

CLASS "C"

WATER and/or SEWER UTILITIES

(Gross Revenue of Less Than \$150,000 Each)

ANNUAL REPORT

SU477

SU 14

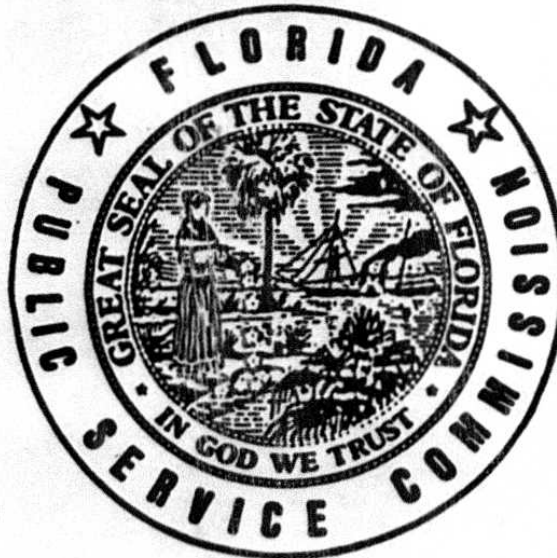
Kingsway Properties, Inc.
12313 S.W. Kingsway Circle
Lake Suzy, FL 33821-

3945
Certificate Number(s)

RECEIVED

FEB 16 1995

Florida Public Service Commission
Division of Water and Wastewater



OFFICIAL COPY
DIVISION OF
WATER AND SEWER
Do Not Remove from this Office

FOR THE
YEAR ENDED DECEMBER 31, 19 94

Form PSC/WAS 6 (Rev. 12/22/86)

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 Sewer Utilities.
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.
7. Complete this report by means which result in 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 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 statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The 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 Sewer
101 East Gaines Street
Tallahassee, Florida 32399-0873

TABLE OF CONTENTS

Financial Section	Page
Identification	F-2
Income Statement	F-3
Balance Sheet	F-4
Net Utility Plant	F-5
Accumulated Depreciation and Amortization of Utility Plant	F-5
Capital Stock	F-6
Retained Earnings	F-6
Proprietary Capital	F-6
Long Term Debt	F-6
Taxes Accrued	F-7
Payments For Services Rendered By Other Than Employees	F-7
Contributions In Aid Of Construction	F-8
Cost Of Capital Used For AFUDC Calculation	F-9
AFUDC Capital Structure Adjustments	F-10
<hr/>	
Water Operating Section	Page
Water Utility Plant Accounts	W-1
Analysis of Accumulated Depreciation By Primary Account - Water	W-2
Water Operation and Maintenance Expense	W-3
Water Customers	W-3
Pumping and Purchased Water Statistics and Mains	W-4
Wells and Well Pumps, Reservoirs, and High Service Pumping	W-5
Other Water System Information	W-6
<hr/>	
Sewer Operating Section	Page
Sewer Utility Plant Accounts	S-1
Analysis of Accumulated Depreciation By Primary Account - Sewer	S-2
Sewer Operation and Maintenance Expense	S-3
Sewer Customers	S-3
Pumping Equipment, Collecting and Force Mains and Manholes	S-4
Other Sewer System Information	S-5
<hr/>	
Verification Section	Page
Verification	V-1

REPORT OF

KINGSWAY PROPERTIES UTILITIES, INC.
(Exact name of utility)

12313 SW KINGSWAY CIRCLE

LAKE SUZY, FLORIDA 33821
(Address)

Desoto
(County)

Telephone Number 813-629-8004

Date Utility First Organized: 1985

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

Individual Partnership Sub Chapter S Corporation 1120 Corporation

Location where books and records are located: 12313 SW Kingsway Circle
Lake Suzy, Fl. 33821

Names of subdivisions where service is provided: Kings Crossing

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence:		12313 SW Kingsway Circle Lake Suzy, Fl. 33821	
<u>H A R O L D S C H M I D T</u>	<u>P R E S I D E N T</u>		XXXXXXXXXXXX
Person who prepared this report:		12313 SW Kingsway Circle Lake Suzy, Fl. 33821	
<u>H A R O L D S C H M I D T</u>	<u>P R E S I D E N T</u>		XXXXXXXXXXXX
Officers and Managers:		12313 SW Kingsway Circle Lake Suzy, Fl. 33821	
<u>H A R O L D S C H M I D T</u>	<u>P R E S I D E N T</u>		\$ 0
<u>B R A D B I S H O P</u>	<u>V P R E S I D E N T</u>	Same as above	\$ 0
			\$
			\$
			\$

