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April 7, 2003
VIA HAND DELIVERY

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

Re: Sun Communities Acquisitions, LLC d/b/a Buttonwood Bay Utilities
Application for Transfer of Certificates; PSC Docket No. 020892-WS
Our File No. 36097.01

Dear Ms. Bayo:

I was informed by the Staff Accounting Analyst today that my letter of March 13, 2003 may have failed to include the updated Water System Plant In Service account analysis (Schedule No. 1). To make sure that everyone has the updated version that should have been part of that March 13, 2003 letter, I am attaching hereto 15 copies of the revised version of this water plant cost information. This should become a part of the information submitted with my March 13, 2003 letter.

Should you have any questions in this regard, please let me know.

Sincerely,
ROSE, SUNDBSTROM & BENTLEY, LLP



F. Marshall Deterding
For The Firm

FMD\tms
cc: Patti Daniel
Cheryl Johnson
Kathy Kaproth
Richard Redemann
Alice Crosby
Brian Fannon
Sandy Bousum
Julian Coto
Gary Morse

buttonwoodbay\9bayo.ltr

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Original Cost Study - Water System Plant In Service

Florida Public Service Commission

Buttonwood Bay Utilities

Schedule 1 Revised 3/12/03

Docket No.

Page 1 of 1

Estimated Original Cost at January 1, 2002

Preparer: J. Coto/G. Morse

| Line No. | NARUC Account | Description | Year Installed (2) | Age (Yrs) | FPSC (3) Depreciation Rate (%) | Costing Method | | Index Values (1) | | Replacement Cost (5) | Estimated Original Cost | Accumulated Depreciation | Original Cost Less Accum Depreciation |
|----------|---------------|--|--------------------|-----------|--------------------------------|--------------------|---------|------------------|---------------|----------------------|-------------------------|--------------------------|---------------------------------------|
| | | | | | | Actual Invoice (4) | Trended | Test Yr | Yr. Installed | | | | |
| 1 | 303 | Land and Land Rights | 1984 | 17.5 | | Estimated (7) | | | | \$ 4,600 | \$ 4,600 | \$ - | \$ 4,600 |
| 2 | 304 | Structures and Improvements | 1984 | 17.5 | 3.57% | | Trended | 313.00 | 191.00 | 8,860 | 2,807 | 1,754 | 1,053 |
| 3 | 307 | Wells and Springs | 1984 | 17.5 | 3.70% | | Trended | 291.00 | 198.00 | 44,000 | 29,938 | 19,385 | 10,553 |
| 4 | 309 | Supply Mains | 1984 | 17.5 | 3.13% | | Trended | 333.00 | 222.00 | 17,208 | 11,472 | 6,284 | 5,188 |
| 5 | 310 | Power Generation Equipment | 1984 | 17.5 | 5.88% | | Trended | 531.00 | 245.00 | 40,000 | 18,456 | 18,456 | - |
| 6 | 311 | Pumping Equipment | 1984 | 17.5 | 5.88% | | Trended | 531.00 | 245.00 | 50,000 | 23,070 | 23,070 | - |
| 7 | 320 | Water Treatment Equipment | 1984 | 17.5 | 5.88% | | Trended | 385.00 | 232.00 | 101,000 | 60,862 | 60,862 | - |
| 8 | 330 | Distribution Reservoirs & Standpipes | | | | | | | | | | | |
| 9 | | -Steel Tanks | 1984 | 17.5 | 3.33% | | Trended | 270.00 | 208.00 | 50,000 | 38,519 | 22,447 | 16,072 |
| 10 | 331 | Transmission and Distribution Lines | 1984 | 17.5 | 2.50% | | Trended | 215.00 | 138.00 | 266,000 | 170,735 | 74,697 | 96,038 |
| 11 | 333 | Services | 1984 | 17.5 | 2.86% | | Trended | 275.00 | 193.00 | 144,150 | 101,167 | 50,634 | 50,533 |
| 12 | 334 | Meters and Meter Installations | 1984 | 17.5 | 5.88% | Actual (6) | | | | 29,890 | 29,890 | 12,135 | 17,755 |
| 13 | 335 | Hydrants | 1984 | 17.5 | 2.50% | | Trended | 505.00 | 232.00 | 2,600 | 1,194 | 523 | 672 |
| 14 | 336 | Backflow Prevention Devices | 2001 | 0.5 | 4.00% | Actual Cost | | | | 5,190 | 5,190 | 104 | 5,086 |
| 15 | | Total Net Original Cost Plant In Service | | | | | | | | \$ 763,498 | \$ 497,900 | \$ 290,349 | \$ 207,551 |

Footnotes:

(1) Based on Handy Whitman Indices at mid year for the test year and estimated year of installation

(2) As indicated in latest FPSC Annual Reports.

(3) Depreciation rates based on FPSC Order No. 13060 dated March 7, 1984.

(4) Sun Communities Acquisitions, LLC d/b/a Buttonwood Bay Utilities, was not able to obtain any actual invoices or support for the original plant investment.

Therefore, the Company has prepared an original cost study to support the original plant investment.

(5) Represents the estimated cost today for similar facilities as prepared by Excel Engineering Consultants per the attached replacement cost analysis.

(6) Represents the estimated original cost of meters (including installation) based upon the approved meter installation fee of \$70 per meter.

This cost was established by the FPSC in Order No. 13672 of Docket No. 840177-WS dated September 11, 1984.

(7) From Replacement Cost Support Schedule 1.

Original Cost Study - Water System Plant In Service

Florida Public Service Commission

Buttonwood Bay Utilities

Schedule 1 Revised 3/12/03

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Page 1 of 1

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| 3 | 307 | Wells and Springs | 1984 | 17.5 | 3.70% | | Trended | 291.00 | 198.00 | 44,000 | 29,938 | 19,385 | 10,553 |
| 4 | 309 | Supply Mains | 1984 | 17.5 | 3.13% | | Trended | 333.00 | 222.00 | 17,208 | 11,472 | 6,284 | 5,188 |
| 5 | 310 | Power Generation Equipment | 1984 | 17.5 | 5.88% | | Trended | 531.00 | 245.00 | 40,000 | 18,456 | 18,456 | - |
| 6 | 311 | Pumping Equipment | 1984 | 17.5 | 5.88% | | Trended | 531.00 | 245.00 | 50,000 | 23,070 | 23,070 | - |
| 7 | 320 | Water Treatment Equipment | 1984 | 17.5 | 5.88% | | Trended | 385.00 | 232.00 | 101,000 | 60,862 | 60,862 | - |
| 8 | 330 | Distribution Reservoirs & Standpipes | | | | | | | | | | | |
| 9 | | -Steel Tanks | 1984 | 17.5 | 3.33% | | Trended | 270.00 | 208.00 | 50,000 | 38,519 | 22,447 | 16,072 |
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| 12 | 334 | Meters and Meter Installations | 1984 | 17.5 | 5.88% | Actual (6) | | | | 29,890 | 29,890 | 12,135 | 17,755 |
| 13 | 335 | Hydrants | 1984 | 17.5 | 2.50% | | Trended | 505.00 | 232.00 | 2,600 | 1,194 | 523 | 672 |
| 14 | 336 | Backflow Prevention Devices | 2001 | 0.5 | 4.00% | Actual Cost | | | | 5,190 | 5,190 | 104 | 5,086 |
| 15 | | Total Net Original Cost Plant In Service | | | | | | | | \$ 763,498 | \$ 497,900 | \$ 290,349 | \$ 207,551 |

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