

ORIGINAL

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REPLY TO:

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OF COUNSEL
DAVID B. ERWIN
A.J. JIM SPALLA

January 29, 2003

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RECEIVED FPSC
FEB 3 1 AM 11:02
COMMISSION
CLERK

Stephanie Clapp
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

In re: Docket No. 020707-SU – Application for Transfer of Certificate No. 281-S
from RealNor Hallandale, Inc. to Bonita Springs Utilities, Inc.

Dear Ms. Clapp:

As you requested, I am herewith submitting, on behalf of RealNor Hallandale, Inc. the Certificate of Seller and the Closing Statement, which shows that the transfer contemplated has occurred.

Please bring this matter to the attention of the Commission at the earliest opportunity.

Sincerely,

David B. Erwin

DBE:jm

AUS _____
CAF _____
CMP _____
COM _____
CTR _____
ECR _____
GCL _____
OPC _____
MMS _____
SEC I
OTH _____

Copy: Roy C. Young
Helen Athan
Blanca Bayo

03 JAN 31 AM 9:38

DOCUMENT NUMBER-DATE
DISTRIBUTION CENTER

01003 JAN 31 8

FPSC-COMMISSION CLERK

A. Settlement Statement

B. Type of Loan

<input type="radio"/> 1. FHA	<input type="radio"/> 2. FHA	<input type="radio"/> 3. Conv. Unins.	6. File Number Hollandale	7. Loan Number 10:	8. Mortg. Ins. Case Num.
<input type="radio"/> 4. VA	<input type="radio"/> 5. Conv. Ins.				

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BORROWER: Bonita Springs Utilities, Inc., a Florida corporation

Address of Borrower:

E. NAME OF SELLER: Realtor Hollandale, Inc., a Florida corporation

Address of Seller:

TIN:

F. NAME OF LENDER:

Address of Lender:

G. PROPERTY LOCATION: Florida

H. SETTLEMENT AGENT: Grant Fridkin, Pearson, Altman & Crown, P.A.

Place of Settlement: 3551 Ridgewood Dr., S-601, Naples, Florida 34108

TIN: 85-0547042

Phone:

I. SETTLEMENT DATE: 1/6/03

DISBURSEMENT DATE: 1/6/03

J. Summary of borrower's transaction		K. Summary of seller's transaction	
100. Gross amount due from borrower:		400. Gross amount due to seller:	
101. Contract sales price	500,000.00	401. Contract sales price	500,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	24.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance:		Adjustments for items paid by seller in advance:	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from borrower:	500,034.00	420. Gross amount due to seller:	500,000.00
200. Amounts paid or in behalf of borrower:		500. Reduction in amount due to seller:	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	13,130.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
207. Principal amt of mortgage held by seller		507. Principal amt of mortgage held by seller	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller:		Adjustments for items unpaid by seller:	
210. City/town taxes		510. City/town taxes	
211. County taxes from 01/01/03 to 01/06/03	178.52	511. County taxes from 01/01/03 to 01/06/03	178.52
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/borrower:	178.52	520. Total reductions in amount due seller:	13,308.52
300. Cash at settlement from/to borrower:		600. Cash at settlement from/to seller:	
301. Gross amount due from borrower (line 120)	500,034.00	601. Gross amount due to seller (line 420)	500,000.00
302. Less amount paid by/borrower (line 220)	(178.52)	602. Less total reductions in amount due seller (line 520)	(13,308.52)
303. Cash (<input checked="" type="checkbox"/> From <input type="checkbox"/> To) Borrower:	499,855.48	603. Cash (<input checked="" type="checkbox"/> To <input type="checkbox"/> From) Seller:	486,691.48

Substitute Form 1099 Seller Statement: The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

Seller Instructions: If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your tax return; for other transactions, complete the applicable parts of Form 4797, Form 6252 and/or Schedule D (Form 1040).