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

Name	Percent Ownership In Utility	Principal Business Address	Salary Charged Utility
<u>H A R O L D S C H M I D T</u>			\$ 0
<u>B R A D B I S H O P</u>			\$ 0
			\$
<u>Wholly owned subsidiary of Kingsway Properties</u>			\$
			\$
	<u>100</u>		\$ n/a

INCOME STATEMENT

Account Name	Ref. Page	Water	Sewer	Other	Total Company
Gross Revenue:					
Residential		\$	\$ 3 2 1 1 8	\$	\$
Commercial					
Industrial					
Multiple Family					
Guaranteed Revenues					
Other (Specify)					
Total Gross Revenue		\$	\$ 32118	\$	\$
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	\$	\$ 2 3 1 5 4	\$	\$
Depreciation Expense	F-5		3 4 0 4		
Amortization Expense			(1 3 6 2)		
Taxes Other Than Income	F-7		1 4 4 5		
Income Taxes	F-7				
Total Operating Expense		\$	\$ 2 6 6 4 1	\$	\$
Net Operating Income (Loss)		\$	\$ 5 4 7 7	\$	\$
Other Income:					
Nonutility Income		\$	\$	\$	\$
Other Deductions:					
Miscellaneous Nonutility Expenses		\$	\$	\$	\$
Interest Expense					
Net Income (Loss)		\$	\$ 5477	\$	\$

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant In Service (101-105) -----	F-5,W-1,S-1	\$ 3 7 0 4 3	\$ 1 3 7 0 4 3
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-3	2 3 3 8 1	19977
Net Utility Plant -----		\$ 1 3 6 6 2	\$ 1 1 7 0 6 6
Cash -----		3 0 4 5	4 2 8 3
Customer Accounts Receivable (141) -----			
Other Assets (Specify) <u>d e p o s i t s</u> -----		4 5	4 5
<u>D u e f r o m p a r e n t c o r p</u> -----		3 3 9 3 9	2 5 0 0 8

Total Assets -----		\$ 150691	\$ 146402
Liabilities And Capital:			
Common Stock Issued (201) -----	F-6	\$ 1 0 0 0	\$ 1 0 0 0
Preferred Stock Issed (204) -----	F-6		
Other Paid In Capital (211) -----		8 3 8 0 2	8 3 8 0 2
Retained Earnings (215) -----	F-6	2 1 4 9 8	1 6 0 2 1
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$ 106300	\$ 100823
Long-Term Debt (224) -----	F-6	\$ -----	\$ -----
Accounts Payable (231) -----			
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----		1 4 4 5	1 2 7 1
Other Liabilities (Specify) -----			

Advances For Construction -----			
Contributions In Aid Of Construction - Net (271-272) -----	F-8	42946	44308
Total Liabilities And Capital -----		\$ 150691	\$ 146402

UTILITY NAME: KINGSWAY PROPERTIES UTILITIES, INC.

YEAR OF REPORT
DECEMBER 31, 19⁹⁴

NET UTILITY PLANT

Plant Accounts: (101-107) Inclusive	Water	Sewer	W & S Other Than Reporting Systems	Total
Utility Plant In Service (101)	\$	\$ 1 3 7 0 4 3	\$	\$ 1 3 7 0 4 3
Construction Work In Progress (105)				
Other (Specify)				
Total Utility Plant	\$	\$ 137043	\$	\$ 137043

ACCUMULATED DEPRECIATION AND AMORTIZATION OF UTILITY PLANT

Account 108	Water	Sewer	W & S Other Than Reporting Systems	Total
Balance First Of Year	\$	\$ 19977	\$	\$ 19977
Credits During Year:				
Accruals charged to depreciation account	\$	\$ 3 4 0 4	\$	\$ 3 4 0 4
Salvage				
Other credits (specify)				
Total credits	\$	\$ 3404	\$	\$ 3404
Debits During Year:				
Book cost of plant retired	\$	\$	\$	\$
Cost of removal				
Other debits (specify)				
Total debits	\$	\$	\$	\$
Balance End Of Year	\$	\$ 23381	\$	\$ 23381

