

**CLASS "C"**  
**WATER AND/OR WASTEWATER UTILITIES**  
(Gross Revenue of Less Than \$200,000 Each)

# ***ANNUAL REPORT***

OF

WU771-04-AR  
Earlene Keen  
Keen Sales, Rentals and Utilities, Inc.  
685 Dyson Road  
Haines City, FL 33844-8587

*Submitted To The*

***STATE OF FLORIDA***



***PUBLIC SERVICE COMMISSION***

FOR THE

**YEAR ENDED DECEMBER 31, 2004**

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# **FINANCIAL SECTION**

REPORT OF

KEEN SALES, RENTALS AND UTILITIES, INC. DBA KEEN SUBDIVISIONS  
(EXACT NAME OF UTILITY)

685 Dyson Road Haines City Florida 33844  
Mailing Address Street Address County

Telephone Number (863) 421-6827 Date Utility First Organized 1/90

Fax Number same E-mail Address ADUNNAHOE@AOL.COM

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

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: same

Name of subdivisions where services are provided: KEEN SUBDIVISION

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
<b>Person to send correspondence:</b>			
EARLENE R. KEN	PRESIDENT	SAME	
<b>Person who prepared this report:</b>			
STEVE HERMAN/AMANDA CHAMBERS	CPA/BOOKKEEPER		
<b>Officers and Managers:</b>			
EARLENE R. KEEN	PRESIDENT		\$ 3931.00
KAREN K. KEEN KIMBREL	VICE PRESIDENT		\$ 0
SHELLY K. KIKER	SECRETARY		\$ 0
MELINDA K. DUNNAHOE	TREASURER		\$ 0
			\$ 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
			\$
			\$
			\$
			\$
			\$
			\$
			\$

UTILITY NAME: KEEN SUBDIVISION

<p>YEAR OF REPORT DECEMBER 31, 2004</p>
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INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 36727.00	\$ _____	\$ _____	\$ 36727.00
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 36727.00	\$ _____	\$ _____	\$ 36727.00
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 40826.00	\$ _____	\$ _____	\$ 40826.00
Depreciation Expense_____	F-5	5223.00	_____	_____	5223.00
CIAC Amortization Expense_____	F-8	_____	_____	_____	_____
Taxes Other Than Income_____	F-7	1926.00	_____	_____	1926.00
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense_____		\$ 47975.00	_____	_____	\$ 47975.00
Net Operating Income (Loss)		\$ (11248.00)	\$ _____	\$ _____	\$ (11248.00)
Other Income:					
Nonutility Income_____		\$ 252.00	\$ _____	\$ _____	\$ 252.00
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ 210.00	\$ _____	\$ _____	\$ 210.00
Interest Expense_____		3590.00	_____	_____	3590.00
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ (14796.00)	\$ _____	\$ _____	\$ (14796.00)

UTILITY NAME: KEEN SUBDIVISIONS

YEAR OF REPORT DECEMBER 31, 2004
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COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ 86869.00	\$ 75628.00
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	41951.00	32998.00
 Net Utility Plant _____		 \$ 44918.00	 \$ 42630.00
Cash _____		22306.00	
Customer Accounts Receivable (141) _____		253.00	880.00
Other Assets (Specify): _____			
INTER CO. ACCT. _____		9417.00	53640.00
ALTURAS UTIL. LLC _____		5972.00	
SUNRISE UTIL. LLC _____		19429.00	
 Total Assets _____		 \$ 102295.00	 \$ 97150.00
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) _____	F-6	597.00	235.00
Preferred Stock Issued (204) _____	F-6		
Other Paid in Capital (211) _____			
Retained Earnings (215) _____	F-6	( 35050.00)	38567.00
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6		
 Total Capital _____		 \$ ( 34453.00)	 \$ 38802.00
Long Term Debt (224) _____	F-6	\$ 92651.00	\$ 45425.00
Accounts Payable (231) _____		1167.00	11422.00
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____		1562.00	1499.99
Other Liabilities (Specify) <u>accrued rent</u> _____		<u>12900.00</u>	
<u>rounding</u> _____			<u>2.00</u>
<u>accrued interest</u> _____		<u>9310.00</u>	
<u>payroll liab.</u> _____		<u>19158.00</u>	
Advances for Construction _____			
Contributions in Aid of Construction - Net (271-272) _____	F-8		
 Total Liabilities and Capital _____		 \$ 102295.00	 \$ 97150.00

UTILITY NAME: KEEN SUBDIVISIONS

YEAR OF REPORT DECEMBER 31, 2004
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**GROSS UTILITY PLANT**

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ 86869.00	\$ _____	\$ _____	\$ 86869.00
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
<b>Total Utility Plant</b> _____	<b>\$ 86869.00</b>	<b>\$ _____</b>	<b>\$ _____</b>	<b>\$ 86869.00</b>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 32998.00	\$ _____	\$ _____	\$ 32998.00
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	\$ 5223.00	\$ _____	\$ _____	\$ 5223.00
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
<del>ADJUST FOR UTILITY SALE</del> _____	<del>3982.00</del>	<del>_____</del>	<del>_____</del>	<del>3982.00</del>
<b>Total Credits</b> _____	<b>\$ 9205.00</b>	<b>\$ _____</b>	<b>\$ _____</b>	<b>\$ 9205.00</b>
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
<del>PRIOR YEARS ERROR</del> _____	<del>252.00</del>	<del>_____</del>	<del>_____</del>	<del>252.00</del>
<b>Total Debits</b> _____	<b>\$ 252.00</b>	<b>\$ _____</b>	<b>\$ _____</b>	<b>\$ 252.00</b>
Balance End of Year _____	\$ 41951.00	\$ _____	\$ _____	\$ 41951.00

UTILITY NAME: KEEN SUBDIVISIONS

YEAR OF REPORT DECEMBER 31, 2004
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CAPITAL STOCK ( 201 - 204 )

	Common Stock	Preferred Stock
Par or stated value per share _____	<u>597.00</u>	_____
Shares authorized _____	_____	_____
Shares issued and outstanding _____	_____	_____
Total par value of stock issued _____	_____	_____
Dividends declared per share for year _____	_____	_____

RETAINED EARNINGS ( 215 )

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$ <u>38567.00</u>
Changes during the year (Specify):		
PROFIT	_____	( 14796.00 )
<u>ADJUST FOR SALE OF ALTURAS &amp; sunrise</u>	_____	( 58224.00 )
_____	_____	_____
Balance end of year _____	\$ _____	\$ ( <u>34453.00</u> )

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	
<u>ALTURAS</u>	_____	_____	\$ _____
_____	_____	_____	_____
Total _____			\$ <u>92651.00</u>



**UTILITY NAME:** KEEN SUBDIVISIONS

**YEAR OF REPORT**  
**DECEMBER 31, 2004**

**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 _____	<u>1562.00</u>	_____	_____	<u>1562.00</u>
Other (Specify) <u>PAYROLL</u> _____	<u>364.00</u>	_____	_____	<u>364.00</u>
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ <u>1926.00</u>	\$ _____	\$ _____	\$ <u>1926.00</u>

**PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES**

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

Long Term Loans

Note Payable - Keen RE N/P - Ray Keen 232 - Notes Payable: 232.7 - AUTO LOAN	Interest Rate	# of Payments	Total	Paradise	Subdivisions
	7	SUSPENDED	105,966.13	42,683.17	63,282.96
	7	SUSPENDED	33,436.41	13,468.19	19,968.22
	7.99	60	15,740.32	6,340.20	9,400.12
			155,142.86	62,491.56	92,651.30

