

RECEIVED - FPSC
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 COMMISSION CLERK

| REQUEST TO ESTABLISH DOCKET (Please type or print. File original with CLK.) | | |
|--|--|---|
| Date: | 4/1/2015 | |
| 1. From Division / Staff: | Eng/C. Lewis | |
| 2. OPR: | ENG | |
| 3. OCR: | GCL | |
| 4. Suggested Docket Title: | Request to establish docket to transfer the wastewater assets of Francis I Utility, L.L.C. (SU858) to the City of Sebring, and cancellation of Certificate No. 473-S, in Highlands County. | |
| 5. Program/Module/Submodule Assignment: | B1e, B1f | |
| 6. Suggested Docket Mailing List | | |
| a. Provide NAMES/ACRONYMS, if registered company | | <input type="checkbox"/> Provided as an Attachment |
| Company Code, if applicable: | Parties (include address, if different from MCD): | Representatives (name and address): |
| SU858 | Francis I Utility, LLC | Tom Brennan frontdesk@francisone.com |
| | | |
| | | |
| | | |
| b. Provide COMPLETE NAME AND ADDRESS for all others (match representatives to companies) | | |
| Company Code, if applicable: | Interested persons, if any, (include address, if different from MCD): | Representatives (name and address): |
| | City of Sebring, 368 South Commerce Ave, Sebring, FL 33870 | Mr. Bob Boggus, Utilities Director |
| | | |
| | | |
| | | |
| 7. Check one: | <input checked="" type="checkbox"/> Supporting documentation attached | <input type="checkbox"/> To be provided with Recommendation |
| Comments: | | |



29 Mimi St.
Sebring, FL 33870
863-385-0981 (ofc)
863-385-4962 (fax)

March 27, 2015

Division of Economic Regulation
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850

Re: Francis I Utility, LLC
Certificate Number 473-S
Annual Report Filing

Dear Director,

As of November 26, 2014 Francis I Utility, LLC had closed on the sale to the City of Sebring. As we have been advised, we are not required to file the annual report from 2014 since we were not the owner of record on December 31, 2014. I am enclosing a copy of the settlement statement with this letter. We have filed and paid our RAF as this was due from us and we understand the liability was still owed. Please feel free to contact us if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Andy Saunders", is written over a horizontal line. The signature is stylized and somewhat cursive.

Andy Saunders
Property Manager
Francis I Utility, LLC

Seller's Closing Statement

FILE NUMBER: 0571-119

NAME OF BUYER: City of Sebring, a Florida municipal corporation
Address of Buyer: 368 South Commerce Avenue, Sebring, Florida 33870

NAME OF SELLER: Francis I Utility, L.L.C., a Florida limited liability company
Address of Seller: 29 Miami Street, Sebring, Florida 33870

PROPERTY LOCATION: ~~Miami Street, Sebring, Florida 33870~~

SETTLEMENT AGENT: Swaine & Harris, P.A.
Place of Settlement: 425 South Commerce Avenue, Sebring, Florida 33870-3702

SETTLEMENT DATE: 11/26/14 DISBURSEMENT DATE: 11/26/14

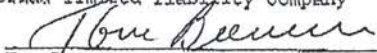
| CREDITS: | Amount: |
|---|--------------------|
| Contract sales price | \$60,000.00 |
| County taxes (Nov 26, 2014 to Dec 31, 2014) | \$149.63 |
| Non-Ad Valorem Assessments (Nov 26, 2014 to Sep 30, 2015) | \$4.08 |
| Total Credits: | \$60,153.71 |

| CHARGES: | Amount: |
|---|--------------------|
| Deferred balance due upon connection | \$25,000.00 |
| Abstract or title search (Swaine & Harris, P.A.) | \$150.00 |
| Title Insurance Surcharge (WFG National Title Insurance Co.) | \$3.28 |
| Title Insurance (WFG National Title Insurance Co.) | \$100.00 |
| Recording fees (Clerk of Court) | \$27.00 |
| State tax/stamps (Clerk of Court) | \$350.00 |
| Record Title Affidavit (Clerk of Court) | \$18.50 |
| Deferred Partial release payment upon Interconnection (MIDFLORIDA Credit Union) | \$12,500.00 |
| Pay 2014 real estate taxes (Eric T. Zwyer, Tax Collector) | \$1,521.86 |
| Total Charges: | \$39,870.64 |

Cash due to seller: \$10,483.07

THE UNDERSIGNED ACKNOWLEDGES RECEIPT OF A COPY OF THE FOREGOING SETTLEMENT STATEMENT, AGREES TO THE CORRECTNESS THEREOF, AND AUTHORIZES AND APPROVES THE DISBURSEMENTS SET FORTH.