Borrower's Initial(s):

Seller's Initial(s):

700. Total Sales/Brokers Com. based on price				\$500,000.00 @	% =		from Borrower's Funds at Settlement	from Seller's Funds at Settlement
701.		% to						
702.		% to						
703.	Commission paid at settlement							
704.		to						
800.	Items payable in connection with loan:					Borrower POC Seller POC		
801.	Loan origination fee	% to						
802.	Loan discount	% to						
803.	Appraisal fee	to						
804.	Credit report	to						
805.	Lender's inspection fee	to						
806.	Mortgage insurance application fee	to						
807.	Assumption Fee	to						
808.		to						
809.		to						
810.		to						
811.		to						
900.	Items required by lender to be paid in advance:					Borrower POC Seller POC		
901.	Interest from	to @ /day						
902.	Mortgage insurance premium for	months to						
903.	Hazard insurance premium for	years to						
904.	Flood insurance premium for	years to						
905.		years to						
1000.	Reserves deposited with lender:					Borrower POC Seller POC		
1001.	Hazard insurance	months @		per month				
1002.	Mortgage insurance	months @		per month				
1003.	City property taxes	months @		per month				
1004.	County property taxes	months @		per month				
1005.	Annual assessments	months @		per month				
1006.	Flood insurance	months @		per month				
1007.		months @		per month				
1008.		months @		per month				
1009.	Aggregate accounting adjustment							
1100.	Title charges:					Borrower POC Seller POC		
1101.	Settlement or closing fee	to Grant, Fridkin, Pearson, Athan & Crown, P.A.						100.00
1102.	Abstract or file search	to Grant, Fridkin, Pearson, Athan & Crown, P.A.						55.00
1103.	Title examination	to Grant, Fridkin, Pearson, Athan & Crown, P.A.						50.00
1104.	Title insurance binder	to						
1105.	Document preparation	to						
1106.	Notary fees	to						
1107.	Attorneys Fees	to Grant, Fridkin, Pearson, Athan & Crown, P.A.						6,850.00
	(includes above item numbers:							
1108.	Title insurance	to Grant, Fridkin, Pearson, Athan & Crown, P.A.						2,575.00
	(includes above item numbers:							
1109.	Lender's coverage (Premium):							
1110.	Owner's coverage (Premium):	\$500,000.00 (\$2,575.00)						
1111.	Endorse							
1112.		to						
1113.		to						
1200.	Government recording and transfer charges:							
1201.	Recording fees	Deed \$15.00 Mortgage(s)		Releases				15.00
1202.	City/county tax/stamps	Deed Mortgage(s)						
1203.	State tax/stamps	Deed \$3,500.00 Mortgage(s)						3,500.00
1204.	Assignment of Easements	to						18.00
1205.		to						
1300.	Additional settlement charges:					Borrower POC Seller POC		
1301.	Survey	to						
1302.	Post inspection	to						
1303.		to						
1304.		to						
1305.		to						
1306.		to						
1307.		to						
1308.		to						
1309.		to						
1400.	Total settlement charges:							
	(Enter on lines 103, Section J and 502, Section K)						34.00	13,130.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrower

Roy N. Pugh

Seller

Borrower

Seller

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of the transaction. I have caused, or will cause, the funds to be disbursed in accordance with this statement.

Grant, Fridkin, Pearson, Athan & Crown, P.A.
By: _____ Date _____

As its Authorized Representative

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see Title 18 U.S. Code Section 1001 and Section 1010.

DoubleTime®

JAN-29-03 10:45 FROM: GRANT FRIDKIN PEARSON
ID: 941514037

CERTIFICATE OF SELLER

Pursuant to Section 10.12 of that certain Agreement for the Purchase and Sale of Wastewater Assets (*Agreement*) dated effective between Realnor Hallandale, Inc. (*Seller*) and Bonita Springs Utilities, Inc. (*Purchaser*), Purchaser certifies that as of January 6, 2003:

1. It is not prohibited by decree or law from consummating the transactions contemplated in the Agreement.
2. There is not pending any legal action or proceeding that hinders the ability of the Seller to close the transaction contemplated in the Agreement.
3. All warranties and representations of the Seller contained in the Agreement are true and correct.

Dated this 6th day of January, 2003.

RealNor Hallandale, Inc.

By: _____

Its: _____

Roy N. Riggott
Authorized Signer