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State of Florida
Public Service Commission

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

(Gross Revenue of Less Than \$200,000 Each)

ANNUAL REPORT

WU771-14-AR
Melinda Keen Dunnahoe
Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, FL 33844-8587

- Paradise Island

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
15 JUN -3 AM 9:16
DIVISION OF
ACCOUNTING & FINANCE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31,

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
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. You may use permanent ink or a typewriter. Do not use a pencil.
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 in the report. Additional pages 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 utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceding year ending December 31.

Florida Public Service Commission
Division of Accounting and Finance
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

11. Pursuant to Rule 25-30.110 (7) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Accounting and Finance, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

GENERAL DEFINITIONS

ADVANCES FOR CONSTRUCTION - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement, or construction costs of the utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

CONSTRUCTION WORK IN PROGRESS (CWIP) - This account shall include the cost of water or wastewater plant in process of construction, but not yet ready for services. (USOA)

DEPRECIATION - The loss in service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER) - (Rule 25-30.515 (8), Florida Administrative Code.)

- (a) 350 gallons per day;
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER) - Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to the cost of the operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

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FINANCIAL

SECTION

REPORT OF

Keen Sales, Rentals + Utilities, Inc / Paradise Island
 (EXACT NAME OF UTILITY)
685 Dyson Rd. Haines City | FL 33844 | POLK

Mailing Address

Street Address

County

Telephone Number 863-421-6827

Date Utility First Organized JAN. 1990

Fax Number SAME

E-mail Address adunnahoe@aol.com

Sunshine State One-Call of Florida, Inc. Member No. KU1737

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

- Individual Sub Chapter S Corporation 1120 Corporation Partnership

Name, Address and Phone where records are located: ABOVE

Name of subdivisions where services are provided: ABOVE

CONTACTS

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Mindy Dunnahoe</u>	<u>Bookkeeper</u>	<u>SAME</u>	
Person who prepared this report: <u>Steve Herman, CPA</u> <u>Mindy Dunnahoe, Bookkeeper</u>			
Officers and Managers: <u>Melinda Dunnahoe</u>	<u>Pres.</u>		\$ <u>0</u>
<u>Earlene Keen</u>	<u>V. Pres</u>		\$ <u>0</u>
<u>Shelly Dukas</u>	<u>Treas.</u>		\$ <u>0</u>
<u>Blake Keen</u>	<u>Sec</u>		\$ <u>0</u>

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
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			\$ _____

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>90828</u>	\$ _____	\$ _____	\$ <u>90828</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>90828</u>	\$ _____	\$ _____	\$ <u>90828</u>

ACCUMULATED DEPRECIATION (A/D) AND AMORTIZATION OF UTILITY PLANT

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>43947</u>	\$ _____	\$ _____	\$ <u>43947</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>2855</u>	\$ _____	\$ _____	\$ <u>2855</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
ROUNDING				
Total Credits _____	\$ <u>2855</u>	\$ _____	\$ _____	\$ <u>2855</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
ROUNDING				
Total Debits _____	\$ <u>0</u>	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>46802</u>	\$ _____	\$ _____	\$ <u>46802</u>

UTILITY NAME: KEEN SALES, RENTALS, & UTILITIES - PARADISE Island

YEAR OF REPORT DECEMBER 31, 2014

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	1	_____
Shares authorized _____	700	_____
Shares issued and outstanding _____	700	_____
Total par value of stock issued _____	700	_____
Dividends declared per share for year _____	_____	_____

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year _____	\$ _____	\$ -363348
Changes during the year (Specify): LOSS _____	_____	-25565
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ -388913

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 Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
KEEN SALES & RENTAL INC	_____	_____	\$ 27699
EARLEEN KEEN	_____	_____	22250
EARLEEN KEEN	8%	12	55
Total _____	_____	_____	\$ 50004

UTILITY NAME: KEEN / PARADISE ISLAND

YEAR OF REPORT
DECEMBER 31, 2013

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ _____	\$ _____	\$ _____
2) Add credits during year _____	\$ _____	\$ _____	\$ _____
3) Total _____	_____	_____	_____
4) Deduct charges during the year _____	_____	_____	_____
5) Balance end of year _____	_____	_____	_____
6) Less Accumulated Amortization _____	_____	_____	_____
7) Net CIAC _____	\$ _____	\$ _____	\$ _____

