

STATE OF FLORIDA

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DIVISION OF REGULATORY
COMPLIANCE AND CONSUMER
ASSISTANCE
DANIEL M. HOPPE, DIRECTOR
(850) 413-6480

Public Service Commission

October 27, 2004

Pierre D. Thompson, General Manager
Buffalo Bluff Utilities, Inc.
P. O. Drawer 70
St. Augustine, FL 32085-0070

Re: **Docket No.:** 041096-WS; **Company Name:** Buffalo Bluff Utilities, Inc.; **Audit Purpose:** establish rate base at time of transfer; **Audit Control No.:** 04-296-3-1

Dear Mr. Thompson:

The Florida Public Service Commission will conduct an audit to establish rate base at time of transfer, 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. Questions regarding the audit or audit staff should be directed to me. 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 January 4, 2005. 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 Regulatory Compliance and Consumer Assistance, (File Folder)
Division of the Commission Clerk and Administrative Services (2 Copies)
General Counsel
Office of Public Counsel

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