

ORIGINAL

State of Florida



# Public Service Commission

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

**DATE:** March 10, 2003  
**TO:** Division of Economic Regulation (Moniz)  
**FROM:** Division of Auditing and Safety (Vandiver)  
**RE:** **Docket No.** 020010-WS; **Company Name:** Woodlands of Lake Placid, L.P.;  
**Audit Purpose:** Establish Rate Base;  
**Audit Control No.** 02-029-4-3

On April 4, 2002, I forwarded to you the final audit report for the utility stated above. Attached you will find revised pages for the final audit report.

Revised Pages for Audit Report:

- Page 4 (Audit Exception No. 1)
- Page 5 (Attached Adjustment)

Please remove the existing pages of the audit report dated March 28, 2002 and insert the attached documents.

I am sending a copy of the revised pages of the audit report to all the persons who received a copy of the original audit report.

- AUS \_\_\_\_\_
- CAF \_\_\_\_\_
- CMP \_\_\_\_\_
- COM \_\_\_\_\_
- CTR \_\_\_\_\_
- ECR \_\_\_\_\_
- GCL \_\_\_\_\_
- OPC \_\_\_\_\_
- MMS \_\_\_\_\_
- SEC
- OTH \_\_\_\_\_

DNV/jcp  
 Attachments

cc: Division of Auditing and Safety (Hoppe, District Offices, File Folder)  
 Division of the Commission Clerk and Administrative Services (2)  
 Division of Competitive Markets and Enforcement (Harvey)  
 General Counsel  
 Office of Public Counsel

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

DOCUMENT NUMBER-DATE

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FPSC-COMMISSION CLERK

**Audit Exception No. 1**

**Subject: Adjust to Prior Audit Rate Base Balances**

**Statement of Fact:** The balances booked in the utility general ledger did not agree with the balances determined in the rate base audit done as of December 31, 2000.

**Opinion:** We compared the balances from the books to the audit and determined that the attached adjustment was necessary to bring the books to the appropriate balance. The differences can be found on the next page.

		DEBIT	CREDIT
303.1	Land & Land Rights	15,598.00	
304	Structures	66,428.00	
307.1	Wells and Springs	18,707.00	
309.1	Supply Mains		6,460.00
311.1	Pumping Equipment		3,000.00
320	Water Treatment Equipment		52,218.00
330	Dist. Res	32,416.00	
331.1	Trans. & Dist. Lines	107,829.00	
333.1	Services	57,693.00	
334.1	Meters & Meter Installations	42,480.00	
335.1	Hydrants	1,764.00	
336.1	Backflow Prevention Devices	854.00	
340.1	Office Furniture & Equip.	686.00	
343.1	Tools, Shop & Garage Equip.		600.00
353.2	Land & Land Rights	16,000.00	
353.3	Land		71,112.00
354.2	Structures & Improvements		57,824.00
354.3	Improvements		392,985.69
360.2	Collection Sewers - Force	5,378.00	
361.2	Collection Sewers - Gravity	116,605.00	
362	Special Collection	1,040.00	
363.2	Services	108,860.00	
371.2	Pumping Equip.		5,500.00
380	Treat/Disp	68,622.00	
389.3	Furniture & Fixtures		76,242.00
390.3	Equipment		12,187.00
393	Tools	947.00	
397.3	Clubhouse - New		42,933.47
398.3	Buildings		343,146.00
108.1	Accumulated Depreciation - Water		49,566.00
108.2	Accumulated Depreciation - Wastewater		115,220.00
	CIAC WATER		204,307.00
	CIAC WASTEWATER		65,600.00
	ACC. AMORT. CIAC WATER	26,096.40	
	ACC. AMORT. CIAC WASTEWE.	11,192.41	
	NON-UTILITY PROPERTY	938,606.16	
	PARTNERS EQUITY		138,900.81

THIS ENTRY IS TO ADJUST THE COMPANY TRIAL BALANCE TO THE AMOUNTS DETERMINED IN THE TRANSFER AUDIT 01-075-3-1