

Comprehensive Annual Financial Report



Utility Board of the City of Key West, Florida

For the Fiscal Year Ended September 30, 2010

UTILITY BOARD OF THE CITY OF
KEY WEST, FLORIDA

COMPREHENSIVE ANNUAL FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2010

JACK WETZLER
ASSISTANT GENERAL MANAGER &
CHIEF FINANCIAL OFFICER

PEGGY WALLS
ASSISTANT FINANCE DIRECTOR

LYNNE E. TEJEDA
GENERAL MANAGER &
CHIEF EXECUTIVE OFFICER

CINDY McVEIGH
SUPERVISOR of ACCOUNTING

UTILITY BOARD OF THE CITY OF KEY WEST
Comprehensive Annual Financial Report
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TABLE OF CONTENTS

	<u>Page</u>
<u>INTRODUCTORY SECTION</u>	
Letter of Transmittal	i
GFOA Certificate of Achievement of Excellence of Financial Reporting	x
Officials and Employees	xi
<u>FINANCIAL SECTION</u>	
Independent Auditor's Report	1
Management's Discussion and Analysis	3
Financial Statements:	
Balance Sheet	10
Statement of Revenues, Expenses and Changes in Net Assets	12
Statements of Cash Flow	13
Notes to Financial Statements	15
Required Supplementary Information	33
Schedule of Revenues Earned	34
Schedule of Revenues and Expenditures - Budget to Actual	35
<u>STATISTICAL SECTION</u>	
Statistical Section Description	36
Financial Trends - Condensed Balance Sheets - Last 10 Fiscal Years	37
Financial Trends - Changes in Net Assets - Last 10 Fiscal Years	39
Financial Trends - Net Assets by Component - Last 10 Fiscal Years	42
Revenue Capacity - Revenues by Type of Customer - Last 10 Fiscal Years	43
Revenue Capacity - Actual Number of Customers Billed (September) - Last 10 Fiscal Years	44
Revenue Capacity - kWh Sales by Type of Customer - Last 10 Fiscal Years	45
Revenue Capacity - Average Monthly Bill - Last 10 Fiscal Years	46
Revenue Capacity - Residential Rate Analysis (September) - Last 10 Fiscal Years	47
Revenue Capacity - Rate Increases - Last 10 Fiscal Years	48
Debt Capacity - Computation of Debt Service Coverage - Last 10 Fiscal Years	49
Debt Capacity - Principal Payments Payable of all Debt Issues Through 2032	50
Demographic and Economic Information - Last 10 Fiscal Years	51
Operating Information - Operating Expenses - Last 10 Fiscal Years	52
Operating Information - Energy Sources - Last 10 Fiscal Years	53
Operating Information - Generating Capacity - Last 10 Fiscal Years	54
Operating Information - Employee Information - Last 10 Fiscal Years	55
Operating Information - Ten Highest Consumption Locations	56
<u>COMPLIANCE SECTION</u>	
Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards	57



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UTILITY BOARD OF THE CITY OF KEY WEST

January 26, 2011

To the Chairman and Members
of the Utility Board of the
City of Key West, Florida

The Comprehensive Annual Financial Report (CAFR) of the Utility Board of the City of Key West, Florida, for the Fiscal Year ended September 30, 2010, is submitted herewith, pursuant to and by the authority of Chapter 69-1191, Laws of Florida, as amended, and Resolution No. 532 of the Utility Board, Article V, Section 5.01 (H), adopted November 13, 1985, as amended and supplemented. The CAFR was compiled by the staff of the Finance Department with the close cooperation of our independent auditor and represents the official report of the Utility's financial operations and conditions to the citizens, Utility Board, management personnel, rating agencies, bond holders and other interested parties. Management is responsible for the contents of the CAFR.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statement in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The Utility Board's MD&A can be found immediately following the report of the independent auditors.

The Utility Board of the City of Key West realizes its role, as a public power entity, has never been more important. The present organization was created by provisions of Chapter 69-1191, Laws of Florida (1969), as amended, to manage, operate, and maintain the electric utility serving the citizens of the City of Key West, Florida and the Lower Florida Keys.

A Reliable Constant In Changing Times

In Fiscal Year (FY) 2010 KEYS maintained a high level of reliability, continued to grow its green practices, and expanded communication platforms to remain in touch with its customers.

DEPENDABLE

KEYS was named one of 94 of the nation's more than 2,000 public power utilities to earn the Reliable Public Power Provider™ (RP₃) designation from the American Public Power Association (APPA), and only one of six to achieve the diamond level for providing consumers with the highest degree of reliable and safe electric service.

The RP₃ recognizes public power utilities that demonstrate proficiency in four key disciplines: reliability, safety, training, and system improvement. Criteria within each category are based on sound business practices and represent utility-wide commitment to safe and reliable delivery of electricity.

KEYS was previously awarded the RP₃ designation in 2008 at the platinum level. After working to continue to improve its operations KEYS was awarded the RP₃ designation at the diamond level – the highest level achievable.

As part of ongoing reliability improvements, KEYS' multi-year pole restoration project worked its way through the Lower Keys and entered Key West. As of the end of the fiscal year, KEYS had replaced 1,700 poles within the Lower Keys and has plans on replacing approximately 500 poles within the City of Key West in FY 2011.

KEYS also began re-wiring approximately three-miles of the existing 69 Kilovolt (kV)* Transmission Line (TIELINE) that was constructed in 1962 of which approximately two-miles of the span are over water and one-mile is over land. The existing wire was in poor condition due to age and the extreme corrosive environment of the Florida Keys.

Both the pole restoration and TIELINE re-wiring projects represent approximately \$20 million in upgrades to KEYS' electric grid.

CONSCIENTIOUS

In ongoing efforts to remain good stewards of the environment, KEYS, along with the Florida Municipal Power Agency (FMPA), and the National Oceanic and Atmospheric Administration's (NOAA) Florida Keys National Marine Sanctuary dedicated a solar demonstration project.

The 26 kilowatt (AC) solar photovoltaic system was installed at the Florida Keys Eco-Discovery Center (the Center), is jointly owned by FMPA and NOAA and is operated by KEYS. The system provides about 30 percent of the Center's power needs and is part of FMPA's statewide network of power generating resources serving 14 communities located throughout Florida.

The solar system is accompanied by an educational kiosk at the Eco-Discovery Center. The interactive display educates visitors about climate change, energy conservation, and solar power generation.

This project used a "peel and stick" solar system. Electricity is generated with an innovative thin-film solar panel mounted to the Center's rooftop using an adhesive material. The technology was selected as the best match for the Florida Keys' unique environmental conditions.

Other advantages of the technology include the ability to capture the complete solar spectrum more efficiently and the ability to generate at low-light conditions. Additionally, the panels' flexible, lightweight construction made it possible to complete installation over a period of only 10 days.

The project cost \$235,928, with FMPA's All-Requirements Project paying 62 percent and NOAA's Office of National Marine Sanctuaries paying 38 percent. KEYS, through an existing agreement with FMPA, will provide operation and maintenance support for the system.

In other GREEN news, KEYS celebrated the one year anniversary of its recycling program which has helped to save the utility over \$8,000 in waste disposal services. Prior to implementing the recycling program, KEYS annually budgeted \$16,000 for waste disposal.

Working in conjunction with Waste Management, KEYS provided recycling containers throughout KEYS' facilities to encourage employees and customers to dispose of waste accordingly. Given recent technological breakthroughs, there is no longer a need to extensively sort recyclables, which makes it easier for employees to play a role in helping the environment.

FORWARD-THINKING

In an effort to better disseminate video content and make it more accessible to customers, KEYS unveiled its very own YouTube channel. KEYS' YouTube channel joins its Facebook and Twitter pages as social media platforms which allow the Utility the ability to communicate with customers more directly and immediately. The inaugural content on KEYS' YouTube channel was sixteen video segments from an energy conservation DVD produced in conjunction with FMPA.

At the close of the fiscal year, KEYS unveiled a redesigned website with a new look and expanded features designed to improve usability. Simplified navigational tools, new fonts, and updated graphics and layouts were added to help KEYS' customers access information more quickly and easily. The redesign was intended to ensure that www.KeysEnergy.com remains effective, interactive, and user-friendly to customers well into the future.

*Kilovolt – A unit of electrical force equal to 1,000 volts.

Entity Definition

Enabling Legislation - Pursuant to the provisions of Chapter 69-1191, Laws of Florida, Special Act of 1969, as amended and supplemented, Section 11, the said Utility Board shall have full and complete power and exclusive authority to fix rates and charges for electricity and charges or prices for any other real and personal property, products and services, materials and commodities, by-products of and from all or any of its activities or operations, furnished or sold by said Utility Board, and to provide for the collection of the same.

Bond Resolution - Pursuant to the provisions of the Original Bond Resolution, 532, adopted on November 13, 1985, as amended and supplemented, Article V, Section 5.01, (B), the Board covenants to fix, establish, revise from time to time whenever necessary, maintain and collect always such fees, rates, rentals and other charges for the use of the product, services and facilities of the Utility which will always provide Revenues in each Fiscal Year sufficient to pay, and out of such funds pay, 100% of all Operating Expenses of the Utility in such year and all reserve or other payments herein required, and 125% of the Debt Service Requirement in such Fiscal Year on the Bonds. Such rates, fees, rentals or other charges shall not be reduced so as to be insufficient to provide Revenues for such purposes.

The Board further covenants and agrees that the Board will annually within thirty (30) days after adoption of the budget revise such fees, rates, rentals and other charges for the use of the product, services and facilities of the Utility to the extent necessary for the estimated Gross Revenues during the next succeeding Fiscal Year to increase over the amount of actual Gross Revenues for the next preceding Fiscal Year by the amount that the estimated Operating Expenditures during such next succeeding Fiscal Year shall exceed the actual Operating Expenses of the Utility during such next preceding Fiscal Year.

The Florida Public Service Commission (FPSC) – Since KEYS is a public utility the FPSC has rate structure jurisdiction. No rules and regulations, or schedules of rates and charges, or modifications or revisions of the same, shall be effective until filed with and approved by the FPSC as provided by law. Upon acceptable showing by any utility, the FPSC may waive or modify, as to that utility, the provisions of any rule, except when such provisions are fixed by Statute. No deviation from these rules shall be permitted unless authorized in writing by the FPSC.

Each utility shall file with the FPSC tariffs applicable to all territory served by it, showing all rates, classifications, and charges for service subject to the jurisdiction of the FPSC, furnished by the utility, and all rules and regulations relating thereto. A letter of transmittal shall be accompanied by various items in connection with each service classification in which any change is proposed. Where the change involves a rate or charge and the electric utility elects to make a cost study, the utility shall file a cost information statement containing a summary of the cost study performed. After acceptance, one stamped copy will be returned to the utility, which shall be the notice to the utility that the filing has been accepted and approved.

Florida Municipal Power Agency (FMPA) - The Utility is a member of, and receives all of its power needs from FMPA's All-Requirements Project. Each member appoints one representative to FMPA's Board of Directors, which governs the Agency's activities. The governance of rates charged to members includes the All-Requirements Project Committee (one vote per member) and the FMPA Board of Directors (a member's vote is weighted based on the Member City's net energy for load).

Basis of Accounting

The financial statements are prepared on the basis of accounting required by the Federal Energy Regulatory Commission (FERC), which is an application of generally accepted accounting principles that is peculiar to utilities. Revenues are recognized in the period earned and expenses are recognized in the period incurred.

Budgetary control is maintained through the use of monthly financial reports and the use of purchase orders, work orders, and miscellaneous cash disbursements and approval procedures. Property, Plant and Equipment is stated at cost, which includes costs of contract work, labor, materials, allocated indirect charges, and capitalized interest. Major renewals and betterments are capitalized while minor replacements and repairs are expensed as incurred. The cost of electric plant retired, together with removal costs less salvage, is charged to accumulated depreciation at such time as property is removed from service.

Internal Accounting Controls

In developing and maintaining the accounting system, consideration is given by the administration as to the adequacy of internal controls. Internal controls are designed to provide reasonable, but not absolute, assurance as to the safeguarding of assets against loss from unauthorized use or disposition; the reliability of financial records for preparing financial statements in conformity with generally accepted accounting principles; and maintaining accountability for assets. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived and (2) the evaluation of costs and benefits requires estimates and judgments by management.

The first level of control comes directly from the Enabling Act (69-1161). Section 17 requires that the Utility Board hire an independent certified public accountant to complete an annual audit. The second level of control comes from the covenants made by the Utility Board to the bondholders. Among other requirements, the Utility Board must keep accounts in accordance with generally accepted accounting principles and to file audited annual financial statements with the Auditor General of the State of Florida within 180 days after the close of its fiscal year. As an additional level of control the Utility Board has established an audit committee consisting of two board members.

Budgetary Control

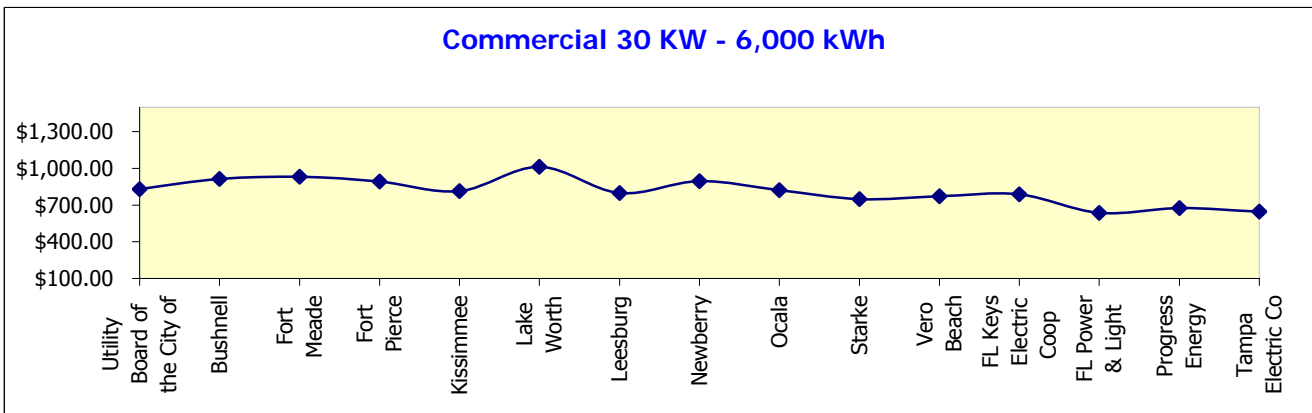
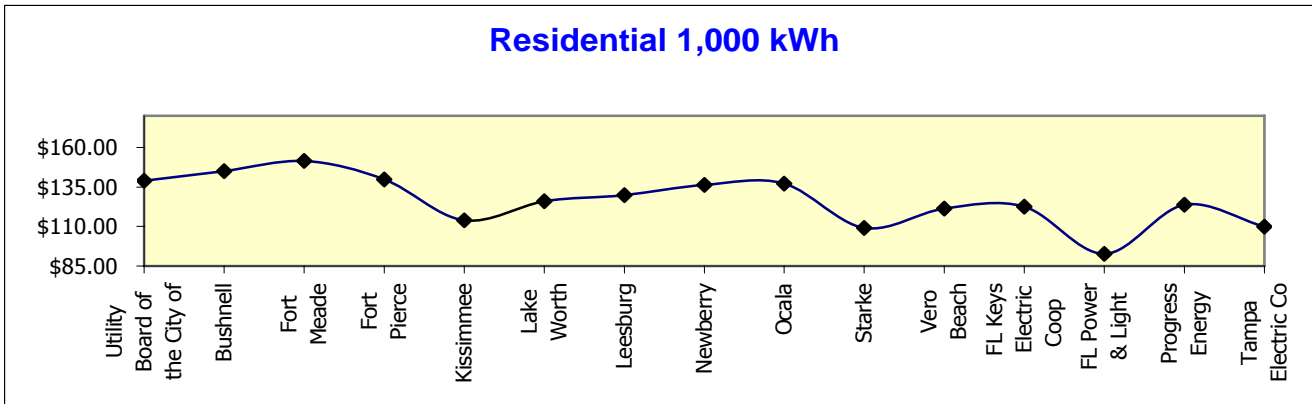
In accordance with the Enabling Legislation, the Utility Board holds public hearings and subsequently adopts an annual budget for operating expenses and capital outlay prior to October 1 of the fiscal year. Actual revenues and expenses are compared to the budget on a line item basis (which is the legal level of control) within cost centers, and an Analysis of Variances Report is prepared and submitted to the Utility Board quarterly as required by bond indentures. During the year, staff can make amendments within the operating budget or the capital budget that do not change the total budget for those categories, provided that the change is within the same limitations established by Resolution adopted by the Utility Board. The Utility Board approves all other budget changes. Supplemental appropriations were necessary and the Utility Board in accordance with Utility Board policies amended the budgetary data presented herein. Budget appropriations lapse at each fiscal year-end, except for the Capital Budget. The budget is adopted on a basis consistent with KEYS' accrual basis of accounting.

Rates for Service

The following table compares average monthly charges for electric service among selected utilities in Florida for the fiscal year ended September 30, 2010.

COMPARISON OF AVERAGE MONTHLY ELECTRIC BILLS			
		Residential 1,000 kWh	Commercial 30KW - 6,000 kWh
	Utility Board of the City of Key West	\$ 138.95	\$ 831.12
<i>Other Municipal Utilities and Cooperatives in Florida</i>	Bushnell	\$ 145.05	\$ 912.55
	Fort Meade	\$ 151.56	\$ 932.88
	Fort Pierce	\$ 139.84	\$ 892.74
	Kissimmee	\$ 113.81	\$ 814.18
	Lake Worth	\$ 126.00	\$ 1,013.70
	Leesburg	\$ 129.91	\$ 797.88
	Newberry	\$ 136.36	\$ 894.96
	Ocala	\$ 137.20	\$ 821.37
	Starke	\$ 109.09	\$ 747.84
	Vero Beach	\$ 121.45	\$ 773.30
	FL Keys Electric Coop	\$ 122.61	\$ 789.34
<i>Investor-Owned Utilities in Florida</i>	FL Power & Light	\$ 92.69	\$ 635.79
	Progress Energy	\$ 123.73	\$ 676.15
	Tampa Electric Co	\$ 109.91	\$ 647.88

Source: Florida Municipal Electric Association, Inc. Tallahassee, Florida

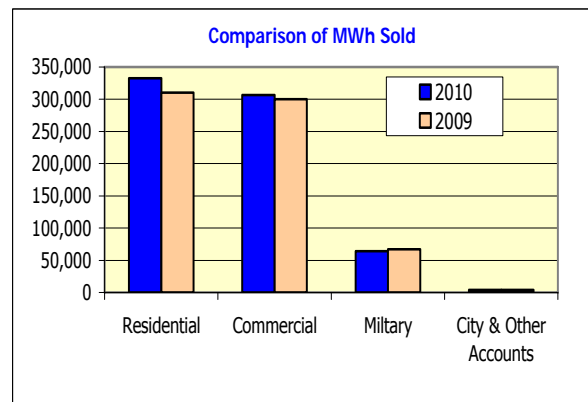
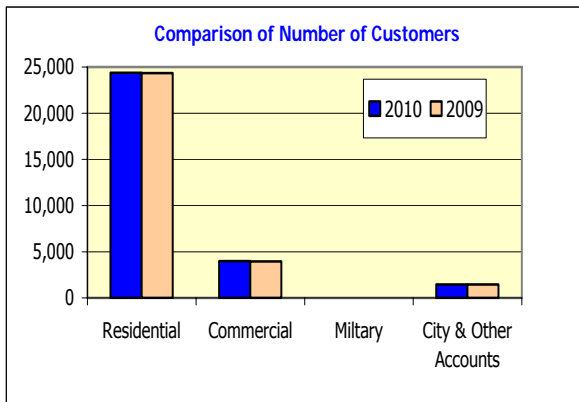


Customer Statistics

At fiscal year-end 2010, the Utility's total customer base was 29,837 or 93 more customers than the FY 2009 level of 29,744. The number of residential customers increased 53 to 24,388. The number of commercial customers increased 40 to 4,001.

The average monthly residential consumption of 1,137 kWh was higher than the FY 2009 level by 75 kWh. The average monthly commercial consumption of 7,726 kWh was higher than the FY 2009 level by 1,410 kWh. The consumption for the military decreased 3.2 million kWh.

Peak Demand (60 minute net) increased to 138.1 MW from the FY 2009 peak of 137.4 MW. Load Factor was 61.9% in FY 2010 compared to 60.9% in FY 2009.



Purchased Power

The Utility Board voted on July 7, 1997, to participate in the FMPA All-Requirements Project (ARP) whereby the Utility will purchase their bulk power supply requirements, in excess of certain excluded resources, from the ARP. The Utility began operations as a project participant effective April 1, 1998. The Utility Board has previously entered into several purchased power arrangements including (i) the FMPA Tri-City Project (Stanton 1); (ii) the FMPA Stanton 2 Project, and (iii) long-term purchase agreement from Florida Power & Light Company (FPL). As a member of the ARP, the Utility Board's resources and costs under these three contracts have been assigned to FMPA. Other power resource include the sale of power to the Florida Keys Electric Cooperative Association, Inc. (FKEC) and interchange service arrangements with other Florida utilities and with power marketers.

All of the power purchases listed above requires transmission over the FKEC transmission system. On January 1, 1992, this became a jointly owned system between KEYS and FKEC and is covered by a Long-Term Joint Investment Transmission Agreement. Please see Notes to Financial Statements for further information.

Transmission Facilities

KEYS is connected to the mainland Florida transmission network through a 61-mile long, 138 kV transmission line jointly owned by the Utility Board and the FKEC which allows interconnection between KEYS and FKEC at its Marathon Substation. The 138 kV transmission line extends northeast along U.S. 1 through FKEC's service territory and ties in with FPL at the Monroe-Dade County line. The Utility Board's solely-owned portion of the 138 kV line extends from Marathon Key, in the FKEC service territory, to the Stock Island (U.S. 1) Substation. Along this route, the line loops in and out of the Utility Board's Big Pine and Big Coppitt substations.