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	Wastewater
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Sub-total _____		\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.			
Description of Charge	Number of Connections	Charge per Connection	
_____	_____	\$ _____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____		\$ _____	\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year _____	\$ _____	\$ _____	\$ _____
Add Debits During Year: _____	_____	_____	_____
Deduct Credits During Year: _____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.) _____	\$ _____	\$ _____	\$ _____

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

UTILITY NAME: Keen - P/I

YEAR OF REPORT
DECEMBER 31, 2014

SCHEDULE "A"

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)

Class of Capital (a)	Dollar Amount (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) 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 Number approving AFUDC rate:	_____

**WATER
OPERATING
SECTION**

UTILITY NAME: KEEN SALES, RENTALS, & UTILITIES - PARADISE Island

YEAR OF REPORT DECEMBER 31, 2014

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 _____	2000	_____	_____	2000
304	Structures and Improvements _____	7783	1050	_____	8833
305	Collecting and Impounding Reservoirs _____	_____	_____	_____	_____
306	Lake, River and Other Intakes _____	_____	_____	_____	_____
307	Wells and Springs _____	3000	_____	_____	3000
308	Infiltration Galleries and Tunnels _____	_____	_____	_____	_____
309	Supply Mains _____	_____	_____	_____	_____
310	Power Generation Equipment _____	_____	_____	_____	_____
311	Pumping Equipment _____	12705	_____	_____	12705
320	Water Treatment Equipment _____	2840	_____	_____	2840
330	Distribution Reservoirs and Standpipes _____	26231	_____	_____	26231
331	Transmission and Distribution Lines _____	9617	_____	_____	9617
333	Services _____	_____	_____	_____	_____
334	Meters and Meter Installations _____	6991	969	_____	7960
335	Hydrants _____	2776	_____	_____	2776
336	Backflow Prevention Devices _____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment _____	_____	_____	_____	_____
340	Office Furniture and Equipment _____	3428	_____	_____	3428
341	Transportation Equipment _____	11107	_____	_____	11107
342	Stores Equipment _____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment _____	331	_____	_____	331
344	Laboratory Equipment _____	_____	_____	_____	_____
345	Power Operated Equipment _____	_____	_____	_____	_____
346	Communication Equipment _____	_____	_____	_____	_____
347	Miscellaneous Equipment _____	_____	_____	_____	_____
348	Other Tangible Plant _____	_____	_____	_____	_____
	Total Water Plant _____	\$ 88809	\$ 2019	\$ 0	\$ 90828

UTILITY NAME: KEEN SALES, RENTALS, & UTILITIES - PARADISE Island

YEAR OF REPORT DECEMBER 31, 2014

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)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements	28	%	3.57 %	\$ 3926	\$	\$ 293	\$ 4219
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	18	%	5.56 %	2835		165	3000
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment		%	%				
311	Pumping Equipment	17	%	5.88 %	3910		820	4730
320	Water Treatment Equipment	7	%	14.29 %	2840			2840
330	Distribution Reservoirs & Standpipes	30	%	3.33 %	5029		875	5904
331	Trans. & Dist. Mains	40	%	2.5 %	6248		278	6526
333	Services		%	%				0
334	Meter & Meter Installations	17	%	5.88 %	3787		344	4131
335	Hydrants	40	%	2.5 %	530		70	600
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment	13	%	7.69 %	3426		3	3429
341	Transportation Equipment	6	%	16.67 %	11107			11107
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment	15	%	6.67 %	309		7	316
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	%				
	Totals				\$ 43947	\$ 0	\$ 2855	\$ 46802 *

* This amount should tie to Sheet F-5.

