

# AUDIT SERVICE REQUEST

December 16, 2003

Date of Request

AUS control #

TO : DIVISION OF AUDITING AND SAFETY

FROM : Division of Economic Regulation Stephanie Clapp 413-6997

RE : REQUEST FOR AUDIT OF: CWS Communities LP. d/b/a Palm Valley

DOCKET NO.: 030998-WS

AUDIT PURPOSE: To establish rate base for transfer of utility

LIST AUDIT OBJECTIVES & OTHER INFORMATION ON BACK.

## ADMINISTRATIVE DETAILS:

COMPANY CONTACT: Sandy Seyffart, Community Manager (407) 365-6651

MAIL ADDRESS: 3700 Palm Valley Circle

Oviedo  
City

Florida  
State

32765  
Zip Code

LOCATION OF RECORDS: Oviedo Florida

City

State

AUDIT DUE DATE: March 1, 2004

COORDINATING DETAILS: STEPHANIE CLAPP (Analyst) (850) 413-6997

(Name and Phone Number of other Division staff and any other administrative instructions)

STAN RIEGER (Enginer) (850) 413-6970

REFERENCES: Transfer Application, Current Tariff and Order Nos.: 7518, 9626, 12714, 14480, 16360, 19149, 19149-A, 23094, PSC-00-1675-PAA-WS, and PSC-00-2243-PAA-WS

(Attach copies of FPSC ORDERS and other documents as appropriate)

BACKGROUND INFORMATION: See next page

DOCUMENT NUMBER-DATE

00325 JAN-8 3

FPSC-COMMISSION CLERK

ITEM #

AUDIT OBJECTIVE OR QUESTION  
(Add supplemental background for auditor)

UTILITY AND CASE BACKGROUND

(Type in general history of company, last rate case docket, orders, and test years where rate base was last established. Also describe known issues to be audited or items of special interest to help auditors. Give auditors as much information up-front explaining why you need a particular item addressed.)

1. Certificate granted in Docket #750660-WS, Order No. 7518, issued 11/22/76, and transferred by Order No. PSC-01-0425-PAA-WU in Docket No. 001083-WU.
2. General and residential service rates were grandfathered in Docket #750660-WS, Order No. 7518, issued 11/22/76 and amended in Docket #860583-WS, Order No. 16360, issued 7/16/86 and in Docket #001138-WS, Order No. PSC-00-2243-PAA-WS. Rate base was established in two dockets - in #860583-WS and #991984-WS, Order No. PSC-00-1675-PAA-WS, issued 9/19/00.
3. Transfer of Majority Organizational Control Docket No. 030998-WS filed 10/23/03.
4. In addition to usual transfer audit items, please verify date of transfer and that the land upon which the utility facilities are located is either in the name of the utility or the utility has extended use of the land through 99-year lease or similar arrangements.
5. Please verify that the utility is charging the correct rates and charges established for the utility.