Pursuant to the current transmission agreement with FKEC, the Utility Board constructed and jointly owns with FKEC a second 138 kV transmission line, which extends 21 miles from the Tavernier Substation in the FKEC service territory to the Monroe-Dade County line, where it ties into the FPL 138 kV transmission line. The two transmission lines between Florida City and Tavernier provide greater reliability and increased import capability to KEYS. With the addition of this latest segment of 138 kV line and the conversion of the decommissioned steam generating unit at the Stock Island Plant to a synchronous condenser, the firm MW transfer allocation for KEYS over the Transmission Line is approximately 110 MW. The transfer capability of the transmission line is approximately 277 MW. KEYS local transmission facilities consist of seven-69 kV lines (14.9 miles) in Key West/Stock Island and four-138 kV lines (51.2 miles) from Key West to Marathon. Distribution is supplied from the 69/138 kV system to KEYS' nine distribution substations.

Distribution Facilities

KEYS' distribution system comprises approximately 221.2 miles of three-phase equivalent 13.8 kV lines from the Utility's power plants and nine distribution substations. Switching for the 13.8 kV distribution is provided by 13.8 kV metal-clad switchgear. Distribution at 13.8 kV is provided via substation power transformers with varying capacities. There are numerous sectionalizing and isolation switches on the 13.8 kV distribution systems. Additionally, transformer vaults are used on the distribution systems to step down from distribution voltage to utilization voltage at hotels and other large loads.

Local Generation Facilities

The Utility Board currently owns, operates and maintains three generating units with a total synchronized rating of 32 MW. This includes a combustion turbine (CT) unit and two medium speed diesel units. Three peaking diesel units located at Stock Island were decommissioned.

Additionally, FMPA owns three combustion turbines at Stock Island. Their combined synchronized ratings are 76 MW. These units contribute to the total synchronized rating of 108 MW. The Utility operates all the units with No. 2 oil. Under provisions of the ARP Supply Contract, the output of the Utility-owned generating facilities is being purchased in its entirety by FMPA as part of the ARP. The table entitled "Generating Capacity" in the Statistical Section provides more detailed information.

Debt Administration

The principal amount of Long Term Debt, net of the current portion, was \$73.1 million at September 30, 2010, compared to \$79.8 million at September 30, 2009. All outstanding debt had fixed interest rates. Total revenue bond debt was comprised of three refunding bond issues 1991, 2000 and 2001, and one revenue bond issue 2006. All issues are rated AAA by Standard & Poor's (S&P) and insured by AMBAC Indemnity Corporation.

Long Term Financial Planning

On October 31, 2006, KEYS issued \$42.0 million of Electric System Refunding and Capital Improvement Revenue Bonds, Series 2006. The bond refunded the FMPA loan of \$948,000 and is funding several capital projects, including a pole hardening program, transmission and distribution improvements, a new substation located in Stock Island, installation of new feeders at the Big Pine substation, and installment of fin fan coolers at the Stock Island Generating Facilities. Since many of the projects rehabilitate deteriorating lines, the impact on operating and maintenance expense is expected to be favorable. The issue is rated AAA by Standard & Poor's (S&P) and Fitch and Aaa by Moody's and is insured by the MBIA Insurance Company. In addition, KEYS obtained an underlying bond rating of A2 from Moody's and A- from Standard & Poor's (S&P).

Pension and Other Post Employment Benefits (OPEB)

KEYS sponsors' one single-employer defined benefit pension plan, the Retirement System for General Employees.

Each year an actuary engaged by the Utility Board calculates the amount of the annual contribution that KEYS must make to the pension plan to ensure that the plan will be able to fully meet its obligations to retired employees on a timely basis. KEYS fully funds each year's annual required contribution to the pension plan as determined by the actuary.

KEYS also provides post retirement healthcare benefits for retirees and their dependents. As of the end of the current fiscal year there were 122 retired employees receiving these benefits, which are financed on a pay-as-you-go basis. The Government Accounting Standards Board (GASB) has issued statement number 45 that requires governments to report a liability in the financial statements in connection with the obligation to provide these benefits. The liability reported by KEYS in 2010 for these benefits is \$5,657,018. Additional information on KEYS pension arrangements and post employment benefits can be found in Note 8 and Note 15 in the notes to the financial statements.

Independent Audit

Resolution No. 532 of the Utility Board, Article V, Section 5.01 (H), adopted November 13, 1985, as amended and supplemented requires an annual audit by independent certified public accountants. For Fiscal Years 2010 and 2009 the Utility Board selected the accounting firm of Oropeza & Parks, CPAs. The auditor's report on the financial statements is included in the Financial Section of this report.

Certificate of Achievement

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Utility Board of the City of Key West for its comprehensive annual financial report for the fiscal year ended September 30, 2009.

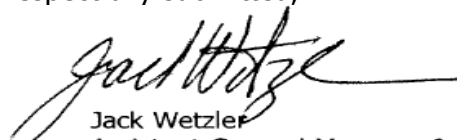
This was the 18th consecutive year that the Utility Board has achieved this prestigious national award. In order to be awarded a Certificate of Achievement, a government unit must publish an easy to read and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year only.

We believe that our current comprehensive annual financial report continues to conform to the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

Acknowledgments

We extend our personal thanks to the dedicated efforts of the Finance Department and efforts of the many other employees from throughout the Company who spent many hours preparing, revising and finalizing this document. We are grateful to Oropeza & Parks, CPAs whose professional skill and integrity have allowed us to present a report that meets the highest standards of financial reporting. Finally, we would like to thank the members of the Utility Board of the City of Key West for their interest and support in planning and conducting the operations of the Utility in a responsible and progressive manner.

Respectfully submitted,


Jack Wetzler
Assistant General Manager &
Chief Financial Officer


Lynne Tejeda
General Manager &
Chief Executive Officer

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Utility Board
of the City of Key West
Florida

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended
September 30, 2009

A Certificate of Achievement for Excellence in Financial Reporting is presented by the Government Finance Officers Association of the United States and Canada to government units and public employee retirement systems whose comprehensive annual financial reports (CAFRs) achieve the highest standards in government accounting and financial reporting.



President

Executive Director

Utility Board of the City of Key West, Florida



Chairman Lou Hernandez has served on the Utility Board since 1997. He is the Executive Director of HELPLINE, Inc.; a crisis intervention and information referral telephone hotline in Monroe County. Upon graduation from Texas A&M University, Mr. Hernandez was commissioned by the U.S. Army and served as an Infantry Officer in Vietnam. After completing his Armed Services commitment, Mr. Hernandez secured a Federal internship with the US Department of Transportation in the Human Resources Development area. He worked with several Federal agencies, completing his career in Washington as the Director of Training and Employee Development with the General Services Administration. He moved to Key West in 1983 and has worked in the home renovation business and as a counselor at FTPA and the Public Health Department. Mr. Hernandez has served on the Florida Municipal Power Agency's Board since 2007 and as its Secretary in 2009 and in 2010. Mr. Hernandez has served as president of the Old Island Restoration Foundation, Chairman of the Historic Architectural Review Commission, Chairman of the Monroe County Democratic Party, Secretary/Treasurer of the Key West Redevelopment Land Agency, a Director of the Private Industry Council of Dade/Monroe, member of the Key West AIDS Memorial Board of Directors, president of the Key West Business Guild, and served as Chairman of the Citizen's Review Board of the City of Key West.

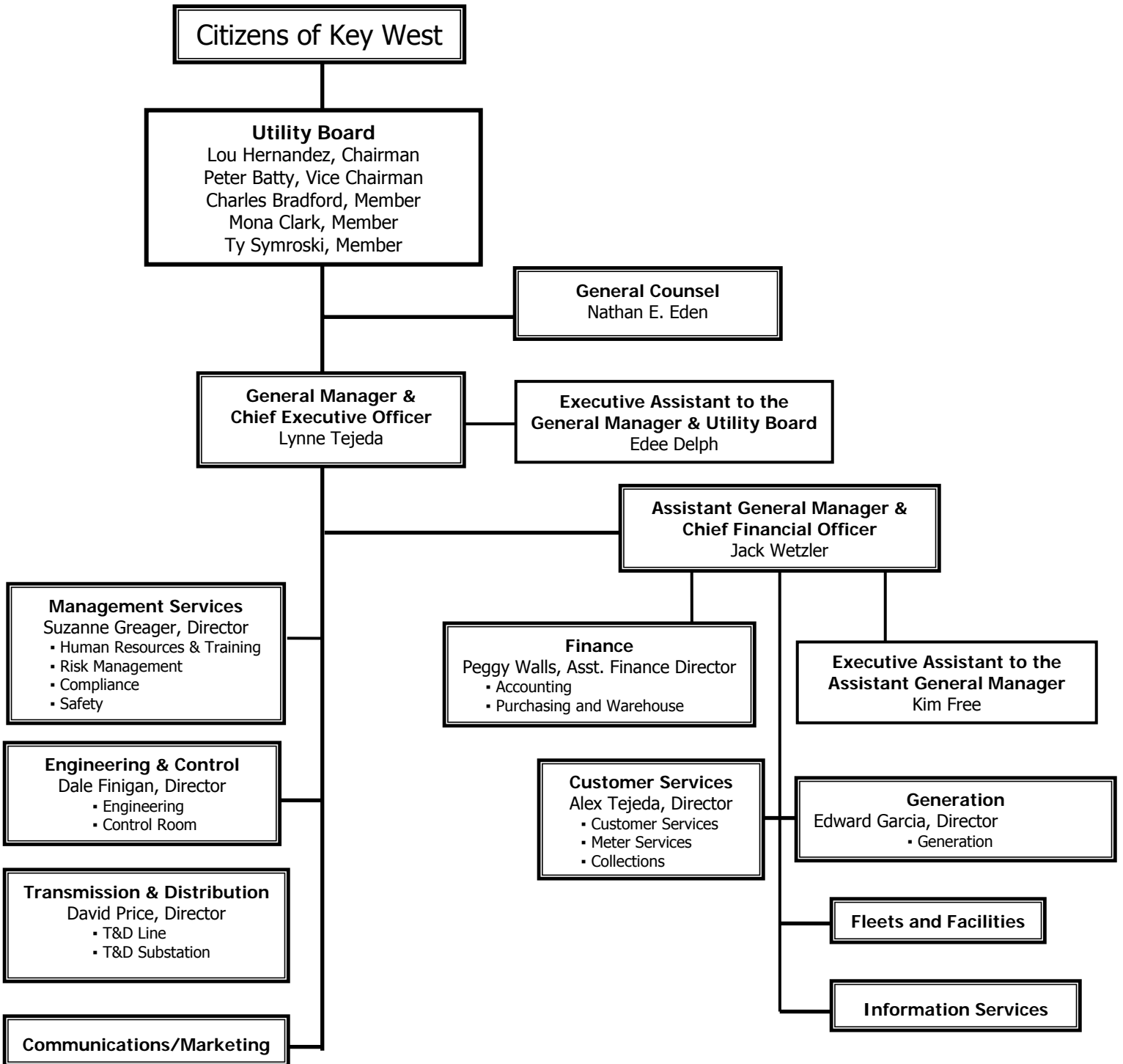
Vice Chairman Peter Batty has served on the Utility Board since 2005. He is a Florida Licensed Real Estate Broker and has lived in the Florida Keys since 1989. On November 18, 2000, he was ordained as a Permanent Deacon to the Archdiocese of Miami. Mr. Batty received his Bachelor of Science degree from Eastern Michigan University and his Masters degree from St. Thomas University. Mr. Batty is a board member of the Star of the Sea Foundation and a former member of the Florida Keys Community College Board and former Vice President of Wesley House Family Services Board of Directors. Mr. Batty was born in Salisbury, England, and immigrated to the United States in 1955. He and his wife Ellen have raised four children in the Florida Keys.

Mr. Charles A. Bradford Jr. has served on the Utility Board since 2006. He works for Heartland Payment Systems and has worked in the Banking and Finance industry for 35 years. Mr. Bradford received his Bachelor's degree in Banking and Finance from the University of North Florida and has certifications in Consumer Lending, Cash Flow analysis, and Accounting. He is a member of St. Paul's Episcopal Church and serves on a number of other boards in Key West. In addition, Mr. Bradford is past chair of the Key West Chamber of Commerce and former member of KEYS' Advisory Committee. Mr. Bradford has lived in the Florida Keys since 1980.

Ms. Mona C. Clark has served on the Utility Board since 2004 and holds the distinction of being the first female Board member in the Utility's history. She is a retired educator and administrator for the Monroe County School District, where she worked for over 30 years. Ms. Clark received her Bachelor of Science in Education degree from Florida A & M University and her Masters of Education/Leadership degree from the University of South Florida. Ms. Clark has served as Chair of the Mayor's Revolving Loan Fund for the City of Key West and Chair of the Citizen's Advisory Task Force for the Florida Keys Housing Authority. Ms. Clark also served on the Florida Keys Community College Board of Trustees from 1993 to 2001, serving as Board Chair from 1999 to 2001. Additionally, Ms. Clark is a Board member of Womankind, past Sponsor/Director of Tomorrow's Leaders Today, Mentor for the Take Stock in Children program, past Secretary for the Wesley House Family Services Board of Directors, and past Treasurer and Vice President of the local branch of the N.A.A.C.P.

Mr. Ty Symroski has served on the Utility Board since 2007. He is the owner of Ty Symroski Land Use Planning, LLC, and previously served as the Monroe County Growth Management Director and Key West City Planner. Mr. Symroski received his Bachelor's degree in Land Use Planning from the University of Michigan and Master's degree in Regional Planning from the University of North Carolina. He is a member of the Sunrise Rotary Club, construction committee of Habitat for Humanity of Key West and the Lower Keys, advisory member of the Florida Keys Scenic Corridor Alliance, and past Chair of the Resort and Tourism Division of the American Planning Association. Mr. Symroski has lived in Key West and the Lower Keys since 1984.

Organizational Chart Fiscal Year Ended September 30, 2010



Keys Energy Services Employees as of September 30, 2010

Sylvia Adams**	William Duran	Robert Mesa	Barry Travis
John Albury	Cassie Dziatlik	Elizabeth Miller	Ivan Urbay
Matthew Alfonso	Manuel Estevez	Armando Mira III	Hugo Valdes
Barbara Archer	Michael Euliss	Horace Mobley	Bryan Veliz
Frank Arencibia	John Fallon	Sharon Moore	Mary Vidal
Heather Arencibia	Albert Fernandez	James Newton	Chuck Vinson
Marcos Arencibia	Dale Finigan	Griff Niekerk	Dane'le Waldon
Pedro Arencibia	Nancy Flores	Catherine Nix	Peggy Walls
Eric Balbuena	Elizabeth Franco	Patrick Nolan	Charles Walterson*
Deborah Barnett	Kim Free	Glicel Owen	Stefan Washington
Robert Barrios	Daniel Garcia	Allen Palka	Jack Wetzler
Julio J. Barroso	Eddie Garcia	Jeff Partington	Hershel White
James Barry	Frankie Garcia	Don Paxson	Bruce Woodard
Terry Beeman	Mark Garcia	Catherine Peace	Donnie Yarbrough
Tony Bethel	Milagros Gartenmayer	Chasity Perez	Joshua Yarbrough
Mayra Bethel	Roger George	Dina Perez	Erica Zarate
Jennifer Bevis-Pindur	Dave Gerstenkorn	Jerry Pita	
Laurel Bogoeff	Edward Giesler	Eva Pope	
Alan Bradley	Zahny Gonzalez	David Price	
Karla Bravo	Tennille Grassi	Alberto Pumar	
Kris Bremer	Thomas Grassi	Martha Ramas	
Lynda Bringle	Suzanne Greager	Beverly Ray	
Eric Cyrus Brown	Michael Griffin	Milton Roberts	
Robert Burchett	Sabrina Hall	Randy Roberts	
Harry Carey	Susan Ham	Alvaro Rodriguez	
Julissa Caridad	Brittani Harden	Amanda Rodriguez	
Walter Cashwell*	Kevin Hawthorne	David Rodriguez	
George Castellon	Timothy Hertzog	Manuel Rodriguez	
Nick Kconjevic	Randy Huss	Steve Rodriguez	
Michael Commander	Ana Kerr	Armando Rojas	
David Cottar, Jr.	Steven Key	Matthew Roy	
David Cottar	Sean Kipp	Bobby Ruble	
Kevin Crockett	Phil Klausning*	Stan Rzad	
Fred Culpepper	Harold Knowles	Daniel Sabino	
Jamie Curry	Brenda LaLama	Diane Sanchez	
Wayne Davila	Victor Linares	Manuel Sanchez	
James Davis	Jacek Majewski	Paul Sanchez	
Maria De La Torre	Herschell Major	Mark Schimizza	
Jose Del Rio	Laurence Marius	Thomas Schuler	
Daniel Delice	James McClendon	Vin Smith	
Edee Delph	Cindy McVeigh	Dennis Stone	
Joseph Diaz	Neil Mellies	Robert Stover	
Patty Dixon	Ony Mendez	Alex Tejada	
Michael Domenech	Amber Menedez	Lynne Tejada	
	Juan Menendez	Larry Thomas	

* Employee of the Quarter 2010

**Employee of the Year 2010



**OROPEZA
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INDEPENDENT AUDITOR'S REPORT

Utility Board of the City
of Key West, Florida
"Keys Energy Services"
Key West, Florida

We have audited the accompanying financial statements of the Utility Board of the City of Key West, Florida, d/b/a Keys Energy Services, ("KEYS") as of and for the years ended September 30, 2010 and 2009, which collectively comprise KEYS' basic financial statements as listed in the table of contents. These financial statements are the responsibility of KEYS' management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Utility Board of the City of Key West, Florida, Keys Energy Services as of September 30, 2010 and 2009, and the changes in financial position, and cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated January 26, 2011, on our consideration of KEYS' internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial

reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise KEYS' basic financial statements as a whole. The introductory section, the schedules of revenues earned and the schedules of revenues and expenditures-budget to actual as listed in the financial section and the statistical section in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of revenues earned and the schedule of revenues and expenditures-budget to actual have been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, are fairly stated in all material respects in relation to the basic financial statements taken as a whole. The introductory section and the statistical section in the table of contents have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.



OROPEZA & PARKS
CERTIFIED PUBLIC ACCOUNTANTS

January 26, 2011

Management's Discussion and Analysis

As management of the Utility Board of the City of Key West, Florida, we offer readers of the Utility Board's financial statements this narrative overview and analysis of the financial activities of the Utility Board of the City of Key West for the fiscal year ended September 30, 2010. We encourage readers to consider the information presented here in conjunction with additional information we have furnished in our Letter of Transmittal.

Required Financial Statements

The financial statements consist of the Balance Sheet, Statement of Revenues, Expenses and Changes in Net Assets, and Statement of Cash Flows. The *Balance Sheet* provides information about the nature and amounts of investments in resources (assets) and the obligations to creditors (liabilities). It also provides the basis for assessing the liquidity and financial flexibility of the Utility. All of the current year's revenues and expenses are accounted for in the *Statement of Revenues, Expenses and Changes in Net Assets*. This statement reports all the revenues and expenses during the time periods indicated, and can be used to determine whether the Utility has successfully recovered all its costs. The primary purpose of the *Statement of Cash Flows* is to provide information about the Utility's cash receipts and cash payments. This statement reports cash receipts, cash payments, and net changes in cash resulting from activities related to operations, non-capital financing, and capital and related financing. The statement also provides answers to such questions as "where did cash come from?", "What was cash used for?" and "what was the change in cash balance during the reporting period?"

Balance Sheet

The Utility's Net Assets increased in FY 2010 by \$3.1 million, or 3.5%.

	2008	2009	2010	2009 to 2010 Increase (Decrease)	
				Amount	Percent
Total Unrestricted Current Assets	\$ 35,515,732	\$ 34,729,426	\$ 35,176,199	\$ 446,773	1.3%
Total Restricted Current Assets	37,964,867	30,053,107	17,965,260	(12,087,847)	-40.2%
Total Capital Assets	129,110,578	141,343,015	154,937,272	13,594,257	9.6%
Total Restricted Non-Current Assets	2,266,539	2,266,539	2,266,539	-	0.0%
Total Unrestricted Non-Current Assets	8,512,488	8,139,388	7,542,314	(597,074)	-7.3%
Total Assets	\$ 213,370,204	\$ 216,531,475	\$ 217,887,584	\$ 1,356,109	0.6%
Long-Term Debt, Net of Current Portion	104,682,190	100,293,063	95,687,374	(4,605,689)	-4.6%
Total Unrestricted Current Liabilities	10,099,159	9,053,032	7,542,445	(1,510,587)	-16.7%
Total Restricted Current Liabilities	13,916,362	14,878,190	15,168,507	290,317	2.0%
Total Non-Current Liabilities	1,593,715	3,297,460	7,399,980	4,102,520	124.4%
Total Liabilities	130,291,426	127,521,745	125,798,306	(1,723,439)	-1.4%
Net Assets:					
Invested in Capital Assets, net of related debt	\$ 66,814,871	\$ 76,593,445	\$ 82,248,111	\$ 5,654,666	7.4%
Restricted	10,830,859	3,188,316	2,997,107	(191,209)	-6.0%
Unrestricted	5,433,048	9,227,969	6,844,060	(2,383,909)	-25.8%
Net Assets	83,078,778	89,009,730	92,089,278	3,079,548	3.5%
Total Liabilities and Net Assets	\$ 213,370,204	\$ 216,531,475	\$ 217,887,584	\$ 1,356,109	0.6%

The changes in Assets from FY 2008 to FY 2009 are listed as follows:

- Decrease in Total Unrestricted Current Assets – \$786,000.
 - Increase in Cash – \$1.7 million due to receipt of funds from Florida Municipal Power Agency (FMPA) for KEYS portion of a gas contract that was terminated and receipt of funds from the US Navy for an underground line extension project.
 - Decrease in Customer Receivables – \$1.8 million due to lower kWh Sales and the US Navy payment received within the billing month.
 - Decrease in Other Accounts Receivable Uncollected Sales Tax – \$308,000 due to sales tax billing error. All sales tax due was collected.
 - Decrease in Other Receivables – \$455,000 previous year billings for pole attachments received, previous billings to FMPA received, and lower miscellaneous receivables.
 - Decrease in Due from Other Governments – \$55,000 payments received from FEMA.
 - Increase in Inventory – \$187,000 inventory maximum levels were raised for the Storm Hardening Project and for hurricane season.
 - Decrease Prepaid Expense – \$29,000 reclassified prepaid.

