smith Oropeza P.L.	PSC Claim vs. Monroe County	1/3/2013	P	\$14,806
Keys Environmental, Inc.	Sub contract work for KWRU	1/6/2013	S	\$10,946

UTILITY NAME: KW Resort Utilities Corp

**YEAR OF REPORT**  
31-Dec-13

**BUSINESS TRANSACTIONS WITH RELATED PARTIES (Cont'd)**

**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
  - write-off 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 reported. (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		\$ _____	\$ _____	\$ _____	\$ _____
		_____	_____	_____	_____
		_____	_____	_____	_____
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**FINANCIAL  
SECTION**

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UTILITY NAME: KW Resort Utilities Corp

<b>YEAR OF REPORT</b> 31-Dec-13
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**COMPARATIVE BALANCE SHEET  
ASSETS AND OTHER DEBITS**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR ** (d)	CURRENT YEAR (e)
<b>UTILITY PLANT</b>				
101-106	Utility Plant	F-7	\$ 12,023,925	\$ 12,172,514
108-110	Less: Accumulated Depreciation and Amortization	F-8	(5,169,419)	(5,609,004)
Net Plant			\$ 6,854,506	\$ 6,563,510
114-115	Utility Plant Acquisition adjustment (Net)	F-7	-	-
116 *	Other Utility Plant Adjustments			
Total Net Utility Plant			\$ 6,854,506	\$ 6,563,510
<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	-	603,012
124	Utility Investments	F-10	-	-
125	Other Investments	F-10	-	-
126-127	Special Funds	F-10	-	-
Total Other Property & Investments			\$ -	\$ 603,012
<b>CURRENT AND ACCRUED ASSETS</b>				
131	Cash		\$ 246,599	\$ 431,973
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 Uncollectible Accounts	F-11	205,548	127,851
145	Accounts Receivable from Associated Companies	F-12	883,534	
146	Notes Receivable from Associated Companies	F-12		
151-153	Material and Supplies			
161	Stores Expense			
162	Prepayments		6,340	17,918
171	Accrued Interest and Dividends Receivable			
172 *	Rents Receivable			
173 *	Accrued Utility Revenues			
174	Misc. Current and Accrued Assets	F-12	13,125	15,573
Total Current and Accrued Assets			\$ 1,355,146	\$ 593,314

\* Not Applicable for Class B Utilities

\*\* Beginning Balances of Utility Plant and Accumulated Depreciation Restated

UTILITY NAME: KW Resort Utilities Corp

<b>YEAR OF REPORT</b> <b>31-Dec-13</b>
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**COMPARATIVE BALANCE SHEET  
ASSETS AND OTHER DEBITS**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
<b>DEFERRED DEBITS</b>				
181	Unamortized Debt Discount & Expense	F-13	\$ -	\$ -
182	Extraordinary Property Losses	F-13	-	-
183	Preliminary Survey & Investigation Charges		-	-
184	Clearing Accounts		-	-
185 *	Temporary Facilities		-	-
186	Misc. Deferred Debits	F-14	-	-
187 *	Research & Development Expenditures		-	-
190	Accumulated Deferred Income Taxes		-	-
Total Deferred Debits			\$ -	\$ -
<b>TOTAL ASSETS AND OTHER DEBITS</b>			<u>\$ 8,209,652</u>	<u>\$ 7,759,836</u>

\* 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

<b>YEAR OF REPORT</b> 31-Dec-13
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**COMPARATIVE BALANCE SHEET  
EQUITY CAPITAL AND LIABILITIES**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR ** (d)	CURRENT 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	F-16	(1,130,865)	(1,175,004)
216	Reacquired Capital Stock			
218	Proprietary Capital (Proprietorship and Partnership Only)		-	-
Total Equity Capital			\$ (332,724)	\$ (376,862)
<b>LONG TERM DEBT</b>				
221	Bonds	F-15	-	-
222 *	Reacquired Bonds		-	-
223	Advances from Associated Companies	F-17		
224	Other Long Term Debt	F-17	458,788	417,054
Total Long Term Debt			\$ 458,788	417,054
<b>CURRENT AND ACCRUED LIABILITIES</b>				
231	Accounts Payable		113,062	93,133
232	Notes Payable	F-18		
233	Accounts Payable to Associated Companies	F-18		
234	Notes Payable to Associated Companies	F-18	1,031,500	852,903
235	Customer Deposits		152,333	157,307
236	Accrued Taxes		34,387	35,341
237	Accrued Interest	F-19	101,925	-
238	Accrued Dividends			
239	Matured Long Term Debt			
240	Matured Interest			
241	Miscellaneous Current & Accrued Liabilities	F-20	33,865	32,614
Total Current & Accrued Liabilities			\$ 1,467,072	1,171,297

\* Not Applicable for Class B Utilities

\*\* Beginning Balance Retained Earnings Restated

UTILITY NAME: KW Resort Utilities Corp

<b>YEAR OF REPORT</b> 31-Dec-13
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**COMPARATIVE BALANCE SHEET  
EQUITY CAPITAL AND LIABILITIES**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR ** (d)	CURRENT YEAR (e)
<b>DEFERRED CREDITS</b>				
251	Unamortized Premium On Debt	F-13	\$ -	\$ -
252	Advances For Construction	F-20	-	-
253	Other Deferred Credits	F-21	-	-
255	Accumulated Deferred Investment Tax Credits		-	-
Total Deferred Credits			\$ -	\$ -
<b>OPERATING RESERVES</b>				
261	Property Insurance Reserve		\$ -	\$ -
262	Injuries & 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	\$ 9,234,708	\$ 9,497,752
272	Accumulated Amortization of Contributions in Aid of Construction	F-22	(2,618,193)	(2,949,406)
Total Net C.I.A.C.			\$ 6,616,515	\$ 6,548,347
<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 Accumulated Deferred Income Tax			\$ -	\$ -
<b>TOTAL EQUITY CAPITAL AND LIABILITIES</b>			\$ 8,209,652	\$ 7,759,836

