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(LICENSED IN TEXAS ONLY)

October 6, 2003
VIA HAND DELIVERY

RECEIVED-4PSC
03 OCT -6 PM 2:52
COMMISSION
CLERK

Mr. Troy Rendell
Division of Economic Regulation
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Re: Service Management Systems, Inc.; PSC Docket No. 021228-WS
Application for Staff Assisted Water and Sewer Rate Increase in Brevard County
Our File No. 36082.02

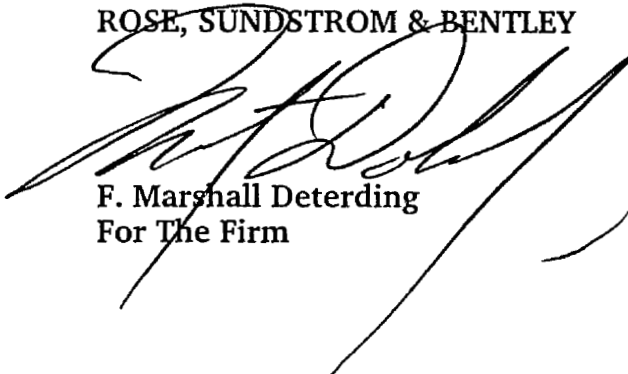
Dear Troy:

As promised, I am attaching hereto a letter from the local realtor who works in the area near Service Management Systems, Inc.'s existing service territory. As noted in his attached letter, the Utility would have to pay approximately \$475 per month plus cost for renovations, etc. in order to rent suitable office space for the Utility offices. I believe this is the best information available concerning reasonable rental cost for the building the Utility is now utilizing.

If you have any further questions or need any further information in this regard, please let me know.

Sincerely,

ROSE, SUNDBSTROM & BENTLEY



F. Marshall Deterding
For The Firm

AUS _____
CAF _____
CMP _____
COM _____
CTR _____
ECR _____ FMD/tms
GCL _____ cc: Blanca S. Bayo, Director
OPC _____ Ralph Jaeger, Esquire
MMS _____ Ryan Fitch
SEC 1 _____ James Bates
OTH _____ Robert Frazier, Esquire
Marty Sadkin

indian\6rendell.ltr

DOCUMENT NUMBER-DATE

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FPSC-COMMISSION CLERK



September 30, 2003

James Bates
235 Hammock Shore Drive
Melbourne Beach, FL 32951

RE: Service Management Systems, Inc.
Office Rental Space

Dear Mr. Bates:

As you requested, I have reviewed available rental properties in close proximity to the Aquarina development and determined what office space is available nearby and at what price. Based upon my knowledge of the area, I believe your company could obtain office rental space of approximately 150-200 square feet for \$475 per month in rental expense. The tenant, typically, would be responsible for renovations, furnishings and fixtures.

If you need anything further, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "William E. Kinglesmith". The signature is stylized and includes a long horizontal flourish extending to the right.

William E. Kinglesmith
Broker/Owner

WEK:dmp