- Decrease in Total Restricted Current Assets – \$7.9 million due to the spending of Series 2006 Bond Proceeds.

- Increase in Total Capital Assets – \$12.2 million.
 - Increase in Capital Assets – Net Utility Plant – \$8.9 million. The larger assets added to Utility Plant are as follows:

Distribution Improvements & Storm Hardening	\$ 7,200,000
Purchase Transformers	\$ 1,600,000

 - Net Increase in Construction Work in Progress – \$3.3 million includes the following projects:

Construction of New Substation	\$ 1,400,000
Purchase & Install Power Transformer	\$ 1,000,000
Upgrade Transmission Relay Panels	\$ 897,000

- Decrease in Total Unrestricted Non-Current Assets – \$373,000 due to a change in the base market rate of long term lease and accrued amortization of bond discount and issuance costs.

The changes in Assets from FY 2009 to FY 2010 are listed as follows:

- Increase in Total Unrestricted Current Assets – \$447,000.
 - Increase in Cash – \$874,000
 - Decrease in Customer Receivables – \$298,000 due to lower kWh Sales offset by timing of Navy receivable.
 - Increase in Other Receivables – \$71,000 outstanding receivables from FMPA, No Name Key, and pole replacements.
 - Decrease in Due from Other Governments – \$291,000 payments received and adjustments to FEMA receivable.
 - Increase in Current Portion of Lease Receivable – \$3,000 due to a change in the Consumer Price Index.
 - Decrease in Inventory – \$127,000 inventory for three retired High Speed Diesels was removed from inventory.
 - Increase in Prepaid Expense – \$215,000 due to timing of payments of annual insurance renewals.

- Decrease in Total Restricted Current Assets – \$12.1 million.
 - Decrease in Cash – \$20.7 million due to spending of 2006 Bond proceeds and October 1, 2010 bond payments paid on September 30, 2010.
 - Increase in Prepaid Expense – \$8.5 million prepayment of October 1, 2010 bond installment.

- Increase in Total Capital Assets – \$13.6 million.
 - Increase in Capital Assets – Net Utility Plant – \$20.1 million. The larger assets added to Utility Plant are as follows:

Distribution Improvements	\$ 5,300,000
Purchase & Install Substation Transformers	\$ 4,000,000
Construct New Stock Island Substation	\$ 2,500,000
Switchgear Replacement at US1 Substation	\$ 1,600,000
Construct Non Capacity Station Service	\$ 1,100,000
Upgrade Transmission Relays	\$ 919,000
 - Net Decrease in Construction Work in Progress – \$6.5 million due to projects placed into service.

- Decrease in Total Unrestricted Non-Current Assets – \$597,000 due to a change in the estimated sales proceeds related to Other Long Term Receivables and amortization of bond discount and issuance costs.

The changes in Liabilities from FY 2008 to FY 2009 are listed as follows:

- Net Decrease in Long Term Debt – \$4.4 million as a result of the annual fiscal year debt service payment.

- Decrease in Unrestricted Current Liabilities - \$1.0 million due to lower accounts payable and accrued expenses.

- Increase in Restricted Current Liabilities – \$962,000 due to higher accounts payable, accrued expenses, and current portion of long term debt.

- Increase in Non-Current Liabilities – \$1.7 million due to the implementation of GASB 45 – Other Post Employment Benefits (OPEB).

The changes in Liabilities from FY 2009 to FY 2010 are listed as follows:

- Net Decrease in Long Term Debt – \$4.6 million as a result of the annual fiscal year debt service payment.

- Decrease in Unrestricted Current Liabilities – \$1.5 million due to lower accounts payable and accrued expenses.

- Increase in Restricted Current Liabilities – \$290,000 due to higher accounts payable and current portion of long term debt offset by security deposit previously held for sale property was forfeited by buyer.

- Increase in Non-Current Liabilities – \$4.1 million due to an increase in the Other Post Employment Benefits (OPEB) expense.

Statement of Revenues, Expenses and Changes in Net Assets

Electric sales of 707.8 Gigawatt hours (GWh's) in FY 2010 were higher than FY 2009 sales of 681.9 GWh's, by 3.8%.

	2008	2009	2010	2009 to 2010 Increase (Decrease)	
				Amount	Percent
Electric Revenues	\$ 109,518,342	\$ 105,925,446	\$ 101,264,428	\$ (4,661,018)	-4.4%
Other Electric Revenues	3,639,751	3,574,040	3,700,174	126,134	3.5%
Total Operating Revenues	113,158,093	109,499,486	104,964,602	(4,534,884)	-4.1%
Production Expense - Diesel	1,625,066	2,186,002	1,557,898	(628,104)	-28.7%
Purchased Power	71,009,513	66,847,376	63,272,371	(3,575,005)	-5.3%
Transmission Expenses	3,938,264	4,648,803	4,519,506	(129,297)	-2.8%
Distribution Expenses	4,070,472	4,065,166	3,939,956	(125,210)	-3.1%
Customer Accounts and Collection Expenses	1,571,014	1,675,437	1,663,487	(11,950)	-0.7%
Administrative and General Expenses	11,850,327	12,620,134	14,288,249	1,668,115	13.2%
Depreciation	6,632,858	7,190,781	7,925,719	734,938	10.2%
Taxes Other than Income Taxes	2,883,446	2,793,943	2,666,194	(127,749)	-4.6%
Total Operating Expenses	103,580,960	102,027,642	99,833,380	(2,194,262)	-2.2%
Interest Income	751,008	388,391	266,524	(121,867)	-31.4%
Miscellaneous Non-Operating Revenue	1,788,124	2,523,179	2,014,620	(508,559)	-20.2%
Payment to City of Key West	(368,741)	(386,188)	(393,368)	(7,180)	1.9%
Interest on Debt	(4,228,875)	(4,034,263)	(3,809,889)	224,374	-5.6%
Interest on Customer Deposits	(67,621)	(10,807)	(8,998)	1,809	-16.7%
Amortization of Bond Discount and Issue Costs	(114,040)	(115,548)	(115,548)	-	0.0%
Hurricane-Grant Revenue	292,960	(479)	(125,000)	(124,521)	25996.0%
Hurricane-Expenses	(256,796)	-	-	-	0.0%
Total Non-Operating Revenue and (Expenses)	(2,203,981)	(1,635,715)	(2,171,659)	(535,944)	32.8%
Change in Net Assets Before Capital Contributions	7,373,152	5,836,129	2,959,563	(2,876,566)	-49.3%
Capital Contributions	175,860	94,823	119,985	25,162	26.5%
Change in Net Assets	7,549,012	5,930,952	3,079,548	(2,851,404)	-48.1%
Net Assets, Beginning of Year	75,529,766	83,078,778	89,009,730	5,930,952	7.1%
Net Assets, End of Year	\$ 83,078,778	\$ 89,009,730	\$ 92,089,278	\$ 3,079,548	3.5%

The Change in Net Assets was an increase of \$5.9 million in FY 2009. This was primarily due to:

- Decrease in Total Operating Revenues – \$3.7 million.
 - Decrease in Electric Revenue – \$3.6 million is primarily a result of lower kWh Sales.
- Decrease in Total Operating Expenses – \$1.6 million.
 - Increase in Production expenses – \$560,000 primarily due to unexpected remediation costs at the decommissioned Cudjoe Diesel Peaker site.
 - Decrease in Purchased Power Costs – \$4.2 million primarily due to lower kWh purchased as well as lower rates.
 - Increase in Transmission expenses – \$711,000 is a result of higher demand charge for transmission by FMPA and steel pole painting costs.
 - Increase in Customer Accounts and Collection expenses – \$104,000 is largely due to increases in collection services and green initiatives.

- Increase in Administrative and General expenses – \$770,000 is primarily a result of \$1.7 million in OPEB costs, \$628,000 in pension contribution costs which is offset by \$993,000 in administrative transfers, \$145,000 lower insurance costs, \$250,000 lower land use costs, and \$117,000 lower wages.
 - Increase in Depreciation expense – \$558,000 is a result of more capital projects being placed into service
 - Decrease in Taxes Other than Income Tax expenses – \$90,000 is due to lower Gross Receipts Tax which is consistent with lower revenue.
- Decrease in Total Non-Operating Revenue & Expenses – \$568,000.
- Decrease in Interest Income – \$363,000 due to lower interest rates.
 - Increase in Miscellaneous Non-Operating Revenue – \$735,000 is primarily due to an increase in payroll reimbursement from FMPA, receipt of payment from FMPA for termination of gas contract, and higher attachment and tree trimming income.
 - Decrease in the Interest on Debt – \$194,000 is primarily due to continued principal reduction of revenue bonds.

The Change in Net Assets was an increase of \$3.1 million in FY 2010. This was primarily due to:

- Decrease in Total Operating Revenues – \$4.5 million.
- Decrease in Electric Revenue – \$4.7 million is primarily a result of lower kWh Sales.
 - Increase in Other Electric Revenues – \$126,000 is primarily a result of higher line extension revenue partially offset by lower capacity credits.
- Decrease in Total Operating Expenses – \$2.2 million.
- Decrease in Production expenses – \$628,000 primarily due to no soil remediation costs incurred in FY10 compared to prior year.
 - Decrease in Purchased Power Costs – \$3.6 million primarily due to lower kWh purchased as well as lower energy rates.
 - Decrease in Transmission expenses – \$129,000 is a result of lower demand charge for transmission by FMPA offset by higher steel pole painting costs.
 - Decrease in Distribution expenses – \$125,000 is a result of lower equipment costs, lower outside services and material costs.
 - Increase in Administrative and General (A&G) expenses – \$1.7 million is primarily due to increase in employee benefits of \$2.3 million mainly related to OPEB, offset by \$600,000 higher administrative transfers from A&G to capital projects.
 - Increase in Depreciation expense – \$735,000 is a result of more capital projects being placed into service.
 - Decrease in Taxes Other than Income Tax expenses – \$128,000 is due primarily to lower Gross Receipts Tax which is consistent with lower revenue.
- Decrease in Total Non-Operating Revenue & Expenses – \$535,000.
- Decrease in Interest Income – \$122,000 due to interest earned related to potential sale of property in FY 2009.
 - Decrease in Miscellaneous Non-Operating Revenue – \$509,000 due to receipt of forfeited security deposit in FY 2010 related to terminated contract for sale of property and receipt of \$1.0 million from FMPA for termination of gas contract in FY 2009.
 - Decrease in the Interest on Debt – \$224,000 is primarily due to continued principal reduction of revenue bonds.
 - Decrease in Hurricane-Grant Revenue – \$125,000 receivable reversed due to cancellation of the mitigation project.

Statement of Cash Flows

The Utility's rate structure is designed to collect sufficient revenues to pay debt service and recover operating and maintenance expenses. The Utility successfully accomplished this objective during FY 2010. The same situation held true for the prior fiscal year. The Utility increased net assets by \$3.1 million while paying down debt of \$6.3 million in principal and \$1.9 million in interest.

Restricted Assets

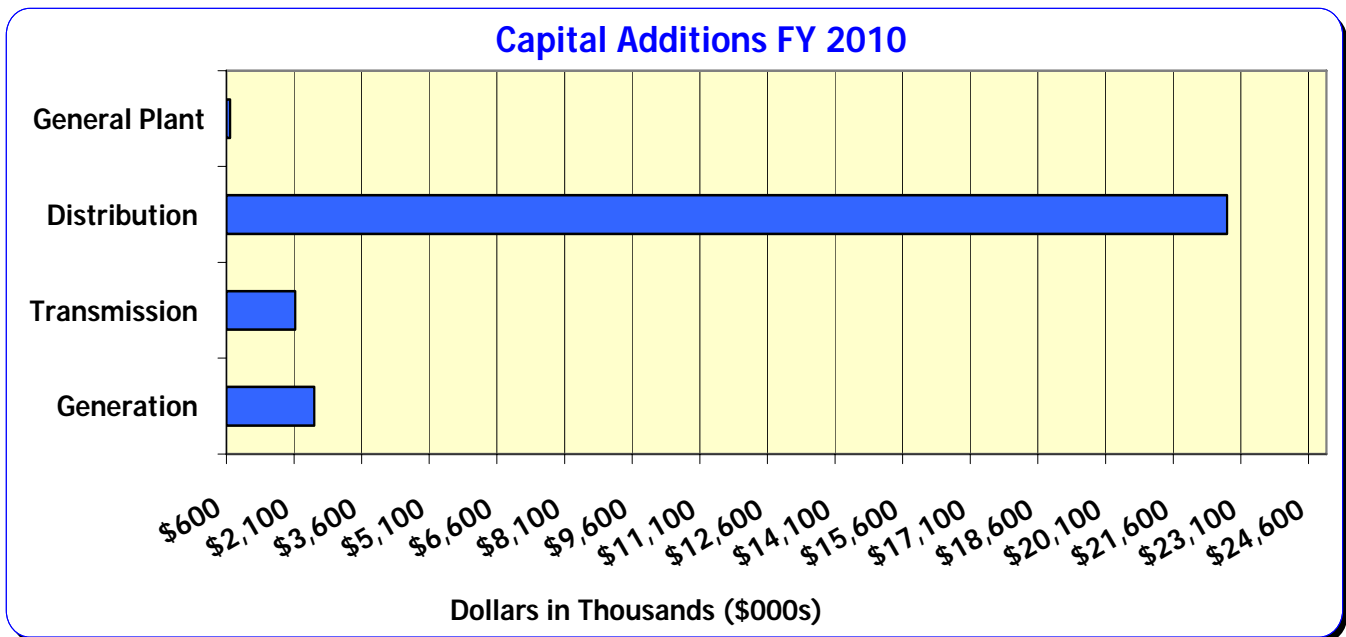
Total restricted current assets were \$18.0 million at September 30, 2010, compared to \$30.0 million at September 30, 2009. The Utility's bond resolution specifies the manner in which monies on deposit in the various funds must be used. The Renewal and Replacement Fund is used only for paying the cost of extensions, enlargements, replacements or additions to the capital assets of the Utility. The Sinking Fund is used only to pay principal and interest on Bonds as they mature and become due. The Construction Fund is used only for paying the cost of large additions to the capital assets of the Utility.

Significant Capital Assets

Capital Assets totaled \$154.9 million at the end of Fiscal 2010 compared to \$141.3 million the prior year, an increase of \$13.6 million which includes \$1.4 million in capitalized interest.

Significant projects placed in service were Distribution Improvements, Purchase & Install Substation Transformers, and Construction of the New Stock Island Substation. Please see Note 1 in Notes to Financial Statements for further information.

Capital additions are illustrated in the following graph:



Long Term Debt

The Utility's trustee will pay to the bondholders a principal payment of \$6.7 million on October 1, 2010. In accordance with the Bond covenants, monthly transfers are made from the Revenue Fund to the Sinking Fund. The bondholders are paid annual principal payments on October 1st and semiannual interest payments on April 1st and October 1st of each year.

In anticipation of a Florida Public Service Commission ruling that will compel utilities to storm harden their infrastructure KEYS' has taken steps to meet this requirement. On October 31, 2006, KEYS issued \$42.0 million of Electric System Refunding and Capital Improvement Revenue Bonds, Series 2006. The bonds refunded the FMPA loan of \$948,000 and are funding several capital projects, including a pole hardening program, transmission and distribution improvements, a new substation located in Stock Island, installation of new feeders at the Big Pine substation, replacement of certain substation transformers and installation of fin fan coolers at the Stock Island Generating Facilities. The issue is rated AAA by Standard & Poor's (S&P) and Fitch and Aaa by Moody's and is insured by the MBIA Insurance Company. In addition, KEYS obtained an underlying bond rating of A2 from Moody's and A- from S&P. The Utility's total debt service payments have been structured to average approximately \$10.7 million a year through 2015, \$8.5 million a year through 2020 and \$4.4 million a year through 2031. Please see Note 5 in Notes to Financial Statements for further information.

Summary

This report is intended to provide our customers, bondholders, and other interested parties with a general overview of the financial position of the Utility Board of the City of Key West and to indicate accountability for the revenues received. Questions about this report or requests for additional information should be directed to the Assistant General Manager & Chief Financial Officer, 305-295-1013, or to our offices located at 1001 James Street, Key West, Florida 33040.

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA

BALANCE SHEETS

SEPTEMBER 30, 2010 AND 2009

ASSETS

	<u>2010</u>	<u>2009</u>
Current Assets		
Cash and Cash Equivalents	\$ 22,556,707	\$ 21,682,666
Customer Accounts Receivable, net of Allowance for Bad Debts of \$167,195 and \$172,733 for FY 10 and FY 09 respectively	7,296,861	7,594,719
Other Accounts Receivable	405,009	334,331
Due From Other Governments	171,170	461,951
Current Portion of Lease Receivable	102,646	100,000
Plant Material and Operating Supplies Inventory	3,851,035	3,978,064
Prepaid Expenses	<u>792,771</u>	<u>577,695</u>
 Total Unrestricted Current Assets	 35,176,199	 34,729,426
 Restricted Current Assets:		
Cash and Cash Equivalents	9,383,394	30,050,392
Prepaid Expenses	8,534,034	-
Interest Receivable	<u>47,832</u>	<u>2,715</u>
 Total Restricted Current Assets	 17,965,260	 30,053,107
 Total Current Assets	 <u>53,141,459</u>	 <u>64,782,533</u>
Non-Current Assets		
Capital Assets		
Utility Plant	242,709,897	223,909,526
Less Accumulated Depreciation	<u>91,219,030</u>	<u>92,491,478</u>
Net Utility Plant	151,490,867	131,418,048
Construction in Progress	<u>3,446,405</u>	<u>9,924,967</u>
 Total Capital Assets	 154,937,272	 141,343,015
 Restricted Non-Current Assets		
Deposits-Restricted	<u>2,266,539</u>	<u>2,266,539</u>
 Total Restricted Non-Current Assets	 2,266,539	 2,266,539
 Unrestricted Non-Current Assets		
Long Term Lease Receivable	6,372,920	6,228,096
Other Long Term Receivable	541,801	1,168,151
Bond Discount and Issue Costs, Net	<u>627,593</u>	<u>743,141</u>
 Total Unrestricted Non-Current Assets	 <u>7,542,314</u>	 <u>8,139,388</u>
 Total Non-Current Assets	 <u>164,746,125</u>	 <u>151,748,942</u>
 Total Assets	 <u>\$ 217,887,584</u>	 <u>\$ 216,531,475</u>
	(Continued)	(Continued)

The accompanying notes are an integral
part of these financial statements.

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA

BALANCE SHEETS (CONTINUED)

SEPTEMBER 30, 2010 AND 2009

	<u>2010</u>	<u>2009</u>
Current Liabilities		
Unrestricted Current Liabilities		
Accounts Payable	\$ 5,315,703	\$ 5,504,682
Accrued Expenses	988,711	1,907,476
Compensated absences and accrued wages	990,505	969,612
Deferred Revenues	<u>247,526</u>	<u>671,262</u>
 Total Unrestricted Current Liabilities	 7,542,445	 9,053,032
Restricted Current Liabilities		
Current Portion of Long-Term Debt	6,666,707	6,311,707
Accounts Payable	2,088,337	1,620,382
Accrued Interest	1,839,035	2,020,441
Security Deposits Payable	112,390	610,000
Due to Customers	<u>4,462,038</u>	<u>4,315,660</u>
 Total Restricted Current Liabilities	 <u>15,168,507</u>	 <u>14,878,190</u>
 Total Current Liabilities	 22,710,952	 23,931,222
 Non Current Liabilities		
Compensated absences	1,742,962	1,668,691
Accrued OPEB Liability	<u>5,657,018</u>	<u>1,628,769</u>
 Total Non-Current Liabilities	 <u>7,399,980</u>	 <u>3,297,460</u>
 Long Term Debt		
Revenue Bonds	73,090,933	79,757,640
Accrued Interest	<u>22,596,441</u>	<u>20,535,423</u>
Total Long Term Debt	95,687,374	100,293,063
 Total Liabilities	 <u>125,798,306</u>	 <u>127,521,745</u>
 Net Assets		
Invested in Capital Assets net of related debt	82,248,111	76,593,445
Restricted for:		
FMPA working capital assessment	2,266,539	2,266,539
Renewal and replacement	730,568	921,777
Unrestricted	<u>6,844,060</u>	<u>9,227,969</u>
 Total Net Assets	 <u>92,089,278</u>	 <u>89,009,730</u>
 Total Net Assets and Liabilities	 <u>\$ 217,887,584</u>	 <u>\$ 216,531,475</u>

The accompanying notes are an integral part of these financial statements.

