

FLORIDA PUBLIC SERVICE COMMISSION

VOTE SHEET

July 1, 2025

FILED 7/1/2025
DOCUMENT NO. 05358-2025
FPSC - COMMISSION CLERK

Item 9

Docket No. 20240108-SU – Application for increase in wastewater rates in Monroe County by K W Resort Utilities Corp.

Issue 1: Should KWRU's Petition for Variance or Waiver of a Specific Provision of Rule 25-30.140, F.A.C., be granted?

Recommendation: No. KWRU has not met the requirements of Section 120.542(5), F.S., or Rule 25-30.140, F.A.C., for a rule waiver.

APPROVED

Issue 2: Is the overall quality of service provided by the utility satisfactory, and, if not, what action should be taken by the Commission?

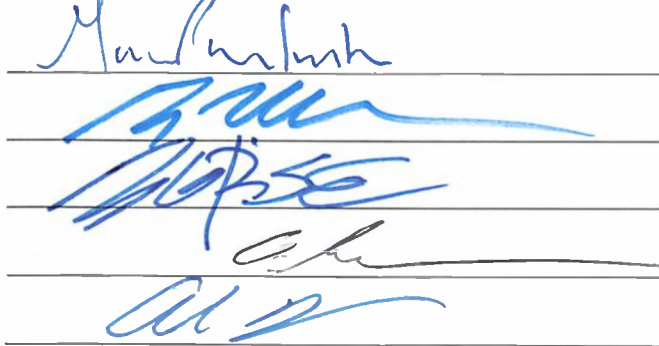
Recommendation: Yes. KWRU has been responsive to customer complaints; therefore, staff recommends that the quality of service is satisfactory.

APPROVED

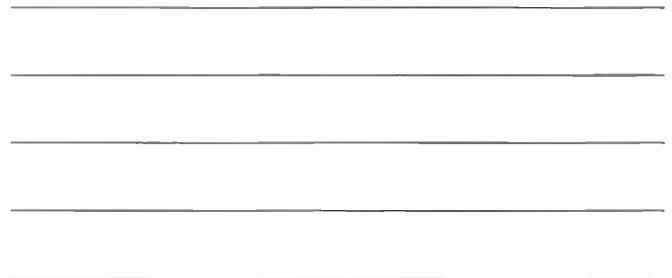
COMMISSIONERS ASSIGNED: All Commissioners

COMMISSIONERS' SIGNATURES

MAJORITY



DISSENTING



REMARKS/DISSENTING COMMENTS:

KWRU's handout is attached.
+ OPC's

Docket No. 20240108-SU – Application for increase in wastewater rates in Monroe County by K W Resort Utilities Corp.

(Continued from previous page)

Issue 3: Are the infrastructure and operating conditions of the utility's water and wastewater systems in compliance with the Florida Department of Environmental Protection regulations?

Recommendation: Yes. KWRU's wastewater system is currently in compliance with the DEP.

APPROVED

Issue 4: Should any adjustments be made to the test year plant-in service balances?

Recommendation: Yes. An adjustment should be made to increase the test year plant-in-service balance by \$301,205.

APPROVED

Issue 5: Should any adjustments be made to the utility's pro forma plant additions?

Recommendation: No. Staff agrees that the \$2,132,047 for the net increase to UPIS is reasonable; therefore, no adjustment is needed. However, staff recommends a net salvage adjustment be made to reduce the associated pro forma accumulated depreciation and depreciation expense by \$1,385 and \$2,770, respectively.

APPROVED

Issue 6: What are the appropriate plant retirements to be made in this docket?

Recommendation: The appropriate total plant retirements is \$47,092.

APPROVED

Docket No. 20240108-SU – Application for increase in wastewater rates in Monroe County by K W Resort Utilities Corp.

(Continued from previous page)

Issue 7: Do any wastewater systems have excessive infiltration and/or inflow (I&I) and, if so, what adjustments are necessary, if any?

Recommendation: No. There is no excessive I&I; therefore, staff recommends no adjustment.

APPROVED

Issue 8: What are the appropriate used and useful percentages for the wastewater treatment facilities and collection system?

Recommendation: KWRU's WWTP should be considered 77.6 percent used and useful and KWRU's wastewater collection system should be considered 100 percent used and useful. To reflect the appropriate U&U percentage, rate base should be reduced by \$2,231,591. Corresponding adjustments should also be made to decrease net depreciation expense and property tax by \$140,864 and \$3,618, respectively.

