

State of Florida



# Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD  
TALLAHASSEE, FLORIDA 32399-0850

**-M-E-M-O-R-A-N-D-U-M-**

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**DATE:** April 21, 2023

**TO:** Adam J. Teitzman, Commission Clerk, Office of Commission Clerk

**FROM:** Christopher R. Richards, Public Utility Analyst III, Division of Accounting & Finance *CRR*

**RE:** Docket No. 20220157-WU -- Applications for staff-assisted rate case in Polk County by Keen Sales, Rentals and Utilities, Inc.

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Please place the attached Utility's response to Staff's Third Data Request along with an attached invoice from Duke Energy in the docket file listed above.

Attachment.

COMMISSIONERS:  
ANDREW GILES FAY, CHAIRMAN  
ART GRAHAM  
GARY F. CLARK  
MIKE LA ROSA  
GABRIELLA PASSIDOMO

STATE OF FLORIDA



DIVISION OF  
ACCOUNTING AND FINANCE  
ANDREW L. MAUREY  
DIRECTOR  
(850) 413-6900

# Public Service Commission

March 27, 2023

Ms. Mindy Keen  
Keen Sales, Rentals and Utilities, Inc.  
685 Dyson Road  
Haines City, FL 33844  
mindykeen1964@yahoo.com

## STAFF'S THIRD DATA REQUEST VIA EMAIL

**Re: Docket No. 20220157-WU - Application for staff-assisted rate case in Polk County by Keen Sales, Rentals and Utilities, Inc.**

Dear Ms. Keen:

Staff is requesting the following information to ensure accurate treatment of the above-referenced rate case for the test year ended December 31, 2021.

- 1. Long-Term Debt:** Staff calculated a total of \$28,339 in long-term debt for Keen Subdivision. This amount includes \$20,089 for the 2018 tank replacement, and \$8,250 for Keen Subdivision's portion of a \$15,000 loan from the utility Owner. Staff also calculated \$6,750 for Paradise Island's portion of a \$15,000 loan from the utility Owner. Staff's calculations are shown in the table below.

System	Description	Amount
Keen Subdivision	Long-Term Debt per Utility	\$64,408
Keen Subdivision	Less 2018 Tank Replacement Cost	\$20,089
Keen Subdivision	Less Allocated Portion of \$15,000 Loan From Owner	\$8,250
Keen Subdivision	Remaining Balance Need Verification	\$36,069
Paradise Island	Long-Term Debt per Utility	\$20,089
Paradise Island	Less Allocated Portion of \$15,000 Loan From Owner	\$6,750
Paradise Island	Remaining Balance Need Verification	\$13,339

Please provide the following information for the remaining \$36,069 in long-term debt for Keen Subdivision, and the remaining \$13,339 in long-term debt for Paradise Island:

- Holder of the loan(s) **Earlene Keen**
- Relationship to utility of loan holder(s) **Owner**
- Interest rate on loan(s) **0% interest**
- What payments, if any, the Utility is currently making on the loan(s). **none**

2. **Short-Term Debt:** Please reference Staff's Second Data Request question 4,
  - a. Is the \$1,386 the total amount of short-term debt used by both Keen Subdivision and Paradise Island? Is this amount specifically attributable to one system? If only one system, please identify which. *Both systems*
  - b. What is the interest rate on this loan held by Wells Fargo? *9%*
  
3. **Accumulated Deferred Income Taxes (ADITS):** Please provide details on the ADIT balance of \$1,982 for Paradise Island. Please also explain why an ADIT balance is recorded for Paradise Island and not Keen Subdivision. *There is no item deferred tax for \$1,982. There is accrued taxes for \$1,982. That item is to accrue the tax owed on the utility report to your department.*
  
4. **Audit Findings:** Please reference Audit Finding 5, and provide either an explanation or invoices for the missing supporting documentation.
  - a. Keen Subdivision:
    - i. Purchased Power: Missing documentation for \$152. *Not able to figure out which invoices collectively make up this amount but it is for Electric by Duke Energy*
    - ii. Contractual Services – Engineering: Missing documentation for \$1,767. *Not able to figure out which invoices collectively make up this amount. I cant even find an account for Engineering.*
    - iii. Contractual Services – Testing: Missing documentation for \$498. *Not able to figure out which invoices make up this amount but it would be for Tri-Florida (operator).*
    - iv. Transportation Expense: Missing documentation for \$24. *This is for gas for golf cart for reading meters. No receipt available.*
  - b. Paradise Island:
    - i. Contractual Services – Professional: Missing documentation for \$25. *This is for lawn service all at the wellsite.*
    - ii. Contractual Services – Testing: Missing documentation for \$612. *Not able to figure out which invoices collectively make up this amount but its for Tri-Florida (operator).*
    - iii. Miscellaneous Expense: Missing documentation for \$805. *Invoice attached. (this invoice had been sent to Ron & Tomar)*

Please file the response to Staff's Third Data Request with the Office of the Commission Clerk no later than **April 17, 2023**. Please include the docket number (20220157-WU) on all filings with the Commission Clerk.

If you have any questions please contact Christopher Richards at 850-413-6742, or email [crichard@psc.state.fl.us](mailto:crichard@psc.state.fl.us).

Sincerely,

Ms. Mindy Keen

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*/s/ Christopher R. Richards*

Christopher R. Richards  
Public Utility Analyst III

cc: Office of the Commission Clerk (Docket No. 20220157-WU)