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA
STATEMENTS OF REVENUE, EXPENSES, AND CHANGES IN NET ASSETS
FOR THE YEARS ENDED SEPTEMBER 30, 2010 AND 2009

	<u>2010</u>	<u>2009</u>
Operating Revenues	\$ 104,964,602	\$ 109,499,486
Operating Expenses		
Production Expenses	1,557,898	2,186,002
Purchased Power	63,272,371	66,847,376
Transmission Expenses	4,519,506	4,648,803
Distribution Expenses	3,939,956	4,065,166
Customer Accounts and Collection Expenses	1,663,487	1,675,437
Administrative and General Expenses	14,288,249	12,620,134
Depreciation	7,925,719	7,190,781
Taxes Other than Income Taxes	2,666,194	2,793,943
	<u>99,833,380</u>	<u>102,027,642</u>
Total Operating Expenses		
	<u>99,833,380</u>	<u>102,027,642</u>
Operating Income	<u>5,131,222</u>	<u>7,471,844</u>
Non-Operating Revenue and (Expenses)		
Interest Income	266,524	388,391
Miscellaneous Non-Operating Revenue	2,014,620	2,523,179
Payment to City of Key West	(393,368)	(386,188)
Interest on Debt	(3,809,889)	(4,034,263)
Interest on Customer Deposit	(8,998)	(10,807)
Amortization of Bond Discount and Issue Costs	(115,548)	(115,548)
Hurricane-Grant Revenue	(125,000)	(479)
	<u>(2,171,659)</u>	<u>(1,635,715)</u>
Total Non-Operating Revenue and (Expenses)		
	<u>(2,171,659)</u>	<u>(1,635,715)</u>
Change in Net Assets Before Capital Contributions	2,959,563	5,836,129
Capital Contributions	<u>119,985</u>	<u>94,823</u>
Change in Net Assets	3,079,548	5,930,952
Net Assets, Beginning of Year	<u>89,009,730</u>	<u>83,078,778</u>
Net Assets, End of Period	<u>\$ 92,089,278</u>	<u>\$ 89,009,730</u>

The accompanying notes are an integral part of these financial statements.

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED SEPTEMBER 30, 2010 AND 2009

	<u>2010</u>	<u>2009</u>
Cash Flows Provided (Used) by Operating Activities		
Cash Received from Customers	\$ 104,840,731	\$ 110,902,422
Cash Payments to Suppliers for Goods and Services	(85,486,021)	(75,155,361)
Cash Payments to Employees for Services	(11,198,121)	(10,209,716)
Cash Received for Deposits	930,760	886,146
Cash Deposits Refunded	(1,281,992)	(849,487)
Cash Received from Other Operating revenue	1,590,884	3,140,450
Cash Received for Hurricane	<u>165,781</u>	<u>54,259</u>
Net Cash Provided by Operating Activities	9,562,022	28,768,713
Cash Flows (Used) by Non-Capital Financing Activities		
Cash Paid to City of Key West, Florida	<u>(393,368)</u>	<u>(386,188)</u>
Net Cash (Used) by Non-Capital Financing Activities	<u>(393,368)</u>	<u>(386,188)</u>
Cash Flows Provided (Used) by Capital and Related Financing Activities		
Principal Paid on Long-Term Debt	(6,340,000)	(6,005,000)
Interest Paid on Revenue Bond Maturities	(1,910,982)	(2,259,000)
Contributions in Aid of Construction	119,985	94,823
Acquisitions and Construction of Capital Assets	(21,200,104)	(18,719,034)
Proceeds from Disposal of Assets	<u>148,083</u>	<u>50,788</u>
Net Cash (Used) by Capital and Related Financing Activities	<u>(29,183,018)</u>	<u>(26,837,423)</u>
Cash Flows Provided by Investing Activities		
Interest Received on Investments	<u>221,407</u>	<u>388,391</u>
Net Cash Provided by Investing Activities	<u>221,407</u>	<u>388,391</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(19,792,957)	1,933,493
Cash and Cash Equivalents at Beginning of year	<u>51,733,058</u>	<u>49,799,565</u>
Cash and Cash Equivalents at End of Year	<u>\$ 31,940,101</u>	<u>\$ 51,733,058</u>

The accompanying notes are an integral part of these financial statements.

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED SEPTEMBER 30, 2010 AND 2009

Reconciliation of Operating Income to
Net Cash Provided by Operating Activities

	<u>2010</u>	<u>2009</u>
Operating Income	\$ 5,131,222	\$ 7,471,844
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities		
Depreciation	7,925,719	7,190,781
Provision for Uncollectible Accounts	392,918	355,878
Amortization of Deferred Revenue	(671,262)	(53,991)
Receipt of Deferred Revenue	247,526	671,262
Other Non-Operating Sources of Revenue	2,014,620	2,523,179
Hurricane Revenue Net	(125,000)	(479)
Changes in Assets and Liabilities		
Decrease in Accounts Receivable	313,142	2,446,242
(Increase) Decrease in Plant Material & Inventory	127,029	(186,852)
(Increase) Decrease in Prepaid Expenses	(8,749,110)	8,219,105
Decrease in Due from Other Governments	290,781	54,738
Decrease in Accounts Payable	3,839,270	65,360
(Decrease) in Accrued Expenses	(823,601)	(25,013)
Increase in Customer Deposits	146,378	36,659
(Decrease) in Security Deposits	<u>(497,610)</u>	<u>-</u>
Total Adjustments	<u>4,430,800</u>	<u>21,296,869</u>
Net Cash Provided by Operating Activities	\$ <u>9,562,022</u>	\$ <u>28,768,713</u>

Supplemental Schedule of Non-Cash Financing, Capital and Investing Activities

In 2010 and 2009, amortization of bond discount and issue costs remained constant at \$115,548.

The accompanying notes are an integral
part of these financial statements.

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED SEPTEMBER 30, 2010 AND 2009

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies and the presentation of the financial report of the Utility Board of the City of Key West, Florida "Keys Energy Services" (KEYS) have been designed to conform to generally accepted accounting principles as applicable to governmental units, in accordance with the Governmental Accounting Standards Board (GASB). The GASB embodies the official pronouncements previously issued by the National Council on Governmental Accounting (NCGA). KEYS applies Financial Accounting Standards Board (FASB) pronouncements and Accounting Principles Board (APB) opinions issued on or before November 30, 1989, unless those pronouncements conflict with or contradict GASB pronouncements, in which case, GASB prevails. The following is a summary of the significant accounting policies.

Entity Definition – KEYS was created by an Act of the Florida Legislature to manage, operate and maintain the electric utility servicing the citizens of the City of Key West, Florida (the City) and the lower Florida Keys. KEYS is the successor of the electric public utility once owned by the City and was given all powers and rights necessary to manage, operate, maintain, control, and extend the electric utility property owned by the City of Key West at the time of its creation. The Board is composed of a Chairman who is elected every four years and four members who are elected every four years by the voters of the City. Effective January 2007, the members select the chairman during the Organizational Meeting following an election. The General Manager & CEO of KEYS serves as Secretary to the Board and is responsible for the day-to-day operations of KEYS. KEYS is not a component unit of the City.

Measurement Focus - The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. KEYS' operations are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operation of the enterprise fund are included on the balance sheet. Operating statements present increases (e.g. revenue) and decreases (e.g. expenses) in net assets.

Basis of Accounting - KEYS' financial statements are accounted for based on accounting required by the Federal Energy Regulatory Commission (FERC), which is an application of generally accepted accounting principles that is peculiar to utilities. Revenues are recognized in the period earned and expenses are recognized in the period incurred, regardless of the timing of the related cash flows.

Budget - In accordance with KEYS' enabling Legislation, the Utility Board holds public hearings and subsequently adopts an annual budget for operating expenses and capital outlay. Actual revenues and expenses are compared to the budget on a line item basis (which is the legal level of control) within cost centers and an analysis of variances report is prepared and submitted to the Utility Board quarterly as required by bond indentures. During the year, staff can make amendments within the operating budget or the capital budget that do not change the total budget for those categories. The Utility Board approves all other budget changes. Budget appropriations lapse at each fiscal year-end except for the Capital Budget. The budget is adopted on a basis consistent with KEYS' basis of accounting.

Cash and Investments – Cash and investments in U.S. Government Securities are recorded at cost or amortized cost. Amortized cost does not significantly vary from market value. Any other investments are stated at fair value in accordance with GASB 31. Florida Statutes govern KEYS' investment policies. These policies are described in more detail in Note 3.

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED SEPTEMBER 30, 2010 AND 2009

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenue – Revenue is recognized based on monthly route billings to customers. Revenue is not accrued for services supplied but unbilled at the end of the fiscal period. Charges for new service are reported as revenue only to the extent of connection costs, while amounts exceeding this cost are recorded as contributed capital revenue.

Bond Discount and Issue Costs – Bond discount and issue costs consist of debt issue costs, original issue discounts, and underwriter discounts, which are capitalized and amortized over the term of the related indebtedness.

Property, Plant and Equipment – Property, Plant and Equipment is stated at cost. Transmission, Distribution and Generation Plant are defined by KEYS as assets with an initial, individual cost of \$5,000 or more and an estimated useful life of more than one year. General Plant assets are defined as assets with an initial, individual cost of \$2,500 or more and an estimated useful life of more than one year. Under FERC accounting practices and procedures, the cost of electric plant retired, together with removal costs less salvage, is charged to accumulated depreciation when property is removed from service.

The following is a summary of property, plant and equipment for the year ended September 30, 2010:

	Balance 2009	Additions	Deletions	Balance 2010
Utility Plant in Service:				
Generation Plant	\$ 48,440,652	\$ 2,546,445	\$ (4,371,390)	\$ 46,615,707
Transmission Plant	74,684,829	2,124,277	(3,251)	76,805,855
Distribution Plant	79,031,961	22,792,871	(4,769,581)	97,055,251
General Plant	21,531,820	683,028	(202,028)	22,012,820
Other	220,264	-	-	220,264
Total Utility Plant in Service	223,909,526	28,146,621	(9,346,250)	242,709,897
Accumulated Depreciation:				
Generation Plant	(28,027,834)	(1,702,753)	4,371,390	(25,359,197)
Transmission Plant	(33,334,901)	(1,850,697)	3,246	(35,182,352)
Distribution Plant	(23,183,793)	(2,856,411)	4,633,372	(21,406,832)
General Plant	(7,944,950)	(1,515,859)	190,160	(9,270,649)
Total Accumulated Depreciation	(92,491,478)	(7,925,720)	9,198,168	(91,219,030)
Net Utility Plant in Service	\$ 131,418,048	\$ 20,220,901	\$ (148,082)	\$ 151,490,867
Construction Work in Progress	\$ 9,924,967	\$ 21,668,059	\$ (28,146,621)	\$ 3,446,405

KEYS' policy concerning capitalized interest costs is in accordance with Statement of Financial Accounting Standards No. 62, which requires the capitalization of interest costs of restricted tax-exempt borrowings less any interest earned on investment funds during the construction period.

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED SEPTEMBER 30, 2010 AND 2009

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

For the fiscal years ended September 30, 2010 and 2009, interest costs of \$1,380,701 and \$879,758, respectively were capitalized as utility plant construction costs which is detailed below.

	<u>2010</u>	<u>2009</u>
Interest Expense	\$ 1,988,587	\$ 1,988,558
Amortization of Issue Premium	<u>(31,096)</u>	<u>(31,096)</u>
	1,957,491	1,957,462
Interest Earnings	<u>(576,790)</u>	<u>(1,077,704)</u>
Net Interest Expense to Capitalize	<u><u>\$ 1,380,701</u></u>	<u><u>\$ 879,758</u></u>

Property, Plant and Equipment is depreciated using the straight-line method at rates which will amortize costs over the estimated useful lives of the assets. The estimated useful lives of the electric plant assets are as follows:

Generation Plant	25 Years
Transmission Plant	31 - 45 Years
Distribution Plant	20 - 45 Years
General Plant	5 - 40 Years

Inventory – Inventories are stated at the lower of cost (determined on an average cost basis) or market.

Compensated Absences – KEYS employees are granted sick and vacation leave in varying amounts in accordance with administrative policies. Employees may accumulate unused sick and vacation leave. The number of sick and vacation days allowed to accumulate is subject to limitations as set forth in KEYS policies. Vacation leave is payable to employees upon termination or retirement. Sick leave, subject to policy limitations, is payable to employees with 20 or more years of service. Compensation expense is recorded for unused vacation and sick leave in the year in which the vacation and sick leave is earned in accordance with GASB Statement No. 16. At September 30, 2010, annual vacation leave earned but not taken is \$544,638 and sick leave accumulated by employees with 20 or more years of service is \$1,374,253. The estimated portion of compensated absences due within one year for vacation and sick leave are \$82,724 and \$93,205, respectively.

	Balance 2009	Increases	Decreases	Balance 2010
Vacation Leave	\$ 547,532	\$ 51,747	\$ (54,641)	\$ 544,638
Sick Leave	<u>1,306,157</u>	<u>167,303</u>	<u>(99,207)</u>	<u>1,374,253</u>
Total	<u><u>\$ 1,853,689</u></u>	<u><u>\$ 219,050</u></u>	<u><u>\$ (153,848)</u></u>	<u><u>\$ 1,918,891</u></u>

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED SEPTEMBER 30, 2010 AND 2009

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Compensated Absences (continued) – The current and long term compensated absences are as follows:

	Current Liability	Long-Term Liability	Total
Vacation Leave	\$ 82,724	\$ 461,914	\$ 544,638
Sick Leave	93,205	1,281,048	1,374,253
Total	\$ 175,929	\$ 1,742,962	\$ 1,918,891

Operating Revenues and Expenses – Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with KEYS principal ongoing operations. The principal operating revenues of KEYS are charges to customers for sales and services.

Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Interest Expense – Interest expense for the years ended September 30, 2010 and 2009 is summarized as follows:

	<u>2010</u>	<u>2009</u>
Electric Refunding Revenue Bonds, Series 1991	\$ 2,061,018	\$ 1,922,580
Electric Forward Refunding Revenue Bonds, Series 2000	1,482,900	1,803,000
Electric Forward Refunding Revenue Bonds, Series 2001	206,582	249,294
Series 2001 Loss on Refunding	59,389	59,389
Interest on Customer Deposits	8,998	10,807
Total Interest Expense	\$ 3,818,887	\$ 4,045,070

Use of Estimates – The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

Net Assets – Equity is classified as net assets and displayed in three components:

Invested in Capital Assets, net of related debt – Consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds that are attributable to the acquisition, construction, or improvement of those assets.

Restricted – Consists of net assets restricted by constraints that are externally imposed or are imposed by law.

Unrestricted – All other net assets that do not meet the definition of “restricted for debt service” or “invested in capital assets, net of related debt.”

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED SEPTEMBER 30, 2010 AND 2009

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Income Taxes – No provision for income taxes is reflected in the financial statements as KEYS is considered a unit of local government.

Comparative Data/Reclassifications – Certain amounts presented in the prior year data have been reclassified in order to be consistent with the current year’s presentation.

Pollution Remediation Obligations – KEYS implemented GASB 49 – “Pollution Remediation Obligations” in Fiscal Year 2009. KEYS remediation outlays for pollution at the Cudjoe Key Diesel Peaking site was completed and fully expensed in Fiscal Year 2009. These outlays were not capitalized as they did not meet the criteria for capitalization as outlined in GASB 49.

NOTE 2 – OTHER PROPERTY AND INVESTMENTS

Restricted Assets – Certain assets consisting of cash, cash equivalents and investments are restricted by bond resolutions; additionally, some assets have been classified as restricted in accordance with FERC. KEYS is required by revenue bond covenants to maintain a debt service reserve account in the amount of its highest debt service, which requirement is satisfied by a debt surety bond.

KEYS’ Current Restricted cash and cash equivalents as of September 30, 2010 and 2009, respectively consist of the following:

	2010	2009
Renewal and Replacement Fund	\$ 730,568	\$ 921,777
Construction Fund	8,550,213	19,772,972
Sinking Fund	134	9,355,643
Steam Plant Security Deposit	102,479	-
Total	\$ 9,383,394	\$ 30,050,392

Restricted Deposits – Florida Municipal Power Agency (FMPA) has required a working capital contribution. As of September 30, 2010 this remained at \$2,266,539.

NOTE 3 – CASH, CASH EQUIVALENTS, AND INVESTMENTS

KEYS’ cash and cash equivalents as of September 30, 2010 and 2009 respectively consist of the following:

	2010	2009
Cash	\$ 29,246,916	\$ 36,927,338
Cash Equivalents:		
Repurchase agreements	2,693,185	14,805,720
Total cash and cash equivalents	\$ 31,940,101	\$ 51,733,058

All cash and cash equivalents are fully liquid.

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED SEPTEMBER 30, 2010 AND 2009

NOTE 3 – CASH, CASH EQUIVALENTS, AND INVESTMENTS (Continued)

State Statutes govern KEYS' investment policies. In addition, KEYS has its own investment practices. Monies must be deposited in banks designated as qualified public depositories by the State of Florida, Department of Insurance and Treasurer. Permissible investments include the obligations of the U.S. Treasury and U.S. agencies, certificates of deposit, commercial paper, repurchase agreements, and other securities meeting KEYS' criteria for risk and return.

Collateral is provided for demand deposits and certificates of deposit through the Florida Security for Public Deposits Act. This Act established guidelines for qualification and participation by banks and savings associations, procedures for the administration of the collateral requirements and characteristics of eligible collateral. Under the Act, the qualified public depository must pledge at least 50% of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance.

Additional collateral, up to a maximum of 125%, may be required if deemed necessary under the conditions set forth in the Act. Eligible collateral consists of obligations of the United States and its agencies and obligations of states and their political subdivisions, and unaffiliated corporations.

Obligations pledged to secure deposits must be delivered to the State Treasurer or, with the approval of the State Treasurer, to a bank, savings association, or trust company provided a power of attorney is delivered to the Treasurer.

On a monthly basis, the State Treasurer determines that the collateral has a market value adequate to cover the deposits under the provisions of the Act.

Interest Rate Risk – As a means of limiting its exposure to fair value losses arising from rising interest rates KEYS investment policy limits its portfolio to maturities of no more than five years unless matched to a specific cash flow.

Credit Risk – KEYS general investment policy is to apply the prudent person rule: investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital and, in general avoid speculative investments. KEYS investment policy allows investments in U. S. Treasury, U. S. Agencies, and any U. S. state, certificates of deposits, repurchase agreements, and units of participation in the State of Florida Local Government Surplus Trust Fund.

In addition to these, KEYS also allows investment in commercial paper which is rated at the time of purchase in the single highest classification by Moody's and S&P and does not mature more than 270 calendar days after the date of purchase and agreements with a bank or insurance company which has an unsecured, uninsured and unguaranteed obligation (or claims-paying ability) rated "A3" or better by Moody's and a rating of "A- or better by Standard & Poor's.

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED SEPTEMBER 30, 2010 AND 2009

NOTE 3 – CASH, CASH EQUIVALENTS, AND INVESTMENTS (Continued)

Custodial Credit Risk – Custodial credit risk is the risk that in the event of a bank failure, KEYS deposits may not be returned. KEYS’ does not have a deposit policy for custodial risk. As of September 30, 2010 and 2009, the bank balances were \$32,499,503 and \$52,409,835 respectively. The bank balances were covered by federal depository insurance and for the amount in excess of such federal depository insurance, by the State of Florida’s Security of Public Deposits Act. The Act requires each qualified public depository to deposit with the State Treasurer eligible collateral equal to or in excess of the required collateral as determined by the provisions of the Act. In the event of a failure by a qualified public depository, losses in excess of federal depository insurance and proceeds from the sale of securities pledged by the depository are assessed against the other qualified public depositories of the same type as the depository in default.

NOTE 4 – UNRESTRICTED NON-CURRENT ASSETS

Long Term Lease Receivable – The Key West Steam Plant was decommissioned in 1991. In Fiscal Year 2005 a developer received all the permitting and financing to begin construction to redevelop the Steam Plant site. The Utility Board executed two 99-year lease agreements in 2005: one with Steam Plant Condominiums, LLC for 19 luxury condominiums, and one with Old Town Key West Development, LLC for 38 affordable housing units.

The two long-term lease receivables totaling \$6,475,566 are as follows:

- 1) The base rent of the luxury units for \$6,475,479; \$100,000 per year adjusted annually for CPI, monthly payments began May 1, 2008.
- 2) The rent for the affordable housing units of \$87, at \$1 per year.

Summary of Lease Receivable is as follows:

<u>Year</u>	<u>Receivable</u>		
2011	\$ 102,646		
2012	104,485		
2013	108,090		
2014	111,819	Lease Receivable - Current	\$ 102,646
2015	115,677		
2016-2107	5,932,849	Lease Receivable - Long Term	6,372,920
	<u>\$ 6,475,566</u>	Total Lease Receivable	<u>\$ 6,475,566</u>

Other Long Term Receivable – The percentage rent of luxury units of \$541,801 is based on a percentage of sales prices due after sale and/or occupancy of unit. Due to changes to the economy and real estate market, the receivable has been adjusted to reflect estimated current prices.

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED SEPTEMBER 30, 2010 AND 2009

NOTE 5 – LONG-TERM DEBT

Net Revenues, as defined for purposes of bond security, is all income or earnings derived from the operation of KEYS, except Capital Improvement Charges, investment earnings on Construction and Bond Amortization Funds, and transfers to the Rate Stabilization Fund, less costs of operation and maintenance which do not include capital expenditures, extraordinary repairs, amortization of the costs of issuance of debt obligations, payments under Unconditional Output Contracts, or depreciation. See Note 7 for the rate covenant pertaining to revenues.

Summary of Debt Service Funding Requirements to Maturity

<u>Payment 12 mos ending October 1,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2011	\$ 7,090,000	\$ 3,293,432	\$ 10,383,432
2012	7,495,000	2,885,906	10,380,906
2013	7,925,000	2,447,656	10,372,656
2014	1,859,840	9,398,748	11,258,588
2015	1,735,344	9,523,244	11,258,588
2016-2020	9,447,601	33,172,935	42,620,536
2021-2025	14,570,000	7,542,310	22,112,310
2026-2030	18,255,000	3,856,750	22,111,750
2031	4,210,000	210,501	4,420,501
	<u>\$ 72,587,785</u>	<u>\$ 72,331,482</u>	<u>\$ 144,919,267</u>
2010	<u>6,695,000</u>		
	<u>\$ 79,282,785</u>		
Deferred Loss, series 2001	(178,168)		
Premium, series 2006	653,023		
Total	<u><u>\$ 79,757,640</u></u>		

Prior to the due date of each series of revenue bonds, KEYS is required to set aside sufficient funds to retire the matured principal amounts in equal, monthly amounts.