UTILITY NAME: KEEN SALES, RENTALS, & UTILITIES - PARADISE Island

YEAR OF REPORT
DECEMBER 31, 2014

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 17496
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	13200
604	Employee Pensions and Benefits_____	2739
610	Purchased Water_____	
615	Purchased Power_____	1756
616	Fuel for Power Production_____	
618	Chemicals_____	1171
620	Materials and Supplies_____	827
630	Contractual Services:	
	Billing_____	
	Professional_____	487
	Testing_____	4599
	Other_____	2727
640	Rents_____	5400
650	Transportation Expense_____	623
655	Insurance Expense_____	5279
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
670	Bad Debt Expense_____	119
675	Miscellaneous Expenses_____	3377
	Total Water Operation And Maintenance Expense_____	\$ 59800 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	95	97	97
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total		
			95	97	97

UTILITY NAME: Keen
 SYSTEM NAME: Paradise Island

YEAR OF REPORT
 DECEMBER 31, 2014

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded 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	0	1124650	608500	516150	516150
February		989425	498325	491100	491100
March		1274040	694930	579110	579110
April		1727192	976239	750953	750953
May		1358114	643317	714797	714797
June		1290924	573744	717180	717180
July		1217233	637598	579635	579635
August		1207980	603990	603990	603990
September		1374500	824700	549800	549800
October		989400	407400	582000	582000
November		1581426	862596	718830	718830
December		1221397	610699	610698	610698
Total for Year	0	15356281	7942038	7414243	7414243

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 (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	6"	900'			900'
PVC	4"	3300'			3300'
PVC	2"	900'			900'

UTILITY NAME: Keen
 SYSTEM NAME: Paradise Island

YEAR OF REPORT
 DECEMBER 31, 2014

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	_____	_____	_____	_____
Types of Well Construction and Casing _____	<u>metal</u>	_____	_____	_____
Depth of Wells _____	<u>265'</u>	_____	_____	_____
Diameters of Wells _____	<u>6"</u>	_____	_____	_____
Pump - GPM _____	<u>?</u>	_____	_____	_____
Motor - HP _____	<u>25</u>	_____	_____	_____
Motor Type * _____	<u>Submer</u>	_____	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	<u>Generator Rental</u>	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	<u>Steel</u>	_____	_____	_____
Capacity of Tank _____	<u>7500</u>	_____	_____	_____
Ground or Elevated _____	<u>ground</u>	_____	_____	_____

N/A

HIGH SERVICE PUMPING

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

UTILITY NAME: Keen - PI

YEAR OF REPORT
DECEMBER 31, 2014

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)

Permitted Gals. per day _____ Type of Source _____	<u>Unknown</u> <u>Ground</u>	_____	_____
---	---------------------------------	-------	-------

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:

Type _____ Make _____ Permitted Capacity (GPD) _____ High service pumping Gallons per minute _____ Reverse Osmosis _____ Lime Treatment Unit Rating _____ Filtration Pressure Sq. Ft. _____ Gravity GPD/Sq.Ft. _____ Disinfection Chlorinator _____ Ozone _____ Other _____ Auxiliary Power _____	<u>Standard</u> <u>Boulds</u> <u>Unknown</u> <u>Chlorine</u> <u>N/A</u> <u>-</u> <u>Generator</u> <u>Rental</u>	_____	_____
--	---	-------	-------

UTILITY NAME: Keen
SYSTEM NAME: PI

YEAR OF REPORT
DECEMBER 31, 2014

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. 100
2. Maximum number of ERCs * which can be served. Unknown
3. Present system connection capacity (in ERCs *) using existing lines. Unknown
4. Future connection capacity (in ERCs *) upon service area buildout. Unknown
5. Estimated annual increase in ERCs *. Unknown
6. Is the utility required to have fire flow capacity? No
If so, how much capacity is required? _____
7. Attach a description of the fire fighting facilities. City of Haines City
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
NONE
9. When did the company last file a capacity analysis report with the DEP? Unknown
10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____
11. Department of Environmental Protection ID # 20-6679.01
12. Water Management District Consumptive Use Permit # 653-1340
 - a. Is the system in compliance with the requirements of the CUP? yes
 - b. If not, what are the utility's plans to gain compliance? _____

* An ERC is determined based on 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 SFR customers for the same period and divide the result by 365 days.
(b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000)/365 days/350 gallons per day).

WASTEWATER OPERATING SECTION

Note: This utility is a water only service; therefore, Pages S-1 through S-6 have been omitted from this report.