UTILITY NAME: KEEN SUBDIVISIONS

YEAR OF REPORT DECEMBER 31, 2004
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**\*\*n/a\*\*\* 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 subdivisions

YEAR OF REPORT DECEMBER 31, 2004
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N/A

**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	\$ <del>597.00</del>	_____ %	_____ %	<del>597.00</del> %
Preferred Stock	_____	_____ %	_____ %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
Total	\$ _____	<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: _____
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**\*\* COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR \*\***

**UTILITY NAME:** KEEN SUBDIVISIONS

YEAR OF REPORT DECEMBER 31, 2004
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**SCHEDULE "B"**

**SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS**

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity	\$ <u>597.00</u>	\$ _____	\$ _____	\$ _____	\$ <u>597.00</u>
Preferred Stock	_____	_____	_____	_____	_____
Long Term Debt	92651.00	_____	_____	_____	92651.00
Customer Deposits	_____	_____	_____	_____	_____
Tax Credits-Zero Cost	_____	_____	_____	_____	_____
Tax Credits-Weighted	_____	_____	_____	_____	_____
Cost of Capital	_____	_____	_____	_____	_____
Deferred Income Taxes	_____	_____	_____	_____	_____
Other (Explain)	_____	_____	_____	_____	_____
<b>Total</b>	<b>\$ <u>93248.00</u></b>	<b>\$ <u>--0-</u></b>	<b>\$ <u>-0-</u></b>	<b>\$ <u>-0-</u></b>	<b>\$ <u>93248.00</u></b>

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

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**WATER  
OPERATING  
SECTION**

UTILITY NAME: KEEN SUBDIVISIONS

YEAR OF REPORT  
DECEMBER 31, 2004

**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_____	<u>4000.00</u>	_____	_____	<u>4000.00</u>
304	Structures and Improvements_____	<u>190.00</u>	<u>291.00</u>	_____	<u>481.00</u>
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____
306	Lake, River and Other Intakes_____	_____	_____	_____	_____
307	Wells and Springs_____	<u>13436.00</u>	_____	_____	<u>13436.00</u>
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____
309	Supply Mains_____	_____	_____	_____	_____
310	Power Generation Equipment_____	_____	_____	_____	_____
311	Pumping Equipment_____	<u>10143.00</u>	_____	_____	<u>10143.00</u>
320	Water Treatment Equipment_____	<u>7053.00</u>	_____	_____	<u>7053.00</u>
330	Distribution Reservoirs and Standpipes_____	<u>10000.00</u>	_____	_____	<u>10000.00</u>
331	Transmission and Distribution Lines_____	<u>15500.00</u>	_____	_____	<u>15500.00</u>
333	Services_____	_____	_____	_____	_____
334	Meters and Meter Installations_____	<u>2859.00</u>	_____	_____	<u>2859.00</u>
335	Hydrants_____	<u>1800.00</u>	_____	_____	<u>1800.00</u>
336	Backflow Prevention Devices_____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
340	Office Furniture and Equipment_____	<u>879.00</u>	<u>1350.00</u>	_____	<u>2229.00</u>
341	Transportation Equipment_____	<u>6052.00</u>	<u>9303.00</u>	_____	<u>15355.00</u>
342	Stores Equipment_____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment_____	<u>194.00</u>	<u>297.00</u>	_____	<u>491.00</u>
344	Laboratory Equipment_____	_____	_____	_____	_____
345	Power Operated Equipment_____	_____	_____	_____	_____
346	Communication Equipment_____	_____	_____	_____	_____
347	Miscellaneous Equipment_____	<u>2847.00</u>	_____	_____	<u>2847.00</u>
348	Other Tangible Plant_____	<u>675.00</u>	_____	_____	<u>675.00</u>
	Total Water Plant_____	<u>\$ 75628.00</u>	<u>\$ 11241.00</u>	<u>\$ _____</u>	<u>\$ 86869.00</u>

UTILITY NAME: \_\_\_\_\_ keen subdivisions \_\_\_\_\_

YEAR OF REPORT  
DECEMBER 31, 2004

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 (i-g+h=i) (i)
304	Structures and Improvements	28	%	3.52	\$ 10.00	\$	\$ 31.00	\$ 41.00
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	18	%	5.56	5411.00		747.00	6158.00
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment		%					
311	Pumping Equipment	16	%	5.88	4881.00		636.00	5517.00
320	Water Treatment Equipment	7	%	14.29	7305.00	252.00		7053.00
330	Distribution Reservoirs & Standpipes	30	%	3.33	2417.00		333.00	2750.00
331	Trans. & Dist. Mains	40	%	2.50	6558.00		387.00	6945.00
333	Services		%					
334	Meter & Meter Installations	17	%	5.88	1518.00		169.00	1687.00
335	Hydrants	40	%	2.50	375.00		45.00	420.00
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment		%					
341	Transportation Equipment	13	%	7.69	468.00		924.00	1392.00
342	Stores Equipment	6	15.56	16.67	1924.00		5467.00	7391.00
343	Tools, Shop and Garage Equipment		%					
344	Laboratory Equipment	15	%	6.67	52.00		114.00	166.00
345	Power Operated Equipment		%					
346	Communication Equipment		%					
347	Miscellaneous Equipment	10	%	10	1590.00		284.00	1874.00
348	Other Tangible Plant	10	%	10	489.00		68.00	557.00
	Totals				\$ 32998.00	\$ 252.00	\$ 9205.00	\$ 41951.00 *

\* This amount should tie to Sheet F-5.



**REVISED 7/26/05**

UTILITY NAME: KEEN SUBDIVISIONS

YEAR OF REPORT DECEMBER 31, 2004
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**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 14836.00
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	3931.00
604	Employee Pensions and Benefits	290.00
610	Purchased Water	_____
615	Purchased Power	1325.00
616	Fuel for Power Production	_____
618	Chemicals	406.00
620	Materials and Supplies	936.00
630	Contractual Services:	_____
	Billing	710.00
	Professional	1935.00
	Testing	192.00
	Other	_____
640	Rents	5742.00
650	Transportation Expense	799.00
655	Insurance Expense	4085.00
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	311.00
670	Bad Debt Expense	_____
675	Miscellaneous Expenses	5328.00
	Total Water Operation And Maintenance Expense	\$ 40826.00*

\* 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)	
<b>Residential Service</b>					
5/8"	D	1.0	59	58	58
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
<b>General Service</b>					
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			59	58	58

\*\* D = Displacement  
C = Compound  
T = Turbine

UTILITY NAME: KEEN SUBDIVISIONS

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

SYSTEM NAME: \_\_\_\_\_

**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-	749967	35712	714255	714255
February		748700	35652	713048	713048
March		743037	35382	707655	707655
April		1259591	59980	1199611	1199611
May		1009611	48076	961535	961535
June		1183482	56356	1127126	1127126
July		893219	42534	850685	850685
August		892089	42480	849609	849609
September		879615	41886	837729	837729
October		926604	44124	882480	882480
November		969419	46162	923257	923257
December		987128	47006	940122	940122
Total for Year	-0-	11242462	535350	10707112	10707112

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
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: KEEN SUBDIVISIONS