Changes in Long-Term Debt during Fiscal Year 2010 are as follows:

	<u>September 30, 2009</u>	<u>Additions</u>	<u>Retired</u>	<u>September 30, 2010</u>
Series 1991	\$ 8,077,785	\$ -	\$ -	\$ 8,077,785
Series 2000	30,050,000	-	5,335,000	24,715,000
Series 2001, net	5,288,538	-	945,611	4,342,927
Series 2006, net	42,653,024	-	31,096	42,621,928
Total	<u><u>\$ 86,069,347</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 6,311,707</u></u>	<u><u>\$ 79,757,640</u></u>

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED SEPTEMBER 30, 2010 AND 2009

NOTE 5 – LONG-TERM DEBT (Continued)

Revenue Bonds:

Electric System Refunding Revenue Bonds, Series 1991, collateralized by Net Revenues and certain Reserve Funds, payable October 1, 2014 to October 1, 2018 in installments of various amounts, bearing interest at rates from 7.05% to 7.10%.

	2010	2009
	\$ 8,077,785	\$ 8,077,785
	24,715,000	30,050,000
	4,490,000	5,495,000
	(178,168)	(237,557)
Series 2001, net	4,311,832	5,257,443
	42,000,000	42,000,000
	653,023	684,119
Series 2006, net	42,653,023	42,684,119
Total Long-Term Debt	79,757,640	86,069,347
Less Current Portion	6,666,707	6,311,707
Net Long-Term Debt	\$ 73,090,933	\$ 79,757,640

Electric System Refunding Revenue Bonds, Series 2000, collateralized by Net Revenues and certain Reserve Funds, payable October 1, 2010 to October 1, 2013 in installments of various amounts, bearing interest at rate of 6%.

Electric System Refunding Revenue Bonds, Series 2001, collateralized by Net Revenues and certain Reserve Funds, payable October 1, 2010 to October 1, 2013 in installments of various amounts, bearing interest at rates from 4.375% to 5%.

Deferred Loss on Refunding-net, amortized on the straight line basis over the term of the Series 2001 Revenue Bonds

Series 2001, net

Electric System Refunding and Capital Improvement Revenue Bonds, Series 2006, collateralized by Net Revenues and certain Reserve Funds, payable October 1, 2019 to October 1, 2031 in installments of various amounts, bearing interest at rates from 4.0% to 5.0%

Net Original Premium, amortized on the straight line basis over the term of the Series 2006 Refunding and Capital Improvement Bonds

Series 2006, net

Total Long-Term Debt

Less Current Portion

Net Long-Term Debt

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED SEPTEMBER 30, 2010 AND 2009

NOTE 6 – PRIOR YEAR DEFEASANCE OF DEBT

During 1986, 1987, 1991, 1995, 2000 and 2001, KEYS defeased certain revenue bonds by placing proceeds of new bonds in an irrevocable trust to provide for all future debt service payments of the old bonds. Accordingly, the trust account assets and the liability for the defeased bonds are not included in KEYS' financial statements. At September 30, 2010, \$20,044,725 of bonds outstanding relative to the 1980C, 1983, 1984 and 1980D issues, \$11,657,884 relative to the 1985 issue, \$5,015,472 relative to the 1987 issue, \$10,591,919 relative to the 1988 issue, and \$6,610,000 relative to the 1991 issue are considered defeased.

NOTE 7 – RATE COVENANT

KEYS has agreed to establish and revise rates such that revenues will be sufficient to pay 100% of its costs of operations and maintenance, all required reserve payments, and 125% of the principal and interest becoming due on all outstanding bonds.

NOTE 8 – PENSION PLAN

Plan Description – The Retirement System for General Employees (the Plan) is a single-employer defined benefit pension plan administered by the Board of Trustees of the Plan. The Plan provides retirement, disability and death benefits to plan members and beneficiaries. Annual cost of living adjustments of 3% are provided to members and beneficiaries. The Plan was created by resolution of the Utility Board, which the Plan by resolution assigns the authority to establish and amend its provisions to the Utility Board. The Plan issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to the Retirement System for General Employees, P.O. Drawer 6100, Key West, FL 33041-6100.

Basis of Accounting The financial statements of the Plan are prepared using the accrual basis of accounting. KEYS' contributions are recognized when due and a formal commitment to provide the contributions has been made. Benefits are recognized when due and payable in accordance with the terms of the Plan.

Plan investments are reported at fair value. Short-term investments are reported at cost, which approximates fair value. Securities traded on a national or international exchange are valued at the last reported sales price at current exchange rates. Plan investments do not include any of KEYS' debt securities. All individual investments represent less than 5% of Plan net assets.

Funding Policy – The contribution requirements of plan members and KEYS are established and may be amended by the Utility Board. Plan members have not been required to contribute to the Plan since October 1, 1985. A former member who takes a refund of accumulated contributions and who is later re-employed by KEYS within three years of his termination of service shall have the right to repay the Plan for amounts received. Upon such re-payment, the member shall receive credit for his years of credited service as of his last termination date. KEYS is required to contribute at a rate based on the annual actuarial valuation, which indicates the minimum required contribution. The minimum required contribution rate of covered payroll would be adjusted to include any benefit changes approved by the Utility Board.

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED SEPTEMBER 30, 2010 AND 2009

NOTE 8 – PENSION PLAN (Continued)

Schedule of Funding Progress – KEYS’ estimated annual contribution for the calendar year 2010 of \$3,141,959 (31.3%) was determined as part of the January 1, 2010 actuarial valuation using the entry age normal actuarial cost method. The actuarial assumptions included (a) 8.0% investment rate of return and (b) projected salary increases of 6% – 10% per year. Both (a) and (b) included an inflation component of 3.0%. The actuarial value of the Plan assets is the fair value of assets as reported in the Plan financial statements. The unfunded actuarial accrued liability is being amortized as a level payment on a closed basis. The remaining amortization period at January 1, 2010 was 26 years. KEYS had an unfunded actuarial accrued liability of \$17,806,339 and \$19,618,939 as of January 1, 2010 and 2009 respectively. The negative net pension obligation of \$79,679 at December 31, 2009 represents an over funding/prepayment of the Annual Required Contribution. This prepayment is not recorded in the financial statements as it is deemed immaterial.

Actuarial Valuation Date <u>January 1,</u>	Entry Age Actuarial Value of Assets	Actuarial Accrued Liability (AAL)	Unfunded AAL (UAAL)	Funded Ratio	Covered Payroll	UAAL as a Percentage of Covered Payroll
2005	\$ 53,036	\$ 57,511	\$ 4,475	92.2%	\$ 6,934	64.5%
2006	\$ 54,266	\$ 61,004	\$ 6,738	89.0%	\$ 7,644	88.1%
2007	\$ 55,876	\$ 64,344	\$ 8,468	86.8%	\$ 8,344	101.5%
2008	\$ 59,924	\$ 68,109	\$ 8,185	88.0%	\$ 9,203	88.9%
2009	\$ 54,593	\$ 74,212	\$ 19,619	73.6%	\$ 9,782	200.6%
2010	\$ 60,033	\$ 77,840	\$ 17,807	77.1%	\$ 10,025	177.6%

Calendar Year	Annual Pension Cost (APC)	Percentage APC Contributed	Net Pension Obligation
2004	\$ 1,911,019	100%	\$ (42,578)
2005	\$ 1,979,611	102%	\$ (77,580)
2006	\$ 2,209,590	100%	\$ (76,895)
2007	\$ 2,461,841	100%	\$ (77,901)
2008	\$ 2,536,372	100%	\$ (78,832)
2009	\$ 3,317,874	100%	\$ (79,679)

	<u>2009</u>	<u>2010</u>
Annual Required Contribution (ARC)	\$ 3,318,721	\$ 3,141,959
Interest on NPO	(6,307)	(6,374)
Adjustment to ARC	5,460	5,624
APC	<u>\$ 3,317,874</u>	<u>\$ 3,141,209</u>
Utility Board Contribution	(3,318,721)	
Increase (Decrease) in NPO	(847)	
NPO (beginning of year)	<u>(78,832)</u>	
NPO (end of year)	<u>(79,679)</u>	

NOTE 9 – LEASES

Rent expense under cancelable operating leases related to copiers, mailing equipment and time clocks was \$197,270 and \$208,524 in 2010 and 2009, respectively.

NOTE 10 – JOINT INVESTMENT

FKEC Transmission Agreement – To provide the long-term transmission needs of both KEYS and the Florida Keys Electric Cooperative (FKEC), the parties entered into an agreement in which both KEYS and FKEC will maintain an appropriate ownership investment in the transmission line between the Monroe/Dade County line and the north end of the Seven Mile Bridge, at the north end of KEYS’ service area.

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED SEPTEMBER 30, 2010 AND 2009

NOTE 10 – JOINT INVESTMENT (continued)

The Transmission Agreement is effective for 40 years from its effective date of January 1, 1992, or until all property, comprising the transmission line has been disposed of and all termination costs have been paid, whichever occurs last. Based on the estimated usage of the transmission system in 1993 and 2020, and other considerations such as allocations of losses, the parties agreed that KEYS will be required to maintain 56.5% of the investment in the transmission system, and FKEC will be required to maintain 43.5% of the investment in the transmission system. Based on the agreement, KEYS is entitled, at all times, to 40% of the approximately 270 MW transfer limit of the 138 KV transmission system, which is currently estimated to be approximately 110 MW.

The foregoing allocation percentages are used: (1) to set transmission capacity entitlements, including circumstances where the capacity is fully utilized or limited (provisions have been made for either party to use the unused capacity of the other party by paying a non-firm rate based on the previous year's costs); (2) to allocate a net investment responsibility, for which capital costs are borne by each owning party, and which costs are used to calculate a fixed charge rate that is paid by either party if their net investment is less than the required investment (in addition to the fixed charge for deficit investments, the deficit party has the responsibility to make the next investment or portion thereof to establish its total net investment approximately equal to the required allocation); and (3) to determine the allocation of operation and maintenance, administration and general, renewals and replacements, upgrades, and other appropriate expenses including taxes (FKEC is responsible for the operation and maintenance of the transmission facilities within its service territory, based on recommendations from a joint operating committee, with the associated costs allocated to the parties).

Each party is responsible for losses on the transmission system based upon a loss allocation factor for each line segment, which is determined by dividing the energy flow for each party on the line segment by the total flow on the line segment. FKEC has installed substation-metering necessary to calculate the loss allocation factor, and FKEC is, therefore, responsible for performing the calculation, which is calculated on an hourly basis.

The Transmission Agreement provides for the construction of future capital additions to the transmission system, which would be paid jointly by FKEC and KEYS based on the allocation percentages. Once parity of investment is achieved under the Transmission Agreement, any subsequent investment deficiency requires the deficient party to pay a monthly penalty to the other party, based upon a formula set out in the Transmission Agreement, which is based in part on the non-deficient party's embedded cost of debt capital.

Since the joint investment does not constitute a separate legal entity and no joint debt was issued to fund this project, KEYS investment in these facilities is included as part of Utility Plant on KEYS' balance sheet.

NOTE 11 - PURCHASED POWER COMMITMENTS

All Requirements Power Supply Project – In July 1997, KEYS agreed to become a member of the Florida Municipal Power Agency (FMPA) All-Requirements Power Supply Project (the "All-Requirements Project") and began operations as a project participant effective April 1, 1998.

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED SEPTEMBER 30, 2010 AND 2009

NOTE 11 - PURCHASED POWER COMMITMENTS (continued)

Under the contractual arrangement with FMPA, KEYS has assigned all of its generating and firm purchased power resources to FMPA, and FMPA will serve all of KEYS' requirements (net of up to 2 MW of non-firm capacity when available from the local resource recovery facility).

Further, in the event that power cannot be delivered to the KEYS' service area over the tie line from the mainland, KEYS established a policy to have island generation capability equal to at least 60% of KEYS' peak load. KEYS and FMPA have agreed to meet these criteria through a combination of KEYS' 32.0 MW of existing synchronized generating resources and three combustion turbine units that are owned by FMPA, which currently total 76.0 MW. As part of the All-Requirements Project contract, the Florida Municipal Power Agency is required to maintain generation assets within KEYS' Service Area equal to or above 60% of the KEYS' load. The FMPA All-Requirements Project, the related assignment of resources by KEYS to FMPA, and other matters pertaining to KEYS' power supply are discussed in the paragraphs following.

KEYS has previously entered into several purchased power agreements with other parties including (i) the FMPA Tri-City Project, (ii) the FMPA Stanton 2 Project; and (iii) a long-term purchase agreement with FPL. As a member of the All-Requirements Project, KEYS' resources and costs under these three contracts have been assigned to FMPA.

KEYS appoints one representative to FMPA's Board of Directors, which governs the Agency's activities. The governance of rates charged to members includes the All-Requirements Project Committee (KEYS has one vote) and the FMPA Board of Directors (KEYS' vote is weighted based on KEYS' net energy for load).

FMPA Tri-City Project (Stanton 1) – KEYS is a member of the FMPA Tri-City Project (Stanton 1). KEYS and FMPA have entered into a Tri-City Project Power Sales Contract and a Tri-City Project Support Contract wherein KEYS has agreed to purchase 54.546% of FMPA's Tri-City Project. The Project consists of a 5.301% undivided ownership interest in Curtis H. Stanton Energy Center ("Stanton") unit No. 1, a 425 MW coal-fired generating unit jointly owned by the Orlando Utilities Commission ("OUC"), the Kissimmee Utility Authority, and FMPA, and operated by the OUC. Stanton Unit No. 1 began commercial operation in July 1987. Based upon the unit's high dispatch rating of 425 MW, the Tri-City Project consists of a 22 MW undivided ownership and KEYS' power entitlement share is approximately 12 MW at the plant bus bar.

FMPA Stanton 2 Project – KEYS is a member of the FMPA Stanton 2 Project. KEYS and FMPA have entered into a Stanton 2 Project Power Sales Contract and a Project Support Contract wherein KEYS has agreed to purchase 9.8932% of FMPA's Stanton 2 Project. FMPA's Stanton 2 Project consists of a 23.2367% undivided ownership interest in Stanton Unit No. 2, a 429 MW coal-fired generating unit jointly owned by OUC and FMPA, and operated by OUC. Stanton Unit No. 2 began commercial operation in June 1996. Based on the unit's 429 MW high dispatch rating, the Stanton 2 Project consists of 100 MW undivided ownership and KEYS' power entitlement share is approximately 9.9 MW at the plant bus bar.

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED SEPTEMBER 30, 2010 AND 2009

NOTE 11 - PURCHASED POWER COMMITMENTS (continued)

Florida Power & Light (FPL) Long-Term Purchase – KEYS entered into an agreement with FPL on August 15, 1991, entitled the Long-Term Agreement to Provide Capacity and Energy by Florida Power & Light Company to Keys Energy Services, the Utility Board of the City of Key West, Florida (the “FPL Long-Term Agreement”) which became effective on June 1, 1993 after the termination of a short-term purchase agreement with FPL. The FPL Long-Term Agreement will continue in effect for 20 years. The initial purchase amount (the “Initial Contract Demand”) is 45 MW. The contract demand for each year is to be designated by September 1 of each prior year, but the contract demand cannot be less than the initial contract demand during the term of the agreement.

In the event KEYS’ peak load during a year is lower than the KEYS peak load in the immediately preceding year, KEYS may decrease the portion of its contract demand in excess of the Initial Contract Demand, subject to certain limitations.

NOTE 12 – COMMITMENTS AND CONTINGENCIES

Risk Management - KEYS is exposed to various risks of loss related to torts, damage, theft or destruction of assets, errors or omissions, injuries to employees, and natural disasters. Currently, KEYS is defending a claim arising from the normal course of business. KEYS expects to prevail in this matter; however, the final outcomes have not yet been determined.

KEYS purchases commercial insurance policies from a commercial insurance carrier and other insurance carriers to minimize its risk of loss in these areas. KEYS’ has not experienced an insurance settlement in excess of insurance coverage during the past four fiscal years. KEYS’ bears the risk of loss up to the deductible amounts.

NOTE 13 – NAVY CONTRACT

The United States Navy is the largest customer of KEYS and accounted for approximately 9.1% of kilowatt hours sold in Fiscal Year 2010 and approximately 9.9% in Fiscal Year 2009. KEYS’ contract with the Navy is for a term of ten years with a provision which requires the parties to commence negotiations for a new contract at least two years prior to the end of the current contract. The contract also contains provisions for minimum billing, service reduction and exclusive service provisions. Pursuant to this contract, KEYS has agreed to provide a maximum of 15 megawatts of power at multiple locations.

KEYS executed an amendment to the Navy’s service contract on December 8, 1999, which modified the existing rate schedule. On September 12, 2007, both parties signed a new contract that shall continue in effect through August 31, 2017. All terms and conditions remain unchanged and in full force and effect.

NOTE 14 – REGULATION

According to existing laws of the State of Florida, the five members of the Utility Board act as the regulatory authority for the establishment of electric rates.

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED SEPTEMBER 30, 2010 AND 2009

NOTE 14 – REGULATION (continued)

The Florida Public Service Commission (FPSC) has authority to regulate the electric "rate structures" of municipal utilities in Florida. It is believed that "rate structures" are clearly distinguishable from the total amount of revenues which a particular utility may receive from rates, and that distinction has thus far been carefully made by the FPSC. Prior to implementation of any rate change, KEYS files the proposed tariff with the Florida Public Service Commission and has established the prerequisite of a Public Notice and the holding of a Public Hearing.

The Florida Electric Power Plant Siting Act has given the FPSC exclusive authority to approve the construction of new power plants. The FPSC also exercises jurisdiction under the National Energy and the Florida Energy Efficiency and Conservation Acts as related to electric use conservation programs and prescribes conformance to the Federal Energy Regulatory Commission's Uniform System of Accounts.

Operations of KEYS are subject to environmental regulation by Federal, State and local authorities and to zoning regulations by local authorities. Federal and State standards and procedures that govern control of the environment can change. These changes can arise from continuing legislative, regulatory, and judicial action respecting the standards and procedures.

Therefore, there is no assurance that the electric plants in operation, under construction or contemplated will always remain subject to the regulations currently in effect, or will always comply with future regulations. An inability to comply with environmental standards or deadlines could result in reduced operating levels or complete shutdown of individual electric generating units not in compliance. Furthermore, compliance with environmental standards or deadlines may substantially increase capital and operating costs.

NOTE 15 – POST EMPLOYMENT HEALTH CARE BENEFITS

KEYS implemented GASB No. 45, "Accounting and Financial Reporting by Employers for Post Employment Benefits Other Than Pensions (OPEB)", for certain post employment health care benefits effective fiscal year ended September 30, 2009. The most recent actuarial study is as of October 1, 2009.

Plan Description

In addition to providing pension benefits, KEYS provides life insurance and health care benefits including prescription drug coverage, to retired employees. These benefits are provided pursuant to KEYS' personnel policies as adopted and amended by the Utility Board. KEYS is not required to provide contributions to this benefit by any statutory, contractual or other authority. KEYS employees hired before June 9, 1999 are eligible for these benefits, at a cost determined by the Utility Board, if they qualify for retirement status while working for KEYS. KEYS employees hired after June 9, 1999, who attain retirement eligibility, have the opportunity to purchase health insurance through KEYS insurance provider at the same rate KEYS pays for its active members. At September 30, 2010, 122 retirees were eligible for and were receiving these benefits. These and similar benefits for active employees are provided through an insurance company whose premiums are based on the benefits paid during the year. The costs of the monthly premiums and OPEB costs are included in these financial statements.

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED SEPTEMBER 30, 2010 AND 2009

NOTE 15 – POST EMPLOYMENT HEALTH CARE BENEFITS (continued)

Funding Policy

KEYS follows a pay as you go funding policy contributing an amount to provide for its portion of current year benefit costs, as well as, amounts to establish a reserve for costs incurred but not yet reported. The benefits provided, funding levels, and participant contribution amounts are determined through recommendations by KEYS staff with assistance from outside consultants, and by action of the Utility Board. As of October 1, 2007 the monthly premium for retirees' life insurance and health care benefits was \$671 per month for pre age 65 coverage, and \$335 for post age 65 coverage.

Effective February 2009, these premiums were reduced to \$600 per month for pre age 65 coverage, and \$300 per month for post age 65 coverage. If a retiree is eligible for Medicare they are required enroll in the Medicare program as their primary coverage as soon as they are eligible, thereby reducing KEYS costs. Currently, the Utility Board does not require retirees to contribute to the monthly premium for retiree coverage. The entire monthly premium for retiree coverage is paid by KEYS. Retirees may choose to purchase and pay for coverage for spouses or domestic partners at the current monthly premium of \$399.

Annual OPEB Cost and Net OPEB Obligation

KEYS Annual OPEB Cost (expense) and Net OPEB Obligation (NOO) for fiscal years ended September 30, 2010 and 2009 are shown below:

	2010	2009
Annual Required Contribution (ARC)	\$ 4,545,184	\$ 3,537,000
Interest on Net OPEB Obligation	96,940	-
Adjustment to ARC	(124,402)	-
Annual OPEB Cost	<u>4,517,722</u>	<u>3,537,000</u>
Employer Contribution	(489,473)	(1,908,231)
Increase (Decrease) in OPEB Obligation	<u>4,028,249</u>	<u>1,628,769</u>
Net OPEB Obligation Beginning of Year	1,628,769	-
Net OPEB Obligation End of Year	<u><u>\$ 5,657,018</u></u>	<u><u>\$ 1,628,769</u></u>

Annual OPEB cost, the percentage of annual OPEB cost contributed, and the net OPEB obligation for fiscal year ended September 30, 2010 and 2009 are shown below. KEYS implemented GASB 45 effective October 1, 2008 and elected to implement prospectively. Starting with the fiscal year ending September 30, 2011, three-year trend information will be presented.

