

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: May 16, 2019

TO: Adam J. Teitzman, Commission Clerk, Office of Commission Clerk

FROM: Luis Salvador, Engineering Specialist, Division of Engineering *RS LS*

RE: Docket No. 20190050-WS - Application for transfer of water and wastewater facilities to City of New Port Richey, and cancellation of Certificate Nos. 315-W and 260-S, by Orangewood Lakes Services, Inc.

Please file the attached email communications from Paul Johnston to Luis Salvador and a copy of the settlement statement first page, in the above mentioned docket file.

Thank you.

LS/jp

Attachments

Luis Salvador

From: Paul <paul@floridacommunities.com>
Sent: Wednesday, May 15, 2019 3:33 PM
To: Luis Salvador
Subject: RE: Orangewood lakes services signed contract

Luis the issue of deposits was done at closing on 4/4/19 and was netted out of the proceeds check. Credit balances were done on 5/2/19 with Orangewood Lakes Services writing a check to the City of New Port Richey. If I can be of any further assistance feel free to call on my cell 813 486 3902 as I'm on the road a lot. Thanks Paul Johnston

-----Original Message-----

From: Luis Salvador [<mailto:lsalvado@psc.state.fl.us>]
Sent: Monday, April 29, 2019 4:13 PM
To: Paul
Subject: RE: Orangewood lakes services signed contract

Paul,

I received your email.

Have a great day!

Luis Salvador
Engineering Specialist
Division of Engineering
Phone: (850) 413-6226
Fax: (850) 413-6227
Email: lsalvado@psc.state.fl.us

-----Original Message-----

From: scanner@floridacommunities.com [<mailto:scanner@floridacommunities.com>]
Sent: Monday, April 29, 2019 3:58 PM
To: Paul
Subject:

This E-mail was sent from "RNPF2038B" (Aficio MP C2550).

Scan Date: 04.29.2019 15:57:38 (-0400)
Queries to: scanner@floridacommunities.com

Luis Salvador

From: Paul <paul@floridacommunities.com>
Sent: Wednesday, May 15, 2019 3:44 PM
To: Luis Salvador
Subject: FW: Orangewood Lakes Services
Attachments: 20190515155309474.pdf

Luis I have attached the front page of the settlement statement showing the reduction for the security deposits.

-----Original Message-----

From: scanner@floridacommunities.com [mailto:scanner@floridacommunities.com]
Sent: Wednesday, May 15, 2019 3:53 PM
To: Paul
Subject:

This E-mail was sent from "RNPF2038B" (Aficio MP C2550).

Scan Date: 05.15.2019 15:53:09 (-0400)
Queries to: scanner@floridacommunities.com

B. Type of Loan

<input type="radio"/> 1. FHA	<input type="radio"/> 2. FmHA	<input type="radio"/> 3. Conv. Unins.	6. File Number	7. Loan Number	8. Mortg. Ins. Case Num.
<input type="radio"/> 4. V.A.	<input type="radio"/> 5. Conv. Ins.		Lift Station	ID:	

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: City of New Port Richey, Florida, a municipal corporation of the State of Florida
Address of Borrower:

E. NAME OF SELLER: Orangewood Lakes Services, Inc., a Florida corporation, and Orangewood Lakes Mobile Home Community, Inc., a Florida corporation
Address of Seller: TIN:

F. NAME OF LENDER:
Address of Lender:

G. PROPERTY LOCATION:

H. SETTLEMENT AGENT: Meridian Title Company, Inc. TIN: 59-3597293
Place of Settlement: 37837 Meridian Avenue, Suite 100, Dade City, Florida 33525 Phone: 352-567-1241

I. SETTLEMENT DATE: 4/4/19 DISBURSEMENT DATE: 4/4/19

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	950,000.00	401. Contract sales price	950,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (Line 1400)		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:	950,000.00	420. Gross amount due to seller:	950,000.00
200. Amounts paid or in behalf of borrower:		500. Reductions 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)	11,882.50
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	100.00	511. County taxes	100.00
212. Assessments		512. Assessments	
213. Utility Security Deposits-Orangewood Svcs	15,135.00	513. Utility Security Deposits-Orangewood Svcs	15,135.00
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for borrower:	15,235.00	520. Total reductions in amount due seller:	27,117.50
300. Cash at settlement from/to borrower:		600. Cash at settlement to/from seller:	
301. Gross amount due from borrower (line 120)	950,000.00	601. Gross amount due to seller (line 420)	950,000.00
302. Less amount paid by/for the borrower (line 220)	(15,235.00)	602. Less total reductions in amount due seller (line 520)	(27,117.50)
303. Cash (<input checked="" type="checkbox"/> From <input type="checkbox"/> To) Borrower:	934,765.00	603. Cash (<input checked="" type="checkbox"/> To <input type="checkbox"/> From) Seller:	922,882.50

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 6262 and/or Schedule D (Form 1040).

Borrower's Initial(s):

Seller's Initial(s):