Francis I Utility, L.L.C.
a Florida limited liability company

By: 
Tom Brennan
President

CORRECTED (if checked)

| | | | | |
|--|--|---|---|--|
| FILER'S name, street address, city, state, ZIP code, and telephone no. Swaine & Harris, P.A. 425 South Commerce Avenue Sebring, FL 33870-3702 (863) 385-1549 | | 1 Date of closing 11/26/2014 | OMB No. 1545-0997 2014 Form 1099-S | Proceeds From Real Estate Transactions |
| | | 2 Gross proceeds \$ 50,000.00 | | |
| FILER'S Federal identification number 65-0515722 | TRANSFEROR'S identification number 59-3746529 | 3 Address or legal description Mimi Street Sebring, FL 33870 | | Copy B For Transferor This is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. |
| TRANSFEROR'S name Francis I Utility, L.L.C. | | 4 Transferor received or will receive property or services as part of the consideration (if checked) <input type="checkbox"/> | | |
| Street address (including apt. no.) 29 Mimi Street City, state, and ZIP code Sebring, FL 33870 | | 5 Buyer's part of real estate tax \$ 149.63 | | |
| Account or escrow number (see instructions) 0571-119 | | | | |

Form 1099-S

(Keep for your records.)

Department of the Treasury - Internal Revenue Service

Instructions for Transferor

For sales or exchanges of certain real estate, the person responsible for closing a real estate transaction must report the real estate proceeds to the Internal Revenue Service and must furnish this statement to you. To determine if you have to report the sale or exchange of your main home on your tax return, see the instructions for Schedule D (Form 1040), Capital Gains and Losses. If the real estate was not your main home, report the transaction on Form 4797, Sales of Business Property, Form 6252, Installment Sale Income, and/or Schedule D (Form 1040).

Federal mortgage subsidy. You may have to recapture (pay back) all or part of a federal mortgage subsidy if all the following apply:

- You received a loan provided from the proceeds of a qualified mortgage bond or you received a mortgage credit certificate,
- Your original mortgage loan was provided after 1990, and
- You sold or disposed of your home at a gain during the first 9 years after you received the federal mortgage subsidy.

This will increase your tax. See Form 8828, Recapture of Federal Mortgage Subsidy, and Pub. 523, Selling Your Home.

Account number. May show an account or other unique number the payer assigned to distinguish your account.

YOU ARE REQUIRED BY LAW to provide your correct taxpayer name and identification number for the transaction described above to Swaine & Harris, P.A..

If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

UNDER THE PENALTIES OF PERJURY, I certify that the above information, including my taxpayer identification number, is correct, and that I have received a copy of this statement.


Box 1. Shows the date of closing.

Box 2. Shows the gross proceeds from a real estate transaction, generally the sales price. Gross proceeds include cash and notes payable to you, notes assumed by the transferee (buyer), and any notes paid off at settlement. Box 2 does not include the value of other property or services you received or are to receive. See Box 4.

Box 3. Shows the address or a legal description of the property transferred.

Box 4. If marked, shows that you received or will receive services or property (other than cash or notes) as part of the consideration for the property transferred. The value of any services or property (other than cash or notes) is not included in box 2.

Box 5. Shows certain real estate tax on a residence charged to the buyer at settlement. If you have already paid the real estate tax for the period that includes the sale date, subtract the amount in box 5 from the amount already paid to determine your deductible real estate tax. But if you have already deducted the real estate tax in a prior year, generally report this amount as income on the "Other income" line of Form 1040. For more information, see Pub. 523, Pub. 525, and Pub. 530.


Seller

Seller

Seller

Seller



29 Mimi Street
Sebring, FL 33870

FL 327
30 MAR '15
DISTRIBUTION CENTER

15 APR -1 AM 7:06



FOREVER



Director
Division of Economic Regulation
Florida Public Service Commission
2540 Shumard OAK Blvd
Tallahassee, FL 32399-0850