APPROVED *as modified.*

WWTP should be considered 100 percent used and useful.

Issue 9: Should any adjustments be made to test year accumulated depreciation?

Recommendation: Yes. Test year accumulated depreciation should be increased by \$423,905. All necessary adjustments to accumulated depreciation associated with pro forma additions should be made as set forth and discussed in Issue 5.

APPROVED

Issue 10: Should any adjustments be made to the test year contributions-in-aid-of-construction (CIAC) balance?

Recommendation: Yes. An adjustment should be made to increase test year CIAC by \$38,244. All necessary adjustments to CIAC associated with staff's recommended non-U&U adjustment should be made as set forth and discussed in Issue 8.

APPROVED

Docket No. 20240108-SU – Application for increase in wastewater rates in Monroe County by K W Resort Utilities Corp.

(Continued from previous page)

Issue 11: Should any adjustments be made to test year accumulated amortization of CIAC?

Recommendation: Yes. An adjustment should be made to increase test year accumulated amortization of CIAC by \$1,275. All necessary adjustments to accumulated amortization of CIAC associated with staff's recommended non-U&U adjustment should be made as set forth and discussed in Issue 8.

APPROVED

Issue 12: What is the appropriate working capital allowance?

Recommendation: The appropriate working capital allowance is \$1,442,290. As such, the working capital allowance should be increased by \$2,896.

APPROVED

Issue 13: What is the appropriate rate base for the June 30, 2024 test year?

Recommendation: The appropriate rate base is \$7,874,046.

APPROVED

Issue 14: What is the appropriate amount of customer deposits to include in the capital structure?

Recommendation: The appropriate amount of customer deposits is \$332,635.

APPROVED

Docket No. 20240108-SU – Application for increase in wastewater rates in Monroe County by K W Resort Utilities Corp.

(Continued from previous page)

Issue 15: What is the appropriate cost rate for long-term debt for the test year?

Recommendation: The appropriate cost rate for long-term debt is 5.90 percent.

APPROVED

Issue 16: What is the appropriate return on equity (ROE) for the test year?

Recommendation: The appropriate ROE is 9.95 percent.

APPROVED

Issue 17: What is the appropriate weighted average cost of capital (WACC) including the proper components, amounts and cost rates associated with the capital structure?

Recommendation: Based on the proper components, amounts, and cost rates associated with the capital structure for the 13-month average test year ended June 30, 2024, as discussed in Issues 14-16, the appropriate weighted average cost of capital for KWRU for purposes of setting rates is 7.97%, as reflected in Schedule No. 2 of staff's memorandum dated June 19, 2025.

APPROVED

Issue 18: Should any adjustments be made to the test year operating revenues for KWRU's wastewater system?

Recommendation: Yes. Test year operating revenues for KWRU's wastewater system should be decreased by \$14,844.

APPROVED

Docket No. 20240108-SU – Application for increase in wastewater rates in Monroe County by K W Resort Utilities Corp.

(Continued from previous page)

Issue 19: What is the appropriate amount of rate case expense?

Recommendation: The appropriate amount of rate case expense is \$142,924. This expense should be amortized over four years for an annual expense of \$35,731. Based on the utility's original filing, the annual amortization of rate case expense should be decreased by \$27,135.

APPROVED

Issue 20: Should any adjustments be made to the utility's proposed pro forma expenses?

Recommendation: Yes. Staff recommends pro forma expenses be decreased by \$16,965.

APPROVED

Issue 21: Should any further adjustments be made to the utility's test year O&M expenses?

Recommendation: Yes. Based on the audit adjustments recommended by staff, the following adjustments should be made as set forth in staff's analysis section of staff's memorandum dated June 19, 2025. In addition to the audit findings, staff recommends several adjustments to the O&M expenses. Staff recommends that O&M expenses be reduced by \$216,969.

APPROVED

Issue 22: Should any adjustments be made to test year taxes other than income?

Recommendation: Yes. Test year taxes other than income (TOTI) should be decreased by \$47,337.

APPROVED *as modified.*

Apply 4% adjustment to millage rates as identified by OPC.