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

SYSTEM NAME: \_\_\_\_\_

**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>submersible</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>2@9000</u>	_____	_____	_____
Ground or Elevated _____	<u>Ground</u>	_____	_____	_____

**HIGH SERVICE PUMPING**

\*\*\*N/N\*\*\*

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

UTILITY NAME: KEEN SUBDIVISIONS

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

**SOURCE OF SUPPLY**

List for each source of supply ( Ground, Surface, Purchased Water etc. )			
Permitted Gals. per day_____	<u>unknown</u>	_____	_____
Type of Source_____	<u>ground</u>	_____	_____

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility:			
Type_____	<u>standard</u>	_____	_____
Make_____	<u>Goulds</u>	_____	_____
Permitted Capacity (GPD)_____	<u>Unknown</u>	_____	_____
High service pumping	<u>unknown</u>	_____	_____
Gallons per minute_____	<u>unknown</u>	_____	_____
Reverse Osmosis_____	<u>unknown</u>	_____	_____
Lime Treatment		_____	_____
Unit Rating_____	<u>unknown</u>	_____	_____
Filtration		_____	_____
Pressure Sq. Ft._____	<u>unknown</u>	_____	_____
Gravity GPD/Sq.Ft._____	<u>unknown</u>	_____	_____
Disinfection		_____	_____
Chlorinator_____	<u>chlorine</u>	_____	_____
Ozone_____	<u>n/a</u>	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	<u>Generator</u>	_____	_____
	<u>Rental</u>	_____	_____

UTILITY NAME: KEEN SUBDIVISION

YEAR OF REPORT  
DECEMBER 31, 2004

SYSTEM NAME: \_\_\_\_\_

**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? NO  
If so, how much capacity is required? \_\_\_\_\_
7. Attach a description of the fire fighting facilities. City of Haines City Fire Dept.
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 single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.  
(b) If no historical flow data are available use:  
ERC = (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 SUBDIVISIONS

YEAR OF REPORT  
DECEMBER 31, 2004

# CERTIFICATION OF ANNUAL REPORT

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

- |  |                                |    |  |
|--|--------------------------------|----|--|
| YES<br><input checked="" type="checkbox"/> | NO<br><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<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.  |
| YES<br><input checked="" type="checkbox"/> | NO<br><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<br><input checked="" type="checkbox"/> | NO<br><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: 4/28/05

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.

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

**ANNUAL REPORT**

WU771  
Keen Sales, Rentals and Utilities, Inc  
685 Dyson Rd.  
Haines City, FL 33844  
\*\*\* Alturas Water \*\*\*

**STATE OF FLORIDA**



**PUBLIC SERVICE COMMISSION**

FOR THE

**YEAR ENDED DECEMBER 31, 2004**



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**FINANCIAL  
SECTION**

REPORT OF

KEEN SALES, RENTALS AND UTILITIES, INC. DBA ALTURAS WATER  
(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 \_\_\_\_\_

Fax Number same E-mail Address ADUNNAHOE@AOL.COM

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

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: 685 Dyson Rd. Haines City, FL 33844

Name of subdivisions where services are provided: ALTURAS

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>EARLENE R. KEEN</u>	<u>PRESIDENT</u>	<u>ABOVE</u>	
Person who prepared this report: <u>STEVE HERMAN/MINDY DUNNAHOE</u>	<u>CPA/BOOKKEEPER</u>		
Officers and Managers: <u>EARLENE R. KEEN</u>	<u>PRESIDENT</u>	<u>ABOVE</u>	\$ _____
<u>K. BLAKE KEEN KIMBREL</u>	<u>VICE PRESIDENT</u>		\$ _____
<u>SHELLY K. KIKER</u>	<u>SECRETARY</u>		\$ _____
<u>MELINA K. DUNNAHOE</u>	<u>TREASURY</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
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

KEEN SALES, RENTALS AND UTILITIES, INC.  
 DBA ALTURAS WATER

UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 5460.00	\$ _____	\$ _____	\$ 5460.00
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 5460.00	\$ _____	\$ _____	\$ 5460.00
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 6964.00	\$ _____	\$ _____	\$ 6964.00
Depreciation Expense_____	F-5	341.00	_____	_____	341.00
CIAC Amortization Expense_____	F-8	_____	_____	_____	_____
Taxes Other Than Income_____	F-7	991.00	_____	_____	991.00
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 8296.00	_____	_____	\$ 8296.00
Net Operating Income (Loss)		\$ (2836.00)	\$ _____	\$ _____	\$ (2851.00)
Other Income:					
Nonutility Income_____		\$ 7912.00	\$ _____	\$ _____	\$ 7912.00
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		133.00	_____	_____	133.00
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ 4943.00	\$ _____	\$ _____	\$ 4943.00

keen sales, rentals and utilities, inc.  
dba alturas water

UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ <u>-0-</u>	\$ <u>46707.00</u>
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	<u>-0-</u>	<u>8881.00</u>
Net Utility Plant _____		\$ <u>-0-</u>	\$ <u>37826.00</u>
Cash _____		<u>278.00</u>	<u>182.00</u>
Customer Accounts Receivable (141) _____			
Other Assets (Specify): _____			
_____			
_____			
_____			
Total Assets _____		\$ <u>278.00</u>	\$ <u>38,008.00</u>
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) _____	F-6		<u>117.00</u>
Preferred Stock Issued (204) _____	F-6		
Other Paid in Capital (211) _____			
Retained Earnings (215) _____	F-6		( <u>23304.00</u> )
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6		
Total Capital _____		\$ <u>-0-</u>	\$ <u>(23187.00)</u>
Long Term Debt (224) _____	F-6	\$ _____	\$ <u>22539.00</u>
Accounts Payable (231) _____			<u>5775.00</u>
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____		<u>278.00</u>	<u>1062.00</u>
Other Liabilities (Specify) _____			
inter company acct. _____			<u>31819.00</u>
_____			
Advances for Construction _____			
Contributions in Aid of Construction - Net (271-272) _____	F-8		
Total Liabilities and Capital _____		\$ <u>278.00</u>	\$ <u>38008.00</u>

UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT  
DECEMBER 31, 2004

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ -0-	\$ _____	\$ _____	\$ -0-
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ -0-	\$ _____	\$ _____	\$ -0-

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 8881.00	\$ _____	\$ _____	\$ 8881.00
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	\$ 341.00	\$ _____	\$ _____	\$ 341.00
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	\$ 341.00	\$ _____	\$ _____	\$ 341.00
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____ sale of utility	_____	_____	_____	_____
Total Debits _____	\$ 9222.00	\$ _____	\$ _____	\$ 9222.00
Balance End of Year _____	\$ -0-	\$ _____	\$ _____	\$ -0-

UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

CAPITAL STOCK ( 201 - 204 )

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

RETAINED EARNINGS ( 215 )

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$ ( 23304.00 )
Changes during the year (Specify):		
_____ profit _____	_____	4943.00
_____ sale of utility _____	_____	18361.00
Balance end of year _____	\$ _____	\$ -0-

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	
_____	_____	_____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total _____			\$ -0-

UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

**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 _____	743.00	_____	_____	_____
Regulatory assessment fee _____	231.00	_____	_____	743.00
Other (Specify) <u>payroll</u> _____	17.00	_____	_____	231.00
_____	_____	_____	_____	17.00
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ 991.00	\$ _____	\$ _____	\$ 991.00

**PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES**

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.