\*\* Beginning Balance CIAC and Accum Amortization Restated

UTILITY NAME: **KW Resort Utilities Corp**

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**COMPARATIVE OPERATING STATEMENT**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR * (e)
<b>UTILITY OPERATING INCOME</b>				
400	Operating Revenues	F-3(b)	\$ 1,456,118	\$ 1,425,362
469, 530	Less: Guaranteed Revenue and AFPI	F-3(b)		
Net Operating Revenues			\$ 1,456,118	\$ 1,425,362
401	Operating Expenses	F-3(b)	\$ 1,192,618	\$ 1,246,137
403	Depreciation Expense:	F-3(b)	\$ 376,799	\$ 439,585
	Less: Amortization of CIAC	F-22	(322,940)	(331,213)
Net Depreciation Expense			\$ 53,859	\$ 108,372
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	64,879	125,894
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			\$ 1,311,356	\$ 1,480,403
Net Utility Operating Income			\$ 144,762	\$ (55,041)
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)]			\$ 144,762	\$ (55,041)

\* For each account, Column e should agree with Cloumns f, g and h on F-3(b)

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

WATER SCHEDULE W-3 * (f)	WASTEWATER SCHEDULE S-3 * (g)	OTHER THAN REPORTING SYSTEMS (h)
\$ _____	\$ 1,425,362	\$ -
\$ _____	\$ 1,425,362	\$ -
\$ _____	\$ 1,246,137	\$ -
_____	439,585 (331,213)	-
\$ _____	\$ 108,372	\$ -
_____	-	-
_____	-	-
_____	125,894	-
_____	-	-
_____	-	-
_____	-	-
_____	-	-
_____	-	-
_____	-	-
\$ _____	\$ 1,480,403	\$ -
\$ _____	\$ (55,041)	\$ -
_____	-	-
_____	-	-
_____	-	-
_____	-	-
\$ _____	\$ (55,041)	\$ -

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

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

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
Total Utility Operating Income [from page F-3(a)]			\$ 144,762	\$ (55,041)
<b>OTHER INCOME AND DEDUCTIONS</b>				
415	Revenues-Merchandising, Jobbing, and Contract Deductions		\$ -	\$ -
416	Costs & Expenses of Merchandising Jobbing, and Contract Work		-	-
419	Interest and Dividend Income		47	31,974
421	Nonutility Income		9,279	39,050
426	Miscellaneous Nonutility Expenses		49,878	18,130
Total Other Income and Deductions			\$ 59,204	\$ 89,154
<b>TAXES APPLICABLE TO OTHER INCOME</b>				
408.2	Taxes Other Than Income		\$ -	\$ -
409.2	Income Taxes		-	-
410.2	Provision for Deferred Income Taxes		-	-
411.2	Provision for Deferred Income Taxes - Credit		-	-
412.2	Investment Tax Credits - Net		-	-
412.3	Investment Tax Credits Restored to Operating Income		-	-
Total Taxes Applicable To Other Income			\$ -	\$ -
<b>INTEREST EXPENSE</b>				
427	Interest Expense	F-19	\$ 100,924	\$ 78,212
428	Amortization of Debt Discount & Expense	F-13	-	-
429	Amortization of Premium on Debt	F-13	-	-
Total Interest Expense			\$ 100,924	\$ 78,212
<b>EXTRAORDINARY ITEMS</b>				
433	Extraordinary Income		\$ -	\$ -
434	Extraordinary Deductions		-	-
409.3	Income Taxes, Extraordinary Items		-	-
Total Extraordinary Items			\$ -	\$ -
<b>NET INCOME</b>			<b>\$ 103,042</b>	<b>\$ (44,100)</b>

Explain Extraordinary Income:

NONE

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UTILITY NAME: KW Resort Utilities Corp

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**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	\$ -	\$ 12,172,514
	Less:			
	Nonused and Useful Plant (1)			
108	Accumulated Depreciation	F-8	-	(5,609,004)
110	Accumulated Amortization	F-8	-	-
271	Contributions In Aid of Construction	F-22	-	(9,497,752)
252	Advances for Construction	F-20	-	-
Subtotal			\$ _____	\$ (2,934,242)
272	Add: Accumulated Amortization of Contributions in Aid of Construction	F-22	-	2,949,406
Subtotal			\$ _____	\$ 15,163
114	Plus or Minus: Acquisition Adjustments (2)	F-7	-	-
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	-	-
	Working Capital Allowance (3)			432,227
	Other (Specify): _____ _____ _____			
RATE BASE			\$ _____	\$ 447,390
NET UTILITY OPERATING INCOME			\$ _____	\$ (55,041)
ACHIEVED RATE OF RETURN (Operating Income / Rate Base)			_____	-12.30%

**NOTES :**

- (1) Estimate based on the methodology used in the last rate proceeding.
- (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.

UTILITY NAME: KW Resort Utilities Corp

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

CLASS OF CAPITAL (a)	DOLLAR AMOUNT (2) (b)	PERCENTAGE OF CAPITAL (c)	ACTUAL COST RATES (3) (d)	WEIGHTED COST (c x d) (e)
Common Equity	\$ _____	_____	12.67%	_____
Preferred Stock	_____	_____	_____	_____
Long Term Debt	417,054	29.22%	7.36%	2.15%
Short Term Debt	_____	_____	_____	_____
Customer Deposits	157,307	11.02%	6.00%	0.66%
Tax Credits - Zero Cost	_____	_____	_____	_____
Tax Credits - Weighted Cost	_____	_____	_____	_____
Deferred Income Taxes	_____	_____	_____	_____
Other - Note Payable- Assoc Company	852,903	59.76%	6.50%	3.88%
<b>Total</b>	<b>\$ 1,427,264</b>	<b>100.00%</b>		<b>6.69%</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 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.



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**UTILITY PLANT  
ACCOUNTS 101 - 106**

ACCT. (a)	DESCRIPTION (b)	WATER (c)	WASTEWATER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
101	Plant Accounts: Utility Plant In Service	\$ _____	\$ 12,172,514	\$ _____	\$ 12,172,514
102	Utility Plant Leased to Other	_____	_____	_____	-
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>	\$ _____	\$ 12,172,514	\$ -	\$ 12,172,514

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

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

ACCT. (a)	DESCRIPTION (b)	WATER (c)	WASTEWATER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
114	Acquisition Adjustment	\$ _____	N/A	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
	<b>Total Plant Acquisition Adjustments</b>	\$ -	\$ -	\$ -	\$ -
115	Beginning Bal	\$ _____	\$ _____	\$ _____	\$ -
	Accumulated Amortization	_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
	<b>Total Accumulated Amortization</b>	\$ -	\$ -	\$ -	\$ -
	<b>Net Acquisition Adjustments</b>	\$ -	\$ -	\$ -	\$ -