(Continued from previous page)

Issue 23: Should any adjustments be made to test year depreciation expense?
Recommendation: Yes. In addition to the adjustments recommended in Issues 5 and 8, depreciation expense should be increased by \$66,755.

APPROVED

Issue 24: Should any adjustments be made to test year amortization of CIAC expense?
Recommendation: Yes. Amortization of CIAC should be increased by \$1,275. All necessary adjustments to CIAC amortization expense associated with staff’s recommended non-U&U adjustment should be made as set forth and discussed in Issue 9.

APPROVED

Issue 25: What is the appropriate revenue requirement for the June 30, 2024 test year?
Recommendation: Staff recommends the following revenue requirement be approved.

Test Year Revenue	\$ Increase	Revenue Requirement	% Increase
\$3,905,798	\$358,534	\$4,264,332	9.18%

APPROVED

(Continued from previous page)

Issue 26: What are the appropriate rate structures and rates for the wastewater systems?

Recommendation: The appropriate rate structure and rates for wastewater service are shown on Schedule No. 4 of staff's memorandum dated June 19, 2025. The utility should file revised tariff sheets and a proposed customer notice to reflect Commission-approved rates. The approved rates should be effective for service rendered on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475(1), F.A.C. In addition, the approved rates should not be implemented until staff has approved the proposed customer notice and the notice has been received by customers. The utility should provide proof of the date notice was given within 10 days of the date of the notice.

APPROVED

Issue 27: What are the appropriate reuse rates?

Recommendation: The appropriate rate for KWRU's reuse service is \$2.05 per 1,000 gallons. The utility should file revised tariff sheets and a proposed customer notice to reflect the Commission-approved rates. The approved rates should be effective for service rendered on or after the stamped approval date on the tariff sheet pursuant to Rule 25-30.475, F.A.C. In addition, the approved rates should not be implemented until staff has approved the proposed customer notice and the notice has been received by the customers. The utility should provide proof of the date notice was given within 10 days of the date of the notice.

APPROVED

Issue 28: Should miscellaneous service charges be revised to conform to Rule 25-30.460, F.A.C.?

Recommendation: Yes. The initial connection and normal reconnections charges should be removed. The premises visit charge should be revised to \$89.50 for normal hours and \$91.36 for after hours. The definition for the premises visit charge should be updated to comply with Rule 25-30.460, F.A.C. The utility should be required to file a proposed customer notice to reflect the Commission-approved charges. The approved charges should be effective for services rendered or connections made on or after the stamped approval date on the tariff sheet pursuant to Rule 25-30.475(1), F.A.C. In addition, the approved charge should not be implemented until staff has approved the proposed customer notice and the notice has been received by customers. The Utility should provide proof of the date notice was given no less than 10 days after the date of notice.

APPROVED

(Continued from previous page)

Issue 29: What is the appropriate Lift Station cleaning charge?

Recommendation: The appropriate lift station cleaning charge for KWRU is \$2,354.25. The approved charge should be effective for services rendered or connections made on or after the stamped approval date on the tariff sheet pursuant to Rule 25-30.475, F.A.C. In addition, the approved charges should not be implemented until staff has approved the proposed customer notice and the notice has been received by the customers. KWRU should provide proof of the date notice was given within 10 days of the date of the notice.

APPROVED

Issue 30: What are the appropriate initial customer deposits?

Recommendation: The appropriate initial customer deposit should be \$201 for the 5/8 inch x 3/4 inch meter size for residential service customers. The initial customer deposit for all other residential meter sizes and all general service meter sizes should be two times the average estimated bill for wastewater. The approved initial customer deposits should be effective for connections made on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475, F.A.C. The utility should be required to collect the approved deposits until authorized to change them by the Commission in a subsequent proceeding.

APPROVED

Issue 31: Should an Allowance for Funds Used During Construction (AFUDC) rate be established? If yes, what is the appropriate AFUDC rate and when will it be effective?

Recommendation: Yes. An annual AFUDC rate of 7.97 percent, effective July 1, 2024, should be approved with a discounted monthly rate of 0.006410. The approved rate should be applicable for eligible construction projects beginning July 1, 2024.

APPROVED

Docket No. 20240108-SU – Application for increase in wastewater rates in Monroe County by K W Resort Utilities Corp.