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____



UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT  
 DECEMBER 31, 2004

\*\*\*N/A\*\*\* 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: \_\_\_\_\_

YEAR OF REPORT  
DECEMBER 31, 2004

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Preferred Stock	_____	_____	_____	_____	_____
Long Term Debt	_____	_____	_____	_____	_____
Customer Deposits	_____	_____	_____	_____	_____
Tax Credits-Zero Cost	_____	_____	_____	_____	_____
Tax Credits-Weighted	_____	_____	_____	_____	_____
Cost of Capital	_____	_____	_____	_____	_____
Deferred Income Taxes	_____	_____	_____	_____	_____
Other (Explain)	_____	_____	_____	_____	_____
Total	\$ <u>-0-</u>	\$ _____	\$ _____	\$ _____	\$ <u>-0-</u>

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

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**WATER  
OPERATING  
SECTION**

KEEN SALES, RENTALS AND UTILITIES, INC.  
DBA ALTURAS WATER

UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT DECEMBER 31, 2004
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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 _____	2000.00	_____	2000.00	_____
304	Structures and Improvements _____	94.00	_____	94.00	_____
305	Collecting and Impounding Reservoirs _____	_____	_____	_____	_____
306	Lake, River and Other Intakes _____	_____	_____	_____	_____
307	Wells and Springs _____	2000.00	_____	2000.00	_____
308	Infiltration Galleries and Tunnels _____	_____	_____	_____	_____
309	Supply Mains _____	_____	_____	_____	_____
310	Power Generation Equipment _____	_____	_____	_____	_____
311	Pumping Equipment _____	9479.00	_____	9479.00	_____
320	Water Treatment Equipment _____	2000.00	_____	2000.00	_____
330	Distribution Reservoirs and Standpipes _____	17265.00	_____	17265.00	_____
331	Transmission and Distribution Lines _____	3000.00	_____	3000.00	_____
333	Services _____	_____	_____	_____	_____
334	Meters and Meter Installations _____	5704.00	_____	5704.00	_____
335	Hydrants _____	_____	_____	_____	_____
336	Backflow Prevention Devices _____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment _____	_____	_____	_____	_____
340	Office Furniture and Equipment _____	436.00	_____	436.00	_____
341	Transportation Equipment _____	3003.00	_____	3003.00	_____
342	Stores Equipment _____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment _____	96.00	_____	96.00	_____
344	Laboratory Equipment _____	_____	_____	_____	_____
345	Power Operated Equipment _____	_____	_____	_____	_____
346	Communication Equipment _____	_____	_____	_____	_____
347	Miscellaneous Equipment _____	_____	_____	_____	_____
348	Other Tangible Plant _____	1630.00	_____	1630.00	_____
	Total Water Plant _____	\$ 46707.00	\$ _____	\$ 46707.00	\$ =0=

KEEN SALES, RENTALS AND UTILITIES, INC.  
DBA ALTURAS WATER

UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT  
DECEMBER 31, 2004

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	\$ 5.00	\$ 6.00	\$ 1.00	\$
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	18	%	5.55	574.00	588.00	14.00	
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment		%					
311	Pumping Equipment	15	%	6.67	1916.00	1995.00	79.00	
320	Water Treatment Equipment	7	%	14.25	1476.00	1512.00	36.00	
330	Distribution Reservoirs & Standpipes	40	%	3.28	1598.00	1669.00	71.00	
331	Trans. & Dist. Mains	33	%	3.03	451.00	462.00	11.00	
333	Services		%					
334	Meter & Meter Installations	17	%	5.86	1118.00	1160.00	42.00	
335	Hydrants		%					
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment		%					
341	Equipment	13	%	9.86	232.00	237.00	5.00	
342	Transportation Equipment	6	%	12.75	955.00	1016.00	61.00	
343	Stores Equipment		%					
343	Tools, Shop and Garage Equipment	15	%	6.25	26.00	27.00	1.00	
344	Laboratory Equipment		%					
345	Power Operated Equipment		%					
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant	10	%	10	530.00	550.00	20.00	
	Totals				\$ 8881.00	\$ 9222.00	\$ 341.00	\$

\* This amount should tie to Sheet F-5.

KEEN SALES, RENTALS AND UTILITIES, INC.  
DBA ALTURAS WATER

UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT  
DECEMBER 31, 2004

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 1117.00
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	350.00
604	Employee Pensions and Benefits	144.00
610	Purchased Water	
615	Purchased Power	218.00
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	51.00
630	Contractual Services:	
	Billing	
	Professional	49.00
	Testing	218.00
	Other	
640	Rents	378.00
650	Transportation Expense	92.00
655	Insurance Expense	267.00
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	4080.00
	Total Water Operation And Maintenance Expense	\$ 6964.00 *

\* 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)	
<b>Residential Service</b>					
5/8"	D	1.0	_____	_____	_____
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
<b>General Service</b>					
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			<b>Total</b>	=====	=====

\*UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT  
DECEMBER 31, 2004

SYSTEM NAME: \_\_\_\_\_

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	<del>5460.00</del>	52640	20254	506404	506404
February	-0-	527939	20305	507634	<del>5460.00</del> 507634
March	_____	_____	_____	_____	_____
April	_____	_____	_____	_____	_____
May	_____	_____	_____	_____	_____
June	_____	_____	_____	_____	_____
July	_____	_____	_____	_____	_____
August	_____	_____	_____	_____	_____
September	_____	_____	_____	_____	_____
October	_____	_____	_____	_____	_____
November	_____	_____	_____	_____	_____
December	_____	_____	_____	_____	_____
Total for Year	-0-	580599	40561	714038	714038

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
NO CHANGE					
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

SYSTEM NAME: \_\_\_\_\_

**WELLS AND WELL PUMPS**

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	_____	_____	_____	_____
Types of Well Construction and Casing _____	<u>STEEL</u>	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	<u>550</u>	_____	_____	_____
Diameters of Wells _____	<u>6</u>	_____	_____	_____
Pump - GPM _____	<u>350</u>	_____	_____	_____
Motor - HP _____	<u>15</u>	_____	_____	_____
Motor Type * _____	<u>submersible</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>3000</u>	_____	_____	_____
Ground or Elevated _____	<u>ground</u>	_____	_____	_____

\*\*\*N/A\*\*\*

**HIGH SERVICE PUMPING**

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



UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

**SOURCE OF SUPPLY**

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

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility:			
Type _____	<u>standard</u>	_____	_____
Make _____	<u>franklin</u>	_____	_____
Permitted Capacity (GPD) _____	<u>unknown</u>	_____	_____
High service pumping	<u>unknown</u>	_____	_____
Gallons per minute _____	<u>unknown</u>	_____	_____
Reverse Osmosis _____	<u>unknown</u>	_____	_____
Lime Treatment		_____	_____
Unit Rating _____	<u>unknown</u>	_____	_____
Filtration		_____	_____
Pressure Sq. Ft. _____	<u>unknown</u>	_____	_____
Gravity GPD/Sq.Ft. _____	<u>unknown</u>	_____	_____
Disinfection		_____	_____
Chlorinator _____	<u>yes</u>	_____	_____
Ozone _____	_____	_____	_____
Other _____	_____	_____	_____
Auxiliary Power _____	<u>generator rental</u>	_____	_____

SYSTEM NAME: \_\_\_\_\_

**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. 46
2. Maximum number of ERCs \* which can be served. 72
3. Present system connection capacity (in ERCs \*) using existing lines. 66
4. Future connection capacity (in ERCs \*) upon service area buildout. 75
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. Alturas Fire Station
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 # 20.2083
12. Water Management District Consumptive Use Permit # 653-0057
  - a. Is the system in compliance with the requirements of the CUP? \_\_\_\_\_
  - 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 single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.  
(b) If no historical flow data are available use:  
ERC = (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: \_\_\_\_\_

YEAR OF REPORT  
DECEMBER 31, 2004

# CERTIFICATION OF ANNUAL REPORT

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

- |  |                                |    |  |
|--|--------------------------------|----|--|
| YES<br><input checked="" type="checkbox"/> | NO<br><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<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.  |
| YES<br><input checked="" type="checkbox"/> | NO<br><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<br><input checked="" type="checkbox"/> | NO<br><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.

