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LAW OFFICES

ROSE, SUNDBSTROM & BENTLEY

A PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS

2548 BLAIRSTONE PINES DRIVE

TALLAHASSEE, FLORIDA 32301

(904) 877-8558

ORIGINAL
FILE COPY

ROBERT A. ANTWER
CHRIS H. BENTLEY, P.A.
F. MARSHALL DETERING
MARTIN S. FRIEDMAN, P.A.
JOHN R. JENKINS
ROBERT M. G. ROSE, P.A.
WILLIAM E. SUNDBSTROM, P.A.
DIANE D. TRIMOR
JOHN L. WHARTON

MAILING ADDRESS
POST OFFICE BOX 1667
TALLAHASSEE, FLORIDA 32309 1667

TELETYPE (904) 866-4078

May 6, 1991

Mr. Steve Tribble, Director
Division of Records and Reporting
Florida Public Service Commission
101 East Gaines Street
Tallahassee, Florida 32399-0850

~~Re: PSC Docket No. 910097-WS; Application for~~
transfer of Certificate Nos. 524-W and
459-S from Century Group, Inc., to B.D.C., Inc.
Our File No. 28005.01

Dear Mr. Tribble:

In response to a letter I received from Charlotte M. Hand of the Public Service Commission Staff, dated April 10, 1991, I am providing the original and fifteen (15) copies of this letter and the attachments, as requested by Ms. Hand.

In her letter of April 10, Ms. Hand first noted the absence of what has been referred to as "the Pasco County letter" in previous filings, including the original Application and my March 18, 1991 letter. I am attaching a copy of this document as requested.

Ms. Hand's second inquiry concerns Exhibit "D" to the original Application, and some internal inconsistencies and scant information contained in that Exhibit originally filed with the Application.

At the time that information was provided to Ms. Hand, the financial statements for B.D.C., Inc., were admittedly over-simplified and of little assistance to the Commission in analyzing the Company. The Company was relatively new at that time, and as such this was the only information available at the time of filing the Application, which the Utility was under pressure to submit to the PSC.

I am attaching hereto a revised Exhibit "D," consisting of four pages, which I believe will provide much more detailed information to Ms. Hand in this regard. However, the Staff should be cognizant when reviewing this information of the fact that the Utility has only been in operation for approximately six months at this point in time.

ACK _____
AFA / _____
APP _____
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DOCUMENT NUMBER-DATE

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SC-RECORDS/REPORTING

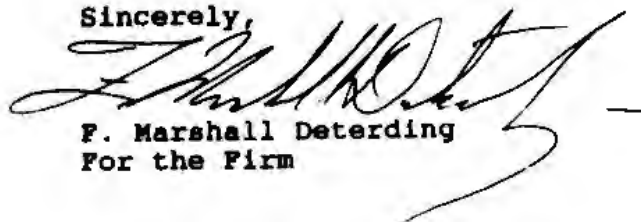
Mr. Steve Tribble
May 6, 1991
Page Two

I believe that the attached financial statements to be included with the Commission's file as Revised Exhibit "D" do, however, demonstrate a substantial financial backing for the Utility. The invested assets of the Utility are approximately one-tenth of the invested assets of B.D.C., Inc. As you will note from the original Application filed, the Utility is simply an operating division of B.D.C., Inc., and as such the assets of B.D.C., Inc., represent support for the Utility.

An additional factor which should give the Commission substantial comfort in recognizing the willingness and intention of B.D.C., Inc., and its shareholders who support and fund the Utility as needed, is the fact that the development served by the Utility represents the entire additional assets of B.D.C., other than the Utility. As such, the development company itself has a substantial interest in seeing to it that the Utility is properly operated, maintained and funded.

If you or any members of your Staff, and specifically Ms. Hand, have any further questions in this regard, please let me know. I will be glad to assist in any way in bringing this certificate matter to a close.

Sincerely,



P. Marshall Deterding
For the Firm

FMD:lcb

Enclosure

cc: Ms. Charlotte Hand
Ms. Alice Crosby



PASCO COUNTY, FLORIDA

PASCO COUNTY GOVERNMENT CENTER
DEVELOPMENT REVIEW DIVISION
7530 LITTLE ROAD
NEW PORT RICHEY, FL 34654
TELEPHONE: (813) 847-8142

June 15, 1989

**ORIGINAL
FILE COPY**

Mr. Gerald A. Figurski
PO Box 786
New Port Richey, FL 34656-0786

RE: Arbor Oaks Mobile Home Park (File Number DPR86-236)

Dear Mr. Figurski:

This is to formally advise you that on June 15, 1989, the Development Review Committee approved an amendment to Condition #7 of the preliminary site plan, approved by the Development Review Committee on November 13, 1986.