Fiscal Year	Annual	Percentage	Net OPEB
Ended	OPEB Cost	of OPEB Cost	Obligation
		Contributed	
9/30/2010	\$ 4,517,722	11%	\$ 5,657,018
9/30/2009	\$ 3,537,000	54%	\$ 1,628,769

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED SEPTEMBER 30, 2010 AND 2009

NOTE 15 – POST EMPLOYMENT HEALTH CARE BENEFITS (continued)

Funded Status and Funding Progress

The funded status as of October 1, 2009, was as follows:

Actuarial accrued liability	\$	60,160,966
Actuarial value of plan assets		-
Unfunded actuarial accrued liability (UAAL)	\$	<u>60,160,966</u>
Funded ratio		0.0%
Covered payroll	\$	10,063,814
Unfunded actuarial accrued liability as as percentage of covered payroll		597.8%

Actuarial Methods and Assumptions

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of events in the future. Examples of these estimates include assumptions about future employment and termination rates, mortality, and healthcare cost trend rates. Actuarially determined amounts are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future. Projections of future benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and plan members) and include the types of benefits in place at the time of each valuation date and on the historical pattern of sharing of costs between the employer and plan members to that point. Actuarial calculations reflect a long term perspective and utilize methods and assumptions that are designed to reduce short term volatility in actuarial accrued liabilities and the actuarial value of assets.

Annual other postemployment benefit cost (expense) is calculated based on the annual required contribution (ARC) of the employer, an amount actuarially determined in accordance with GASB Statement 45. KEYS elected to calculate the ARC and related information using the Project Unit Credit (PUC) actuarial cost method. The ARC represents an amount that if paid on an ongoing basis, would be expected to provide sufficient resources to fund both the normal cost for each year and the amortized unfunded liability over a period not to exceed 30 years utilizing the level percentage of projected payroll on a closed basis. The liability and resulting ARC were calculated using 4.0% rate of return on invested assets, annual health care cost trend of 9.0% at October 1, 2009 declining gradually to 4.5% at 2018 and later, an inflation rate of 3.0% per year, payroll growth rate of 1.0% per year and projected salary increases between 6.0% and 10.0% per year.

The required schedule of funding progress immediately following the notes to the financial statements presents multiyear trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial liability for benefits.

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED SEPTEMBER 30, 2010 AND 2009

NOTE 16 – PAYMENT TO THE CITY OF KEY WEST

KEYS is the successor of the electric public utility once owned by the City. All electric utility property owned by the City of Key West was transferred to KEYS at the time of KEYS' creation. KEYS pays the City an annual amount as a return on the City's contribution to KEYS.

Paragraph (11) of Section 3.03 (B) of the Original Resolution 532 was amended on September 8, 1999 by Resolution 678 to be effective for the amount paid in 2001. The Board will pay to the City a sum equal to the greater of (a) \$200,000 (adjusted annually for changes in the Consumer Price index or (b) one percent (1%) of the Gross Revenues derived from sales of electricity at retail (exclusive of Power Cost Revenues which are defined as (i) revenues determined by reference to the power cost component of base rates, plus or minus (ii) power cost adjustment charges or credits.)

The annual payments were \$393,368 and \$386,188 for 2010 and 2009, respectively.

NOTE 17 – SUBSEQUENT EVENT

On December 15, 2010 the Utility Board of the City of Key West approved and signed the Revised, Amended, and Restated Capacity and Energy Sales Contract which will take effect on January 1, 2011 and remains in effect until October 1, 2024. Under the terms of this contract FMPA will take over operational control and ownership risk for KEYS Stock Island generating units.

FMPA will utilize the generating units to provide capacity and energy to the All-Requirements Power Supply Project in exchange for the fixed Capacity Credits of \$670,000 per year for ten years to be given by FMPA to KEYS, and other negotiated agreements of the parties to affect a True All-Requirements Project ("TARP"). At the end of ten years, full ownership will transfer to FMPA.

As part of the TARP contract, FMPA is required to maintain generation assets to power 60 percent of KEYS' peak power needs in the event that power cannot be imported from the mainland via the Transmission Line.

KEYS will retain ownership of the Stock Island land. In addition an Operations & Maintenance agreement will accompany this contract, under which FMPA hires KEYS as its agent to be responsible for operating and maintaining the generating units.

**UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION**

Other Post Employment Benefits

Schedule of Funding Progress

<u>Actuarial Valuation Date October 1,</u>	<u>Actuarial Value of Assets</u>	<u>Actuarial Accrued Liability (AAL) -PUC</u>	<u>Unfunded AAL (UAAL)</u>	<u>Funded Ratio</u>	<u>Covered Payroll</u>	<u>UAAL as a Percentage of Covered Payroll</u>
2007	\$ -	\$ 46,294,714	\$ 46,294,714	0.0%	\$ 9,175,835	504.5%
2009	-	60,160,966	60,160,966	0.0%	10,063,814	597.8%

**The Retirement System for the General Employees of
the Utility Board of the City of Key West**

Schedule of Funding Progress

<u>Actuarial Valuation Date January 1,</u>	<u>Entry Age Actuarial Value of Assets</u>	<u>Actuarial Accrued Liability (AAL)</u>	<u>Unfunded AAL (UAAL)</u>	<u>Funded Ratio</u>	<u>Covered Payroll</u>	<u>UAAL as a Percentage of Covered Payroll</u>
2005	\$ 53,036	\$ 57,511	\$ 4,475	92.2%	\$ 6,934	64.5%
2006	\$ 54,266	\$ 61,004	\$ 6,738	89.0%	\$ 7,644	88.1%
2007	\$ 55,876	\$ 64,344	\$ 8,468	86.8%	\$ 8,344	101.5%
2008	\$ 59,924	\$ 68,109	\$ 8,185	88.0%	\$ 9,203	88.9%
2009	\$ 54,593	\$ 74,212	\$ 19,619	73.6%	\$ 9,782	200.6%
2010	\$ 60,033	\$ 77,840	\$ 17,807	77.1%	\$ 10,025	177.6%

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA
SCHEDULES OF REVENUES EARNED
FOR THE YEARS ENDED SEPTEMBER 30, 2010 AND 2009

	<u>2010</u>	<u>2009</u>
Operating Revenues:		
Electric Revenues	\$ 98,111,931	\$ 91,032,584
Power Cost Adjustment	3,152,497	14,892,862
Service Charges	423,187	255,514
Penalty Charges	803,952	1,023,502
Reserve Capacity	1,611,873	1,777,614
Charges for New Service	814,739	352,151
Other	<u>46,423</u>	<u>165,259</u>
Total	<u>104,964,602</u>	<u>109,499,486</u>
Other Income:		
Interest	266,524	388,391
Hurricane-Grant Revenue	(125,000)	(479)
Pole Attachment	489,990	451,196
Generating Unit Expense Reimbursement	869,358	879,070
Tree Trimming	129,888	135,008
Rental Income	(247,746)	(158,989)
FMPA gas contract termination	-	1,037,036
Miscellaneous Non-Operating Revenue	<u>773,130</u>	<u>179,858</u>
Total Other Income	<u>2,156,144</u>	<u>2,911,091</u>
Total Revenues	<u>\$ 107,120,746</u>	<u>\$ 112,410,577</u>

UTILITY BOARD OF THE CITY OF KEY WEST
SCHEDULES OF REVENUES AND EXPENDITURES – BUDGET TO ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2010

	<u>Annual Budget</u>		<u>Year to Date Actual</u>	Variance- Favorable (Unfavorable)
	<u>Original</u>	<u>Current</u>		
Revenues				
Operating Revenues	\$ 109,198,951	\$ 109,198,951	\$ 101,264,428	\$ (7,934,523)
Other Operating Revenues	2,916,850	2,916,850	3,700,174	783,324
Interest Income	140,748	138,419	266,524	128,105
Hurricane - Grant Revenue	-	-	(125,000)	(125,000)
Non-Operating Revenues	<u>1,648,728</u>	<u>1,541,728</u>	<u>2,014,620</u>	<u>472,892</u>
Total Revenue	<u>113,905,277</u>	<u>113,795,948</u>	<u>107,120,746</u>	<u>(6,675,202)</u>
Expenditures				
Production Expenses - Diesel	2,065,585	1,989,468	1,557,898	431,570
Purchased Power	69,903,051	69,903,051	63,272,371	6,630,680
Transmission Expenses	4,255,246	4,406,676	4,519,506	(112,830)
Distribution Expenses	4,584,779	4,554,341	3,939,956	614,385
Customer Accounts and Collection Expenses	1,383,537	1,409,609	1,663,487	(253,878)
Interest on Customer Deposits	10,867	10,867	8,998	1,869
Administrative and General Expenses	19,099,643	19,095,094	20,751,036	(1,655,942)
Senior Lien Debt Service	8,384,481	8,384,481	8,384,481	-
Payment to City of Key West	<u>422,128</u>	<u>422,128</u>	<u>393,368</u>	<u>28,760</u>
Total Expenditures	<u>110,109,317</u>	<u>110,175,715</u>	<u>104,491,101</u>	<u>5,684,614</u>
Excess of Revenues Over Expenditures	<u>\$ 3,795,960</u>	<u>\$ 3,620,233</u>	<u>\$ 2,629,645</u>	<u>\$ (990,588)</u>
Adjustments				
Depreciation			(7,925,719)	
Principal Portion of Budgeted Debt Service			6,695,000	
Capitalized Overhead			3,796,592	
Interest Accrued but Unfunded			(2,061,018)	
Amortization of Issuance Costs			(115,548)	
Capital Contributions			119,985	
Amortization of Loss on Refunding			<u>(59,389)</u>	
Change in Net Assets, GAAP Basis			<u>\$ 3,079,548</u>	

UTILITY BOARD OF THE CITY OF KEY WEST
STATISTICAL SECTION DESCRIPTION

This part of the Keys Energy Services' (KEYS) Comprehensive Annual Financial Report presents detailed information as a context for understanding what the data in the financial statements, note disclosure, and required supplementary information says about KEYS overall financial health. Statistical information for current period, as well as nine years prior is presented in this section.

Financial Trends – These schedules contain trend information to help the reader understand how KEYS financial performance and well being has changed over time.

Revenue Capacity – These schedules contain information to help the reader assess KEYS local revenue source.

Debt Capacity – These schedules present information to help the reader assess KEYS debt burden and its ability to issue additional debt in the future.

Demographic and Economic Information – This schedule offers demographic and economic indicators to help the reader understand the environment in which KEYS financial activities take place.

Operating Information – These schedules contain service and infrastructure data to help the reader understand how the information in KEYS financial report relates to the services KEYS provides and the activities it performs.

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA

FINANCIAL TRENDS

CONDENSED BALANCE SHEETS

FISCAL YEARS 2010 - 2001

	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>Restated 2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>	<u>Restated 2003</u>	<u>Restated 2002</u>	<u>2001</u>
ASSETS										
Current Assets										
Cash and Investments	\$ 22,556,707	\$ 21,682,666	\$ 20,027,657	\$ 4,878,731	\$ 7,064,406	\$ 6,657,203	\$ 5,950,771	\$ 5,897,131	\$ 6,094,567	\$ 1,764,083
Accounts Receivable, net	7,296,861	7,594,719	9,374,828	6,930,502	6,152,177	5,729,570	5,252,346	4,317,862	4,514,931	6,723,727
Plant Material and Operating Supplies Inventory	3,851,035	3,978,064	3,791,212	3,422,943	2,722,320	2,454,805	2,659,814	2,496,248	3,408,455	3,282,355
Other Current Assets	<u>1,471,596</u>	<u>1,473,977</u>	<u>2,322,035</u>	<u>10,201,069</u>	<u>9,237,560</u>	<u>10,203,625</u>	<u>1,483,817</u>	<u>1,159,438</u>	<u>809,915</u>	<u>355,942</u>
Total Unrestricted Current Assets	35,176,199	34,729,426	35,515,732	25,433,245	25,176,463	25,045,203	15,346,748	13,870,679	14,827,868	12,126,107
Cash and Investments-Restricted	9,383,394	30,050,392	29,771,908	49,983,884	12,833,724	11,466,147	19,538,828	19,329,440	22,871,985	26,276,639
Prepaid Expenses	8,534,034	-	8,190,244	-	-	-	-	-	-	-
Interest Receivable	<u>47,832</u>	<u>2,715</u>	<u>2,715</u>	<u>2,715</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>43,320</u>
Total Restricted Current Assets	17,965,260	30,053,107	37,964,867	49,986,599	12,833,724	11,466,147	19,538,828	19,329,440	22,871,985	26,319,959
Total Current Assets	<u>53,141,459</u>	<u>64,782,533</u>	<u>73,480,599</u>	<u>75,419,844</u>	<u>38,010,187</u>	<u>36,511,350</u>	<u>34,885,576</u>	<u>33,200,119</u>	<u>37,699,853</u>	<u>38,446,066</u>
Non Current Assets										
Capital Assets										
Net Utility Plant	151,490,867	131,418,048	122,510,168	117,452,090	113,676,371	111,804,113	111,753,669	110,314,331	110,624,848	110,529,716
Construction in Progress	<u>3,446,405</u>	<u>9,924,967</u>	<u>6,600,410</u>	<u>3,398,149</u>	<u>1,156,438</u>	<u>2,307,807</u>	<u>3,278,081</u>	<u>5,021,562</u>	<u>2,336,476</u>	<u>2,158,024</u>
Total Net Capital Assets	154,937,272	141,343,015	129,110,578	120,850,239	114,832,809	114,111,920	115,031,750	115,335,893	112,961,324	112,687,740
Other Property										
Net Non-Utility Plant	-	-	-	-	-	-	3,009,773	3,009,773	3,009,773	3,009,773
Total Other Property	-	-	-	-	-	-	3,009,773	3,009,773	3,009,773	3,009,773
Restricted Non-Current Assets										
Deposits-Restricted	<u>2,266,539</u>	<u>2,266,539</u>	<u>2,266,539</u>	<u>2,266,539</u>	<u>3,243,009</u>	<u>3,243,009</u>	<u>3,243,009</u>	<u>1,621,505</u>	-	-
Total Restricted Non-Current Assets	2,266,539	2,266,539	2,266,539	2,266,539	3,243,009	3,243,009	3,243,009	1,621,505	-	-
Unrestricted Non-Current Assets										
Investments	-	-	-	-	-	-	44,075	554,913	1,035,667	4,506,094
Long Term Receivable	6,372,920	6,228,096	6,485,648	6,944,377	6,765,007	6,591,659	-	-	-	-
Other Accounts Receivable	541,801	1,168,151	1,168,151	1,177,205	1,177,205	1,177,205	-	-	-	-
Deferred Charges	<u>627,593</u>	<u>743,141</u>	<u>858,689</u>	<u>972,729</u>	<u>804,746</u>	<u>909,254</u>	<u>1,013,762</u>	<u>1,118,270</u>	<u>1,222,778</u>	<u>1,481,546</u>
Total Unrestricted Non-Current Assets	7,542,314	8,139,388	8,512,488	9,094,311	8,746,958	8,678,118	1,057,837	1,673,183	2,258,445	5,987,640
Total Non-Current Assets	<u>164,746,125</u>	<u>151,748,942</u>	<u>139,889,605</u>	<u>132,211,089</u>	<u>126,822,776</u>	<u>126,033,047</u>	<u>122,342,369</u>	<u>121,640,354</u>	<u>118,229,542</u>	<u>121,685,153</u>
Total Assets	<u>\$ 217,887,584</u>	<u>\$ 216,531,475</u>	<u>\$ 213,370,204</u>	<u>\$ 207,630,933</u>	<u>\$ 164,832,963</u>	<u>\$ 162,544,397</u>	<u>\$ 157,227,945</u>	<u>\$ 154,840,473</u>	<u>\$ 155,929,395</u>	<u>\$ 160,131,219</u>

(Continued)

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA

FINANCIAL TRENDS

CONDENSED BALANCE SHEETS (CONTINUED)

FISCAL YEARS 2010 - 2001

	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>Restated 2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>	<u>Restated 2003</u>	<u>Restated 2002</u>	<u>2001</u>
NET ASSETS AND LIABILITIES										
Current Liabilities										
Unrestricted Current Liabilities										
Accounts Payable	\$ 5,315,703	\$ 5,504,682	\$ 7,068,091	\$ 6,685,677	\$ 5,709,921	\$ 6,751,776	\$ 5,135,018	\$ 4,657,297	\$ 3,864,900	\$ 3,917,568
Accrued Expenses	1,979,216	2,877,088	2,977,077	3,149,004	2,508,409	2,133,812	1,697,905	1,457,832	1,250,345	1,190,933
Deferred Revenues	<u>247,526</u>	<u>671,262</u>	<u>53,991</u>	<u>132,365</u>	<u>316,128</u>	<u>82,286</u>	<u>108,397</u>	<u>64,835</u>	<u>112,201</u>	<u>274,301</u>
Total Unrestricted Current Liabilities	7,542,445	9,053,032	10,099,159	9,967,046	8,534,458	8,967,874	6,941,320	6,179,964	5,227,446	5,382,802
Restricted Current Liabilities										
Current Portion of Long-Term Debt	6,666,707	6,311,707	5,976,707	5,694,373	5,454,373	5,169,373	4,909,373	5,009,373	4,790,611	4,240,611
Accounts Payable	2,088,337	1,620,382	865,410	744,959	914,510	196,656	298,888	518,400	424,638	268,384
Accrued Interest	1,839,035	2,020,441	2,185,244	2,342,556	1,498,275	1,639,823	1,768,198	1,889,160	1,998,717	2,069,870
Due to Customers	4,462,038	4,315,660	4,279,001	4,125,296	4,020,894	4,084,228	4,012,967	3,924,232	4,001,563	4,058,346
Due to Other Governments	-	-	-	-	-	-	-	-	224,018	-
Accrued Expenses	-	-	-	205,950	-	-	-	-	-	-
Security Deposits Payable	<u>112,390</u>	<u>610,000</u>	<u>610,000</u>	<u>110,000</u>	<u>110,000</u>	<u>110,000</u>	-	-	-	-
Total Restricted Current Liabilities	15,168,507	14,878,190	13,916,362	13,223,134	11,998,052	11,200,080	10,989,426	11,341,165	11,439,547	10,637,211
Total Current Liabilities	22,710,952	23,931,222	24,015,521	23,190,180	20,532,510	20,167,954	17,930,746	17,521,129	16,666,993	16,020,013
Non Current Liabilities										
Compensated absences	1,742,962	1,668,691	1,593,715	-	-	-	-	-	-	-
Accrued OPEB Expenses	<u>5,657,018</u>	<u>1,628,769</u>	-	-	-	-	-	-	-	-
Total Non Current Liabilities	7,399,980	3,297,460	1,593,715	-	-	-	-	-	-	-
Long-Term Debt										
Revenue Bonds	73,090,933	79,757,640	86,069,346	92,091,536	55,032,256	60,486,629	65,656,003	70,565,376	75,233,511	83,636,135
Accrued Interest	22,596,441	20,535,423	18,612,844	16,819,451	15,146,568	13,586,094	12,130,463	10,772,630	9,506,029	8,992,072
Loan Payable	-	-	-	-	948,000	1,185,000	-	-	340,000	680,000
Total Long-Term Debt	95,687,374	100,293,063	104,682,190	108,910,987	71,126,824	75,257,723	77,786,466	81,338,006	85,079,540	93,308,207
Total Liabilities	<u>125,798,306</u>	<u>127,521,745</u>	<u>130,291,426</u>	<u>132,101,167</u>	<u>91,659,334</u>	<u>95,425,677</u>	<u>95,717,212</u>	<u>98,859,135</u>	<u>101,746,533</u>	<u>109,328,220</u>
Net Assets	<u>92,089,278</u>	<u>89,009,730</u>	<u>83,078,778</u>	<u>75,529,766</u>	<u>73,173,629</u>	<u>67,118,720</u>	<u>61,510,733</u>	<u>55,981,338</u>	<u>54,182,862</u>	<u>50,802,999</u>
Total Net Assets and Liabilities	<u>\$ 217,887,584</u>	<u>\$ 216,531,475</u>	<u>\$ 213,370,204</u>	<u>\$ 207,630,933</u>	<u>\$ 164,832,963</u>	<u>\$ 162,544,397</u>	<u>\$ 157,227,945</u>	<u>\$ 154,840,473</u>	<u>\$ 155,929,395</u>	<u>\$ 160,131,219</u>