*Carlene Keen* \*  
(signature of chief executive officer of the utility)

Date: 4/28/05

1.    2.    3.    4.  
           

\_\_\_\_\_  
(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.

**CLASS "C"**  
**WATER AND/OR WASTEWATER UTILITIES**  
(Gross Revenue of Less Than \$200,000 Each)

# ***ANNUAL REPORT***

OF

WU771-04-AR  
Earlene Keen  
Keen Sales, Rentals and Utilities, Inc.  
685 Dyson Road  
Haines City, FL 33844-8587

\*\*\*LAKE REGION PARADISE ISLAND\*\*\*

*Submitted To The*

***STATE OF FLORIDA***



***PUBLIC SERVICE COMMISSION***

FOR THE

**YEAR ENDED DECEMBER 31, 2004**

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# FINANCIAL SECTION

REPORT OF  
 KEEN SALES, RENTALS AND UTILITIES, INC.  
 LAKE REGION PARADISE ISLAND  
 (EXACT NAME OF UTILITY)

685 Dyson Road Haines City, Florida POLK  
Mailing Address Street Address County

Telephone Number (863) 421-6827 Date Utility First Organized 1/91

Fax Number same E-mail Address ADUNNAHOE@AOL.COM

Sunshine State One-Call of Florida, Inc. Member No. N/A

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: 685 Dyson Rd. Haines City, FL33844

Name of subdivisions where services are provided: Lake Region Paradise Island

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Earlene R. Keen</u>	<u>President</u>	<u>same</u>	
Person who prepared this report: <u>Steve Herman/Mindy Dunnahoe</u>	<u>CPA/Bookkeeper</u>		
Officers and Managers: <u>Earlene R. Keen</u>	<u>President</u>		\$ <u>2652.00</u>
<u>Karen B. Keen Kimbrel</u>	<u>Vice Pres.</u>		\$ <u>-0-</u>
<u>Shelly K. Kiker</u>	<u>Treasurer</u>		\$ <u>-0-</u>
<u>Melinda K. Dunnahoe</u>	<u>Treasurer</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
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____



UTILITY NAME: Lake Region Paradise Island

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 23837.00	\$ _____	\$ _____	\$23837.00
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 23837.00	\$ _____	\$ _____	\$23837.00
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 32116.00	\$ _____	\$ _____	\$32116.00
Depreciation Expense_____	F-5	2711.00	_____	_____	2711.00
CIAC Amortization Expense_____	F-8	_____	_____	_____	_____
Taxes Other Than Income_____	F-7	2082.00	_____	_____	2082.00
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 36909.00	_____	_____	\$ 36909.00
Net Operating Income (Loss)		\$ (13072.00)	\$ _____	\$ _____	\$ (13072.00)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ 142.00	\$ _____	\$ _____	\$ 142.00
Interest Expense_____		2448.00	_____	_____	2448.00
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ (15662.00)	\$ _____	\$ _____	\$ (15662.00)

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ <u>41359.00</u>	\$ <u>33177.00</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>17876.00</u>	<u>12480.00</u>
Net Utility Plant -----		\$ <u>23483.00</u>	\$ <u>20697.00</u>
Cash -----		<u>15535.00</u>	
Customer Accounts Receivable (141) -----		<u>25.00</u>	<u>60.00</u>
Other Assets (Specify): -----			
SALES AGREEMENT ALTURAS LLC -----		<u>4028.00</u>	
SALES AGREEMENT SUNRISE LLC -----		<u>13105.00</u>	
Total Assets -----		\$ <u>56176.00</u>	\$ <u>20757.00</u>
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	<u>403.00</u>	<u>159.00</u>
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6	<u>(45788.00)</u>	<u>(28403.00)</u>
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$ <u>(45385.00)</u>	\$ <u>(28244.00)</u>
Long Term Debt (224) -----	F-6	\$ <u>62492.00</u>	\$ <u>30644.00</u>
Accounts Payable (231) -----		<u>644.00</u>	<u>7998.00</u>
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----		<u>1106.00</u>	<u>942.00</u>
Other Liabilities (Specify) ACCRUED INTEREST -----		<u>6279.00</u>	
INTERCOMPANY ACCTS. -----		<u>9417.00</u>	<u>9417.00</u>
ACCRUED RENT -----		<u>8700.00</u>	
ACCRUED PAYROLL -----		<u>12923.00</u>	
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ <u>56176.00</u>	\$ <u>20757.00</u>

KEEN SALES, RENTALS AND UTILITIES, INC.

UTILITY NAME: LAKE REGION PARADISE ISLAND

YEAR OF REPORT  
DECEMBER 31, 2004

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>41359.00</u>	\$ _____	\$ _____	\$ <u>41359.00</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>41359.00</u>	\$ _____	\$ _____	\$ <u>41359.00</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>12480.00</u>	\$ _____	\$ _____	\$ <u>12480.00</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>2711.00</u>	\$ _____	\$ _____	\$ <u>2711.00</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
ADJUST FOR UTILITY SALE	2685.00	_____	_____	2685.00
Total Credits _____	\$ <u>5396.00</u>	\$ _____	\$ _____	\$ <u>5396.00</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>17876.00</u>	\$ _____	\$ _____	\$ <u>17876.00</u>

KEEN SALES, RENTALS AND UTILITIES, INC.  
 UTILITY NAME: lake region paradise island

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

CAPITAL STOCK ( 201 - 204 )

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

RETAINED EARNINGS ( 215 )

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$ (28403.00)
Changes during the year (Specify):		
LOSS _____	_____	(15662.00)
ADJ. FOR SALE OF UTILITIES _____	_____	(1723.00)
Balance end of year _____	\$ _____	\$ (45788.00)

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	
_____	_____	_____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total _____			\$ 62492.00



KEEN SALES, RENTALS AND UTILITIES, INC.