Condition #7 has been revised to read as follows:

7. Pasco County Utility System:

- a. The developer shall receive a ten year amortization period or moratorium from being required to connect to Pasco County utility system commencing on the date of preliminary site plan approval, to-wit: November 13, 1986.
- b. The developer shall pay to Pasco County the cash sum of \$15,288.00, calculation based on \$98.00 per unit within thirty (30) days of approval of this amendment.
- c. At the end of the amortization period, the developer shall connect to the County's system and shall be required to pay the then-existing utility impact fees to Pasco County. The developer shall receive a credit against such impact fees in the amount of \$15,288.00.

All previously approved conditions shall be in full force and effect.

If you should require further information, please feel free to contact me.

Sincerely,


Cynthia A. Jolly, P.E.
Development Review Manager

CW/cb

JUN 16 1989

B.D.C., Inc.
Opening Trial Balance
January 1, 1991

**ORIGINAL
FILE COPY**

	Dr.	Cr.
Sun Bank - operating account	\$ 31,932.95	
Sun Bank - money market account	28,387.94	
Land	360,010.50	
Property and equipment	1,622,004.21	
Mobile home	35,879.22	
Accumulated depreciation		\$ 11,242.00
Deposits	3,855.00	
Loan costs	33,950.00	
Mortgage note payable - Sovran Bank		1,961,522.57
Accounts payable		50,204.04
Advances - Ted Bertone		106,414.50
Capital stock		100.00
Additional paid-in capital		9,900.00
Retained earnings (deficit)		<u>23,363.29</u>
	\$2,139,383.11	\$2,139,383.11



B.D.C., Inc.
Adjusting Journal Entries
December 31, 1990

DR. CR.

- 1 -

Sun Bank - opening account	\$ 100.00	
Sun Bank - Money Market account	100.00	
Property and equipment	2,602.83	
Property and equipment (legal fees)	32,816.51	
Property and equipment (Mobile home)	2,182.22	
Deposits - GTE	60.00	
Deposits - W.B.C.	3,425.00	
Deposits - Power Utility	370.00	
Note payable - Sovran Bank	12,719.03	
Note payable - Sovran Bank	758.40	
Loan costs (First Bank)	3,300.00	
Loan costs (Dale Hayes appraisal)	3,535.00	
Interest expense (Sovran Bank)	18,598.82	
Interest expense (Sovran Bank)	6,638.19	
Office supplies	781.98	
Insurance (Bond)	975.00	
Propane gas	207.73	
Garbage (Waste Aid)	18.19	
Pool maintenance	272.13	
Taxes (Dept. of Motor Vehicles)	406.00	
Taxes (Dept. of Revenue)	5.00	
Sewer repair	30.00	
Meter reading	50.00	
Advertising/Promotion	119.60	
Advertising/Promotion	56.82	
Insurance	1,347.19	
Pool maintenance	52.06	
Law fees	1,917.80	
Rent (Century proration 1 day)	764.59	
Consulting fee (Century Group)	733.37	
Consulting fees (McCrabey)	12,000.00	
Repair and maintenance	71.04	
Advances - Ted Bertusa		\$106,414.50

To record direct payments and reimbursements
 by Ted Bertusa (10/30-12/28 recap)

- 2 -

	Dr.	Cr.
Sun Bank - Operating account	\$ 47,633.88	
Land	360,000.00	
Property and equipment	1,540,000.00	
Property and equipment (Mobile home)	33,697.00	
Loan costs (survey)	720.00	
Loan costs (title insurance)	750.00	
Land (resolving deed)	10.50	
Taxes (provision)	2,673.37	
Solid waste (provision)	628.20	
Rental income (provision of Nov. rent)		9,208.20
Rental income (prepaid at closing)		1,016.75
Utilities (provision Nov. utility)		898.00
Notes payable - Sovran Bank		1,975,000.00
To record closing of Sovran Bank loan		

- 3 -

Loan costs (Bank closing costs)	15,375.00	
Loan costs (Doc. stamps on mtg. note)	6,320.00	
Loan costs (Intangible tax on mtg. note)	3,950.00	
Sun Bank - operating		25,645.00
To record payment of mortgage loan costs.		

- 4 -

Sun Bank - operating account	27,992.29	
Rental income		22,065.75
Sewer and water fees		2,190.50
Solid waste (pass through)		3,701.04
Storage fees		35.00
To record income for the period Nov. 19 to December 31, 1990.		

- 5 -

Sun Bank - operating account	10,000.00	
Advances - Ted Bertner		10,000.00
To record transfer to Sun Bank.		

- 6 -

Sun Bank - Money market
Interest income (Sun Bank)

139.72

139.72

To record interest earned on money market
account.

- 7 -

Sun Bank - Money market
Sun Bank - Operating account

28,248.22

28,248.22

To adjust above bank accounts to 12/31/90
balances.