UTILITY NAME: Keen - PI

YEAR OF REPORT
DECEMBER 31, 2014

CERTIFICATION OF ANNUAL REPORT

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

- YES NO 1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code.
- YES NO 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.
- YES NO 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 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.  *

(signature of Chief Executive Officer of the utility)

Date: _____

1. 2. 3. 4. _____ *

(signature of Chief Financial Officer of the utility)

Date: 5/7/15

* 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.

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Water Operations
Class C**

Company:

For the Year Ended December 31, _____

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 44,341.37	\$ 44,341.37	\$ 44,341.37
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Water Operating Revenue	\$ 44341.37	\$ 44341.37	\$ 44341.37
LESS: Expense for Purchased Water from FPSC-Regulated Utility	_____	_____	_____
Net Water Operating Revenues	\$ 44341.37	\$ 44341.37	\$ 44341.37

Explanations:

Instructions:

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

CLASS "C"

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Public Service Commission
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WATER AND/OR WASTEWATER UTILITIES

(Gross Revenue of Less Than \$200,000 Each)

ANNUAL REPORT

WU771-14-AR
Melinda Keen Dunnahoe
Keen Sales, Rentals and Utilities, Inc.
685 Dyson Road
Haines City, FL 33844-8587

- Subdivision

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
15 JUN -3 AM 9:16
DIVISION OF
ACCOUNTING & FINANCE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31,

REPORT OF

Keen Sales, Rentals + Utilities, Inc. / Subdivisions
 (EXACT NAME OF UTILITY)
 685 Dyson Rd. Haines City FL 33844 Polk

Mailing Address

Street Address

County

Telephone Number 863-421-6827

Date Utility First Organized JAN. 1990

Fax Number 863-421-6827

E-mail Address adunnahoe@aol.com

Sunshine State One-Call of Florida, Inc. Member No. KU1737

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

- Individual Sub Chapter S Corporation 1120 Corporation Partnership

Name, Address and Phone where records are located: ABOVE

Name of subdivisions where services are provided: ABOVE

CONTACTS

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: Mindy Dunnahoe	Bookkeeper	Same	
Person who prepared this report: Steve Herman, CPA Mindy Dunnahoe, Bookkeeper			
Officers and Managers: Melinda Dunnahoe	President		\$ 0
Earlene Keen	V. President		\$ 0
Shelly Kiker Dukes	Treas		\$ 0
Blake Keen	Sec.		\$ 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
			\$
			\$
			\$
			\$
			\$
			\$
			\$

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ 61,303	\$ _____	\$ _____	\$ 61,303
Commercial _____		_____	_____	_____	_____
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		_____	_____	_____	_____
Total Gross Revenue _____		\$ 61,303	\$ _____	\$ _____	\$ 61,303
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 60,644	\$ _____	\$ _____	\$ 60,644
Depreciation Expense _____	F-5	4,909	_____	_____	4,909
CIAC Amortization Expense _____	F-8	_____	_____	_____	0
Taxes Other Than Income _____	F-7	4,552	_____	_____	4,552
Income Taxes _____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 70,105	_____	_____	\$ 70,105
Net Operating Income (Loss)		\$ -8,802	\$ _____	\$ _____	\$ -8,802
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ _____
ROUNDING		1	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense _____		12	_____	_____	_____
DONATIONS		651	_____	_____	651
OTHER		34	_____	_____	34
Net Income (Loss)		\$ -9,498	\$ _____	\$ _____	\$ -9,498

UTILITY NAME: KEEN SALES, RENTALS & UTILITIES - SUBDIVISION

YEAR OF REPORT
DECEMBER 31, 2014

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 196361	\$ 194911
Accumulated Depreciation and Amortization (108)-----	F-5,W-2,S-2	151913	147004
Net Utility Plant -----		\$ 44448	\$ 47907
Cash -----		5323	2497
Customer Accounts Receivable (141)-----		584	855
Other Assets (Specify):-----			
INTER COMPANY ACCT		139757	129444