UTILITY NAME: LAKE REGION PARADISE ISLAND

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

\*\*\*N/A\*\*\* 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.) _____	\$ _____	\$ _____	\$ _____



**WATER  
OPERATING  
SECTION**



UTILITY NAME: Lake Region Paradise Island

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

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	2000.00			2000.00
304	Structures and Improvements	4628.00	796.00		5424.00
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	3000.00			3000.00
308	Infiltration Galleries and Tunnels				
309	Supply Mains				
310	Power Generation Equipment				
311	Pumping Equipment	406.00			406.00
320	Water Treatment Equipment	2840.00			2840.00
330	Distribution Reservoirs and Standpipes	1000.00			1000.00
331	Transmission and Distribution Lines	9617.00			9617.00
333	Services				
334	Meters and Meter Installations	3980.00			3980.00
335	Hydrants	900.00			900.00
336	Backflow Prevention Devices				
339	Other Plant and Miscellaneous Equipment				
340	Office Furniture and Equipment	593.00	911.00		1504.00
341	Transportation Equipment	4083.00	6274.00		10357.00
342	Stores Equipment				
343	Tools, Shop and Garage Equipment	130.00	201.00		331.00
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant				
	Total Water Plant	\$ 33177.00	\$ 8182.00	\$	\$ 41359.00

KEEN SALES, RENTALS AND UTILITIES, INC

UTILITY NAME: LAKE REGION PARADISE ISLAND

YEAR OF REPORT  
DECEMBER 31, 2004

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	%	3.52	\$ 1131.00	\$	\$204.00	\$ 1335.00
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	18	%	5.57	1167.00		166.00	1333.00
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment		%					
311	Pumping Equipment	17	%	5.91	204.00		24.00	228.00
320	Water Treatment Equipment	7	%	1426.00	2670.00		49.00	2719.00
330	Distribution Reservoirs & Standpipes	30	%	33	225.00		33.00	258.00
331	Trans. & Dist. Mains	40	%	2.88	3477.00		277.00	3754.00
333	Services		%					
334	Meter & Meter Installations	17	%	5.78	1687.00		234.00	1921.00
335	Hydrants	40	%	2.44	270.00		22.00	292.00
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment		%					
341	Equipment	13	%	9.95	316.00		623.00	939.00
342	Transportation Equipment	6	%	16.67	1298.00		3687.00	4985.00
343	Stores Equipment		%					
344	Tools, Shop and Garage Equipment	15	%	6.15	35.00		77.00	112.00
345	Laboratory Equipment		%					
346	Power Operated Equipment		%					
347	Communication Equipment		%					
348	Miscellaneous Equipment		%					
	Other Tangible Plant		%					
	Totals				\$ 12480.00	\$	\$5396.00	\$ 17876.00

\* This amount should tie to Sheet F-5.

REVISED 7/26/05

SALES, RENTALS AND UTILITIES, INC.  
 UTILITY NAME: LAKE REGION PARADISE ISLAND

YEAR OF REPORT  
 DECEMBER 31, 2004

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
		\$ 10007.00
601	Salaries and Wages - Employees	2652.00
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	196.00
604	Employee Pensions and Benefits	
610	Purchased Water	2016.00
615	Purchased Power	
616	Fuel for Power Production	747.00
618	Chemicals	1144.00
620	Materials and Supplies	
630	Contractual Services:	
	Billing	479.99
	Professional	2000.00
	Testing	96.00
	Other	4020.00
640	Rents	569.00
650	Transportation Expense	2741.00
655	Insurance Expense	209.00
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	5240.00
675	Miscellaneous Expenses	
	Total Water Operation And Maintenance Expense	\$ 32116.00*

\* 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			101	101	101
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)					
Total			101	101	101

\*\* D = Displacement  
 C = Compound  
 T = Turbine

Long Term Loans

Note Payable - Keen RE N/P - Ray Keen 232 - Notes Payable: 232.7 - AUTO LOAN	Interest Rate	# of Payments	Total	Paradise	Subdivisions
	7	SUSPENDED	105,966.13	42,683.17	63,282.96
	7	SUSPENDED	33,436.41	13,468.19	19,968.22
	7.99	60	15,740.32	6,340.20	9,400.12
			155,142.86	62,491.56	92,651.30

UTILITY NAME: LAKE REGION PARADISE ISLAND

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

SYSTEM NAME: \_\_\_\_\_

**PUMPING AND PURCHASED WATER STATISTICS**

(a)	(b)	(c)	(d)	(e)	(f)
	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
January	-0-	1379584	65694	1313890	1313890
February		977119	46529	930590	930590
March		1003233	47773	955460	955460
April		1961872	93422	1868450	1868450
May		1503075	71575	1431500	1431500
June		1653666	78746	1574920	1574920
July		1119678	53318	1066360	1066360
August		1048551	49931	998620	998620
September		719365	34255	685110	685110
October		1335786	63608	1272178	1272178
November		1232397	58685	1173712	1173712
December		1299049	61859	1237190	1237190
Total for Year	-0-	15233375	725395	14507980	14507980

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*\*\*NO CHANGE\*\*\* MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: LAKE REGION PARADISE ISLAND

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

SYSTEM NAME: \_\_\_\_\_

**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>SUBMERSIBLE</u>	_____	_____	_____
Yields of Wells in GPD _____	<u>?</u>	_____	_____	_____
Auxiliary Power _____	<u>Generator</u> <u>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)
<u>Motors</u>				
Manufacturer _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Rated Horsepower _____	_____	_____	_____	_____
<u>Pumps</u>				
Manufacturer _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Capacity in GPM _____	_____	_____	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____

**SOURCE OF SUPPLY**

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

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility:			
Type _____	<u>STANDARD</u>	_____	_____
Make _____	<u>GOULDS</u>	_____	_____
Permitted Capacity (GPD) _____	<u>UNKNOWN</u>	_____	_____
High service pumping _____	<u>UNKNOWN</u>	_____	_____
Gallons per minute _____	<u>UNKNOWN</u>	_____	_____
Reverse Osmosis _____	<u>UNKNOWN</u>	_____	_____
Lime Treatment _____	_____	_____	_____
Unit Rating _____	<u>UNKNOWN</u>	_____	_____
Filtration _____	_____	_____	_____
Pressure Sq. Ft. _____	<u>UNKNOWN</u>	_____	_____
Gravity GPD/Sq.Ft. _____	<u>UNKNOWN</u>	_____	_____
Disinfection _____	_____	_____	_____
Chlorinator _____	<u>YES</u>	_____	_____
Ozone _____	<u>N/A</u>	_____	_____
Other _____	_____	_____	_____
Auxiliary Power _____	<u>GENERATOR RENTAL</u>	_____	_____

UTILITY NAME: LAKE REGION PARADISE ISLAND

YEAR OF REPORT  
DECEMBER 31, 2004

SYSTEM NAME: \_\_\_\_\_

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 FIRE DEPT.
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 single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:  
ERC = (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.

# 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.

*Carolee Keen*

(signature of chief executive officer of the utility)

Date:

4/27/05

1. 2. 3. 4.

(signature of chief financial officer of the utility)

Date:

4/27/05

\* 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.

