



March 4, 2003

Ms. Blanca S. Bayo, Director  
Division of the Commission Clerk and Administration Services  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

RE: Docket No. 001579-EI  
Order No. PSC-01-0031-TRF-EI

Dear Ms. Bayo:

As required by Order No. PSC-01-0031-TRF-EI, attached is FPL's third and final Performance Guaranty Agreement (PGA) monitoring report. The report covers the period March 2002 - March 2003.

Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. H. Feaster', is written over a circular stamp.

W. H. Feaster  
Manager, Regulatory Affairs

cc: Elisabeth Draper

DOCUMENT NUMBER-DATE

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FPSC-COMMISSION CLERK

**PERFORMANCE GUARANTY AGREEMENT ACTIVITY**  
**3/3/03**

Project Name	PGA Requested?	Amount	Date Submitted to Customer	Agreement Signed?	Revenues Period	Base Revenues Achieved	Incremental Base Revenues Applied to Reduce PGA	PGA Remaining Amount	Status
PGA No.1	Yes	\$2,166,921	8-May-01	No		\$ -			Customer opted to pay a non-refundable contribution in aid of construction of \$1,435,047. Construction of those facilities has been completed. No further activity expected.
PGA No. 2	Yes	\$764,999	1-Jun-01	No		\$ -			Project not pursued. No further activity
PGA No.3	Yes	\$687,882	1-Apr-01	Yes	6/2001 - 2/2003	\$ 43,049	\$ -	\$ 687,882	Letter of Credit completed and Performance Guaranty Agreement executed on 6/8/01, which is the start date for tracking revenues. 4/02 - PGA#3 filed for bankruptcy. 6/02 - PGA#3 decided not to renew Letter of Credit. On 7/18/2002, FPL drew \$687,882 against the existing Letter of Credit for failure to maintain Performance Guaranty Agreement Letter of Credit. Cash to be held for the term of the Performance Guaranty Agreement. No active PGA#3 accounts at this location currently. No further revenues expected against Performance Guaranty Agreement.
PGA No.4	Yes	\$311,813	10-Jul-01	Yes	8/01/2001 - 02/2003	\$ 28,604	\$ -	\$ 311,813	Performance Guaranty Agreement signed 7/16/01; Letter of Credit received and tracking revenues. Unlikely to meet the terms of the Performance Guaranty Agreement.
PGA No.5	Yes	\$142,506	22-Feb-01	Yes	5/2001 - 2/2003	\$ 393,381	\$ 306,294	\$ -	Performance Guaranty Agreement terms satisfied. PGA#5 released from agreement terms.
PGA No. 6	Yes	\$36,513	3-Dec-01	No		\$ -			Performance Guaranty Agreement submitted to developer. No further activity expected.

Total \$\$ Amount: \$4,110,634

Customers names have not been provided in order to preserve confidentiality