

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: February 24, 2005
TO: Blanca S. Bayó, Commission Clerk and Administrative Services Director
FROM: Patricia L. Brady, Regulatory Analyst IV, Division of Economic Regulation *pb*
RE: Docket No. 040152-WS, Application for transfer of majority organizational control of FIMC Hideaway, Inc. in Levy County from Florida Investors Mortgage Corporation, a Florida corporation, to Robert and Janet McBride.

Please add to the docket file the attached letter dated February 1, 2005, from Robert and Janet McBride, for the utility, to Pat Brady, Commission staff. The letter is in response to informal questions from staff.

Attachment

cc: Office of the General Counsel (Jaeger)

DOCUMENT NUMBER-DATE

01932 FEB 24 05

FPSC-COMMISSION CLERK

FIMC HIDEAWAY, Inc.
P.O. Box 357246
Gainesville, FL 32635-7246

February 1, 2005

Ms. Pat Brady
Division of Regulatory Oversight
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Dear Ms. Brady:

1. Do you understand, and do you have copies, of the documents provided for proof of ownership of the land under the utility plant? They were Certificate of Title, Quit Claim Deed, and Title Insurance.

Yes. These documents were provided to our attorney by us and forwarded by him to the PSC. We therefore have copies of the proof of ownership of the land under the utility plant and we understand those documents.

2. Can we say that the buyer has already set up the utility's books using NARUC's USOA?

Yes. We have worked with persons experienced in following the NARUC System of Accounts and are confident that our books and records are now fully in conformance with those Uniform System of Accounts. The only issue brought up by the auditor during the audit concerning compliance with the NARUC USOA was addressed immediately at that time and we have tried to follow up with the staff on that one issue since then.

3. Do you understand that you cannot sell, assign or transfer your certificates of authorization, utility facilities, or utility majority organization control without prior Commission approval unless the transfer contract is made contingent upon Commission approval.

As the buyers of the utility we fully understand that we cannot sell, assign or transfer the certificates of authorization, the utility facilities or the utility majority organizational control without prior Commission approval, unless that transfer contract is made contingent upon Commission approval. The only reason that the prior owner transferred stock of that system to us was that we were in a better position to provide appropriate and necessary management for the benefit of all concerned and the prior owner was not only getting out of the utility business, but liquidating the company, which owned the utility facilities. That was a decision made by the prior owner. However, we fully understand our obligation to get prior approval to any future transfer.

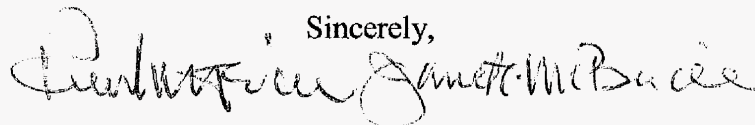
FIMC HIDEAWAY, Inc.
P.O. Box 357246
Gainesville, FL 32635-7246

4. Can we say that the buyer has already installed a meter for the clubhouse and is currently billing the clubhouse the approved rates and charges for water and wastewater service.

The operator has been instructed to install a meter as soon as possible. The clubhouse will be billed the approved rates and charges for water and wastewater service on the next billing and every month thereafter.

If you have any questions in this regard, please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Robert and Janet McBride". The signature is written in black ink and is positioned above the printed name.

Robert and Janet McBride