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

DESCRIPTION (a)	WATER (b)	WASTEWATER (c)	OTHER THAN REPORTING SYSTEMS (d)	TOTAL (e)
<b>ACCUMULATED DEPRECIATION</b>				
Account 108				
Balance first of year	\$	\$ 5,169,419	\$ -	\$ 5,169,419
Credit during year:				
Accruals charged to:				
Account 108.1 (1)	\$	\$ 439,585	\$	\$ 439,585
Account 108.2 (2)				-
Account 108.3 (2)				-
Other Accounts (specify):				
Restate Accumulated Depreciation		-		-
Salvage				-
Other Credits (Specify):				
<b>Total Credits</b>	\$ -	\$ 439,585	\$ -	\$ 439,585
Debits during year:				
Book cost of plant retired	-	-		-
Cost of Removal	-	-		-
Other Debits (specify):				-
<b>Total Debits</b>	\$ -	\$ -	\$ -	\$ -
<b>Balance end of year</b>	\$ -	\$ 5,609,004	\$ -	\$ 5,609,004
<b>ACCUMULATED AMORTIZATION</b>				
Account 110				
Balance first of year	\$			
Credit during year:				
Accruals charged to:				
Account 110.2 (2)	\$ -	\$ -	\$	\$ -
Other Accounts (specify):				-
<b>Total credits</b>	\$ -	\$ -	\$ -	\$ -
Debits during year:				
Book cost of plant retired				-
Other debits (specify):				-
<b>Total Debits</b>	\$ -	\$ -	\$ -	\$ -
<b>Balance end of year</b>	\$ -	\$ -	\$ -	\$ -

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

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

DESCRIPTION OF CASE (DOCKET NO.) (a)	EXPENSE INCURRED DURING YEAR (b)	CHARGED OFF DURING YEAR	
		ACCT. (d)	AMOUNT (e)
_____	\$ _____	_____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total	\$ _____	_____	\$ _____ 0

**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): _____ _____ _____	_____ _____ _____
Total Special Deposits	\$ _____ -
OTHER SPECIAL DEPOSITS (Account 133): NONE _____ _____ _____	\$ _____ - _____ _____
Total Other Special Deposits	\$ _____ -

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**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): <u>WS Utilities / Investment</u>	\$ _____	\$ <u>603,012</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
<b>Total Investment in Associated Companies</b>		<b>\$ <u>603,012</u></b>
UTILITY INVESTMENTS (Account 124): <u>N/A</u>	\$ _____	\$ _____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
<b>Total Utility Investment</b>		<b>\$ <u>-</u></b>
OTHER INVESTMENTS (Account 125): <u>N/A</u>	\$ _____	\$ _____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
<b>Total Other Investment</b>		<b>\$ <u>-</u></b>
SPECIAL FUNDS (Class A Utilities: Accounts 126 and 127; Class B Utilities: Account 127): <u>N/A</u>		\$ _____
_____		_____
_____		_____
_____		_____
_____		_____
<b>Total Special Funds</b>		<b>\$ <u>-</u></b>

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**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  
Amounts included in Accounts 142 and 144 should be listed individually.

DESCRIPTION (a)	TOTAL (b)
<b>CUSTOMER ACCOUNTS RECEIVABLE (Account 141):</b>	
Water	\$ _____
Wastewater	_____ 57,177
Other	_____
<hr/>	
Total Customer Accounts Receivable	\$ 57,177
<b>OTHER ACCOUNTS RECEIVABLE ( Account 142):</b>	
Other Miscellaneous	\$ 76,952
Escrow Deposits	3,722
<hr/>	
<hr/>	
Total Other Accounts Receivable	\$ 80,674
<b>NOTES RECEIVABLE (Account 144 ):</b>	
_____	\$ _____
_____	_____
_____	_____
<hr/>	
Total Notes Receivable	\$ -
<hr/>	
Total Accounts and Notes Receivable	\$ 137,851
<hr/>	
<b>ACCUMULATED PROVISION FOR UNCOLLECTIBLE ACCOUNTS ( Account 143 )</b>	
Balance first of year	\$ (10,000)
Provision for uncollectibles for current year	\$ _____
Collection of accounts previously written off	_____
Utility Accounts	_____
Others	_____
<hr/>	
Total Additions	\$ _____
<hr/>	
<b>Deduct accounts written off during year:</b>	
Utility Accounts	_____
Others	_____
<hr/>	
<hr/>	
Total accounts written off	\$ -
<hr/>	
Balance end of year	\$ (10,000)
<hr/>	
<b>TOTAL ACCOUNTS AND NOTES RECEIVABLE - NET</b>	<b>\$ 127,851</b>



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

Report each account receivable from associated companies separately.

DESCRIPTION (a)	TOTAL (b)
NONE	\$ _____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
Total	\$ <u>          0</u>

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

Report each note receivable from associated companies separately.

DESCRIPTION (a)	INTEREST RATE (b)	TOTAL (c)
NONE	%	\$ _____ -
_____	%	_____
_____	%	_____
_____	%	_____
_____	%	_____
_____	%	_____
_____	%	_____
_____	%	_____
Total		\$ <u>          -</u>

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

DESCRIPTION - Provide itemized listing (a)	BALANCE END OF YEAR (b)
Utility deposits (Water and electric)	\$ 13,125
Undeposited Funds	2,448
_____	_____
_____	_____
Total Miscellaneous Current and Accrued Assets	\$ <u>          15,573</u>

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**UNAMORTIZED DEBT DISCOUNT AND EXPENSE AND PREMIUM ON DEBT  
ACCOUNTS 181 AND 251**

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): N/A	\$ _____	\$ _____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Unamortized Debt Discount and Expense	\$ _____	\$ _____ -
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)
N/A	\$ _____ -
_____	_____
_____	_____
Total Extraordinary Property Losses	\$ _____ -

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**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)		
None	\$ _____	\$ _____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Deferred Rate Case Expense	\$ _____ -	\$ _____ -
OTHER DEFERRED DEBITS (Class A Utilities: Account 186.2):		
None	\$ _____	\$ _____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Other Deferred Debits	\$ _____ -	\$ _____ -
REGULATORY ASSETS (Class A Utilities: Account. 186.3):		
None	\$ _____ -	\$ _____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Regulatory Assets	\$ _____ -	\$ _____ -
<b>TOTAL MISCELLANEOUS DEFERRED DEBITS</b>	\$ _____ -	\$ _____ -

UTILITY NAME:

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

DESCRIPTION (a)	RATE (b)	TOTAL (c)
<b>COMMON STOCK</b>		
Par or stated value per share	1.00	1.00
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>REFERRED 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 ** ADJUSTED	\$ (1,130,865)
439	Changes to Account: Adjustments to Retained Earnings ( requires Commission approval prior to use): Credits: _____	\$ _____
	Total Credits:	\$ -
	Miscellaneous Prior Period Corrections _____	\$ (39)
	Total Debits:	\$ (39)
435	Balance Transferred from Income {income/(loss)}	\$ (44,100)
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	\$ -
215	Year end Balance	\$ (1,175,004)
214	Appropriated Retained Earnings (state balance and purpose of each appropriated amount at year end): _____ _____	_____ _____
214	Total Appropriated Retained Earnings	\$ -
Total Retained Earnings		\$ \$ (1,175,004)
Notes to Statement of Retained Earnings:		

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**ADVANCES FROM ASSOCIATED COMPANIES**  
**ACCOUNT 223**

Report each advance separately.

DESCRIPTION (a)	TOTAL (b)
NONE	\$ _____
Total	\$ _____

**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 , 02/2004 - 03/2017	prime +.075 %	F	\$ 417,054
Total			\$ 417,054

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

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**NOTES PAYABLE  
ACCOUNTS 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): NONE			\$ _____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
Total Account 232			\$ _____
NOTES PAYABLE TO ASSOC. COMPANIES (Account 234): WS Utilities	6.00 %	F	\$ 852,903
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
Total Account 234			\$ 852,903

\* 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	\$ _____

UTILITY NAME: **KW Resort Utilities Corp**

**YEAR OF REPORT**  
**31-Dec-13**

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

DESCRIPTION OF DEBIT (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)		
ACCOUNT NO. 237.1 - Accrued Interest on Long Term Debt BB&T	\$ _____		\$ 17,835	\$ 17,835	\$ _____
Total Account 237.1	\$ -		\$ 17,835	\$ 17,835	\$ -
ACCOUNT NO. 237.2 - Accrued Interest on Other Liabilities					
WS Utilities	\$ 101,113	\$ (101,113)	\$ 60,162	\$ 60,162	\$ -
WLS Capital	359	(359.0)	215	215	-
Escrow Deposit Interest	452	(452)			-
Total Account 237.2	\$ 101,924	\$ (101,924)	\$ 60,377	\$ 60,377	\$ -
Total Account 237 (1)	\$ 101,924	\$ (101,924)	\$ 78,212	\$ 78,212	\$ -
INTEREST EXPENSED:					
Total accrual Account 237			\$ 78,212		
Net Interest Expensed to Account No. 427 (2)			\$ 78,212		

(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



UTILITY NAME: KW Resort Utilities Corp

<b>YEAR OF REPORT</b> 31-Dec-13
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**MISCELLANEOUS CURRENT AND ACCRUED LIABILITIES  
ACCOUNT 241**

DESCRIPTION - Provide itemized listing (a)	BALANCE END OF YEAR (b)
Deferred Income - Residential	\$ 30,114
CitiBusiness/Advantage	2,500
Total Miscellaneous Current and Accrued Liabilities	\$ <u>32,614</u>

**ADVANCES FOR CONSTRUCTION  
ACCOUNT 252**

NAME OF PAYOR * (a)	BALANCE BEGINNING OF YEAR (b)	DEBITS		CREDITS (e)	BALANCE END OF YEAR (f)
		ACCT. DEBIT (c)	AMOUNT (d)		
	\$ 0		\$	\$	\$ -
Total	\$		\$	\$	\$ -

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

UTILITY NAME: KW Resort Utilities Corp

<b>YEAR OF REPORT</b> 31-Dec-13
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**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):		
NONE	\$ _____	\$ _____ -
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Regulatory Liabilities	\$ _____	\$ _____ -
OTHER DEFERRED LIABILITIES (Class A Utilities: Account 253.2):		
_____	\$ _____	\$ _____ -
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Other Deferred Liabilities	\$ _____	\$ _____ -
<b>TOTAL OTHER DEFERRED CREDITS</b>	\$ _____	\$ _____ -

UTILITY NAME: KW Resort Utilities Corp

<b>YEAR OF REPORT</b> <b>31-Dec-13</b>
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**CONTRIBUTIONS IN AID OF CONSTRUCTION  
ACCOUNT 271**

DESCRIPTION (a)	WATER (W-7) (b)	WASTEWATER (S-7) ** (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$ <u>N/A</u>	\$ <u>9,234,708</u>	\$ <u>-</u>	\$ <u>9,234,708</u>
Add credits during year:	\$ <u>          </u>	\$ <u>263,044</u>	\$ <u>-</u>	\$ <u>263,044</u>
Less debit charged during the year	\$ <u>          </u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>
Total Contribution In Aid of Construction	\$ <u>          </u>	\$ <u>9,497,752</u>	\$ <u>-</u>	\$ <u>9,497,752</u>

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

DESCRIPTION (a)	WATER (W-8(a)) (b)	WASTEWATER (S-8(a)) ** (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$ <u>N/A</u>	\$ <u>2,618,193</u>	\$ <u>-</u>	\$ <u>2,618,193</u>
Debits during the year:	\$ <u>          </u>	\$ <u>331,213</u>	\$ <u>-</u>	\$ <u>331,213</u>
Credits during the year	\$ <u>          </u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>
Total Accumulated Amortization of Contributions In Aid of Construction	\$ <u>          </u>	\$ <u>2,949,406</u>	\$ <u>-</u>	\$ <u>2,949,406</u>

\*\* Beginning Balance CIAC and Accumulated Amortization Restated

UTILITY NAME:

KW Resort Utilities Corp

**YEAR OF REPORT**

**31-Dec-13**

**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 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 computations 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, assignments or sharing of the consolidated tax among the group members.

DESCRIPTION (a)	REF. NO. (b)	AMOUNT (c)
Net income for the year	F-3(c)	\$ (44,100)
Reconciling items for the year:		
Taxable income not reported on 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		\$ (44,100)

Computation of tax :  
The Company is taxed as a Subchapter - S Corp.; therefore this Schedule is not applicatble.

# **WATER OPERATION SECTION**

The Company is a wastewater service only, therefore this section has been omitted.