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA

FINANCIAL TRENDS

CHANGES IN NET ASSETS

FISCAL YEARS 2010 - 2001

	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>Restated 2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>	<u>Restated 2003</u>	<u>Restated 2002</u>	<u>2001</u>
Revenues										
Utility Activities:										
Charges for Electric:										
Customer Charge	\$ 2,387,069	\$ 2,273,622	\$ 2,196,785	\$ 2,182,999	\$ 2,097,779	\$ 2,106,597	\$ 2,076,473	\$ 2,062,558	\$ 2,046,854	\$ 2,027,916
Energy	87,979,773	81,257,201	85,037,568	81,175,294	50,721,562	52,074,914	52,842,391	51,946,140	50,539,343	49,849,743
Demand	5,218,362	4,856,126	4,868,544	4,786,021	4,586,551	4,767,462	4,741,167	4,774,887	4,636,591	4,480,583
Power Cost Adjustment	3,152,497	14,892,862	14,681,817	(312,369)	34,217,993	19,451,323	16,695,062	9,892,463	5,624,742	9,751,318
Gross Receipts	<u>2,526,727</u>	<u>2,645,635</u>	<u>2,733,628</u>	<u>2,248,446</u>	<u>2,344,483</u>	<u>2,005,905</u>	<u>1,929,535</u>	<u>1,782,729</u>	<u>1,607,900</u>	<u>1,691,395</u>
Total Charges for Electric	101,264,428	105,925,446	109,518,342	90,080,391	93,968,368	80,406,201	78,284,628	70,458,777	64,455,430	67,800,955
Charges for Service:										
Penalty Charge	803,952	1,023,502	663,025	601,588	470,133	482,655	523,623	457,717	387,600	515,682
Service Charge	423,187	255,514	245,480	248,140	134,068	141,677	132,024	159,050	116,349	118,541
Initial Permanent Service	90,500	83,575	169,040	217,610	31,400	57,800	57,625	35,050	37,575	41,750
Line Extension	724,859	268,576	631,091	500,738	697,538	69,354	195,370	108,115	135,202	4,575
Contributions in Aid of Construction	<u>119,985</u>	<u>94,823</u>	<u>175,860</u>	<u>225,468</u>	<u>85,983</u>	<u>119,347</u>	<u>81,417</u>	<u>146,587</u>	<u>127,323</u>	<u>185,059</u>
Total Charges for Service	2,162,483	1,725,990	1,884,496	1,793,544	1,419,122	870,833	990,059	906,519	804,049	865,607
Charges for Other Services:										
Green Power	10,815	13,845	11,700	5,374	3,547	3,601	1,985	-	-	-
Capacity Credits	1,611,873	1,777,614	1,767,171	1,931,766	1,804,033	2,029,173	1,909,808	1,883,557	1,598,265	1,471,961
Other	<u>34,988</u>	<u>151,414</u>	<u>152,244</u>	<u>163,265</u>	<u>90,978</u>	<u>288,275</u>	<u>234,374</u>	<u>34,979</u>	<u>99,870</u>	<u>80,883</u>
Total Charges for Other Services	<u>1,657,676</u>	<u>1,942,873</u>	<u>1,931,115</u>	<u>2,100,405</u>	<u>1,898,558</u>	<u>2,321,049</u>	<u>2,146,167</u>	<u>1,918,536</u>	<u>1,698,135</u>	<u>1,552,844</u>
Total Utility Activities	<u>105,084,587</u>	<u>109,594,309</u>	<u>113,333,953</u>	<u>93,974,340</u>	<u>97,286,048</u>	<u>83,598,083</u>	<u>81,420,854</u>	<u>73,283,832</u>	<u>66,957,614</u>	<u>70,219,406</u>
Non-Utility Activities:										
Rental Income	854,843	389,888	614,805	644,179	633,419	402,898	316,060	266,547	247,632	224,991
Miscellaneous	978,959	1,998,283	983,232	644,012	1,529,184	269,151	129,512	11,032	657,534	854,732
Tree Trimming	129,888	135,008	118,022	110,550	92,565	81,573	181,774	175,290	188,974	-
Investment Earnings	266,524	388,391	751,008	1,392,012	1,047,716	613,525	301,862	396,649	655,969	1,815,338
Special Item-Hurricane	-	(479)	292,960	550,209	3,281,600	1,900,702	-	-	-	-
Special Item-Insurance Proceeds	-	-	-	-	273,306	-	-	-	-	-
Special Item-SO2 Credits	50,930	-	72,065	-	-	-	-	-	-	-
Grant Revenue	-	-	-	-	-	119,367	110,937	3,022	6,500	193,019
Gain on Disposition of Property	-	-	-	-	-	<u>4,568,719</u>	-	-	-	-
Total Non-Utility Activities	<u>2,281,144</u>	<u>2,911,091</u>	<u>2,832,092</u>	<u>3,340,962</u>	<u>6,857,790</u>	<u>7,955,935</u>	<u>1,040,145</u>	<u>852,540</u>	<u>1,756,609</u>	<u>3,088,080</u>
Total Revenues	<u>\$ 107,365,731</u>	<u>\$ 112,505,400</u>	<u>\$ 116,166,045</u>	<u>\$ 97,315,302</u>	<u>\$ 104,143,838</u>	<u>\$ 91,554,018</u>	<u>\$ 82,460,999</u>	<u>\$ 74,136,372</u>	<u>\$ 68,714,223</u>	<u>\$ 73,307,486</u>

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA

FINANCIAL TRENDS

CHANGES IN NET ASSETS (Continued)

FISCAL YEARS 2010 - 2001

	<u>2010</u>	<u>2009</u>	<u>2008</u>	Restated <u>2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>	Restated <u>2003</u>	Restated <u>2002</u>	<u>2001</u>
Expenses										
Utility Activities:										
Operating Expenses										
Production - Diesel	\$ 1,557,898	\$ 2,186,002	\$ 1,625,066	\$ 1,623,810	\$ 1,482,077	\$ 1,074,167	\$ 887,371	\$ 916,557	\$ 779,761	\$ 816,946
Purchased Power	63,272,371	66,847,376	71,009,513	58,531,619	59,946,424	49,287,046	44,523,179	41,311,655	34,230,472	36,742,561
Transmission	4,519,506	4,648,803	3,938,264	3,857,363	3,539,845	3,646,679	3,298,491	3,711,111	3,485,983	3,589,637
Distribution	3,939,956	4,065,166	4,070,472	3,984,022	3,366,439	3,017,736	3,250,018	2,832,211	3,075,612	2,985,558
Customer Service	1,663,487	1,675,437	1,571,014	1,332,355	1,243,322	1,280,590	1,085,522	1,015,116	985,698	1,033,617
Administrative & General	14,288,249	12,620,134	11,850,327	11,812,589	11,452,519	11,540,112	10,004,675	8,757,455	8,460,644	5,977,699
Depreciation	7,925,719	7,190,781	6,632,858	6,339,122	6,182,488	6,391,999	6,441,587	6,367,595	6,500,687	5,680,618
Gross Receipts Tax	2,531,611	2,648,136	2,738,286	2,252,740	2,348,479	2,010,155	1,932,116	1,786,472	1,611,989	1,695,508
Employer Payroll Tax	134,583	145,807	145,160	137,946	119,476	116,919	89,107	68,831	65,945	63,034
Total Utility Activities	<u>99,833,380</u>	<u>102,027,642</u>	<u>103,580,960</u>	<u>89,871,566</u>	<u>89,681,069</u>	<u>78,365,403</u>	<u>71,512,066</u>	<u>66,767,003</u>	<u>59,196,791</u>	<u>58,585,178</u>
Non-Utility Activities										
Debt Expenses										
Interest on Debt	3,809,889	4,034,263	4,228,875	4,435,260	4,670,672	4,811,456	4,959,686	5,116,455	5,468,680	5,788,814
Interest Customer Deposit	8,998	10,807	67,621	197,964	194,367	109,429	29,345	31,538	74,701	279,513
Amortization of Bond Discount	115,548	115,548	114,040	113,096	104,508	104,508	104,508	104,508	259,703	127,714
Payment to City of Key West	393,368	386,188	368,741	341,279	343,341	340,548	325,998	318,394	334,485	323,851
Special Item - Hurricane	125,000	-	256,796	-	3,094,972	2,214,686	-	-	-	-
Retirement of Steam Plant	-	-	-	-	-	-	-	-	-	-
Total Non-Utility Activities	<u>4,452,803</u>	<u>4,546,806</u>	<u>5,036,073</u>	<u>5,087,599</u>	<u>8,407,860</u>	<u>7,580,627</u>	<u>5,419,537</u>	<u>5,570,895</u>	<u>6,137,569</u>	<u>6,519,892</u>
Total Expenses	<u>\$ 104,286,183</u>	<u>\$ 106,574,448</u>	<u>\$ 108,617,033</u>	<u>\$ 94,959,165</u>	<u>\$ 98,088,929</u>	<u>\$ 85,946,030</u>	<u>\$ 76,931,603</u>	<u>\$ 72,337,898</u>	<u>\$ 65,334,360</u>	<u>\$ 65,105,070</u>

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA

FINANCIAL TRENDS

CHANGES IN NET ASSETS (Continued)

FISCAL YEARS 2010 – 2001

	<u>2010</u>	<u>2009</u>	<u>2008</u>	Restated <u>2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>	Restated <u>2003</u>	Restated <u>2002</u>	<u>2001</u>
<u>Change in Net Assets</u>										
Utility Activities										
Total Utility Revenues	\$ 105,084,587	\$ 109,594,309	\$ 113,333,953	\$ 93,974,340	\$ 97,286,048	\$ 83,598,083	\$ 81,420,854	\$ 73,283,832	\$ 66,957,614	\$ 70,219,406
Total Utility Expenses	<u>99,833,380</u>	<u>102,027,642</u>	<u>103,580,960</u>	<u>89,871,566</u>	<u>89,681,069</u>	<u>78,365,403</u>	<u>71,512,066</u>	<u>66,767,003</u>	<u>59,196,791</u>	<u>58,585,178</u>
Utility Change in Net Assets	5,251,207	7,566,667	9,752,993	4,102,774	7,604,979	5,232,680	9,908,788	6,516,829	7,760,823	11,634,228
Non-Utility Activities										
Total Non-Utility Revenues	2,281,144	2,911,091	2,832,092	3,340,962	6,857,790	7,955,935	1,040,145	852,540	1,756,609	3,088,080
Total Non-Utility Expenses	<u>4,452,803</u>	<u>4,546,806</u>	<u>5,036,073</u>	<u>5,087,599</u>	<u>8,407,860</u>	<u>7,580,627</u>	<u>5,419,537</u>	<u>5,570,895</u>	<u>6,137,569</u>	<u>6,519,892</u>
Non-Utility Change in Net Assets	(2,171,659)	(1,635,715)	(2,203,981)	(1,746,637)	(1,550,070)	375,308	(4,379,392)	(4,718,355)	(4,380,960)	(3,431,812)
Change in Net Assets	<u>\$ 3,079,548</u>	<u>\$ 5,930,952</u>	<u>\$ 7,549,012</u>	<u>\$ 2,356,137</u>	<u>\$ 6,054,909</u>	<u>\$ 5,607,988</u>	<u>\$ 5,529,396</u>	<u>\$ 1,798,474</u>	<u>\$ 3,379,863</u>	<u>\$ 8,202,416</u>

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA

FINANCIAL TRENDS

NET ASSETS BY COMPONENT

FISCAL YEARS 2010 - 2001

	<u>2010</u>	<u>2009</u>	<u>2008</u>	Restated <u>2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>	Restated <u>2003</u>	Restated <u>2002</u>	<u>2001</u>
Utility Activities										
Invested in capital assets, net of related debt	\$ 82,248,111	\$ 76,593,445	\$ 66,814,871	\$ 60,991,269	\$ 53,995,651	\$ 48,044,762	\$ 47,004,365	\$ 42,238,508	\$ 34,953,312	\$ 26,426,478
Restricted	2,996,926	3,188,316	10,830,859	2,266,539	3,243,009	3,243,009	3,243,009	1,621,505	-	-
Unrestricted	<u>6,844,241</u>	<u>9,227,969</u>	<u>5,433,048</u>	<u>12,271,958</u>	<u>15,934,969</u>	<u>15,830,949</u>	<u>11,263,359</u>	<u>12,121,325</u>	<u>19,229,550</u>	<u>24,376,521</u>
Total Net Assets	<u>\$ 92,089,278</u>	<u>\$ 89,009,730</u>	<u>\$ 83,078,778</u>	<u>\$ 75,529,766</u>	<u>\$ 73,173,629</u>	<u>\$ 67,118,720</u>	<u>\$ 61,510,733</u>	<u>\$ 55,981,338</u>	<u>\$ 54,182,862</u>	<u>\$ 50,802,999</u>

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA

REVENUE CAPACITY

REVENUES BY TYPE OF CUSTOMER

FISCAL YEARS 2010 - 2001

	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>Restated 2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>	<u>Restated 2003</u>	<u>Restated 2002</u>	<u>2001</u>
Residential	\$ 48,205,995	\$ 48,875,062	\$ 51,560,478	\$ 42,438,131	\$ 44,302,430	\$ 37,767,031	\$ 36,658,912	\$ 33,526,793	\$ 29,945,374	\$ 30,573,275
Senior Citizen	679,315	567,634	498,448	428,097	452,712	369,301	314,552	229,184	195,524	207,605
Small Commercial	10,258,593	11,430,140	11,598,413	9,595,506	9,861,649	8,386,852	8,170,521	7,209,746	6,980,914	7,723,758
Large Commercial	30,124,699	31,847,083	33,354,993	27,432,935	28,882,226	24,131,212	23,690,538	20,955,224	18,998,550	20,122,328
Large Commercial-Primary	2,842,446	2,686,606	2,109,808	1,653,887	1,783,289	1,503,875	1,516,123	1,382,608	1,431,486	1,666,483
Industrial	-	-	-	-	-	-	-	7,313	46,533	25,134
Military	8,478,864	9,708,708	9,587,871	7,797,799	7,986,754	7,618,487	7,296,000	6,561,783	6,285,413	6,848,174
Churches	97,813	106,856	120,566	96,087	103,375	87,974	94,843	81,599	73,457	77,890
Recreating Lighting	20,202	21,428	25,540	30,242	28,274	28,956	25,102	23,384	22,505	23,827
Street Lighting	332,508	461,627	441,036	382,452	397,735	339,410	327,408	302,405	289,625	345,077
Area Lights	<u>223,993</u>	<u>220,302</u>	<u>221,189</u>	<u>225,255</u>	<u>169,924</u>	<u>173,103</u>	<u>190,629</u>	<u>178,738</u>	<u>186,049</u>	<u>187,404</u>
Total Electric Revenues	<u>\$ 101,264,428</u>	<u>\$ 105,925,446</u>	<u>\$ 109,518,342</u>	<u>\$ 90,080,391</u>	<u>\$ 93,968,368</u>	<u>\$ 80,406,201</u>	<u>\$ 78,284,628</u>	<u>\$ 70,458,777</u>	<u>\$ 64,455,430</u>	<u>\$ 67,800,955</u>

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA

REVENUE CAPACITY

ACTUAL NUMBER OF CUSTOMERS BILLED

(Month of September)

FISCAL YEARS 2010 - 2001

	<u>2010</u>	<u>2009</u>	<u>2008</u>	Restated <u>2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>	Restated <u>2003</u>	Restated <u>2002</u>	<u>2001</u>
Residential	23,884	23,857	23,728	23,602	23,626	23,722	23,485	23,430	23,244	23,002
Senior Citizen	504	478	365	365	385	359	328	273	227	266
Small Commercial	3,327	3,279	3,275	3,135	3,083	3,003	2,981	2,867	2,847	2,885
Large Commercial	655	658	650	666	641	689	682	676	663	611
Large Commercial-Primary	6	8	6	5	5	5	5	6	6	9
Military	1	1	1	1	1	1	1	1	1	1
Churches	13	16	17	15	14	14	14	16	14	15
Recreating Lighting	3	3	3	3	4	4	4	4	4	4
Street Lighting	5	5	5	5	5	5	5	5	5	5
Area Lights	<u>1,439</u>	<u>1,439</u>	<u>1,452</u>	<u>1,743</u>	<u>1,743</u>	<u>1,743</u>	<u>1,743</u>	<u>1,743</u>	<u>1,743</u>	<u>1,743</u>
Total Customers	<u><u>29,837</u></u>	<u><u>29,744</u></u>	<u><u>29,502</u></u>	<u><u>29,540</u></u>	<u><u>29,507</u></u>	<u><u>29,545</u></u>	<u><u>29,248</u></u>	<u><u>29,021</u></u>	<u><u>28,754</u></u>	<u><u>28,541</u></u>

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA

REVENUE CAPACITY

kWh SALES BY TYPE OF CUSTOMER

FISCAL YEARS 2010 - 2001

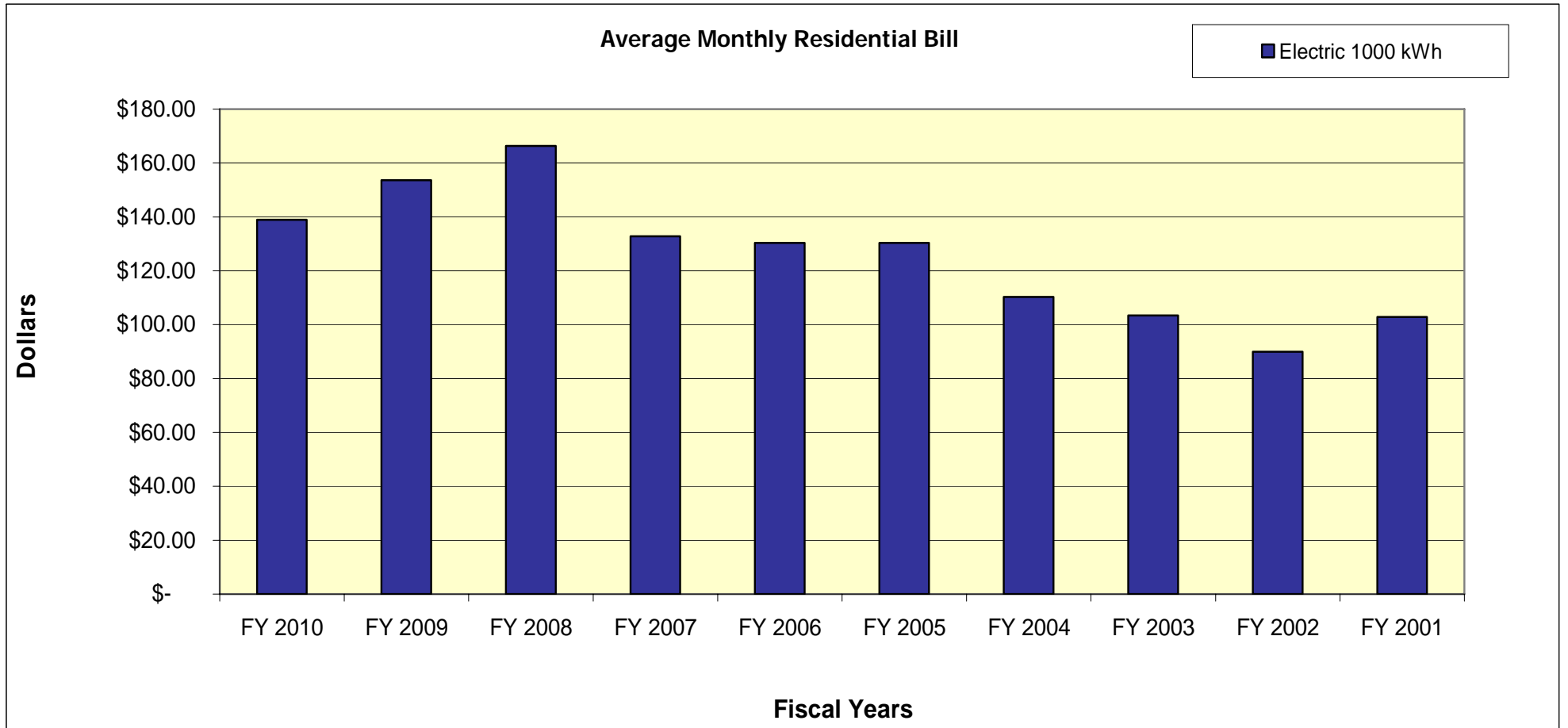
	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>Restated 2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>	<u>Restated 2003</u>	<u>Restated 2002</u>	<u>2001</u>
Residential	327,891,790	306,412,074	338,662,570	322,694,803	322,821,261	328,463,571	331,255,087	336,527,072	313,373,473	297,876,406
Senior Citizen	4,813,342	3,708,660	3,395,803	3,390,179	3,433,442	3,367,914	2,990,238	2,421,557	2,162,669	2,132,083
Small Commercial	68,036,855	70,227,949	74,675,605	71,492,573	70,301,646	71,315,388	72,215,876	70,546,836	71,191,876	69,505,253
Large Commercial	216,912,387	210,898,837	233,186,440	223,211,328	223,397,382	225,840,948	232,357,842	229,252,417	217,523,554	204,191,750
Large Commercial-Primary	21,234,670	18,498,199	15,283,453	14,028,201	14,390,129	14,745,675	15,445,343	15,697,282	17,088,655	17,725,220
Industrial	-	-	-	-	-	-	-	71,760	472,400	250,800
Military	64,148,957	67,370,482	69,584,689	66,557,591	64,737,435	75,332,040	75,596,527	76,739,131	76,916,836	73,989,067
Churches	591,294	602,154	718,511	648,111	671,840	669,595	757,371	743,337	649,482	605,706
Recreating Lighting	114,580	114,100	145,520	194,740	175,760	210,460	188,060	191,100	188,600	188,620
Street Lighting	2,709,204	2,697,333	2,694,288	2,750,949	2,817,954	2,654,569	2,651,128	2,652,752	2,655,220	2,955,277
Area Lights	<u>1,377,516</u>	<u>1,377,516</u>	<u>1,377,516</u>	<u>1,377,516</u>	<u>1,377,516</u>	<u>1,377,516</u>	<u>1,377,516</u>	<u>1,377,516</u>	<u>1,410,415</u>	<u>1,443,168</u>
Total kWh	<u>707,830,595</u>	<u>681,907,304</u>	<u>739,724,395</u>	<u>706,345,991</u>	<u>704,124,365</u>	<u>723,977,676</u>	<u>734,834,988</u>	<u>736,220,760</u>	<u>703,633,180</u>	<u>670,863,350</u>

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA

REVENUE CAPACITY

AVERAGE MONTHLY BILL

FISCAL YEARS 2010 – 2001



UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA

REVENUE CAPACITY

RESIDENTIAL RATE ANALYSIS

(Month of September)

FISCAL YEARS 2010 - 2001

	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>	<u>2003</u>	<u>2002</u>	<u>2001</u>
Customer Charge	\$ 6.75	\$ 6.47	\$ 6.24	\$ 6.24	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00
Rate Per kWh	0.1332	0.1277	0.1231	0.1231	0.0799	0.0799	0.0799	0.0799	0.0799	0.0799
PCA Per kWh	-0.0010	0.0195	0.0370	0.0035	0.0450	0.0328	0.0244	0.0175	0.0041	0.0170