(Continued from previous page)

Issue 32: What is the appropriate amount by which rates should be reduced after the established effective date to reflect the removal of the amortized rate case expense?

Recommendation: KWRU's wastewater rates should be reduced as shown on Schedule No. 4 of staff's memorandum dated June 19, 2025. This is to remove rate case expense, grossed up for regulatory assessment fees, which is being amortized over a four-year period and will result in a reduction of \$37,415. The decrease in rates should become effective immediately following the expiration of the four-year rate case expense recovery period. Pursuant to Section 367.0816, F.S. KWRU should be required to file revised tariffs and a proposed customer notice setting forth the lower rates and the reason for reduction no later than one month prior to the actual date of the required rate reduction. If the utility files this reduction in conjunction with a price index and/or pass-through rate adjustment, separate data should be filed for the price index and/or pass-through increase or decrease and the reduction in the rates due to the amortized rate case expense.

APPROVED

Issue 33: Should the utility be required to notify, within 90 days of an effective order finalizing this docket, that it has adjusted its books for all the applicable National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts (USOA) associated with the Commission approved adjustments?

Recommendation: Yes, the utility should be required to notify the Commission, in writing, that it has adjusted its books in accordance with any Commission ordered adjustments. KWRU should submit a letter within 90 days of the final order in this docket, confirming that the adjustments to all applicable NARUC USOA accounts have been made to the utility's books and records. In the event the utility needs additional time to complete the adjustments, notice should be provided within seven days prior to the deadline. Upon providing good cause, staff should be given administrative authority to grant an extension of up to 60 days.

APPROVED

Vote Sheet

July 1, 2025

Item 9

Docket No. 20240108-SU – Application for increase in wastewater rates in Monroe County by K W Resort Utilities Corp.

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Issue 34: Should this docket be closed?

Recommendation: No. If no person who substantial interests are affected by the proposed agency action files a protest within 21 days of the issuance of the order, a consummating order should be issued. The docket should remain open for staff's verification that the revised tariff sheets and customer notice have been filed by the utility and approved by staff, and the utility has notified staff that the adjustments for all the applicable NARUC USOA primary accounts have been made. Once these actions are complete, this docket should be closed administratively.

APPROVED

KW Resort Utilities Service Area

Parties/Staff Handout
Internal Affairs/Agenda
on 7/1/25
Item No. 9

- Legend**
- Boca Chica Beach
 - Feature 1
 - Hogfish Bar & Grill
 - Oceans Edge Resort & Marina
 - Polygon Measure
 - Publix Super Market at Searstown?
 - Stock Island Marina
 - The College of the Florida Keys



Date: July 26, 2018

due to staff's smaller recommended rate base, which when reconciled to the capital structure, yields a lower WACC amount.

KWRU included \$201,041 in its proposed capital structure for customer deposits and applied a cost rate of 2.00 percent consistent with Rule 25-30.311, F.A.C., Customer Deposits. Neither OPC nor the County objected to the amount of or cost rate for customer deposits in KWRU's proposed capital structure. The weighted average cost of capital and capital structure is presented below in Table 14-1.

Table 14-1
Staff's Recommended Weighted Average Cost of Capital

Cost Component	Total Capital	Prorata Adjustment	Capital Reconciled to Rate Base	Ratio	Cost Rate	Weighted Average Cost of Capital
Long-term Debt	\$2,209,292	\$764,089	\$2,973,381	48.90%	5.39%	2.64%
Common Equity	2,159,569	746,893	2,906,462	47.80%	10.39%	4.97%
Customer Deposits	201,041	0	201,041	3.31%	2.00%	0.07%
Total Capital	\$4,569,902	\$1,510,982	\$6,080,884	100.00%		7.67%

Source: Staff Schedule 2

The weighted average cost of capital is a fall out issue that combines the cost rate and amount of the capital components into a final overall rate of return. As discussed in prior issues, the cost rate of common equity of 10.39 percent was stipulated based on the leverage formula in effect at the time the record closed, and staff recommends a cost rate of 5.39 percent for long-term debt as discussed in Issue 13.

CONCLUSION

Based on the proper components, amounts and cost rates associated with the capital structure for the test year ended June 30, 2017, the appropriate weighted average cost of capital for purposes of setting rates in this proceeding is 7.67 percent.

