

Colony Park Utilities, Inc.

8116 Hibiscus Circle, Tamarac, FL 33321
Ph (954) 721-2822, Fx (954) 721-2855, Cell (954) 328-4095

November 23, 2002

Ms Patti Daniel, Supervisor, Bureau of Certification
Division of Commission Clerk and Administrative Services
Florida Public Service Commission
2540 Shumard Oak Blvd
Tallahassee, Florida 32399-0850

Re: Docket No. 020930-SU Application for Transfer of Majority Organizational Control of Colony Park Utilities, Inc., holder of Certificate No. 137-S in Brevard County, from Lenore Warren to Eileen Rogow

Dear Ms Patti Daniel,

Thank you for your patient and continuous support. We are still waiting for some of the paperwork and document to be sending to us. Enclosed are some of the documents you have requested to correct the deficiencies.

Deficiencies

1. Utility Owns Land. Enclosed is a copy of the Warranty Deed.
2. Tariff Sheets. The floppy disk, that you were kind to send to us, was damaged during shipping. Please, if possible, send it again by email to 'philip_p_young@msn.com'.
3. Current Certificate. We searched everywhere (Buyers, Sellers, Attorneys, Accountants) and cannot find the current Public Service Commission Certificate No. 137-S. Enclosed is the Certificate from Dept. of Environmental Protection Permit No. FLA010377 and the Annual Report to Public Service Commission #SU288-01-AR. If the above information is not sufficient, please advise us how to obtain the current Public Service Commission Certificate No. 137-S.
4. Transfer without prior Commission approval. We are waiting for a copy of the addendum to the Contract for Sale and Purchase containing the required contingency statement, to be mailed to us from the closing attorney.

DOCUMENT NUMBER DATE
13005 NOV 26 2002
FPSC-COMMISSION CLERK

Additional Information

1. Provide a readable copy of contract.

We are waiting for a copy of the Contract for Sale and Purchase to be mailed to us by the closing attorney.

2. Purchase price.

The purchase contract shows only one price for two corporations. We did not separate the prices of the mobile home park and the utility facility. However, according to the annual report to the Public Service Commission for the year ending 12/31/2001, the value of the utility corporation is \$191,636. We can provide an addendum showing the purchase price as \$191,636.

3. Financial Statement.

Enclosed is the corrected financial statement. Thank you for pointing the mistake. Mr. And Mrs. Rogow own 50% of the stocks of Colony Park Mobile Home Village Inc., therefore the mortgage liability is 50% of the \$1,025,000 loan for the stock purchase.

4. DEP Consent Order.

The Seller's attorney is doing research to find documentation of the consent order. We will send to you as soon as we received it.

5. Other Owned Water and/or Wastewater Utilities.

The other two utilities are part of the mobile home park and do not have a separate name.

Hobe Associates, Ltd. at Hobe Sound, Fl.

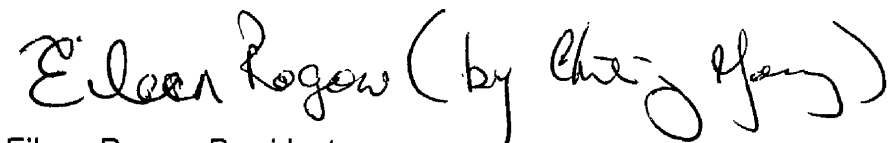
Facility # FLA013865

Royo Tower, Ltd. at Auburndale, Fl.

Facility # FLA013000

Thank you once again for your co-operation, and patient.

Yours truly,



Eileen Rogow, President.

Prepared By: CHERYL LANGE
GULFATLANTIC TITLE AGENCY
265 Crockett Blvd. Merritt Island, FL 32953
Incidental to the issuance of a title insurance policy.
File No.: 0438*C-02788
Parcel ID # 23 36 15 00 751
Grantee(s) SS #

707198

94 NOV 23 PM 4:22

WARRANTY DEED
(INDIVIDUAL)

This WARRANTY DEED, dated November 22, 1994
by BUD CRISAFULLI

whose post office address is
P.O. BOX 541175 MERRITT ISLAND, FL 32954-1175
hereinafter called the GRANTOR, to
COLONY PARK UTILITIES, INC., A FLORIDA CORPORATION

whose post office address is
32 MANGROVE DRIVE, MERRITT ISLAND, FL 32953
hereinafter called the GRANTEE:

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Brevard County, Florida, viz:

* SEE ATTACHED Exhibit "A" to Warranty Deed *

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1995 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Bud Crisafulli

Print Name: BUD CRISAFULLI

Signature: M. D. Buckley

Print Name: M. D. BUCKLEY

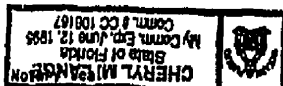
State of Florida
County of Brevard

I am a notary public of the state of Florida, and my commission expires: _____

THE FOREGOING INSTRUMENT was acknowledged before me on November 22, 1994 by

BUD CRISAFULLI

who is personally known to me or who has produced _____ as identification and who _____ take an oath.
(type of identification) (did/did not)



