

FILED 3

Missouri Public
Service Commission

**Office of the Public Counsel
Attn: Lewis Mills
P.O. Box 2230
Jefferson City, MO 65102**

1. Win-Well Property LLC purchased this apartment complex November 1, 2005, and monthly charges were not accurately represented. Our fault for not thoroughly checking all bills.
2. Ninety-five percent of the tenants were evicted because of illegal activities or non-payment of rents.
3. We are a minority ownership (women).
4. We are being charged on each apartment even though they are vacant and no water or sewer is being used.
5. The only units that we are not being charged for are 2 that have been gutted by fire.
6. In a 57 unit complex we have only 33 units rented.
7. When these units were constructed there were no provisions made for individual meters for each unit. There are only 2 meters for the 2 buildings.
8. To install meters on each apartment would be cost prohibitive and there would be no way to recoup the cost.

Local
Public Hearing cannot be held

Date 8-30-06 Case No. WR-2007-0020,
Reporter _____ WR-2007-002,
_____ SR-2007-002

pg.2

Win-Well Property LLC
RE: Commission Case No. SR-2007-0023

Currently, because of the way you allowed the rates to be established, we are paying for both empty and full apartments. This, we feel, is a great disservice to property owners in our position.

We have spoken with AquaMissouri on several occasions and asked if there could not be some type of arrangement made where we pay only on units that are rented. We are more that willing to let them know as soon as we rent an apartment so there would be no revenue lost. Their response to me has always been "unless you have each apartment individually metered we can't do anything. We are allowed by PSC to charge for all units and that is what we will do."

Currently, we pay \$1,091.55 each month for 57 units. If we could be allowed to pay only on units rented it would be \$631.95 per month. This would mean a considerable savings which in turn could be used to upgrade apartments and advertise for and hopefully get qualified tenants that would be an asset for both of our firms.

We are not attorneys or persons that know the law inside and out but only two women that are trying to provide clean, decent, affordable housing for young families and senior citizens. With the cost of everything else around us increasing on a daily basis this is becoming harder to do.

We own two properties serviced by Aqua Missouri. 10931/10949 Evergreen Dr. and 1506 Summit View Dr., Holts Summit, MO 65043

Once again, we would like to state that we are adamantly opposed to the rate increase requested by AquaMissouri.

Respectfully,
Win-Well Property LLC

Barbara A. Winters, co-owner

Denise D. Caldwell, co-owner