UTILITY NAME: KINGSWAY PROPERTIES UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, 19 <u>94</u>

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share -----	-----	-----
Shares authorized -----	1 0 0 0 0	-----
Shares issued and outstanding -----	1 0 0 0	-----
Total par value of stock issued -----	1 0 0 0	-----
Dividends declared per share for year -----	0	-----

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year -----	\$ -----	\$ 1 6 0 2 1
Changes during the year (specify): -----	-----	5 4 7 7
-----	-----	-----
-----	-----	-----
Balance end of year -----	\$ -----	\$ 21498

PROPRIETARY CAPITAL (218)

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

LONG TERM DEBT (224)

Description of Obligation (Including Nominal Date of Issue and Date of Maturity):	Interest		Principal Per Balance Sheet Date
	Rate	Pymts	
-----	-----	-----	-----
-----	-----	-----	-----
-----	-----	-----	-----
Total -----	-----	-----	\$ -----

UTILITY NAME: KINGSWAY PROPERTIES UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, 19 <u>94</u>

TAXES ACCRUED (236)

(a)	Water (b)	Sewer (c)	Other (d)	Total (e)
Balance first of year	\$	\$ 1271	\$	\$ 1271
Accruals charged:				
State ad valorem tax	\$	\$	\$	\$
Local property tax				
Federal income tax				
State income tax				
Regulatory assessment fee		1 4 4 5		1 4 4 5
Other (Specify)				

Total Taxes Accrued	\$	\$ 2716	\$	\$ 2716
Taxes Paid:				
State ad valorem tax	\$	\$	\$	\$
Local property tax				
Federal income tax				
State income tax				
Regulatory assessment fee		1 2 7 1		1 2 7 1
Other (Specify)				

Total Taxes Paid	\$	\$ 1271	\$	\$ 1271
Balance end of year	\$	\$ 1445	\$	\$ 1445

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

Name of Recipient	Amount	Description of Service
Paul Nelson	\$ 805	Lift Station Maintenance
L Schmidt	\$ 500	Monthly preparation of bills
-----	\$	
-----	\$	
-----	\$	
-----	\$	
-----	\$	
-----	\$	
-----	\$	
-----	\$	
-----	\$	
-----	\$	
-----	\$	
-----	\$	
-----	\$	

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Sewer (c)	Total (d)
Balance first of year	\$	\$ 54507	\$ 54507
Add credits during year			
Total	\$	\$	\$
Deduct charges during year			
Balance end of year		54507	54507
Less Accumulated Amortization		11561	11561
Net CIAC	\$	\$ 42946	\$ 42946

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)

Report below all developers or contractors agreements from which cash or property was received during the year.	Indicate "Cash" or "Property"	Water	Sewer
Sub-total		\$	\$
Report below all capacity charges, main extension charges and customer connections charges recieved during the year.			
Description of Charge	Number of Connections	Charge per Connection	
		\$	\$
Total Credits During Year		\$	\$

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

UTILITY NAME: KINGSWAY PROPERTIES UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, 19 <u>94</u>

N/A

SCHEDULE 'A'

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (2)

Class of Capital (a)	Dollar Amount (1) (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$	%	%	%
Preferred Stock		%	%	%
Long Term Debt		%	%	%
Customer Deposits		%	%	%
Tax Credits - Zero Cost		%	0.00 %	%
Tax Credits - Weighted Cost		%	%	%
Deferred Income Taxes		%	%	%
Other (Explain)		%	%	%
Total	\$	100.00 %		%

- (1) Should equal amounts on Schedule B, Column (f), Page F-25.
- (2) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

APPROVED AFUDC RATE

Current Commission approved AFUDC rate:	_____ %
Commission order approving AFUDC rate:	_____

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

UTILITY NAME: KINGSWAY PROPERTIES UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, 19 <u>94</u>