Signature: Cheryl M. Lange

Print Name: CHERYL M. LANGE

Notary Public

BK3437PG0850

Exhibit "A" to Warranty Deed

A parcel of land lying in Section 15, Township 23 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 15 and run S. 87 degrees 45' 45" W., along the South line of said section, a distance of 658.38 feet to the Southwest corner of COLONY PARK, SECTION 2, recorded in Plat Book 20, Page 18, Public Records of Brevard County, Florida, the point of beginning; thence continue S. 87 degrees 45' 45" W., along said South line, a distance of 300.00 feet; thence N. 02 degrees 14' 15" W., along the East line of lands described in Official Records Book 1474, Page 1008, a distance of 300.0 feet to a point on the South line of COLONY PARK, SECTION 3, recorded in Plat Book 20, Page 107; thence N. 87 degrees 45' 45" E., along said South line, a distance of 300.0 feet to a point on the West line of aforesaid COLONY PARK, SECTION 2; thence S. 02 degrees 14' 15" E., along said West line, a distance of 300.0 feet to the point of beginning.

Prepared By: CHERYL LANGE

GULFATLANTIC TITLE AGENCY

265 Crockett Blvd. Merritt Island, FL 32953

Incidental to the issuance of a title insurance policy.

File No.: 0438*C-02788

Parcel ID # 23 36 15 00 751

Grantee(s) SS #

707198

94 NOV 23 PM 4:22

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hereinafter called the GRANTEE:

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10,00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Brevard County, Florida**, viz:

*** SEE ATTACHED Exhibit "A" to Warranty Deed ***

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1995 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Cheryl Lange

Print Name: Cheryl Lange

BUD CRISAFULLI

Sandy Crawford Clerk Circuit Court
Recorded and Verified Brevard County, FL
Pgs. 2 # Pages 2
Trust Fee 150 Notary Fee 900
Stamp Fee 168.00 Service Fee _____
Stamping _____ Notary Fee _____
Service Fee _____ Refund _____

51



Jeb Bush
Governor

Department of Environmental Protection

Central District
3319 Maguire Boulevard, Suite 232
Orlando, Florida 32803-3767
NOTICE OF PERMIT ISSUANCE

David B. Scrutis
Secretary

CERTIFIED MAIL

7001 1940 0002 9940 7614

COLONY PARK UTILITIES
8116 HIBISCUS CIRCLE
TAMARAC FL 33321-2133

ATTENTION ARTHUR ROGOW
PRESIDENT

Brevard County - DW
Colony Park Trailer Park WWTF

Enclosed is Permit Number FLA010377 to operate a domestic wastewater facility issued under Section(s) 403.087 and 403.0885 of the Florida Statutes.

The Department's proposed agency action shall become final unless a timely petition for an administrative hearing is filed under sections 120.569 and 120.57 of the Florida Statutes before the deadline for filing a petition. The procedures for petitioning for a hearing are set forth below.

A person whose substantial interests are affected by the Department's proposed permitting decision may petition for an administrative proceeding (hearing) under sections 120.569 and 120.57 of the Florida Statutes. The petition must contain the information set forth below and must be filed (received by the clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000.

Petitions by the applicant or any of the parties listed below must be filed within fourteen days of receipt of this written notice. Petitions filed by any persons other than those entitled to written notice under section 120.60(3) of the Florida Statutes must be filed within fourteen days of publication of the notice or within fourteen days of receipt of the written notice, whichever occurs first.

Under section 120.60(3) of the Florida Statutes, however, any person who has asked the Department for notice of agency action may file a petition within fourteen days of receipt of such notice, regardless of the date of publication.

The petitioner shall mail a copy of the petition to the applicant at the address indicated above at the time of filing. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under sections 120.569 and 120.57 of the Florida Statutes. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with rule 28-106.205 of the Florida Administrative Code.

"More Protection, Less Process"

Printed on recycled paper

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES
(Gross Revenue of Less Than \$200,000 Each)

ANNUAL REPORT

OF

SU288-01-AR
Colony Park Utilities, Inc.
1447 Newfound Harbor Drive
Merritt Island, FL 32952-2854

Submitted To The
STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2001

Form PSC/WAW 6 (Rev. 12/99)

CLERK'S OFFICE

PERSONAL FINANCIAL STATEMENT

ARTHUR AND EILEEN ROGOW

8116 HIBISCUS CIRCLE

TAMARAC, FL 33321

FINANCIAL CONDITION AS OF SEPTEMBER 31, 2002

ASSETS

CASH IN BANK (see Sch A)	\$31,500
LISTED SECURITIES (see Sch B)	\$436,000
UNLISTED SECURITIES (see Sch C)	
SECURITIES HELD BY BROKER IN MARGIN ACC'T	
PARTIAL INTEREST IN REAL ESTATE	
EQUITIES (see Sch D)	\$4,141,636
REAL ESTATE OWNED (see Sch E)	\$195,000
ACC'T RECEIVABLES (see Sch F)	
VEHICLES	\$45,000
CASH VALUE LIFE INS (see Sch G)	\$50,000
OTHER ASSETS	\$100,000

