

MEMORANDUM

April 12, 1996

TO: DIVISION OF RECORDS AND REPORTING
FROM: DIVISION OF LEGAL SERVICES (CROSBY)
RE: DOCKET NO. 960346-WU - REQUEST FOR ACKNOWLEDGEMENT OF
SALE OF FACILITIES OF WALKER MEMORIAL HOSPITAL D/B/A PINE
ACRES WATER TO THE CITY OF AVON PARK AND CANCELLATION OF
WATER CERTIFICATE NO. 465-W IN HIGHLANDS COUNTY

Attached is a letter dated April 5, 1996, from Mr. Samuel Leonor, President of Florida Hospital, Heartland Division, transmitting a copy of the Closing Statement entered into between the City of Avon Park and the Adventist Health System Sunbelt Healthcare Corporation (Walker Memorial Hospital) transferring Pine Acres Water to the City of Avon Park. PLEASE PLACE THIS INFORMATION IN THE ABOVE-REFERENCED DOCKET FILE. Thanks.

alc

Attachments

cc: Division of Water and Wastewater
(Coker)

ACK _____
AFA _____
APP _____
CAF _____
CMU _____
CTR _____
EAG _____
LEG _____
LIN _____
OPC _____
RCH _____
SEC / _____
WAS _____
DTH _____

DOCUMENT NUMBER-DATE

04307 APR 15 96

FPSC-RECORDS/REPORTING



FLORIDA HOSPITAL
Heartland Division

P.O. Box 1200, 2501 U.S. Hwy. 27 North
Avon Park, FL 33825
941/453-7511
941/453-1322 FAX

April 5, 1996

Ms. Alice Crosby
Public Service Corporation
Capital Circle Office Center
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850

Florida Public Service Commission
RECEIVED
APR 12 1996
LEGAL DIVISION

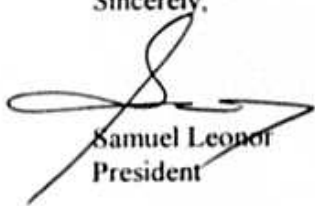
Re: Pine Acres Water
Docket No. 960346-WU

Dear Ms. Crosby:

Per a request received by T. L. Trimble from your office on March 28, enclosed is a copy of the Closing Statement dated August 1, 1994, entered into by and between the City of Avon Park and Adventist Health System Sunbelt Healthcare Corporation.

All deposits and other sums (e.g., refunds) held by Pine Acres Water on behalf of customers at the time of the sale were returned to the customers, not transferred to the City of Avon Park. A printout of sums is no longer available; however, if we can provide further information regarding the transaction, please give us a call.

Sincerely,



Samuel Leonor
President

rf
Enc.
ltr pacres

RECEIVED
FLORIDA PUBLIC
SERVICE COMMISSION
APR 12 AM 8 25
MAIL ROOM

Closing Statement August 1 1994

Closing Statement August 1 1994

Seller Adventist Health System/Sunbelt Health Care Corporation
 Buyer The City of Avon Park
 Property Address _____
 County Highlands City Avon Park
 Legal Description _____
See attached Exhibit "A".

Seller Adventist Health System/Sunbelt Health Care Corporation
 Buyer The City of Avon Park
 Property Address _____
 County Highlands City Avon Park
 Legal Description _____
See attached Exhibit "A".

SELLER'S COPY		A DUE SELLER	B CREDIT BUYER	BUYER'S COPY		A DUE SELLER	B CREDIT BUYER
1	SELLING PRICE	70,000.00		a.	PURCHASE PRICE	70,000.00	
*2	DOWN PAYMENT		2,500.00	*b.	DOWN PAYMENT		2,500.00
3	MORTGAGES			c.	MORTGAGES		
	a. - Assumed by Buyer				a. - Assumed by Buyer		
	b. Purchase Money Mfg. - Excluded by Buyer				b. Purchase Money Mfg. - Excluded by Buyer		
4	RENTS, pro-rated			d.	RENTS, pro-rated		
5	INTEREST, pro-rated			e.	INTEREST, pro-rated		
6	INSURANCE, Fire			f.	INSURANCE, Fire		
	Unearned Premium				Unearned Premium		
	Other				Other		
	Unearned Premium				Unearned Premium		
7	TAXES (City & County)		1,932.08	g.	TAXES (City & County)		1,932.08
	a. - Based on _____ days credit to Seller, or				a. - Based on _____ days credit to Seller, or		
	b. - Based on _____ days credit to Buyer				b. - Based on _____ days credit to Buyer		
8	MAINTENANCE, pro-rated			h.	MAINTENANCE, pro-rated		
	Credit for future use		50,000.00		Credit for future use		50,000.00
10				i.			
11				j.			
12				k.			
13				l.			
	TOTALS	70,000.00	54,432.08	m.	TOTALS	70,000.00	54,432.08
	Column "A" less Column "B"	51,432.08		n.	Column "A" less Column "B"	54,432.08	
	BALANCE DUE SELLER	15,567.92		**	BALANCE DUE SELLER	15,567.92	
SELLER'S EXPENSES OF SALE				BUYER'S EXPENSES OF SALE			
15	Title Information		552.50	e.	Title Information		
16	Attorney Fee		1,960.00	f.	Attorney Fee billed separately		
17	Broker's Commission			g.	Florida Documentary Stamps, on Mortgage (PMM)		
18	Florida Documentary Stamps, on Deed		490.00	h.	Recording Deeds		16.50
19	Intangible Tax on Mortgage (PMM)			i.	Survey Charges		
20	Recording			j.	Mortgage Transfer Fee		
21	Mortgage Transfer Fee			k.	Termite Inspection		
22	Certificate of Corporate Status		18.75	l.	Resolution Recording		6.00
23	Corporate Resolution Recording		10.50	m.			
24	TOTAL EXPENSES TO SELLER		\$3,031.75	n.	TOTAL EXPENSES TO BUYER		\$ 22.50
SUMMARY:				SUMMARY:			
	DOWN PAYMENT (2)	Down Payment of Buyer	\$ 2,500.00		BALANCE DUE SELLER (**)		\$15,567.92
	(plus) BALANCE DUE SELLER (1)		\$15,567.92		(plus) BUYER'S EXPENSES (1,2)		\$ 22.50
	B TOTAL		\$18,067.92		NET CASH DUE FROM BUYER		\$15,590.42
	(plus) SELLER'S EXPENSES (2)		\$ 3,031.75		of which \$ _____ represents proceeds of new mortgage loan, leaving due from Buyer		\$ _____
	NET CASH TO SELLER		\$15,036.17				

Taxes and Insurance pro-rated as of AUGUST 1 1994 Taxes based upon 1993 Ad Valorem Taxes
 Abstract delivered to _____
 Insurance Policies delivered to _____
 Note, with cancelled stamps, to _____
 I have read a true copy of above, check for Net Cash to Seller, and hereby approve above and certify it correct.

Taxes and Insurance pro-rated as of AUGUST 1 1994 Taxes based upon 1993 Ad Valorem Taxes
 Abstract delivered to _____
 Insurance Policies delivered to _____
 Note, with cancelled stamps, to _____
 I have read a true copy of above and hereby approve same and certify it correct.