N/A

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 (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity	\$	\$	\$	\$	\$
Preferred Stock					
Long Term Debt					
Customer Deposits					
Tax Credits - Zero Cost					
Tax Credits - Weighted Cost of Capital					
Deferred Income Taxes					
Other (Explain)					
Total	\$	\$	\$	\$	\$

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

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 19__

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$	\$	\$	\$
302	Franchises				
303	Land and Land Rights				
304	Structures and Improvements				
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs				
308	Infiltration Galleries and Tunnels				
309	Supply Mains				
310	Power Generation Equipment				
311	Pumping Equipment				
320	Water Treatment Equipment				
330	Distribution Reservoirs and Standpipes				
331	Transmission and Distribution Mains				
333	Services				
334	Meters and Meter Installations				
335	Hydrants				
339	Other Plant and Miscellaneous Equipment				
340	Office Furniture and Equipment				
341	Transportation Equipment				
342	Stores Equipment				
343	Tools, Shop and Garage Equipment				
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant				
	Total Water Plant	\$	\$	\$	\$

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 19__

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage In Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accumulated Depreciation Balance End of Year (i)
304	Structures & Improvements							
305	Collecting & Impounding Reservoirs							
306	Lake River & Other Intakes							
307	Well & Springs							
308	Infiltration Galleries & Tunnels							
309	Supply Mains							
310	Power Generating Equipment							
311	Pumping Equipment							
320	Water Treatment Equipment							
330	Distribution Reservoirs & Standpipes							
331	Trans. & Dist. Mains							
333	Services							
334	Meter & Meter Installations							
335	Hydrants							
339	Other Plant and Miscellaneous Equipment							
340	Office Furniture and Equipment							
341	Transportation Equipment							
342	Stores Equipment							
393	Tools, Shop and Garage Equipment							
344	Laboratory Equipment							
345	Power Operated Equipment							
346	Communication Equipment							
347	Miscellaneous Equipment							
348	Other Tangible Plant							
	Totals							

UTILITY NAME: _____

YEAR OF REPORT DECEMBER 31, 19____

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ _____
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	_____
604	Employee Pensions and Benefits	_____
610	Purchased Water	_____
615	Purchased Power	_____
616	Fuel for Power Production	_____
618	Chemicals	_____
620	Materials and Supplies	_____
630	Contractual Services	_____
640	Rents	_____
650	Transportation Expense	_____
655	Insurance Expense	_____
665	Regulatory Commission Expenses	_____
670	Bad Debt Expense	_____
675	Miscellaneous Expenses	_____
	Total Water Operation And Maintenance Expense	\$ _____

WATER CUSTOMERS

Description	Number First of Year	Additions	Disconnects	Number End of Year
Metered Customers:				
5/8 X 3/4"	_____	_____	_____	_____
1"	_____	_____	_____	_____
1 - 1/2"	_____	_____	_____	_____
2"	_____	_____	_____	_____
2 - 1/2"	_____	_____	_____	_____
3"	_____	_____	_____	_____
Other (Specify):				
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Unmetered Customers	_____	_____	_____	_____
Total Customers	_____	_____	_____	_____

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 19__

SYSTEM NAME: _____

PUMPING AND PURCHASED WATER STATISTICS

(a)	WATER PURCHASED FOR RESALE (Omit 000's) (b)	FINISHED WATER FROM WELLS (Omit 000's) (c)	ACCOUNTED FOR LOSS THROUGH LINE FLUSHING ETC. (OMIT 000'S) (d)	TOTAL WATER PUMPED AND PURCHASED (Omit 000's) [(b)+(c)-(d)] (e)	WATER SOLD TO CUSTOMERS (Omit 000's) (f)
January					
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
Total for year					

If water is purchased for resale, indicate the following:

Vendor _____
Point of delivery _____

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

MAINS (Feet)

Kind of Pipe (Cast iron, coated steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year

UTILITY NAME: _____

YEAR OF REPORT DECEMBER 31, 19____

SYSTEM NAME: _____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	-----	-----	-----	-----
Types of Well Construction and Casing _____	-----	-----	-----	-----
-----	-----	-----	-----	-----
-----	-----	-----	-----	-----
Depth of Wells _____	-----	-----	-----	-----
Diameters of Wells _____	-----	-----	-----	-----
Pump - GPM _____	-----	-----	-----	-----
Motor - HP _____	-----	-----	-----	-----
Yields of Wells in GPD _____	-----	-----	-----	-----
Auxiliary Power _____	-----	-----	-----	-----

