

STATE OF FLORIDA

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

Public Service Commission

August 25, 2003

Mr. Matthew A. Potter, Treasurer,
Virginia City Utilities, Inc.
5940 Main Street
New Port Richey, FL 34652-2716

Re: **Docket No.:** 030655-WU; **Company Name:** Virginia City Utilities, Inc.; **Audit Purpose:** Establish a current rate base as of the date of transfer December 30, 2002; **Audit Control No.:** 03-237-2-1

Dear Mr. Potter:

The Florida Public Service Commission will conduct an audit to establish a current rate base as of the date of transfer, December 30, 2002, 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. Joe Rohrbacher, the Tampa district office supervisor, will coordinate this audit. Mr. Rohrbacher can be reached at (813) 356-1444. 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

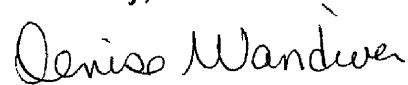
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A formal report is expected to be issued for internal Commission use on November 12, 2003. A copy of the final report will be mailed to the company liaison listed in the Commission Mailing Directory.

Sincerely,



Denise N. Vandiver, Chief
Bureau of Auditing

DNV/jcp

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

Mr. Judson F. Potter, President
Virginia City Utilities, Inc
5940 Main Street
New Port Richey, FL 34652-2716

Virginia City Utility Co.,
A Division of Community Utilities
P. O. Box 398
New Port Richey, FL 34656-0398