OPC
Parties/Staff Handout
Internal Affairs/Agenda
on 7/11/25
Item No. 9

Schedule of Adjustments to Operating Income
Company: Sunshine Water Services Company
Test Year Ended: December 31, 2023
Interim [] Final [X]

Florida Public Service Commission
Schedule: B-3
Page 6 of 7
Docket No.: 20240068-WS
Preparer: Deborah Swain

Historic [X] or Projected []

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

Line No.	Description	Water	Wastewater
1	(E) Taxes Other Than Income (TOTI)		
2	Test Year Adjustments		
3	Regulatory Assessment Fees (RAF)		
4	(a) Calculate RAFs based on Adjusted Test Year Revenues		
5	Test Year Adjusted Revenues	21,816,903	28,150,004
6	(b) Calculate RAFs for Annualized Revenues		
7	Annualized Revenues Adjustment	1,103,616	1,455,506
8	Total Test Year Adjusted Revenues	22,920,518	29,605,510
9	RAF Rate	4.5%	4.5%
10	Adjusted Test Year RAF	1,031,423	1,332,248
11	Book RAFs	1,027,823	1,289,703
12	Total Test Year Adjustments to TOTI	3,600	42,545
13	Pro Forma Adjustments		
14	(1) Payroll Taxes		
15	Payroll Taxes for 2024 employees and salaries	255,019	237,136
16	Test year payroll taxes	(213,246)	(198,267)
17	Total payroll tax adjustment	41,772	38,869
18	(2) Property Taxes		
19	(a) Total Test Year Taxable Plant Additions	4,736,085	8,852,143
20	Total taxable Plant 12/31/2022	103,599,140	116,152,847
21	Overall % Taxable Plant Additions in test year	0.0457	0.0762
22	Increase in ad valorem taxes for Pro Forma Plant Additions	28,590	50,186
23			
24	(b) Nonused and useful (Wastewater only)		
25	Total Net Tangible Plant (A-2)		109,270,912
26	Total Nonused and Useful Net Plant (A-7)		731,125
27	Overall % Nonused and Useful		0.67%
28	Total property taxes (B-15) x % Nonused and useful	-	(5,564)
29			
30	(c) Total Eligible Net Proforma Plant Additions	20,831,720	13,513,232
31	Millage rate (composite based on county)	13.3387402775	13.3387402775
32	Less discount for early payment (4%)	(0.5335)	(0.5335)
33	Net of discount for early payment (4%)	12.8052	12.8052
34	Increase in ad valorem taxes for Pro Forma Plant Additions	266,754	173,040
35			
36	(3) Regulatory Assessment Fees (RAF)		
37	Calculate RAFs on Additional Revenues Requested		
38	Additional Revenues Requested	5,175,674	4,714,928
39	RAF Rate	4.5%	4.5%
40	Pro Forma Adjustment to RAF	232,905	212,172
41			
42	Total Pro Forma Adjustments to TOTI	570,021	468,702
43			
44	Total Adjustments to TOTI	573,622	511,247
45	(F) Provision for Income Taxes		
46	(1) Adjustment to reflect current income taxes expense for test year		
47	Income Tax Per Books	1,112,778	1,034,613
48	Test Year Current Income Tax per C-2	301,620	755,331
49	Adjustment to reflect current income tax	\$ (811,158)	\$ (279,282)
50			
51	(2) To calculate additional taxes due to requested revenue adjustments	1,252,744	1,141,224
52			
53	Proforma Adjustments to Provision for Income Taxes	441,586	861,942
54			
55	Total Provision for Income Taxes	1,554,364	1,896,555

Schedule of Adjustments to Operating Income

Company: K W Resort Utilities Corp

Docket No.: 20240108

Schedule Year Ended: 06/30/2024

Interim [] Final [X]

Historic [X] Projected []

Florida Public Service Commission

Schedule: B-3

Page 2 of 2

Preparer: Milian, Swain & Associates, Inc.