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete or pneumatic) _____	-----	-----	-----	-----
Capacity of Tank _____	-----	-----	-----	-----
Ground or Elevated _____	-----	-----	-----	-----

HIGH SERVICE PUMPING

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

Utility Name _____

YEAR OF REPORT DECEMBER 31, 19__

SOURCE OF SUPPLY

List for each source of supply:

Gals. per day of source	-----	-----	-----
Type of source	-----	-----	-----

WATER TREATMENT FACILITIES

List for each water treatment facility:

Type	-----	-----	-----
Make	-----	-----	-----
Gals. per day capacity	-----	-----	-----
Method of measurement	-----	-----	-----

OTHER WATER SYSTEM INFORMATION

Furnish information below for each system not physically connected with another facility. A separate page should be supplied where necessary.

1. Present ERC's * now being served -----
2. Present ERC's * that system can efficiently serve -----
3. Estimated annual increase in ERC's * -----
4. List fire fighting facilities and capacities -----

5. List percent of certificated area where service connections are installed (total for each county) -----
6. What is the current need for system upgrading and/or expansion? -----
7. What are plans for future system upgrading and/or expansion? -----

8. Have questions 6 and 7 been discussed with an engineer (if so, state name and address)? -----
9. Have questions 6 and 7 been discussed with appropriate state sanitary engineering office? -----

* ERC = (Total Gallons Sold / 365 days) / 350 Gallons Per Day

SEWER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization	\$ 870	\$ 0	\$	\$ 870
352	Franchises	0	0		0
353	Land and Land Rights	0	0		0
354	Structures and Improvements	0	0		0
360	Collection Sewers - Force	22960	0		22960
361	Collection Sewers - Gravity	64895	0		64895
362	Special Collecting Structures				
363	Services to Customers				
364	Flow Measuring Devices	4965	0		4965
365	Flow Measuring Installations	780	0		780
370	Receiving Wells	42573	0		42573
371	Pumping Equipment				
380	Treatment and Disposal Equipment				
381	Plant Sewers				
382	Outfall Sewer Lines				
389	Other Plant and Miscellaneous Equipment				
390	Office Furniture and Equipment				
391	Transportation Equipment				
392	Stores Equipment				
393	Tools, Shop and Garage Equipment				
394	Laboratory Equipment				
395	Power Operated Equipment				
396	Communication Equipment				
397	Miscellaneous Equipment				
398	Other Tangible Plant				
	Total Sewer Plant	\$ 137043	\$ 0	\$	\$ 137043

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - SEWER

YEAR OF REPORT
DECEMBER 31, 1994

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage In Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accumulated Depreciation Balance End of Year (i)
354	Structures and Improvements							
360	Collection Sewers - Force	4.0	%	2.5%	3584		574	4158
361	Collection Sewers - Gravity	4.0	%	2.5%	8847		1622	10469
362	Special Collecting Structures		%					
363	Services to Customers		%					
364	Flow Measuring Devices		%					
365	Flow Measuring Installations	4.0	%	2.5%	930		124	1054
370	Receiving Wells	4.0	%	2.5%	146		20	166
371	Pumping Equipment		%					
380	Treatment and Disposal Equipment		%					
381	Plant Sewers		%					
382	Outfall Sewer Lines		%					
389	Other Plant and Miscellaneous Equipment		%					
390	Office Furniture and Equipment		%					
391	Transportation Equipment		%					
392	Stores Equipment		%					
393	Tools, Shop and Garage Equipment		%					
394	Laboratory Equipment		%					
395	Power Operated Equipment		%					
396	Communication Equipment		%					
397	Miscellaneous Equipment		%					
398	Other Tangible Plant		%					
	Totals				\$ 19977	\$	\$ 3404	\$ 23381

UTILITY NAME: KINGSWAY PROPERTIES UTILITIES, INC.