**WASTEWATER  
OPERATION  
SECTION**

UTILITY NAME:

KW Resort Utilities Corp

**YEAR OF REPORT**  
31-Dec-13

**WASTEWATER LISTING OF SYSTEM GROUPS**

List below the name of each reporting system and its certificate number. Those systems which have been consolidated under the same tariff should be assigned a group number. Each individual system which has not been consolidated should be assigned its own group number.  
The wastewater financial schedules (S-2 through S-10) should be filed for the group in total.  
The wastewater engineering schedules (S-11 and S-12) must be filed for each system in the group.  
All of the following wastewater pages (S-2 through S-12) should be completed for each group and arranged by group number.

SYSTEM NAME / COUNTY	CERTIFICATE NUMBER	GROUP NUMBER
KW Resort Utilities / Monroe	168-S	1

UTILITY NAME: KW Resort Utilities Corp

<b>YEAR OF REPORT</b> <b>31-Dec-13</b>
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SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

**SCHEDULE OF YEAR END WASTEWATER RATE BASE**

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	WASTEWATER UTILITY (d)
101	Utility Plant In Service	S-4A	\$ 12,172,514
	Less:		
	Nonused and Useful Plant (1)		
108	Accumulated Depreciation	S-6B	5,609,004
110	Accumulated Amortization	F-8	-
271	Contributions In Aid of Construction	S-7	9,497,752
252	Advances for Construction	F-20	
Subtotal			\$ (2,934,242)
	Add:		
272	Accumulated Amortization of Contributions in Aid of Construction	S-8A	\$ 2,949,406
Subtotal			\$ 15,163
	Plus or Minus:		
114	Acquisition Adjustments (2)	F-7	-
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	-
	Working Capital Allowance (3)		432,227
	Other (Specify):		-
WASTEWATER RATE BASE			\$ 447,390
WASTEWATER OPERATING INCOME		S-3	\$ (55,041)
ACHIEVED RATE OF RETURN (Wastewater Operating Income / Wastewater Rate Base)			<u>-12.30%</u>

NOTES (1) Estimate based on the methodology used in the last rate proceeding.

(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.



UTILITY NAME: KW Resort Utilities Corp

**YEAR OF REPORT**  
31-Dec-13

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

**WASTEWATER OPERATING STATEMENT**

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	WASTEWATER UTILITY (d)
	UTILITY OPERATING INCOME		
400	Operating Revenues	S-9B	\$ 1,425,362
530	Less: Guaranteed Revenue (and AFPI)	S-9A	
	Net Operating Revenues		\$ 1,425,362
401	Operating Expenses	S-10A	\$ 1,246,137
403	Depreciation Expense	S-6A	439,585
	Less: Amortization of CIAC	S-8A	(331,213)
	Net Depreciation Expense		\$ 108,372
406	Amortization of Utility Plant Acquisition Adjustment	F-7	-
407	Amortization Expense (Other than CIAC)	F-8	-
408.1	Taxes Other Than Income Utility Regulatory Assessment Fee		63,699
408.11	Property Taxes		15,752
408.12	Payroll Taxes		46,118
408.13	Other Taxes and Licenses		325
408	Total Taxes Other Than Income		\$ 125,894
409.1	Income Taxes		
410.1	Deferred Federal Income Taxes		
410.11	Deferred State Income Taxes		
411.1	Provision for Deferred Income Taxes - Credit		-
412.1	Investment Tax Credits Deferred to Future Periods		
412.11	Investment Tax Credits Restored to Operating Income		-
	Utility Operating Expenses		\$ 1,480,403
	Utility Operating Income		\$ (55,041)
530	Add Back: Guaranteed Revenue (and AFPI)	S-9A	\$ -
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		\$ (55,041)

UTILITY NAME: KW Resort Utilities Corp

**YEAR OF REPORT**  
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SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

**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	Structures and Improvements	542,756			542,756
355	Power Generation Equipment	160,523	25,106		185,629
360	Collection Sewers - Force	3,648,542			3,648,542
361	Collection Sewers - Gravity	1,194,421			1,194,421
362	Special Collecting Structures	-			-
363	Services to Customers	90,452			90,452
364	Flow Measuring Devices				
365	Flow Measuring Installations	2,675			2,675
366	Reuse Services				
367	Reuse Meters and Meter Installations				
370	Receiving Wells	875,899			875,899
371	Pumping Equipment	253,079	42,823		295,902
374	Reuse Distribution Reservoirs				
375	Reuse Transmission and Distribution System	316,298			316,298
380	Treatment and Disposal Equipment	4,156,254	68,930		4,225,184
381	Plant Sewers	28,762			28,762
382	Outfall Sewer Lines				
389	Other Plant Miscellaneous Equipment	44,203			44,203
390	Office Furniture and Equipment	21,596			21,596
391	Transportation Equipment	82,329	11,730		94,059
392	Stores Equipment	1,862			1,862
393	Tools, Shop and Garage Equipment	29,393			29,393
394	Laboratory Equipment	21,191			21,191
395	Power Operated Equipment	85,826			85,826
396	Communication Equipment				
397	Miscellaneous Equipment				
398	Other Tangible Plant				
Total Wastewater Plant		\$ 12,023,925	\$ 148,589	\$ 0	\$ 12,172,514

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

\*\* Beginning Plant Balances Restated

YEAR OF REPORT  
31-Dec-13

UTILITY NAME: KW Resort Utilities Corp

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

WASTEWATER UTILITY PLANT MATRIX

ACCT. NO.	ACCOUNT NAME	.1 INTANGIBLE PLANT	.2 COLLECTION PLANT	.3 SYSTEM PUMPING PLANT	.4 TREATMENT AND DISPOSAL	.5 RECLAIMED WASTEWATER TREATMENT PLANT	.6 RECLAIMED WASTEWATER DISTRIBUTION PLANT	.7 GENERAL PLANT
(a)	(b)	(g)	(h)	(i)	(j)	(i)	(j)	(k)
351	Organization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
352	Franchises	92,864						
353	Land and Land Rights				375,000			
354	Structures and Improvements				542,756			
355	Power Generation Equipment				185,629			
360	Collection Sewers - Force		3,648,542					
361	Collection Sewers - Gravity		1,194,421					
362	Special Collecting Structures							
363	Services to Customers		90,452					
364	Flow Measuring Devices		2,675					
365	Flow Measuring Installations							
366	Reuse Services							
367	Reuse Meters and Meter Installations							
370	Receiving Wells			875,899				
371	Pumping Equipment			295,902				
374	Reuse Distribution Reservoirs							
375	Reuse Transmission and Distribution System						316,298	
380	Treatment and Disposal Equipment				4,225,184			
381	Plant Sewers				28,762			
382	Outfall Sewer Lines							
389	Other Plant Miscellaneous Equipment				44,203			
390	Office Furniture and Equipment							21,596
391	Transportation Equipment							94,059
392	Stores Equipment							1,862
393	Tools, Shop and Garage Equipment							29,393
394	Laboratory Equipment							21,191
395	Power Operated Equipment							85,826
396	Communication Equipment							-
397	Miscellaneous Equipment							-
398	Other Tangible Plant							-
	<b>Total Wastewater Plant</b>	\$ 92,864	\$ 4,936,090	\$ 1,171,801	\$ 5,401,534	\$ -	\$ 316,298	\$ 253,927

