

KSRU

Keen Sales, Rentals and Utilities, Inc.

685 Dyson Road
Haines City, FL 33844
Business Phone 863-421-6827

REGISTRATION CENTER
09 MAY 22 11 4: 35

May 18, 2009

To: Florida Public Service Commission
Office of the Commission Clerk
Division of Regulatory Compliance
(Salak, Mailhot, Harvey, District Offices)

Ref: Response to "Final Audit Report"
For: Docket # 090072-WU
Keen Sales, Rentals & Utilities, Inc.
Audit Purpose: Staff assisted rate case
Company code WU771
Audit Control # 09-058-1-1

Audit #1:

Keen Sales, Rentals and Utilities, Inc. has been in conformity with the NARUC system since 2001. However, this company was established in 1989 and Polk County Health Department established our rates at that time. Florida Public Service Commission did not start regulating this company until a later date at which time the necessary paperwork was given to the FPSC from Polk County Health Department and Keen Sales Rentals & Utilities, Inc. showing how rates were established at that time.

Due to Keen Sales, Rentals & Utilities, Inc. never applying for a SARC on Keen Subdivision prior to this year, the NARUC system only applied as far back as 2001. Mr. Winston was given a depreciation statement from our accountant with the information on the plant prior to 2001, which he said would be suffice.

Audit #2:

"Original Cost Study" is being done by Stan Riger, FPSC.

DOCUMENT NUMBER-DATE

05087 MAY 22 8

FPSC-COMMISSION CLERK

Page 2

Audit #3:

Keen Sales, Rentals & Utilities, Inc does not agree with the finding of the land dedicated to public service due to the fact that the land was sold to Keen Sales, Rentals & Utilities for the amount of \$4000.00. This would be the original cost to the utility company. Your audit is going by what Keen Sales & Rentals, Inc. purchased the land for originally not the amount Keen Sales, Rentals & Utilities, Inc. purchased it for from Keen Sales & Rentals, Inc. (two different companies). A copy of the "contract of purchase" in the amount of \$4000.00 was given to Mr. Winston as proof of purchase.

Audit # 5:

Ref. #1 – see the attached for account #603

Ref. # 1 – see the attached for account #640

The above were "accrued" amounts due to the fact that the utility company did not have the funds to pay the amounts owed.

Respectfully submitted,



Melinda K. Dunnahoe
Officer

Acct. # 603

EARLENE R. KEEN
President/Owner

Salary:

\$152.31 Per Week
Monday – Friday
4 Hrs. per day = 28 hours per week

Duties & Responsibilities:

Mrs. Keen is responsible for overseeing the Water Manager and all outside contracting. In the event that the Water Manager is unable to perform her duties due to vacation, sick leave, etc. Mrs. Keen steps in and performs the Water Managers duties until she returns. Mrs. Keen also assists customers with water questions and problems, answer phones, receive customer payments on account, posts water payments, makes out deposits, pay bills and handles customer mail outs. She also deals with County & State offices when necessary.

KSR

Keen Sales and Rentals, Inc.

685 Dyson Road

Haines City, FL 33844

Business Phone 803-421-0827

Acct # 640

APRIL 8, 2009

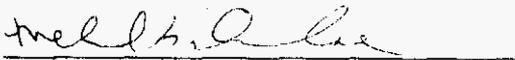
THIS IS A RENTAL CONTRACT BETWEEN KEEN SALES & RENTALS, INC.,
AND KEEN SALES, RENTALS & UTILITIES, INC.

KEEN UTILITY IS AGREEING TO PAY KEEN SALES & RENTALS, INC.,
\$150.00 PER MONTH FOR RENT ON THE OFFICE LOCATED AT 685
DYSON ROAD, HAINES CITY, FLORIDA 33844.

PARADISE ISLAND UTILITY WILL PAY \$75.00 OF THIS MONTHLY RENT
AND THE SUBDIVISION UTILITY WILL PAY \$75.00 OF THIS MONTHLY
RENT.



EARLENE R. KEEN
PRESIDENT KEEN SALES & RENTALS, INC.



MELINDA K. DUNNAHOE
TREATSURER OF KEEN SALES, RENTALS & UTILITY, INC.

STATE OF FLORIDA, COUNTY OF POLK, I HEREBY CERTIFY THAT ON THIS
DAY, BEFORE ME, AM OFFICER DULY AUTHORIZED TO ADMINISTER OATHS
AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED EARLENE R. KEEN
and MELINDA K. DUNNAHOE, PERSONNALLY KNOWN TO ME, DESCRIBED IN
AND WHO EXECUTED THE FOREGOING INSTRUMENTS, ON THE ABOVE DATE
OF APRIL 8, 2009. WITNESS MY HAND AND OFFICIAL SEAL IN THE
COUNTY AND STATE LAST AFORESAID.


NOTARY CHRISTIE MCCORMICK