YEAR OF REPORT
DECEMBER 31, 1994

SEWER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ -
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	-
704	Employee Pensions and Benefits	-
710	Purchased Sewage Treatment	1 4 8 9 2
711	Sludge Removal Expense	-
715	Purchased Power	7 1 8
716	Fuel for Power Production	-
718	Chemicals	-
720	Materials and Supplies	6 0 9 8
730	Contractual Services	1 4 4 6
740	Rents	-
750	Transportation Expense	-
755	Insurance Expense	-
765	Regulatory Commission Expenses	-
770	Bad Debt Expense	-
775	Miscellaneous Expenses	-
	Total Sewer Operation And Maintenance Expense	\$ 23154

SEWER CUSTOMERS

Description	Number First of Year	Additions	Disconnects	Number End of Year
Measured Service				
Customers By Water				
Meter Size:				
5/8 X 3/4"	1 2 8	0		1 2 8
1"				
1 - 1/2"				
2"				
2 - 1/2"				
3"				
Other (Specify):				

Unmetered Customers				
Total Customers				128

UTILITY NAME: KINGSWAY PROPERTIES UTILITIES, INC.

 YEAR OF REPORT
 DECEMBER 31, 19 94

PUMPING EQUIPMENT

	o n e	t w o				
Lift station number	o n e	t w o				
Make or type and nameplate data of pump						
Hydromatic	2	2				
Year installed	1986	1989				
Rated capacity	100 GPM	100 GPM				
Size	3HP	3HP				
Power:						
Electric	xx	xx				
Mechanical						
Nameplate data of motor	110/220	110/220				
	1Ø	1Ø				

SERVICE CONNECTIONS

Size (inches)	6					
Type (PVC, VCP, etc.)	P V C					
Average length	15'					
Number of active service connections	1 2 8					
Beginning of year	1 2 8					
Added during year	0					
Retired during year	0					
End of year	1 2 8					
Give full particulars concerning inactive connections						

COLLECTING AND FORCE MAINS AND MANHOLES

	Collecting Mains				Force Mains			
Size (inches)	8				4			
Type of main	P V C				P V C			
Length of main (nearest foot):								
Beginning of year	4673				7280			
Added during year	0				0			
Retired during year	0				0			
End of year	4673				7280			

Manholes

Size	4'			
Type	Concrete			
Number:				
Beginning of year	17			
Added during year	0			
Retired during year	0			
End of year	17			

UTILITY NAME: KINGSWAY PROPERTIES UTILITIES, INC.

YEAR OF REPORT
DECEMBER 31, 1994

SYSTEM NAME: SEWAGE DISCHARGE TO DEEP CREEK UTILITIES

N/A

TREATMENT PLANT

Manufacturer			
Type			
"Steel" or "Concrete"			
Total Capacity			
Average Daily Flow			
Effluent Disposal			
Total Gallons of Sewage Treated			

MASTER LIFT STATION PUMPS

Manufacturer					
Capacity					
Motor : Mfr.					
Horsepower					
Power (Electric or Mechanical)					

OTHER SEWER SYSTEM INFORMATION

1. Present number of ERC's * being served N/A
2. Maximum number of ERC's * which can be N/A
3. Estimated annual increase in ERC's *
4. List permit numbers required by Chapter 17-4, Rules of the Department of Environmental Regulation (DER) for systems in operation.
5. State any plans and estimated completion dates for any enlargements of this system
6. If present systems do not meet the requirements of Chapter 17-4, Rules of the DER, submit the following:
 - a. Evaluation of the present plant or plants in regard to meeting the DER's rules.
 - b. Plans for funding and construction of the required upgrading.
 - c. Have these plans been coordinated with the DER? _____
 - d. Do they concur? _____
 - e. When will construction begin? _____
7. In what percent of your certificated area have service connections been installed? _____ %

* ERC = (Total Gallons Treated / 365 days) / 275 Gallons Per Day

Note: Total Gallons Treated includes both sewage treated and purchased sewage treatment

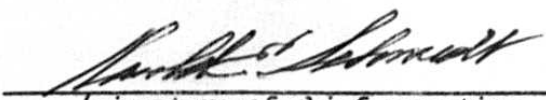
CERTIFICATION OF ANNUAL REPORT

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

- YES NO
(X) () 1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission.
- YES NO
(X) () 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.
- YES NO
(X) () 3. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility.
- YES NO
(X) () 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 chief executive officer of the utility)

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

_____ *
 (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.