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

UTILITY NAME: KW Resort Utilities Corp

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

**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	Structures 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%
375	Reuse Transmission and Distribution System	43		2.33%
380	Treatment and 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 and 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**

**YEAR OF REPORT**  
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SYSTEM NAME / COUNTY : **KW Resort Utilities / Monroe**

**ANALYSIS OF ENTRIES IN WASTEWATER ACCUMULATED DEPRECIATION**

ACCT. NO. (a)	ACCOUNT NAME (b)	BALANCE AT BEGINNING OF YEAR * (c)	ACCRUALS (d)	OTHER CREDITS ** (e)	TOTAL CREDITS (d + e) (f)
301	Organization	\$	\$		
302	Franchises	31,290	2,322		2,322
354	Structures and Improvements	249,372	19,360		19,360
355	Power Generation Equipment	43,472	8,654		8,654
360	Collection Sewers - Force	1,646,418	121,618		121,618
361	Collection Sewers - Gravity	328,337	27,389		27,389
362	Special Collecting Structures				
363	Services to Customers	12,815	2,380		2,380
364	Flow Measuring Devices	2,008	444		444
365	Flow Measuring Installations				
366	Reuse Services				
367	Reuse Meters and Meter Installations				
370	Receiving Wells	297,086	29,197		29,197
371	Pumping Equipment	229,996	5,835		5,835
375	Reuse Transmission and Distribution System	66,487	7,356		7,356
380	Treatment and Disposal Equipment	2,085,802	198,714		198,714
381	Plant Sewers	5,647	822		822
382	Outfall Sewer Lines				
389	Other Plant Miscellaneous Equipment	24,101	-		-
390	Office Furniture and Equipment	24,064	1,766		1,766
391	Transportation Equipment	38,116	5,224		5,224
392	Stores Equipment	465	103		103
393	Tools, Shop and Garage Equipment	21,699	1,758		1,758
394	Laboratory Equipment	7,697	1,413		1,413
395	Power Operated Equipment	54,547	5,232		5,232
396	Communication Equipment				
397	Miscellaneous Equipment				
398	Other Tangible Plant				
Total Depreciable Wastewater Plant in Service		\$ 5,169,419	\$ 439,585	\$ -	\$ 439,585

\* Balance at Beginning of the Year restated to reflect accumulated depreciation per NARUC.  
Use ( ) to denote reversal entries.  
Beginning Balances Restated

UTILITY NAME: KW Resort Utilities Corp

YEAR OF REPORT  
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SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

ANALYSIS OF ENTRIES IN WASTEWATER ACCUMULATED DEPRECIATION

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-j) (k)
301	Organization	\$ _____	_____	_____	_____	_____
302	Franchises	_____	_____	_____	_____	33,612
354	Structures and Improvements	_____	_____	_____	_____	268,732
355	Power Generation Equipment	_____	_____	_____	_____	52,126
360	Collection Sewers - Force	_____	_____	_____	_____	1,768,036
361	Collection Sewers - Gravity	_____	_____	_____	_____	355,726
362	Special Collecting Structures	_____	_____	_____	_____	_____
363	Services to Customers	_____	_____	_____	_____	15,195
364	Flow Measuring Devices	_____	_____	_____	_____	2,452
365	Flow Measuring Installations	_____	_____	_____	_____	_____
366	Reuse Services	_____	_____	_____	_____	_____
367	Reuse Meters and Meter Installations	_____	_____	_____	_____	_____
370	Receiving Wells	_____	_____	_____	_____	326,283
371	Pumping Equipment	_____	_____	_____	_____	235,831
375	Reuse Transmission and Distribution System	_____	_____	_____	_____	73,843
380	Treatment and Disposal Equipment	_____	_____	_____	_____	2,284,516
381	Plant Sewers	_____	_____	_____	_____	6,469
382	Outfall Sewer Lines	_____	_____	_____	_____	_____
389	Other Plant Miscellaneous Equipment	_____	_____	_____	_____	24,101
390	Office Furniture and Equipment	_____	_____	_____	_____	25,830
391	Transportation Equipment	_____	_____	_____	_____	43,340
392	Stores Equipment	_____	_____	_____	_____	568
393	Tools, Shop and Garage Equipment	_____	_____	_____	_____	23,457
394	Laboratory Equipment	_____	_____	_____	_____	9,110
395	Power Operated Equipment	_____	_____	_____	_____	59,779
396	Communication Equipment	_____	_____	_____	_____	_____
397	Miscellaneous Equipment	_____	_____	_____	_____	_____
398	Other Tangible Plant	_____	_____	_____	_____	_____
Total Depreciable Wastewater Plant in Service		\$ _____	\$ _____	\$ _____	\$ _____	\$ 5,609,004

- Specify nature of transaction.  
Use ( ) to denote reversal entries.