**CLASS "C"**  
**WATER AND/OR WASTEWATER UTILITIES**  
(Gross Revenue of Less Than \$200,000 Each)

# ***ANNUAL REPORT***

WU771  
Keen Sales, Rentals and Utilities, Inc.  
685 Dyson Road  
Haines City, FL 33844

\*\*\*\*SUNRISE WATERSYSTEM\*\*\*\*

## ***STATE OF FLORIDA***



## ***PUBLIC SERVICE COMMISSION***

FOR THE

**YEAR ENDED DECEMBER 31, 2004**

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# **FINANCIAL SECTION**

REPORT OF

KEEN SALES, RENTALS AND UTILITIES, INC DBA SUNRISE WATER COMPANY  
(EXACT NAME OF UTILITY)

685 Dyson Road Haines City, FL 33844 POLK  
Mailing Address Street Address County

Telephone Number (863) 421-6827 Date Utility First Organized

Fax Number same E-mail Address ADUNNAHOE@AOL.COM

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

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: 685 Dyson Rd. Haines City, FL

Name of subdivisions where services are provided: Sun Acres

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: Earlene R. Keen	President	above	
Person who prepared this report: Steve Herman/Mindy Dunnahoe	CPA/Bookkeeper		
Officers and Managers: Earlene R. Keen	President	same	\$1467.00
K. Blake Keen Kimbrel	Vice President	same	\$ -0-
Shelly K. Kiker	Secretary		\$ -0-
Melinda K. Dunnahoe	Treasurer	same	\$ -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
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$

Keen sales, rentals and Utilities, Inc.  
**UTILITY NAME:** dba Sunrise Water System

**YEAR OF REPORT**  
**DECEMBER 31, 2004**

**INCOME STATEMENT**

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 11632.00	\$ _____	\$ _____	\$ 11632.00
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 11632.00	\$ _____	\$ _____	\$ 11632.00
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 17024.00	\$ _____	\$ _____	\$ 17024.00
Depreciation Expense_____	F-5	775.00	_____	_____	775.00
CIAC Amortization Expense_____	F-8	(326.00)	_____	_____	(326.00)
Taxes Other Than Income_____	F-7	2037.00	_____	_____	2037.00
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 19510.00	_____	_____	\$ 19510.00
Net Operating Income (Loss)		\$ (7878.00)	\$ _____	\$ _____	\$(7878.00)
Other Income:					
Nonutility Income_____		\$ 17735.00	\$ _____	\$ _____	\$ 17735.00
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		577.00	_____	_____	577.00
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ 9280.00	\$ _____	\$ _____	\$ 9280.00

UTILITY NAME: dba SUNRISE WATER COMPANY

YEAR OF REPORT  
DECEMBER 31, 2004

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ <u>-0-</u>	\$ <u>18831.00</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>-0-</u>	<u>46977.00</u>
Net Utility Plant -----		\$ <u>-0-</u>	\$ <u>61854.00</u>
Cash -----		<u>496.00</u>	<u>(328.00)</u>
Customer Accounts Receivable (141) -----			<u>112.00</u>
Other Assets (Specify): -----			
			<u>28047.00</u>
Total Assets -----		\$ <u>496.00</u>	\$ <u>89685.00</u>
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) -----	F-6		<u>489.00</u>
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6		<u>(51463.00)</u>
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$ _____	\$ <u>(50974.00)</u>
Long Term Debt (224) -----	F-6	\$ _____	\$ <u>94363.00</u>
Accounts Payable (231) -----			<u>23453.00</u>
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----		<u>496.00</u>	<u>2722.00</u>
Other Liabilities (Specify) -----			
Inter Company Acct. -----			<u>12405.00</u>
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		<u>7716.00</u>
Total Liabilities and Capital -----		\$ <u>496.00</u>	\$ <u>89685.00</u>



UTILITY NAME: DBA SUNRISE WATER

YEAR OF REPORT  
DECEMBER 31, 2004

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>-0-</u>	\$ _____	\$ _____	\$ <u>-0-</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>-0-</u>	\$ _____	\$ _____	\$ <u>-0-</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>46977.00</u>	\$ _____	\$ _____	\$ <u>46977.00</u>
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	\$ <u>775.00</u>	\$ _____	\$ _____	\$ <u>775.00</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
<b>Total Credits</b> _____	\$ <u>775.00</u>	\$ _____	\$ _____	\$ <u>775.00</u>
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
<del>SALE OF UTILITY</del>	<u>47752.00</u>	_____	_____	<u>47752.00</u>
<b>Total Debits</b> _____	\$ <u>47752.00</u>	\$ _____	\$ _____	\$ <u>47752.00</u>
Balance End of Year _____	\$ <u>-0-</u>	\$ _____	\$ _____	\$ <u>-0-</u>

UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT DECEMBER 31, 2004
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CAPITAL STOCK ( 201 - 204 )

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

RETAINED EARNINGS ( 215 )

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$( 51463.00 )
Changes during the year (Specify):		
Profit _____	_____	9280.00
Utility Sold _____	_____	42183.00
_____	_____	_____
Balance end of year _____	\$ _____	\$ -0-

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	
_____	_____	_____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total _____			\$ -0-

UTILITY NAME: DBA SUNRISE WATER

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

**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 _____	1462.00	_____	_____	1462.00
Regulatory assessment fee _____	496.00	_____	_____	496.00
Other (Specify) <u>Payroll</u> _____	79.00	_____	_____	79.00
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ 2037.00	\$ _____	\$ _____	\$ 2037.00

**PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES**

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: DBA SUNRISE WATER

YEAR OF REPORT  
DECEMBER 31, 2004

CONTRIBUTIONS IN AID OF CONSTRUCTION ( 271 )

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ <u>12393.00</u>	\$ _____	\$ <u>12393.00</u>
2) Add credits during year _____	\$ _____	\$ _____	\$ _____
3) Total _____	<u>12393.00</u>	_____	<u>12393.00</u>
4) Deduct charges during the year _____	_____	_____	_____
5) Balance end of year _____	_____	_____	_____
6) Less Accumulated Amortization _____	_____	_____	_____
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>4677.00</u>	\$ _____	\$ <u>4677.00</u>
Add Debits During Year: _____	<u>326.00</u>	_____	<u>326.00</u>
Deduct Credits During Year: _____	<u>5003.00</u>	_____	<u>5003.00</u>
Balance End of Year (Must agree with line #6 above.)	\$ <u>-0-</u>	\$ _____	\$ <u>-0-</u>

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

KEEN SALES, RENTALS AND UTILITIES, INC.

UTILITY NAME: DBA SUNRISE WATER

YEAR OF REPORT DECEMBER 31, 2004
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**SCHEDULE "B"**

**SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS**

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Preferred Stock	_____	_____	_____	_____	_____
Long Term Debt	_____	_____	_____	_____	_____
Customer Deposits	_____	_____	_____	_____	_____
Tax Credits-Zero Cost	_____	_____	_____	_____	_____
Tax Credits-Weighted	_____	_____	_____	_____	_____
Cost of Capital	_____	_____	_____	_____	_____
Deferred Income Taxes	_____	_____	_____	_____	_____
Other (Explain)	_____	_____	_____	_____	_____
<b>Total</b>	\$ <u>-0-</u>	\$ _____	\$ _____	\$ _____	\$ <u>-0-</u>

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

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**WATER  
OPERATING  
SECTION**