Total Assets -----		\$ 190112	\$ 180703
Liabilities and Capital:			
Common Stock Issued (201)-----	F-6	300	300
Preferred Stock Issued (204)-----	F-6		
Other Paid in Capital (211)-----			
Retained Earnings (215)-----	F-6	-49489	-39991
Proprietary Capital (Proprietary and partnership only) (218)-----	F-6		
Total Capital -----		\$ -49189	\$ -39691
Long Term Debt (224)-----	F-6	\$ 67906	\$ 67906
Accounts Payable (231)-----		1460	1258
Notes Payable (232)-----			
Customer Deposits (235)-----			
Accrued Taxes (236)-----		2759	2654
Other Liabilities (Specify)-----			
ACCRUED EXPENSES		167175	148575
ROUNDING		1	1

Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272)-----	F-8	0	0
Total Liabilities and Capital -----		\$ 190112	\$ 180703

UTILITY NAME KEEN SALES, RENTALS & UTILITIES - SUBDIVISION

YEAR OF REPORT
31-Dec-14

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ 196361	\$ _____	\$ _____	\$ 196361
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ 196361	\$ _____	\$ _____	\$ 196361

ACCUMULATED DEPRECIATION (A/D) AND AMORTIZATION OF UTILITY PLANT

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 147004	\$ _____	\$ _____	\$ 147004
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ 4909	\$ _____	\$ _____	\$ 4909
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ 4909	\$ _____	\$ _____	\$ 4909
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ 151913	\$ _____	\$ _____	\$ 151913

UTILITY NAME: KEEN SALES, RENTALS & UTILITIES - SUBDIVISION

YEAR OF REPORT DECEMBER 31, 2014

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	1	_____
Shares authorized _____	300	_____
Shares issued and outstanding _____	300	_____
Total par value of stock issued _____	300	_____
Dividends declared per share for year _____	0	_____

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$ -39991
Changes during the year (Specify): LOSS _____	_____	-9498
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ -49489

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 Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
NOTE PAYABLE KEEN SALES _____	_____	_____	\$ 45655
NOTE PAYABLE EARLEEN KEEN _____	_____	_____	22251
_____	_____	_____	_____
Total _____	_____	_____	\$ 67906

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	2759	_____	_____	2759
Other (Spe CORP FILING _____)	_____	_____	_____	0
PAYROLL TAXES _____	1793	_____	_____	1793
Total Tax Expense _____	\$ 4552	\$ _____	\$ _____	\$ 4552

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

<p>Report all information concerning outside 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.</p>			
Name of Recipient	Water Amount	Wastewater Amount	Description of Service
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ <u>54139</u>	\$ _____	\$ <u>54139</u>
2) Add credits during year_____	\$ _____	\$ _____	\$ _____
3) Total_____	_____	_____	_____
4) Deduct charges during the year_____	_____	_____	_____
5) Balance end of year_____	<u>54139</u>	_____	<u>54139</u>
6) Less Accumulated Amortization_____	<u>-54139</u>	_____	<u>-54139</u>
7) Net CIAC_____	\$ <u>0</u>	\$ _____	\$ <u>0</u>

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	Wastewater
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Sub-total_____		\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.			
Description of Charge	Number of Connections	Charge per Connection	
_____	_____	\$ _____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.)_____			\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year_____	\$ <u>54139</u>	\$ _____	\$ <u>54139</u>
Add Debits During Year:_____	<u>0</u>	_____	<u>0</u>
Deduct Credits During Year:_____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.)	\$ <u>54139</u>	\$ _____	\$ <u>54139</u>

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

UTILITY NAME: KEEN/ Subs

YEAR OF REPORT
DECEMBER 31, 2013

SCHEDULE "A"

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)

Class of Capital (a)	Dollar Amount (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	\$ <u>_____</u>	<u>100.00</u> %		_____ %

(1) 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 Number approving AFUDC rate:	_____

