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FILE COPY

July 25, 1996

HAND DELIVERED

Ms. Blanca S. Bayo, Director  
Division of Records and Reporting  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

ACK \_\_\_\_\_  
AFA 3 \_\_\_\_\_  
APP \_\_\_\_\_  
CAF \_\_\_\_\_  
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SEC 1 \_\_\_\_\_  
WAS \_\_\_\_\_  
OTH \_\_\_\_\_

Re: Prudency Review to Determine Regulatory  
Treatment of Tampa Electric Company's  
Polk Unit; FPSC Docket No. 960409-EI

Dear Ms. Bayo:


Enclosed for filing in the above docket on behalf of Tampa  
Electric Company are the original and fifteen (15) copies of the  
following late-filed exhibit:

Exhibit	Witness	Title
LF-28	John R. Rowe	Breakdown of Property Held for Future Use in 1992 Rate Case for 1994 (Retail Jurisdictional)

Please acknowledge receipt and filing of the above by stamping  
the duplicate copy of this letter and returning same to this  
writer.

Thank you for your assistance in connection with this matter.

Sincerely,

RECEIVED & FILED  
  
FPSC-BUREAU OF RECORDS

  
James D. Beasley

JDB/pp  
encls.

cc: FPSC Court Reporters (w/enc.)  
All Parties of Record (w/enc.)

DOCUMENT NUMBER-DATE  
07830 JUL 25 96  
FPSC-RECORDS/REPORTING

Breakdown of Property Held for Future Use in 1992 Rate Case for  
1994

(Retail Jurisdictional)

		<u>(\$000)</u>
Distribution Substation Property		5,193
Transmission Right-Of-Way Property		36,823
Production, Office Land		11,103
Power Plant Site - Site X		448
Power Plant Site - Port Manatee		4,692
Power Plant Site - Polk County		2,123*
		<u>\$60,382</u>

\* \$2,123,000 represented a projected 13 month average of land for the Polk Power Station site for 1994. This estimate was included in rate base in setting rates in 1992. When the Polk Station enters commercial service in October, 1996, all actual amounts of Property Held for Future Use (PHFFU) related to the Polk Station, whether previously reflected in retail base rates or not, will be transferred from PHFFU to Electric Plant In Service. Under this standard accounting practice, only the actual cost of land purchased will be included in rate base. The actual land cost will not be added to the previously estimated land cost, as this would create a duplication of costs in rate base. An amount of \$18,919,000 for land costs is included in the \$506,185,000 total net estimated cost of the Polk Unit One Plant at the in-service date as shown in Exhibit 29 (EAT-1) Doc. No. 2, page 1 of 1.