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DIVISION OF AUDITING AND SAFETY  
DANIEL M. HOPPE, DIRECTOR  
(850) 413-6480

# Public Service Commission

January 30, 2002

Mr. R. Anthony Cozier, President  
The Woodlands of Lake Placid, L. P.  
1525 U. S. Highway 27, South  
Lake Placid, FL 33852-5107

**Re: Docket No. 020010-WS; The Woodlands of Lake Placid, L.P.;**  
**Audit Purpose: Audit rate base, capital structure and net operating income for**  
**test year; Audit Control No. 02-029-4-3**

Dear Mr. Cozier:

The Florida Public Service Commission will conduct an audit of water and wastewater rate base, capital structure and net operating income using test year (most recent 12-month period available) in accordance with Commission audit procedures. Access will be requested to documents and records of the utility and, if necessary, supporting records for affiliate company transactions that affect regulated operations. Staff auditors may also request to review the utility's external audit working papers for the most recent independent audit. Ms. Kathy Welch, the Miami district office supervisor, will coordinate this audit. Ms. Welch can be reached at (305) 470-5600. Questions regarding the audit or audit staff should be directed to the district supervisor or myself. My phone number is (850) 413-6487.

The Audit Access to Records rule for each industry states:

In those instances where the utility disagrees with the auditor's assessment of a reasonable response time to the audit request, the utility shall first attempt to discuss the disagreement with the auditor and reach an acceptable revised date. If agreement cannot be reached, the utility shall discuss the issue with successive levels of supervisors at the Commission until an agreement is reached.

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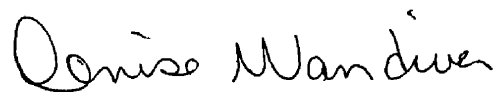
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A formal report is expected to be issued for internal Commission use on April 1, 2002. A copy of the final report will be mailed to the company liaison listed in the Commission Mailing Directory.

Sincerely,

A handwritten signature in cursive script that reads "Denise N. Vandiver".

Denise N. Vandiver, Chief  
Bureau of Auditing

DNV/jcp

cc: Division of Auditing and Safety (Miami District Office Supervisor, File Folder)  
Division of the Commission Clerk and Administrative Services  
General Counsel  
Office of the Public Counsel