**WATER
OPERATING
SECTION**

UTILITY NAME: KEEN SALES RENTAL & UTILITIES - SUBDIVISIONS

YEAR OF REPORT DECEMBER 31, 2014

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_____	_____	_____	_____	0
304	Structures and Improvements_____	13896	1050	_____	14946
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____
306	Lake, River and Other Intakes_____	_____	_____	_____	_____
307	Wells and Springs_____	64874	_____	_____	64874
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____
309	Supply Mains_____	_____	_____	_____	_____
310	Power Generation Equipment_____	_____	_____	_____	_____
311	Pumping Equipment_____	7595	_____	_____	7595
320	Water Treatment Equipment_____	16842	_____	_____	16842
330	Distribution Reservoirs and Standpipes_____	21800	_____	_____	21800
331	Transmission and Distribution Lines_____	32026	_____	_____	32026
333	Services_____	5945	_____	_____	5945
334	Meters and Meter Installations_____	14654	400	_____	15054
335	Hydrants_____	4651	_____	_____	4651
336	Backflow Prevention Devices_____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
340	Office Furniture and Equipment_____	783	_____	_____	783
341	Transportation Equipment_____	11845	_____	_____	11845
342	Stores Equipment_____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment_____	_____	_____	_____	0
344	Laboratory Equipment_____	_____	_____	_____	_____
345	Power Operated Equipment_____	_____	_____	_____	_____
346	Communication Equipment_____	_____	_____	_____	_____
347	Miscellaneous Equipment_____	_____	_____	_____	0
348	Other Tangible Plant_____	_____	_____	_____	0
	Total Water Plant_____	\$ 194911	\$ 1450	\$ 0	\$ 196361

UTILITY NAME: KEEN SALES RENTAL & UTILITIES - SUBDIVISIONS

YEAR OF REPORT
DECEMBER 31, 2014

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)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements	28	%	3.57 %	\$ 2715	\$	\$ 512	\$ 3227
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	18	%	5.56 %	54411		2401	56812
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment		%	%				
311	Pumping Equipment	17	%	5.88 %	7595		0	7595
320	Water Treatment Equipment	7	%	14.29 %	16842			16842
330	Distribution Reservoirs & Standpipes	30	%	3.33 %	16172		719	16891
331	Trans. & Dist. Mains	40	%	2.5 %	18497		721	19218
333	Services		%	%	3764		250	4014
334	Meter & Meter Installations	17	%	5.88 %	12145		138	12283
335	Hydrants	40	%	2.5 %	2644		116	2760
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment	13	%	7.69 %	374		52	426
341	Transportation Equipment	6	%	16.67 %	11845			11845
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment	15	%	6.67 %				0
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment	10	%	10 %				0
348	Other Tangible Plant	10	%	10 %				0
	Totals				\$ 147004	\$ 0	\$ 4909	\$ 151913 *

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 17496
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	13200
604	Employee Pensions and Benefits	2739
610	Purchased Water	
615	Purchased Power	2166
616	Fuel for Power Production	
618	Chemicals	1067
620	Materials and Supplies	528
630	Contractual Services:	
	Billing	
	Professional	538
	Testing	4474
	Other	2067
640	Rents	5400
650	Transportation Expense	528
655	Insurance Expense	5279
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	1069
675	Miscellaneous Expenses	4093
	Total Water Operation And Maintenance Expense	\$ 60644 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	114	117	117
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total	114	117

UTILITY NAME: Keen Sales + Rentals + Utilities
 SYSTEM NAME: Subdivision

YEAR OF REPORT
 DECEMBER 31, 2014

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded 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	<u>0</u>	597842	54354	543538	543538
February	<u>0</u>	603551	44708	558843	558843
March	<u>0</u>	721145	77266	643879	643879
April	<u>0</u>	722412	59649	662763	662763
May	<u>0</u>	811422	80412	731010	731010
June	<u>0</u>	797297	103995	693302	693302
July	<u>0</u>	633007	41412	591595	591595
August	<u>0</u>	520869	56443	564426	564426
September	<u>0</u>	587629	51273	640902	640902
October	<u>0</u>	792110	65403	726707	726707
November	<u>0</u>	625,278	40906	584372	584372
December	<u>0</u>	733785	41535	692250	692250
Total for Year	<u>0</u>	8248397	717356	7633587	7633587

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- (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	6"	4396'			4396'
PVC	4"	1525'			1525'
PVC	2"	225'			225'