<u>TOTAL ASSETS</u>	<u>\$4,999,136</u>
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ANNUAL INCOME-2000

Salary	\$72,000
Real Estate Income	\$18,000
Dividends	\$2,200
 TOTAL INCOME	 \$92,200

SCHEDULE A - BANKING DEPOSIT RELATIONS**Name and location of bank or branch**

US Global - Treasury	San Antonio, Tx
US Global - Government Securities	San Antonio, Tx
Washington Mutual	Tamarac, Fl

LIABILITIES

NOTES PAYABLE BANKS-SECURED	
(See Sch H)	
NOTES PAYABLE BANKS-UNSECURED	
(See Sch H)	
NOTES PAYABLE OTHERS-SECURED/UNSECURED	\$30,000
(See Sch H)	
ACCOUNT AND BILLS DUE	
REAL ESTATE MORTGAGES (See Sch D & E)	\$2,257,500
UNPAID INCOME TAX	
OTHER UNPAID TAXES AND INTEREST	
LOANS ON LIFE INSURANCE (See Sch G)	
OTHER DEBTS- ITEMIZE (See Sch H)	
Student Loan	\$55,000
Various credit cards	\$28,000

<u>TOTAL LIABILITIES</u>	<u>\$2,340,500</u>
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<u>NET WORTH</u>	<u>\$2,658,636</u>
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<u>Name and location of bank or branch</u>	<u>Account #</u>	<u>Balance</u>
US Global - Treasury	853-00014193114	\$5,000
US Global - Government Securities	857-00014193122	\$25,000
Washington Mutual		\$1,500
		\$31,500

SCHEDULE B - LISTED SECURITIES (US GOVERNMENTS AND MARKETABLE)

# of Shares	Description	In name of	to whom Pledged	Mkt Value
	Miscellaneous	Schwab	n/a	\$9,000
	Miscellaneous	Datek	n/a	\$4,000
47,000	LML Payment Systems	Eileen Rogow	n/a	\$423,000
	TOTAL			\$436,000

SCHEDULE C - UNLISTED SECURITIES (US GOVERNMENTS AND MARKETABLE)

# of Shares	Description	In name of	to whom Pledged	Book Value	# of shares outstanding	Total Value
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SCHEDULE D - PARTIAL INTEREST IN REAL ESTATE EQUITIES

Location or Description	% owner	Type	year of purchase	Cost(C)/Mkt(M)	Mortgage	Value of Equity
Hobe Village Mobile Home Park	50	M H P	1999	\$2,250,000	\$1,025,000	\$1,225,000
Hobe Sound, Florida						
Tower Manor Mobile Home Community	50	M H P	2002	\$800,000	\$475,000	\$325,000
Auburndale, Florida						
Colony Park Mobile Home Village	50	M H P	2002	\$900,000	\$512,500	\$387,500
Merritt Island, Florida						
Colony Park Utilities, Inc	100	Waste Tmt	2002	\$191,636	\$125,000	\$66,636
Merritt Island, Florida			Total	\$4,141,636	\$2,137,500	\$2,004,136

SCHEDULE E - REAL ESTATE OWNED

Location or Description	Title name	date acq	Cost	Mkt Value	Mortgage \$	Monthly \$	To Whom
8116 Hibiscus Cir	Eileen Rogow	1995	\$135,000	\$195,000	\$120,000	\$1,026	ABN AMRO

SCHEDULE F - ACCOUNT, NOTES, AND MORTGAGE RECEIVABLE

Name and address of debtor	\$ owning	Age of Debt	Nature of Debt	Security Held	Date \$ Expected
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SCHEDULE G - LIFE INSURANCE CARRIED, INCL. N.S.L.I. AND GROUP INSURANCE

Face Amount	Name of Company	Beneficiary	Cash Surrender \$	to whom Pledged
\$250,000	Jefferson Pilot	Art Rogow + Erica Rogow	\$50,000	none

SCHEDULE H - NOTES PAYABLE TO BANKS/UNSECURED OR SECURED/NOTES AND/OR ACCOUNT PAYABLE TO OTHERS

Amount	Payable to	Security Pledged, if any	Title of Acc't	Terms of Payment	Date of Origination
\$30,000	Cirtus & Chemical Bank	Mobile homes at Tower	Tower Manor MHC	\$1,242	3/1/02
(Personal)					
\$55,000	Student Loan	n/a		\$600	
\$28,000	Various credit cards	n/a		\$1,000	
\$83,000	Total			\$1,600	