UTILITY NAME: DBA SUNRISE WATER

YEAR OF REPORT DECEMBER 31, 2004
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WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises	_____	_____	_____	_____
303	Land and Land Rights	_____	_____	_____	_____
304	Structures and Improvements	6513.00	_____	6513.00	<del>6513.00</del>
305	Collecting and Impounding Reservoirs	_____	_____	_____	_____
306	Lake, River and Other Intakes	_____	_____	_____	_____
307	Wells and Springs	16972.00	_____	16972.00	_____
308	Infiltration Galleries and Tunnels	_____	_____	_____	_____
309	Supply Mains	_____	_____	_____	_____
310	Power Generation Equipment	11074.00	_____	11074.00	_____
311	Pumping Equipment	8672.00	_____	8672.00	_____
320	Water Treatment Equipment	3933.00	_____	3933.00	_____
330	Distribution Reservoirs and Standpipes	21485.00	_____	21485.00	_____
331	Transmission and Distribution Lines	12393.00	_____	12393.00	_____
333	Services	_____	_____	_____	_____
334	Meters and Meter Installations	10601.00	_____	10601.00	_____
335	Hydrants	_____	_____	_____	_____
336	Backflow Prevention Devices	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment	_____	_____	_____	_____
340	Office Furniture and Equipment	1825.00	_____	1825.00	_____
341	Transportation Equipment	12573.00	_____	12573.00	_____
342	Stores Equipment	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment	402.00	_____	402.00	_____
344	Laboratory Equipment	_____	_____	_____	_____
345	Power Operated Equipment	_____	_____	_____	_____
346	Communication Equipment	_____	_____	_____	_____
347	Miscellaneous Equipment	2388.00	_____	2388.00	_____
348	Other Tangible Plant	_____	_____	_____	_____
	Total Water Plant	\$ 108831.00	\$ -0-	\$ 108831.00	\$ -0-

KEEN SALES, RENTALS AND UTILITIES, INC.  
DBA SUNRISE WATER

UTILITY NAME:

YEAR OF REPORT  
DECEMBER 31, 2004

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	%	3.45	\$ 2155.00	\$ 2182.00	\$ 27.00	\$
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	18	%	3.74	7782.00	7861.00	79.00	
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment	17	%	5.88	6907.00	6989.00	82.00	
311	Pumping Equipment	17	%	6.67	2253.00	2311.00	58.00	
320	Water Treatment Equipment	7	%	5.87	2452.00	2481.00	29.00	
330	Distribution Reservoirs & Standpipes	30	%	3.03	8759.00	8840.00	81.00	
331	Trans. & Dist. Mains	40	%	2.63	4677.00	4718.00	41.00	
333	Services		%	%				
334	Meter & Meter Installations	17	%	6.04	5585.00	5667.00	82.00	
335	Hydrants		%	%				
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	%				
341	Equipment	13	%	9.86	973.00	994.00	21.00	
342	Transportation Equipment	6	%	12.77	3997.00	4254.00	257.00	
343	Stores Equipment		%	%				
344	Tools, Shop and Garage Equipment	15	%	5.72	109.00	112.00	3.00	
345	Laboratory Equipment		%	%				
346	Power Operated Equipment		%	%				
347	Communication Equipment		%	%				
348	Miscellaneous Equipment	20	%	4.98	1328.00	1343.00	15.00	
	Other Tangible Plant		%	%				
	Totals				\$ 46977.00	\$ 47752.00	\$ 775.00	\$ *

\* This amount should tie to Sheet F-5.



UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT DECEMBER 31, 2004
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**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 4675.00
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	1467.00
604	Employee Pensions and Benefits	603.00
610	Purchased Water	
615	Purchased Power	353.00
616	Fuel for Power Production	
618	Chemicals	149.00
620	Materials and Supplies	112.00
630	Contractual Services:	
	Billing	
	Professional	206.00
	Testing	350.00
	Other	
640	Rents	660.00
650	Transportation Expense	385.00
655	Insurance Expense	1118.00
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	6946.00
	Total Water Operation And Maintenance Expense	\$ 17024.00*

\* 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)	
<b>Residential Service</b>					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
<b>General Service</b>					
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		

UTILITY NAME: DBA SUNRISE WATER

YEAR OF REPORT  
DECEMBER 31, 2004

SYSTEM NAME: \_\_\_\_\_

**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>	<u>1657165</u>	<u>63737</u>	<u>1593428</u>	<u>1593428</u>
February _____	<u>-0-</u>	<u>1462347</u>	<u>56244</u>	<u>1406103</u>	<u>1406103</u>
March _____	_____	_____	_____	_____	_____
April _____	_____	_____	_____	_____	_____
May _____	_____	_____	_____	_____	_____
June _____	_____	_____	_____	_____	_____
July _____	_____	_____	_____	_____	_____
August _____	_____	_____	_____	_____	_____
September _____	_____	_____	_____	_____	_____
October _____	_____	_____	_____	_____	_____
November _____	_____	_____	_____	_____	_____
December _____	_____	_____	_____	_____	_____
Total for Year _____	<u>-0-</u>	<u>3119512</u>	<u>119981</u>	<u>2999531</u>	<u>2999531</u>

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
_____	<u>****NO CHANGE****</u>	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: DBA SUNRISE WATER

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

SYSTEM NAME: \_\_\_\_\_

**WELLS AND WELL PUMPS**

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	_____	_____	_____	_____
Types of Well Construction and Casing _____	POTABLE BLACK	POTABLE BLACK	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	_____	_____	_____	_____
Diameters of Wells _____	6	4	_____	_____
Pump - GPM _____	350	100	_____	_____
Motor - HP _____	25	7	_____	_____
Motor Type * _____	submersible	submersible	_____	_____
Yields of Wells in GPD _____	?	?	_____	_____
Auxiliary Power _____	caterpillar generator	caterpillar generator	_____	_____
* Submersible, centrifugal, etc.				

**RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	steel	steel	_____	_____
Capacity of Tank _____	4000	3000	_____	_____
Ground or Elevated _____	ground	ground	_____	_____

\*\*\*N/A\*\*\*

**HIGH SERVICE PUMPING**

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

UTILITY NAME: DBA SUNRISE WATER

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

**SOURCE OF SUPPLY**

List for each source of supply ( Ground, Surface, Purchased Water etc. )			
Permitted Gals. per day_____	<u>504,000</u>	_____	_____
Type of Source_____	<u>ground</u>	_____	_____

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility:			
Type_____	<u>standard</u>	_____	_____
Make_____	<u>goulds</u>	_____	_____
Permitted Capacity (GPD)_____	<u>unknown</u>	_____	_____
High service pumping	<u>unknown</u>	_____	_____
Gallons per minute_____	<u>unknown</u>	_____	_____
Reverse Osmosis_____	<u>unknown</u>	_____	_____
Lime Treatment		_____	_____
Unit Rating_____	<u>unknown</u>	_____	_____
Filtration		_____	_____
Pressure Sq. Ft._____	<u>unknown</u>	_____	_____
Gravity GPD/Sq.Ft._____	<u>unknown</u>	_____	_____
Disinfection	<u>pulsation GPD 30</u>	_____	_____
Chlorinator_____	<u>chlorine</u>	_____	_____
Ozone_____	_____	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	<u>caterpillar</u>	_____	_____
	<u>generator</u>	_____	_____

SYSTEM NAME: \_\_\_\_\_

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. 255
2. Maximum number of ERCs \* which can be served. 1440
3. Present system connection capacity (in ERCs \*) using existing lines. 282
4. Future connection capacity (in ERCs \*) upon service area buildout. unknown
5. Estimated annual increase in ERCs \*. N/A
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.
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 # 20.3214.03
12. Water Management District Consumptive Use Permit # 653-1739
  - 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 single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.  
(b) If no historical flow data are available use:  
ERC = (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: DBA SUNRISE WATER

YEAR OF REPORT  
DECEMBER 31, 2004

# 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.

*[Handwritten Signature]*

(signature of chief executive officer of the utility) \*

Date:

4/28/05

1.  2.  3.  4.

(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.