UTILITY NAME: Keen
 SYSTEM NAME: Subs

YEAR OF REPORT
 DECEMBER 31, 2014

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	<u>7/89</u>	_____	_____	_____
Types of Well Construction and Casing _____	<u>PVC</u>	_____	_____	_____
Depth of Wells _____	<u>235</u>	_____	_____	_____
Diameters of Wells _____	<u>6</u>	_____	_____	_____
Pump - GPM _____	<u>??</u>	_____	_____	_____
Motor - HP _____	<u>25</u>	_____	_____	_____
Motor Type * _____	<u>Submers</u>	_____	_____	_____
Yields of Wells in GPD _____	<u>-</u>	_____	_____	_____
Auxiliary Power _____	<u>Generator Rental</u>	_____	_____	_____

* Submersible, centrifugal, etc.

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	<u>Steel</u>	_____	_____	_____
Capacity of Tank _____	<u>209000</u>	_____	_____	_____
Ground or Elevated _____	<u>Ground</u>	_____	_____	_____

N/A

HIGH SERVICE PUMPING

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

UTILITY NAME: Keen Subs

YEAR OF REPORT
DECEMBER 31, 2014

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day _____ Type of Source _____	<u>Unknown</u> <u>Ground</u>	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____ Make _____ Permitted Capacity (GPD) _____ High service pumping Gallons per minute _____ Reverse Osmosis _____ Lime Treatment Unit Rating _____ Filtration Pressure Sq. Ft. _____ Gravity GPD/Sq.Ft. _____ Disinfection Chlorinator _____ Ozone _____ Other _____ Auxiliary Power _____	<u>Standard</u> <u>Goulds</u> <u>Unknown</u> <u>Unknown</u> <u>Chlorine</u> <u>N/A</u> <u>-</u> <u>Generator</u> <u>Rental</u>	_____	_____

UTILITY NAME: Keen

YEAR OF REPORT
DECEMBER 31, 2014

SYSTEM NAME: Subs

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. 137

2. Maximum number of ERCs * which can be served. Unknown

3. Present system connection capacity (in ERCs *) using existing lines. Unknown

4. Future connection capacity (in ERCs *) upon service area buildout. Unknown

5. Estimated annual increase in ERCs *. Unknown

6. Is the utility required to have fire flow capacity? Unknown
If so, how much capacity is required? _____

7. Attach a description of the fire fighting facilities. City of Haines City

8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
NONE

9. When did the company last file a capacity analysis report with the DEP? Unknown

10. If the present system does not meet the requirements of DEP rules, submit the following:

a. Attach a description of the plant upgrade necessary to meet the DEP rules.

b. Have these plans been approved by DEP? _____

c. When will construction begin? _____

d. Attach plans for funding the required upgrading.

e. Is this system under any Consent Order with DEP? _____

11. Department of Environmental Protection ID # 9569

12. Water Management District Consumptive Use Permit # 653-5235

a. Is the system in compliance with the requirements of the CUP? Yes

b. If not, what are the utility's plans to gain compliance? _____

* An ERC is determined based on 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 SFR customers for the same period and divide the result by 365 days.
(b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000)/365 days/350 gallons per day).

WASTEWATER OPERATING SECTION

Note: This utility is a water only service; therefore, Pages S-1 through S-6 have been omitted from this report.

UTILITY NAME: Keen-Subs

YEAR OF REPORT
DECEMBER 31, 2014

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 in Rule 25-30.115 (1), Florida Administrative Code.

- | | |
|-------------------------------------|--------------------------|
| 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 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 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(signature of Chief Executive Officer of the utility)

Date: 5/5/15

1.	2.	3.	4.	*
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(signature of Chief Financial Officer of the utility)

Date: _____

* 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.

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Water Operations
Class C**

Company: *Keen Subs*

For the Year Ended December 31, *2014*

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ <u>61302.81</u>	\$ <u>61302.81</u>	\$ <u>61302.81</u>
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Water Operating Revenue	\$ <u>61302.81</u>	\$ <u>61302.81</u>	\$ <u>61302.81</u>
LESS: Expense for Purchased Water from FPSC-Regulated Utility	_____	_____	_____
Net Water Operating Revenues	\$ <u>61302.81</u>	\$ <u>61302.81</u>	\$ <u>61302.81</u>

Explanations:

Instructions:

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