UTILITY NAME: KW Resort Utilities Corp

**YEAR OF REPORT**  
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SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

**CONTRIBUTIONS IN AID OF CONSTRUCTION  
ACCOUNT 271**

DESCRIPTION (a)	REFERENCE (b)	WASTEWATER (c)
Balance first of year *		\$ <u>9,234,708</u>
Add credits during year:		
Contributions received from Capacity, Main Extension and Customer Connection Charges	S-8A	\$ <u>263,044</u>
Contributions received from Developer or Contractor Agreements in cash or property	S-8B	<u>                    </u>
 Total Credits		 \$ <u>263,044</u>
Less debits charged during the year (All debits charged during the year must be explained below)		 \$ <u>                    </u>
 Total Contributions In Aid of Construction		 \$ <u>9,497,752</u>

\* Balance first of year restated.  
Explain all debits charged to Account 271 during the year below:

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UTILITY NAME: KW Resort Utilities Corp

**YEAR OF REPORT**  
31-Dec-13

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

**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)
Biltmore Const-Keys Energy Trans. Bldg	4.49	2,700.00	12,123
Longstock II Phase II	36.95	2,700.00	99,775
Banyon Grove	48.00	2,700.00	129,600
Monroe County Fire Station	7.98	2,700.00	21,546
Total Credits			\$ <u>263,044</u>

**ACCUMULATED AMORTIZATION OF WASTEWATER CONTRIBUTIONS IN AID OF CONSTRUCTION**

DESCRIPTION (a)	WASTEWATER (b)
Balance first of year **	\$ <u>2,618,193</u>
Debits during the year:	
Accruals charged to Account 272	\$ <u>331,213</u>
Other debits (specify) :	
Total debits	\$ <u>331,213</u>
Total credits	\$ <u>-</u>
Balance end of year	\$ <u>2,949,406</u>

\*\* Balance first of year restated.



UTILITY NAME: KW Resort Utilities Corp

**YEAR OF REPORT**  
**31-Dec-13**

SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

**WASTEWATER CIAC SCHEDULE "B"**  
ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION  
RECEIVED FROM ALL DEVELOPERS OR CONTRACTORS AGREEMENTS  
WHICH CASH OR PROPERTY WAS RECEIVED DURING THE YEAR

<b>DESCRIPTION</b> (a)	<b>INDICATE CASH OR PROPERTY</b> (b)	<b>AMOUNT</b> (c)
None		
Total Credits		\$ 0

UTILITY NAME: KW Resort Utilities Corp

<b>YEAR OF REPORT</b> <b>31-Dec-13</b>
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SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

**WASTEWATER OPERATING REVENUE**

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER OF 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			_____
521.6	Other Revenues			_____
521	Total Flat Rate Revenues	-	-	\$ _____
	Measured Revenues:			
522.1	Residential Revenues	1,625	1,625	619,537
522.2	Commercial Revenues	471	471	709,917
522.3	Industrial Revenues			_____
522.4	Revenues From Public Authorities			_____
522.5	Multiple Family Dwelling Revenues			_____
522	Total Measured Revenues	2,096	2,096	\$ 1,329,454
523	Revenues From Public Authorities			_____
524	Revenues From Other Systems			_____
525	Interdepartmental Revenues			_____
Total Wastewater Sales		2,096	2,096	\$ 1,329,454
<b>OTHER WASTEWATER REVENUES</b>				
530	Guaranteed Revenues			\$ _____
531	Sale of Sludge			_____
532	Forfeited Discounts			_____
534	Rents From Wastewater Property			3,129
535	Interdepartmental Rents			_____
536	Other Wastewater Revenues (Including Allowance for Funds Prudently Invested or AFPI)			47,510
Total Other Wastewater Revenues				\$ 50,639

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

UTILITY NAME: KW Resort Utilities Corp

<b>YEAR OF REPORT</b> <b>31-Dec-13</b>
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SYSTEM NAME / COUNTY KW Resort Utilities / Monroe

**WASTEWATER OPERATING REVENUE**

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER OF CUSTOMERS * (d)	AMOUNTS (e)
RECLAIMED WATER SALES				
540.1	Flat Rate Reuse Revenues: Residential Reuse Revenues			\$ _____
540.2	Commercial Reuse Revenues			_____
540.3	Industrial Reuse Revenues			_____
540.4	Reuse Revenues From Public Authorities			_____
540.5	Other Revenues			_____
540	Total Flat Rate Reuse Revenues			\$ _____ -
541.1	Measured Reuse Revenues: Residential Reuse Revenues			_____
541.2	Commercial Reuse Revenues	2	2	45,270
541.3	Industrial Reuse Revenues			_____
541.4	Reuse Revenues From Public Authorities			_____
541	Total Measured Reuse Revenues	2		\$ _____ 45,270
544	Reuse Revenues From Other Systems			_____
Total Reclaimed Water Sales				\$ _____ 45,270
Total Wastewater Operating Revenues				\$ _____ 1,425,362

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

UTILITY NAME: **KW Resort Utilities Corp**

**YEAR OF REPORT**  
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SYSTEM NAME / COUNTY : **KW Resort Utilities / Monroe**

**WASTEWATER UTILITY EXPENSE ACCOUNT MATRIX**

ACCT. NO.	ACCOUNT NAME	CURRENT YEAR	.1 COLLECTION EXPENSES- OPERATIONS	.2 COLLECTION EXPENSES- MAINTENANCE	.3 PUMPING EXPENSES - OPERATIONS	.4 PUMPING EXPENSES - MAINTENANCE	.5 TREATMENT & DISPOSAL EXPENSES - OPERATIONS	.6 TREATMENT & DISPOSAL EXPENSES - MAINTENANCE
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
701	Salaries and Wages - Employees	\$ 421,904						
	Salaries and Wages - Officers, Directors and Majority Stockholders	141,792						
703	Employee Pensions and Benefits	95,361						
710	Purchased Sewage Treatment							
711	Sludge Removal Expense	30,176					30,176	
715	Purchased Power	138,420			15,943		122,477	
716	Fuel for Power Purchased							
718	Chemicals	38,516					38,516	
720	Materials and Supplies	46,076	29,958					
731	Contractual Services-Engineering	9,196						
732	Contractual Services - Accounting	19,381						
733	Contractual Services - Legal	18,789						
734	Contractual Services - Mgt. Fees	60,000						
735	Contractual Services - Testing	12,860					12,860	
736	Contractual Services - Other	106,351	9,524	53,864		5,653		37,310
741	Rental of Building/Real Property	100						
742	Rental of Equipment	750					750	
750	Transportation Expenses	21,863						
756	Insurance - Vehicle							
757	Insurance - General Liability	23,019						
758	Insurance - Workman's Comp.	19,190						
759	Insurance - Other							
760	Advertising Expense	1,426						
	Regulatory Commission Expenses							
766	- Amortization of Rate Case Expense							
767	Regulatory Commission Exp.-Other							
770	Bad Debt Expense							
775	Miscellaneous Expenses	40,969					810	
Total Wastewater Utility Expenses		\$ 1,246,137	\$ 39,481	\$ 53,864	\$ 15,943	\$ 5,653	\$ 205,589	\$ 37,310

