

State of Florida



FILED 12/20/2022
DOCUMENT NO. 12202-2022
FPSC - COMMISSION CLERK

Public Service Commission

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TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: December 20, 2022

TO: Adam J. Teitzman, Commission Clerk, Office of Commission Clerk

FROM: Greg Davis, Engineering Specialist, Division of Engineering *GD LK*

RE: Docket No. 20220157-WU - Application for staff assisted rate case in Polk County by Keen Sales, Rentals and Utilities, Inc.

Please file the attached emails "Response to Staff's First Data Request" in the above mentioned docket file.

GD/jp

Attachments

Joann Parsons

From: Mindy Keen <mindykeen1964@yahoo.com>
Sent: Wednesday, December 14, 2022 12:30 PM
To: Greg Davis
Subject: Docket No. 20220157-WU request #13.

List of all water assets owned by the utility:

Paradise Island:

900' - 6" PVC Pipe
3300' - 4" PVC Pipe
900' - 2" PVC Pipe

3 fire Hydrants

265' - 6" diameter of well

25hp submersible pump

4000 gallon steel ground tank

Subdivisions:

4396' - 6" PVC Pipe
1525' - 4" PVC Pipe
225' - 2" PVC Pipe

6 Fire Hydrants

235' - 6" diameter of well

15hp submersible pump

1500 gallon steel ground tank

Joann Parsons

From: Mindy Keen <mindykeen1964@yahoo.com>
Sent: Wednesday, December 14, 2022 12:39 PM
To: Greg Davis
Subject: Docket No. 20220157-WU request # 14 Subdivisions
Attachments: engineer request #14 SARC 001.jpg; engineer request #14 SARC 002.jpg; engineer request #14 SARC 003.jpg; engineer request #14 SARC 004.jpg; engineer request #14 SARC 005.jpg

Number of customers:

D. Present customers 121 residential 5/8"

see attachments for (A, B AND C)

#14

UTILITY NAME: KEEN SALES RENTALS & UTILITIES, INC - SUBDIVISION

YEAR OF REPORT
DECEMBER 31, 2017

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 18476
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	13200
604	Employee Pensions and Benefits	6999
610	Purchased Water	
615	Purchased Power	1894
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	1199
630	Contractual Services:	527
	Billing	
	Professional	2171
	Testing	4177
	Other	812
640	Rents	5400
650	Transportation Expense	858
655	Insurance Expense	3123
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	152
675	Miscellaneous Expenses	4024
	Total Water Operation And Maintenance Expense	\$ 63012 *

* 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	113	120	120
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)					
Total			113	120	120

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: KEEN SALES RENTALS & UTILITIES, INC - SUBDIVISION

YEAR OF REPORT
DECEMBER 31, 2018

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 19125
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	13200
604	Employee Pensions and Benefits	4658
610	Purchased Water	
615	Purchased Power	1971
616	Fuel for Power Production	
618	Chemicals	1303
620	Materials and Supplies	1048
630	Contractual Services:	
	Billing	
	Professional	2324
	Testing	6096
	Other	1170
640	Rents	5400
650	Transportation Expense	562
655	Insurance Expense	2643
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	4977
	Total Water Operation And Maintenance Expense	\$ 64477 *

* 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	121	120	120
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	121	120

UTILITY NAME: KEEN SALES RENTALS & UTILITIES, INC - SUBDIVISION

YEAR OF REPORT
DECEMBER 31, 2019

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 16898
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	11880
604	Employee Pensions and Benefits	3914
610	Purchased Water	
615	Purchased Power	1610
616	Fuel for Power Production	
618	Chemicals	959
620	Materials and Supplies	1701
630	Contractual Services:	
	Billing	
	Professional	2075
	Testing	5424
	Other	790
640	Rents	4860
650	Transportation Expense	119
655	Insurance Expense	2248
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	91
675	Miscellaneous Expenses	3701
	Total Water Operation And Maintenance Expense	\$ 56270 *

* 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	121	119	119
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	121	119
					119

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 18720
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	11880
604	Employee Pensions and Benefits	5492
610	Purchased Water	
615	Purchased Power	2606
616	Fuel for Power Production	
618	Chemicals	1336
620	Materials and Supplies	613
630	Contractual Services:	
	Billing	
	Professional	1966
	Testing	7479
	Other	1474
640	Rents	4860
650	Transportation Expense	210
655	Insurance Expense	3143
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	3706
	Total Water Operation And Maintenance Expense	\$ 63485 *

* 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	<u>121</u>	<u>120</u>	<u>120</u>
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	<u>121</u>	<u>120</u>