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

Line No.	Description	Wastewater
1	(C) Adjustments to Depreciation Expense	
2	(1) Annualize depreciation expense for plant additions during TY	
3	354.4 Structures & Improvements	45
4	360.2 Collection Sewer Force	164
5	371.3 Pumping Equipment	1,379
6	375.6 Reuse Trans/Dist	103
7	380.4 Treatment & Disposal Equipment	680
8	391.7 Vehicles	7,604
9	395.7 Power Equipment	84
10		
11	(2) Adjustment to Accum Depr for UPIS Reclass	
12	354.4 Structures & Improvements	(7,429)
13	380.4 Treatment & Disposal Equipment	12,381
14		
15	Total Depr Expense -Test Year Adjustments	\$ 15,012
16		
17	(3) Depreciation expense related to Pro Forma plant additions	
18	354.4 Structures & Improvements	4,829
19	380.4 Treatment & Disposal Equipment	97,697
20	396 Communication Equipment - Scada System	27,700
21		
22	(4) Adjust depreciation expense for plant retirement	
23	380.4 Treatment and Disposal Equipment	(2,618)
24		
25	Total Depr Expense - Pro Forma Plant additions	\$ 127,607
26		
27	Total Adjustment to Depreciation Exp, Net of Amortization	\$ 142,619
28		
29	(D) Adjustments to Taxes Other Than Income	
30	(1) Adjust Payroll Taxes for pro forma salary increase	
31	701 Salaries & Wages - Employees	\$ 3,849
32	703 Salaries & Wages - Officers, Etc. (Medicare only)	\$ 15
33	Total Adjustment to Payroll Taxes Pro Forma Salary Increases	\$ 3,864
34		
35	(2) To adjust test year RAF's for adjusted test year revenues	\$ 3,920,547
36		0.045
37	RAF for adjusted Test year Revenues	176,425
38	RAFs per books	(174,153)
39	RAF Adjustment Required for Adjusted Test Year Revenues	\$ 2,272
40		
41	(3) Adjust Property Taxes	
42	(a) To adjust to property tax paid	\$ 166
43	(b) Total Net Plant Additions	\$ 2,099,014
44	Millage rate	8.4273
45	Increase in ad valorem taxes for plant additions	\$ 17,689
46	(c) Nonused and useful (NUU plant x 8.4273 millage)	\$ -
47		
48	Total Adjustments to Property Taxes	\$ 17,689
49		
50	Sub-Total Adjustments to TOTI	\$ 23,991
51	(4) To adjust RAF's for requested revenues	
52	(a) Total RAF Adjustments due to Requested Increase	\$ 41,123
53	Total Adjustment Taxes Other Than Income	\$ 65,114



Sam C. Steele C.F.C.
Monroe County Tax Collector

2024 Paid Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE	PROPERTY ID #
8642113		110A	8642113

K W RESORT UTILITIES CORP
PO Box 2125
Key West, FL 33045-2125

00123600000101356725
6630 FRONT St

35 67 25 FILLED BAY BTM ADJ TO BK 55
MCDONALDS PLAT PB1-55 (2.00AC) STOCK ISLAND
OR866-2465 OR930-119/

Paid 11/19/2024 \$3,033.84
Receipt # 122-24-00000640

AD VALOREM TAXES

TAXING AUTHORITY	TELEPHONE	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
SCHOOL STATE LAW	305-293-1400	375,000	0	375,000	1.0660	399.75
SCHOOL LOCAL BOARD	305-293-1400	375,000	0	375,000	1.7980	674.25
GENERAL FUND	305-292-4473	375,000	0	375,000	0.9315	349.31
F&F LAW ENFORCE JAIL	305-292-7017	375,000	0	375,000	1.7232	646.20
HEALTH CLINIC	305-293-7500	375,000	0	375,000	0.0382	14.33
GENERAL PURPOSE	305-292-4473	375,000	0	375,000	0.1756	65.85
MOSQUITO CONTROL	305-292-7190	375,000	0	375,000	0.4344	162.90
M C LOCAL ROAD PATRO	305-292-7017	375,000	0	375,000	0.2889	108.34
SFWM DIST	800-432-2045	375,000	0	375,000	0.0948	35.55
OKEECHOBEE BASIN	800-432-2045	375,000	0	375,000	0.1026	38.48
LOWER & MIDDLE KEYS F	305-292-4473	375,000	0	375,000	1.7414	653.03
EVERGLADES CONST PR.	800-432-2045	375,000	0	375,000	0.0327	12.26

AD VALOREM TAXES:

8.4273

\$3,160.25

BILL EXPRESS
SCAN TO PAY ONLINE!