S-10(a)  
GROUP 1

UTILITY NAME: **KW Resort Utilities Corp**

**YEAR OF REPORT**  
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SYSTEM NAME / COUNTY : **KW Resort Utilities / Monroe**

**WASTEWATER UTILITY EXPENSE ACCOUNT MATRIX**

ACCT. NO.	ACCOUNT NAME	.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)
(a)	(b)						
701	Salaries and Wages - Employees	\$	421,904	\$			
703	Salaries and Wages - Officers, Directors and Majority Stockholders		141,792				
704	Employee Pensions and Benefits		95,361				
710	Purchased Sewage Treatment						
711	Sludge Removal Expense						
715	Purchased Power						
716	Fuel for Power Purchased						
718	Chemicals						
720	Materials and Supplies		16,118				
731	Contractual Services-Engineering		8,339				
732	Contractual Services - Accounting		18,379				
733	Contractual Services - Legal		18,789				
734	Contractual Services - Mgt. Fees		60,000				
735	Contractual Services - Testing						
736	Contractual Services - Other						
741	Rental of Building/Real Property		100				
742	Rental of Equipment						
750	Transportation Expenses		21,863				
756	Insurance - Vehicle						
757	Insurance - General Liability		29,333				
758	Insurance - Workman's Comp.		19,980				
759	Insurance - Other						
760	Advertising Expense		1,426				
766	Regulatory Commission Expenses - Amortization of Rate Case Expense						
767	Regulatory Commission Exp.-Other						
770	Bad Debt Expense						
775	Miscellaneous Expenses		40,158				
Total Wastewater Utility Expenses		\$	893,542	\$		\$	

UTILITY NAME: KW Resort Utilities Corp

<b>YEAR OF REPORT</b> 31-Dec-13
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SYSTEM NAME / COUNTY : KW Resort Utilities / Monroe

**CALCULATION OF THE WASTEWATER SYSTEM METER EQUIVALENTS**

METER SIZE (a)	TYPE OF METER (b)	EQUIVALENT FACTOR (c)	NUMBER OF METERS (d)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
Residential 5/8"		1.0	1,598	1,598
5/8"	Displacement	1.0	422	422
3/4"	Displacement	1.5		0
1"	Displacement	2.5	7	18
1 1/2"	Displacement or Turbine	5.0		0
2"	Displacement, Compound or Turbine	8.0	12	96
3"	Displacement	15.0		0
3"	Compound	16.0		0
3"	Turbine	17.5	1	18
4"	Displacement or Compound	25.0	1	25
4"	Turbine	30.0		0
6"	Displacement or Compound	50.0	3	150
6"	Turbine	62.5		0
8"	Compound	80.0	1	80
8"	Turbine	90.0	1	90
10"	Compound	115.0		0
10"	Turbine	145.0		0
12"	Turbine	215.0		0
Total Wastewater System Meter Equivalents				2,496

**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:

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

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 da

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

ERC Calculation: $\frac{151,927,000}{\text{(total gallons treated)}} / 365 \text{ days} / 280 \text{ gpd} = 1,487$
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UTILITY NAME: KW Resort Utilities Corp

**YEAR OF REPORT**  
**31-Dec-13**

SYSTEM NAME / COUNTY KW Resort Utilities / Monroe

**WASTEWATER TREATMENT PLANT INFORMATION**

Provide a separate sheet for each wastewater treatment facility

Permitted Capacity	499,999		
Basis of Permit Capacity (1)	AADF		
Manufacturer	Davco/US Filter		
Type (2)	AWT		
Hydraulic Capacity	749,999		
Average Daily Flow	416,238		
Total Gallons of Wastewater Treated	151,927,000		
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

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SYSTEM NAME / COUNTY KW Resort Utilities / Monroe

**OTHER WASTEWATER SYSTEM INFORMATION**

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

1. Present number of ERCs\* now being served 4,183.65
2. Maximum number of ERCs\* which can be served 5,179 at 100% Capacity 4,661 at 90% capacity
3. Present system connection capacity (in ERCs\*) using existing lines 5,179 100 capacity
4. Future connection capacity (in ERCs\*) upon service area buildout 8,882 100 capacity
5. Estimated annual increase in ERCs\* 432
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system  
The utility is engaging in the design and engineering of a WWTP expansion of .350MGD which if permitted would bring the total wastewater capacity to .849MGD. The Utility plans to Permit the WWTP in the second quarter of 2014.
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. Key West Golf Club: 59.388 MG; Monroe County Detention Center: 3.162 MG
8. If the utility does not engage in reuse, has a reuse feasibility study been completed? N/A  
If so, when? \_\_\_\_\_
9. Has the utility been required by the DEP or water management district to implement reuse? N/A  
If so, what are the utility's plans to comply with this requirement?  
\_\_\_\_\_
10. When did the company last file a capacity analysis report with the DEP? April 10, 2012
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? N/A
  - c. When will construction begin? \_\_\_\_\_
  - d. Attach plans for funding the required upgrading.
  - e. Is this system under any Consent Order with DEP? No
12. Department of Environmental Protection ID # FLA014951-258748

\* An ERC is determined based on the calculation on S-11.



Reconciliation of Revenue to  
Regulatory Assessment Fee Revenue  
Wastewater Operations

YEAR OF REPORT 31-Dec-13
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UTILITY NAME: **KW Resort Utilities Corp**

(A)	(B)	(C)	(D)
Accounts	Gross Wastewater Revenues per Sch S-9	Gross Wastewater Revenues per RAF Return	Difference (B)-(C)
<b>Gross Revenues:</b>			
Total Flat-Rate Revenues	-	342,420	(342,420)
Total Measured Revenues	1,329,454	985,259	344,195
Revenues from Public Authorities			
Revenues from Other Systems			
Interdepartmental Revenues			
Total Other Wastewater Revenues	50,639	87,846	(37,207)
Reclaimed Water Sales <sup>(1)</sup>	45,270	-	45,270
Total Wastewater Operating Revenue	1,425,362	1,415,525	9,837
Less: Expense for Purchased Wastewater from FPSC Regulated Utility			
Net Wastewater Operating Revenues	1,425,362	1,415,525	9,837
<b>Reconciliation:</b>			
<sup>(1)</sup> Reclaimed Water Sales not included in RAF			
<b>Instructions:</b>			
For the current year, reconcile the gross wastewater revenues reported on Schedule F-3 with the gross wastewater revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).			