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA

REVENUE CAPACITY

RATE INCREASES

FISCAL YEARS 2010 - 2001

FISCAL YEAR	RATE INCREASES	RATE DECREASES
FY 2010	4.30%	0.0%
FY 2009	3.75%	0.0%
FY 2008	0.0%	0.0%
FY 2007	4.5%	0.0%
FY 2006	0.0%	0.0%
FY 2005	0.0%	0.0%
FY 2004	0.0%	0.0%
FY 2003	0.0%	0.0%
FY 2002	0.0%	0.0%
FY 2001	0.0%	0.0%

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA

DEBT CAPACITY

FISCAL YEARS 2010 - 2001

	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>Restated 2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>	<u>Restated 2003</u>	<u>Restated 2002</u>	<u>2001</u>
Operating Revenue	\$ 104,964,602	\$ 109,499,486	\$ 113,158,093	\$ 93,748,872	\$ 97,200,065	\$ 83,478,736	\$ 81,339,438	\$ 73,137,245	\$ 66,830,291	\$ 69,988,022
Other Income	2,281,144	2,911,570	2,539,133	2,790,753	3,302,844	1,486,514	1,040,145	849,518	1,750,109	3,134,405
Rate Stabilization Transfers	(1,357)	2,662,964	(700,000)	(677,808)	(1,000,535)	235,272	(1,020)	(617,148)	2,330,599	(2,082,435)
Bond Amortization Fund Interest							-	-	-	(120,475)
Total Revenues Available	107,244,389	115,074,020	114,997,226	95,861,817	99,502,374	85,200,522	82,378,563	73,369,615	70,910,999	70,919,517
Total Operating Expenses	91,916,658	94,847,669	97,015,782	83,730,408	83,692,856	72,085,736	65,099,824	60,430,945	54,085,176	53,184,073
Net Revenues Available for Coverage	<u>\$ 15,327,731</u>	<u>\$ 20,226,351</u>	<u>\$ 17,981,444</u>	<u>\$ 12,131,409</u>	<u>\$ 15,809,518</u>	<u>\$ 13,114,786</u>	<u>\$ 17,278,739</u>	<u>\$ 12,938,670</u>	<u>\$ 16,825,823</u>	<u>\$ 17,735,444</u>
Annual Debt Service	<u>\$ 10,373,069</u>	<u>\$ 8,392,294</u>	<u>\$ 8,386,900</u>	<u>\$ 8,451,538</u>	<u>\$ 8,511,550</u>	<u>\$ 8,509,645</u>	<u>\$ 8,506,395</u>	<u>\$ 8,508,320</u>	<u>\$ 8,493,242</u>	<u>\$ 9,293,376</u>
Debt Service Coverage Ratio	<u>1.48</u>	<u>2.41</u>	<u>2.14</u>	<u>1.44</u>	<u>1.86</u>	<u>1.54</u>	<u>2.03</u>	<u>1.52</u>	<u>1.98</u>	<u>1.91</u>

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA

DEBT CAPACITY

PRINCIPAL PAYMENTS PAYABLE FOR ALL DEBT ISSUES THROUGH 2032

Payments Due for FY	Total for all Debt Issues	1991 Series Bond Issue	2000 Series Bond Issue	2001 Series Bond Issue	2006 Series Bond Issue
2011	\$ 6,695,000	\$ -	\$ 5,645,000	\$ 1,050,000	\$ -
2012	7,090,000	-	5,990,000	1,100,000	-
2013	7,495,000	-	6,350,000	1,145,000	-
2014	7,925,000	-	6,730,000	1,195,000	-
2015	1,859,840	1,859,840	-	-	-
2016	1,735,344	1,735,344	-	-	-
2017	1,599,539	1,599,539	-	-	-
2018	1,491,821	1,491,821	-	-	-
2019	1,391,241	1,391,241	-	-	-
2020	2,435,000	-	-	-	2,435,000
2021	2,530,000	-	-	-	2,530,000
2022	2,660,000	-	-	-	2,660,000
2023	2,780,000	-	-	-	2,780,000
2024	2,900,000	-	-	-	2,900,000
2025	3,045,000	-	-	-	3,045,000
2026	3,185,000	-	-	-	3,185,000
2027	3,320,000	-	-	-	3,320,000
2028	3,465,000	-	-	-	3,465,000
2029	3,640,000	-	-	-	3,640,000
2030	3,820,000	-	-	-	3,820,000
2031	4,010,000	-	-	-	4,010,000
2032	4,210,000	-	-	-	4,210,000
	<u>\$ 79,282,785</u>	<u>\$ 8,077,785</u>	<u>\$ 24,715,000</u>	<u>\$ 4,490,000</u>	<u>\$ 42,000,000</u>

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA

DEMOGRAPHIC AND ECONOMIC INFORMATION

FISCAL YEARS 2010 - 2001

Year	Key West Population ⁽¹⁾	Key West Personal Income ⁽³⁾	Monroe County Per Capita Income ⁽²⁾	Monroe County Median Age ⁽¹⁾	Monroe County Unemployment Rate ⁽²⁾
2010	(4)	(4)	(4)	(4)	8.7%*
2009	22,364	(4)	(4)	(4)	7.5%*
2008	22,364	\$ 61,825	\$ 34,174	47	4.7%
2007	22,682	\$ 61,216	\$ 39,254	53	2.8%
2006	23,262	\$ 54,955	\$ 36,564	53	3.3%
2005	23,935*	\$ 50,024	\$ 35,612	(4)	3.0%
2004	25,811	\$ 43,905	\$ 35,423	(4)	2.3%
2003	25,811	\$ 38,353	\$ 35,423	43	3.1%
2002	25,853	\$ 37,085	\$ 33,549	43	2.6%
2001	25,735	\$ 37,198	\$ 38,309	43	2.6%

Sources:

⁽¹⁾ Key West Chamber of Commerce

⁽²⁾ US Department of Labor Bureau of Labor Statistics

⁽³⁾ Bureau of Economic Analysis

⁽⁴⁾ Data not available

* Data updated based on most recent statistics published by source.

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA

OPERATING INFORMATION

OPERATING EXPENSES

FISCAL YEARS 2010 - 2001

	<u>2010</u>	<u>2009</u>	<u>2008</u>	Restated <u>2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>	Restated <u>2003</u>	Restated <u>2002</u>	<u>2001</u>
Electric Operating Expenses										
Production - Diesel	\$ 1,557,898	\$ 2,186,002	\$ 1,625,066	\$ 1,623,810	\$ 1,482,077	\$ 1,074,167	\$ 887,371	\$ 916,557	\$ 779,761	\$ 816,946
Purchased Power	63,272,371	66,847,376	71,009,513	58,531,619	59,946,424	49,287,046	44,523,179	41,311,655	34,230,472	36,585,038
Transmission	4,519,506	4,648,803	3,938,264	3,857,363	3,539,845	3,646,679	3,298,491	3,711,111	3,485,983	3,589,637
Distribution	3,939,956	4,065,166	4,070,472	3,984,022	3,366,439	3,017,736	3,250,018	2,832,211	3,075,612	3,143,081
Customer Accounts, Collection and Services	1,663,487	1,675,437	1,571,014	1,332,355	1,243,322	1,280,590	1,085,522	1,015,116	985,698	1,033,617
Administrative and General	14,288,249	12,620,134	11,850,327	11,812,589	11,452,519	11,540,112	10,004,675	8,757,455	8,460,644	5,977,699
Depreciation	7,925,719	7,190,781	6,632,858	6,339,122	6,182,488	6,391,999	6,441,587	6,367,595	6,500,687	5,680,618
Taxes Other Than Income Tax	<u>2,666,194</u>	<u>2,793,943</u>	<u>2,883,446</u>	<u>2,390,686</u>	<u>2,467,955</u>	<u>2,127,074</u>	<u>2,021,223</u>	<u>1,855,303</u>	<u>1,677,934</u>	<u>1,758,542</u>
Total Electric Operating Expenses	<u>\$ 99,833,380</u>	<u>\$ 102,027,642</u>	<u>\$ 103,580,960</u>	<u>\$ 89,871,566</u>	<u>\$ 89,681,069</u>	<u>\$ 78,365,403</u>	<u>\$ 71,512,066</u>	<u>\$ 66,767,003</u>	<u>\$ 59,196,791</u>	<u>\$ 58,585,178</u>

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA

OPERATING INFORMATION

ENERGY SOURCES

FISCAL YEARS 2010 - 2001

<u>Description</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>	<u>2003</u>	<u>2002</u>	<u>2001</u>
<u>Gross Generation in MW:</u>										
Diesel and Combustion Turbine	5,351	5,307	4,872	15,066	20,338	26,067	20,836	29,708	26,229	19,656
Less: Station Auxiliaries	<u>4,595</u>	<u>4,459</u>	<u>4,367</u>	<u>4,073</u>	<u>3,566</u>	<u>3,463</u>	<u>3,372</u>	<u>3,310</u>	<u>3,232</u>	<u>3,063</u>
Net Generation	756	848	505	10,993	16,772	22,604	17,464	26,398	22,997	16,593
Sales To Other Distributors										
Net Delivered Purchased Power and Stanton Generation	<u>747,202</u>	<u>732,192</u>	<u>774,025</u>	<u>755,185</u>	<u>738,938</u>	<u>758,537</u>	<u>763,799</u>	<u>767,542</u>	<u>734,541</u>	<u>704,034</u>
Net Energy for Load	747,958	733,040	774,530	766,178	755,710	781,141	781,263	793,940	757,538	720,627
Less: Losses	<u>(40,127)</u>	<u>(51,133)</u>	<u>(34,806)</u>	<u>(59,832)</u>	<u>(51,586)</u>	<u>(57,163)</u>	<u>(46,428)</u>	<u>(57,719)</u>	<u>(53,905)</u>	<u>(49,763)</u>
Retail Energy Sales	<u>707,831</u>	<u>681,907</u>	<u>739,724</u>	<u>706,346</u>	<u>704,124</u>	<u>723,978</u>	<u>734,835</u>	<u>736,221</u>	<u>703,633</u>	<u>670,864</u>
Losses	5.4%	7.0%	4.5%	7.8%	6.8%	7.3%	5.9%	7.3%	7.1%	6.9%
Generation Capacity (kW) - Name Plate Rating (1)	130,100	137,500	137,500	123,100	123,100	87,100	87,100	87,100	87,100	87,100
KEYS 60 Minute Net Peak Demand	138,100	137,400	139,100	142,000	135,511	145,500	139,700	138,900	133,800	129,900
Percentage of On Island Resources for Net Peak Demand (2)	94.2%	100.1%	98.8%	86.7%	90.8%	59.9%	62.3%	62.7%	65.1%	67.1%
Load Factor	61.8%	60.9%	63.4%	61.6%	63.7%	61.3%	63.8%	65.3%	64.6%	63.3%
<u>Delivered Purchased Power and Stanton Resources (kW):</u>										
FP&L Long - Term Power	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000
FMPA Tri-City Project (Stanton 1)	12,289	12,289	12,289	12,289	12,289	12,367	12,289	12,289	12,289	11,633
FMPA Stanton 2 Project	9,862	9,862	9,862	9,862	9,770	9,708	9,862	9,862	9,862	9,243
Other Short Term Firm	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Purchased	<u>67,151</u>	<u>67,151</u>	<u>67,151</u>	<u>67,151</u>	<u>67,059</u>	<u>67,075</u>	<u>67,151</u>	<u>67,151</u>	<u>67,151</u>	<u>65,876</u>
Total Generating and Purchased Capability	<u>197,251</u>	<u>204,651</u>	<u>204,651</u>	<u>190,251</u>	<u>190,159</u>	<u>154,175</u>	<u>154,251</u>	<u>154,251</u>	<u>154,251</u>	<u>152,976</u>
Net Reserve Margin Including Purchased Power (3)	42.8%	48.9%	47.1%	34.0%	40.3%	6.0%	10.4%	11.1%	15.3%	17.8%

(1) KEYS has a "Capacity and Energy Sales Agreement" with the Florida Keys Electric Cooperative (FKEC) to provide a minimum capacity and energy in the event that the transmission line is interrupted. The minimum is based upon a formula in the contract.

(2) The Utility Board has revised the On Island Generation Capacity to meet its annual peak demand from 70% to 60%.

(3) Net Reserve Margin represents the amount of capacity in excess of KEYS peak demand, as a percentage of system peak demand. Commencing 2002, this calculation utilizes The Net 60 Minute Peak. The calculation is Total Generating and Purchased Capability less KEYS Net 60 Minute Net Peak Demand divided by KEYS 60 Minute Net Peak Demand.

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA

OPERATING INFORMATION

GENERATING CAPACITY

FISCAL YEARS 2010 - 2001

<u>Generating Units</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>	<u>2003</u>	<u>2002</u>	<u>2001</u>		
Name Plate				<u>M e g a w a t t s (M W)</u>								
Combustion Turbine #1	23.5	23.5	23.5	20.0	20.0	20.0	20.0	20.0	20.0	20.0		
Combustion Turbine #2	19.8	19.8	19.8	18.6	18.6	18.6	18.6	18.6	18.6	18.6		
Combustion Turbine #3	19.8	19.8	19.8	18.1	18.1	18.1	18.1	18.1	18.1	18.1		
Combustion Turbine #4	48.0	48.0	48.0	43.0	43.0	-	-	-	-	-		
Medium Speed Diesels #1	9.5	9.5	9.5	8.7	8.7	8.7	8.7	8.7	8.7	8.7		
Medium Speed Diesels #2	9.5	9.5	9.5	8.7	8.7	8.7	8.7	8.7	8.7	8.7		
Stock Island Peaking High Speed Diesel #1	-	2.5	2.5	2.0	2.0	2.0	2.0	2.0	2.0	2.0		
Stock Island Peaking High Speed Diesel #2	-	2.5	2.5	2.0	2.0	2.0	2.0	2.0	2.0	2.0		
Stock Island Peaking High Speed Diesel #3	-	2.5	2.5	2.0	2.0	2.0	2.0	2.0	2.0	2.0		
Cudjoe Key Peaking High Speed Diesel #1	-	-	-	-	-	2.0	2.0	2.0	2.0	2.0		
Cudjoe Key Peaking High Speed Diesel #2	-	-	-	-	-	2.5	2.5	2.5	2.5	2.5		
Big Pine Key Peaking High Speed Diesel #1	-	-	-	-	-	2.5	2.5	2.5	2.5	2.5		
Total Name Plate	<u>130.1</u>	<u>137.6</u>	<u>137.6</u>	<u>123.1</u>	<u>123.1</u>	<u>87.1</u>	<u>87.1</u>	<u>87.1</u>	<u>87.1</u>	<u>87.1</u>		
Islanded												
Combustion Turbine #1	18.0	18.0	18.0	12.6	12.6	12.6	12.6	12.6	12.6	12.6		
Combustion Turbine #2	16.0	16.0	14.0	17.2	17.2	17.2	17.2	17.2	17.2	17.2		
Combustion Turbine #3	11.0	11.0	9.0	17.5	17.5	17.5	17.5	17.5	17.5	17.5		
Combustion Turbine #4	44.0	44.0	44.0	43.0	43.0	-	-	-	-	-		
Medium Speed Diesels #1	7.0	6.4	7.0	8.8	8.8	8.8	8.8	8.8	8.8	8.8		
Medium Speed Diesels #2	7.0	6.6	7.0	8.8	8.8	8.8	8.8	8.8	8.8	8.8		
Stock Island Peaking High Speed Diesel #1	-	1.5	1.5	1.8	1.8	1.8	1.8	1.8	1.8	1.8		
Stock Island Peaking High Speed Diesel #2	-	1.5	1.5	1.8	1.8	1.8	1.8	1.8	1.8	1.8		
Stock Island Peaking High Speed Diesel #3	-	1.5	1.5	1.8	1.8	1.8	1.8	1.8	1.8	1.8		
Cudjoe Key Peaking High Speed Diesel #1	-	-	-	-	-	1.8	1.8	1.8	1.8	1.8		
Cudjoe Key Peaking High Speed Diesel #2	-	-	-	-	-	2.2	2.2	2.2	2.2	2.2		
Big Pine Key Peaking High Speed Diesel #1	-	-	-	-	-	2.3	2.3	2.3	2.3	2.3		
Total Islanded	<u>103.0</u>	<u>106.5</u>	<u>103.5</u>	<u>113.3</u>	<u>113.3</u>	<u>76.6</u>	<u>76.6</u>	<u>76.6</u>	<u>76.6</u>	<u>76.6</u>		
Synchronized												
Combustion Turbine #1	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0		
Combustion Turbine #2	16.0	16.0	14.0	17.2	17.2	17.2	17.2	17.2	17.2	17.2		
Combustion Turbine #3	16.0	16.0	14.0	17.5	17.5	17.5	17.5	17.5	17.5	17.5		
Combustion Turbine #4	44.0	44.0	44.0	43.0	43.0	-	-	-	-	-		
Medium Speed Diesels #1	7.0	6.4	7.0	8.8	8.8	8.8	8.8	8.8	8.8	8.8		
Medium Speed Diesels #2	7.0	6.6	7.0	8.8	8.8	8.8	8.8	8.8	8.8	8.8		
Stock Island Peaking High Speed Diesel #1	-	1.5	1.5	1.8	1.8	1.8	1.8	1.8	1.8	1.8		
Stock Island Peaking High Speed Diesel #2	-	1.5	1.5	1.8	1.8	1.8	1.8	1.8	1.8	1.8		
Stock Island Peaking High Speed Diesel #3	-	1.5	1.5	1.8	1.8	1.8	1.8	1.8	1.8	1.8		
Cudjoe Key Peaking High Speed Diesel #1	-	-	-	-	-	1.8	1.8	1.8	1.8	1.8		
Cudjoe Key Peaking High Speed Diesel #2	-	-	-	-	-	2.2	2.2	2.2	2.2	2.2		
Big Pine Key Peaking High Speed Diesel #1	-	-	-	-	-	2.3	2.3	2.3	2.3	2.3		
Total Synchronized	<u>108.0</u>	<u>111.5</u>	<u>108.5</u>	<u>118.7</u>	<u>118.7</u>	<u>82.0</u>	<u>82.0</u>	<u>82.0</u>	<u>82.0</u>	<u>82.0</u>		

Nameplate - Capacity provided by the manufacturer.

Islanded - Capacity when not connected to the mainland through the T-Line; used when calculating On-Island Generation Capacity.

Synchronized - Realistic capacity due to limiting factors associated with the units.

Cudjoe Key Peaking High Speed Diesels and Big Pine Key Peaking High Speed Diesel were decommissioned in FY2006.

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA

OPERATING INFORMATION

EMPLOYEE INFORMATION

FISCAL YEARS 2010 - 2001

	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>	<u>2003</u>	<u>2002</u>	<u>2001</u>
General Manager's Department	13	13	13	10	17	18	17	17	16	11
Engineering & Control	21	22	22	22	20	19	19	19	20	20
Customer Services	30	33	33	33	32	32	30	31	33	32
Finance	16	16	16	17	10	10	15	13	13	21
Transmission & Distribution	35	35	34	36	36	34	35	38	42	39
General Plant	15	16	15	17	0	0	8	9	9	11
Generation	<u>19</u>	<u>22</u>	<u>22</u>	<u>23</u>	<u>38</u>	<u>39</u>	<u>22</u>	<u>21</u>	<u>18</u>	<u>20</u>
Total	<u>149</u>	<u>157</u>	<u>155</u>	<u>158</u>	<u>153</u>	<u>152</u>	<u>146</u>	<u>148</u>	<u>151</u>	<u>154</u>

Notes:

The numbers above do not include five (5) Utility Board Members

The approved budget was used for 2001.

Commencing 2002, actual employee head count is used.

The following departmental movements were made during Fiscal Year 2007:

Information Technologies has been moved from General Manager's Department to General Plant.

Fleets and Facilities have been moved from Generation to General Plant.

Purchasing and Warehouse have been moved from Generation to Finance.

UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA

OPERATING INFORMATION

TEN HIGHEST CONSUMPTION LOCATIONS

FOR THE YEAR ENDED SEPTEMBER 30, 2010

Ranking	Customer Account	Demand KW	Energy kWh	Dollars
1	U.S. Navy	13,566.9	64,148,665	\$ 8,529,684
2	City of Key West	3,507.8	12,609,120	\$ 1,850,644
3	Monroe County School Board	8,226.6	9,624,536	\$ 1,495,720
4	Monroe County Detention Cention	1,232.1	7,737,450	\$ 1,009,684
5	Winn Dixie Stores	1,114.3	7,292,220	\$ 1,032,344
6	US Coast Guard Key West Sector	1,476.0	6,989,202	\$ 944,062
7	Key West HMA Inc	1,129.3	6,835,385	\$ 974,841
8	Marriott Casa Marina Hotel	840.0	4,955,519	\$ 710,886
9	Florida Keys Aqueduct Authority	1,337.8	4,185,843	\$ 609,958
10	Tannex Development Corp.	757.1	3,883,347	\$ 569,423

Since the customer information above is listed by rank and the rank changes yearly only the current year is presented.



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James H. Hill, Jr.

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Utility Board of the City
of Key West, Florida
"Keys Energy Services"
Key West, Florida

We have audited the financial statements of the Utility Board of the City of Key West, Florida, d/b/a Keys Energy Services, ("KEYS") as of and for the year ended September 30, 2010, which collectively comprise KEYS' basic financial statements and have issued our report thereon dated January 26, 2011. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered KEYS' internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of KEYS' internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of KEYS' internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. *A material weakness* is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies, or

Utility Board of the City
of Key West, Florida
"Keys Energy Services"
Key West, Florida

material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether KEYS' financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to management of KEYS, in a separate letter dated January 26, 2011.

This report is intended solely for the information and use of management, the audit committee, Board of Directors, and the Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.



OROPEZA & PARKS
CERTIFIED PUBLIC ACCOUNTANTS

January 26, 2011