WWW.MONROETAXCOLLECTOR.COM
GET BILLS BY EMAIL

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	TELEPHONE	UNITS	AMOUNT
NON-AD VALOREM ASSESSMENTS:			\$0.00

TOTAL COMBINED TAXES AND ASSESSMENTS:

\$3,160.25

ACCOUNT #

8642113

PAY ONLY ONE AMOUNT

IF PAID BY

PLEASE PAY

- ☐ Nov 30, 2024
- ☐
- ☐
- ☐
- ☐

\$0.00

• PLEASE DO NOT WRITE BELOW THIS LINE •

PLEASE MAKE CHECKS PAYABLE TO:
SAM STEELE, TAX COLLECTOR
U.S. FUNDS ONLY

Paid 11/19/2024 Receipt # 122-24-00000640 \$3,033.84
Paid By SMITH LAW/KS DI



Sam C. Steele C.F.C.
Monroe County Tax Collector

PO BOX 1129, KEY WEST, FL 33041-1129
305-295-5000

K W RESORT UTILITIES CORP
PO Box 2125
Key West, FL 33045-2125

IMPORTANT - PLEASE READ - INSTRUCTIONS AND INFORMATION

1. If you have **sold the real property** described on this notice, please send this notice to the new owners or return it to the Tax Collector's Office immediately. If you **sold the tangible personal property**, but were the owner on January 1st of the tax year, you are responsible for the tax.
2. Please **verify the description** of the property. If any errors in the description are found, notify the Property Appraiser as soon as possible. This notice covers taxes for the calendar year, January 1 through December 31, of the year indicated on the front.

3. **Discounts** for early payment have been computed for you on the bottom of this notice. Please pay only one amount.
Schedule of Discounts: 4% in November 3% in December 2% in January 1% in February
Discounts are determined by postmark of payment.

4. Taxes become **delinquent** April 1st.

For **real estate taxes**, a 3% minimum mandatory charge is imposed on April 1 and an advertising charge is added during May. Tax sale certificates will be sold on all unpaid accounts on or before June 1 resulting in additional charges.

For **tangible personal property taxes**, interest accrues at 1-1/2% per month plus advertising and fees. Tax warrants will be issued on all unpaid personal property taxes.

If the postmark indicates your payment was mailed on or after April 1 (delinquent date), the amount due is determined by the date your payment is **RECEIVED** by the Tax Collector.

5. If **paying by mail**, please **keep the top portion** of this bill along with your canceled check. Please note, your taxes are not "paid" until your check clears the bank.

6. **Important Dates** to Remember:

Prior to March 1	File any new exemptions with Property Appraiser
March 31	Deadline for Tax Deferral Application
March 31	Last day for tax payment without interest
April 30	Deadline for new applications to installment plan
November	Tax bills mailed

○ **Tax Collector**

Receives tax roll from the Property Appraiser, prepares and mails tax notices, and collects taxes and assessments based on information certified by the Property Appraiser and other levying authorities. The Tax Collector's Office can be reached by calling (305) 295-5000.

○ **Property Appraiser**

Assesses property values; determines exemptions; maintains certified owner names and addresses, address changes and legal property descriptions, and certifies the county-wide tax roll to the Tax Collector. The Property Appraiser's Office can be reached by calling (305) 292-3420.

○ **Levying Authorities**

Responsible for determining ad valorem millage rates and non-ad valorem assessment rates for their respective boundaries. For a detailed list of all levying authorities and their respective contact information, please visit www.monroetaxcollector.com and click the "Taxing Authorities" link.

"Thank you for the honor to serve as your Tax Collector"

- Sam C. Steele

• Please detach and return this bottom part with your payment •

Partial Payment Affidavit

This is to certify that I wish to make partial payments on the current year Ad Valorem Tax and Non Ad Valorem Assessments tax bill, as allowed by Florida Statute 197.374, for the property identified on the front of this bill. I agree to and understand the following:

- Partial payments may be accepted for **current year taxes only** between November 1st and March 31st
- No discount is allowed for partial payments.
- It is my responsibility to ascertain the balance due
- No additional tax bills will be mailed except the reminder notice per F.S. 197.343
- Any remaining balance as of April 1st is considered delinquent and subject to all applicable penalties and fees, in which a tax certificate could be sold

Taxpayer's Signature

Date

Sign and return this portion with your payment