

STATE OF FLORIDA

COMMISSIONERS:  
LILA A. JABER, CHAIRMAN  
J. TERRY DEASON  
BRAULIO L. BAEZ  
RUDOLPH "RUDY" BRADLEY  
CHARLES M. DAVIDSON



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

Public Service Commission

April 18, 2003

Mr. Anthony Tubolino , President,  
Floralino Properties, Inc.  
P. O. Box 5017  
Largo, FL 33779

Re: **Docket No.:** 030250-WU; **Company Name:** Floralino Properties, Inc.; **Audit Purpose:** determine rate base, capital structure and net operating income using most recent 12 month period; **Audit Control No.:** 03-108-3-1

Dear Mr. Tubolino:

The Florida Public Service Commission will conduct an audit to determine rate base, capital structure and net operating income using the most recent 12 month period, 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. Mr. Charleston Winston, the Orlando district office supervisor, will coordinate this audit. Mr. Winston can be reached at (407) 245-0846. 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.

DOCUMENT NUMBER - DATE

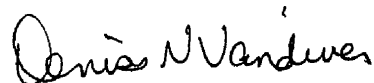
03629 APR 21 8

FPSC-COMMISSION CLERK

Mr. A. T. Tubolino  
Page 2  
April 18, 2003

A formal report is expected to be issued for internal Commission use on June 9, 2003. A copy of the final report will be mailed to the company liaison listed in the Commission Mailing Directory.

Sincerely,



Denise N. Vandiver, Chief  
Bureau of Auditing

DNV/jcp

cc: Division of Auditing and Safety (Orlando District Supervisor, File Folder)  
Division of the Commission Clerk and Administrative Services (2)  
General Counsel  
Office of Public Counsel

Mr. Bob Nixon  
Crown, Jackson, Nixon & Hewitt  
2560 Gulf to Bay Blvd., Ste. 200  
Clearwater, FL 33765

Martin Friedman, Esq.  
Rose Law Firm  
600 So. North Lake Blvd., Suite 160  
Altamonte Springs, FL 32701