Joann Parsons

From: Mindy Keen <mindykeen1964@yahoo.com>
Sent: Wednesday, December 14, 2022 12:44 PM
To: Greg Davis
Subject: Docket No. 20220157-WU request #14 Paradise Island
Attachments: Engineer request #14 PI Sarc 001.jpg; Engineer request #14 PI Sarc 002.jpg; Engineer request #14 PI Sarc 003.jpg; Engineer request #14 PI Sarc 004.jpg; Engineer request #14 PI Sarc 005.jpg

Number of customers:

D. Present customers 99

see attachment for (A, B AND C)

#14

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

YEAR OF REPORT
DECEMBER 31, 2017

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 18476
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	13200
604	Employee Pensions and Benefits	6999
610	Purchased Water	
615	Purchased Power	1448
616	Fuel for Power Production	
618	Chemicals	938
620	Materials and Supplies	260
630	Contractual Services:	
	Billing	1875
	Professional	3901
	Testing	682
	Other	5400
640	Rents	858
650	Transportation Expense	3123
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	30
670	Bad Debt Expense	4887
675	Miscellaneous Expenses	
	Total Water Operation And Maintenance Expense	\$ 62077 *

* 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			98	98	98
5/8"	D	1.0			
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	98	98

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

YEAR OF REPORT
DECEMBER 31, 2018

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 19125
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	13200
604	Employee Pensions and Benefits	4658
610	Purchased Water	
615	Purchased Power	1402
616	Fuel for Power Production	
618	Chemicals	968
620	Materials and Supplies	605
630	Contractual Services:	
	Billing	
	Professional	3939
	Testing	5883
	Other	785
640	Rents	5400
650	Transportation Expense	562
655	Insurance Expense	2642
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	130
675	Miscellaneous Expenses	3513
	Total Water Operation And Maintenance Expense	\$ 62812 *

* 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	98	95	95
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		
			98	95	95

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

YEAR OF REPORT
DECEMBER 31, 2019

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	\$ 20653
604	Employee Pensions and Benefits	14520
610	Purchased Water	5156
615	Purchased Power	
616	Fuel for Power Production	1546
618	Chemicals	
620	Materials and Supplies	1000
630	Contractual Services:	1256
	Billing	
	Professional	
	Testing	2508
	Other	4811
640	Rents	603
650	Transportation Expense	5940
655	Insurance Expense	140
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	2375
670	Bad Debt Expense	
675	Miscellaneous Expenses	1856
		8851
	Total Water Operation And Maintenance Expense	\$ 71215 *

* 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 Equivalentents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	97	98	98
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)					
Total					

** D = Displacement
C = Compound
T = Turbine

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

YEAR OF REPORT 2019
 DECEMBER 31, 2019

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 21417
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	14520
604	Employee Pensions and Benefits	5561
610	Purchased Water	
615	Purchased Power	1552
616	Fuel for Power Production	
618	Chemicals	1447
620	Materials and Supplies	827
630	Contractual Services:	
	Billing	1930
	Professional	3025
	Testing	1033
	Other	5940
640	Rents	848
650	Transportation Expense	2760
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	21
670	Bad Debt Expense	5330
675	Miscellaneous Expenses	
	Total Water Operation And Maintenance Expense	\$ 66211 *

* 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			98	97	97
5/8"	D	1.0			
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	98	97

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

YEAR OF REPORT
DECEMBER 31, 2021

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 22880
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	14520
604	Employee Pensions and Benefits	6712
610	Purchased Water	
615	Purchased Power	1547
616	Fuel for Power Production	
618	Chemicals	1149
620	Materials and Supplies	1071
630	Contractual Services:	
	Billing	
	Professional	2248
	Testing	7422
	Other	1189
640	Rents	5940
650	Transportation Expense	204
655	Insurance Expense	3444
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	0
675	Miscellaneous Expenses	4590
	Total Water Operation And Maintenance Expense	\$ 72916 *

* 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	98	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		
			98	97	97

Joann Parsons

From: Mindy Keen <mindykeen1964@yahoo.com>
Sent: Wednesday, December 14, 2022 12:49 PM
To: Greg Davis
Subject: Docket no. 20220157-WU request # 17

DEP Sanitary Survey dated January 22, 2021 the malfunctioning POE water sampling tap was repaired and was repaired within the required time frame.

Joann Parsons

From: Mindy Keen <mindykeen1964@yahoo.com>
Sent: Wednesday, December 14, 2022 12:52 PM
To: Greg Davis
Subject: Docket no. 20220157-WU request #18

DEP correspondence letter dated July 1, 2022 the screen on the well vent was replaced and was done in the time frame required.