

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-**

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**DATE:** December 11, 2017

**TO:** Carlotta S. Stauffer, Commission Clerk, Office of Commission Clerk

**FROM:** Todd M. Brown, Public Utilities Supervisor, Division of Accounting & Finance *TMB*

**RE:** Docket No. 20130265-WU - Application for staff-assisted rate case in Charlotte County by Little Gasparilla Water Utility, Inc.

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Please place the following support documentation received from Little Gasparilla Water Utility, Inc. in the above mentioned docket file.

Thank you.

Attachment

RECEIVED-PPSC  
-2017 DEC 11 PM 3:01  
COMMISSION  
CLERK

**From:** Jack Boyer [lgwu7777@yahoo.com]  
**Sent:** Thursday, November 09, 2017 3:10 PM  
**To:** Martha Golden  
**Cc:** Jack Boyer  
**Subject:** Re: Fw: Docket No. 20130265-WU - Little Gasparilla SARC - Request for Additional Information

Ms. Golden,  
Attached please find the invoices you requested in your 11/9/17 e-mail.  
Little Gasparilla Water Utility,  
Audrey Rice

On Thursday, November 9, 2017, 8:16:54 AM EST, Jack Boyer <[lwjd777@yahoo.com](mailto:lwjd777@yahoo.com)> wrote:

Good Morning! Please find the invoices below or get them from DMK. Need ASAP  
Love

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Wednesday, November 8, 2017, 8:39 PM, Martha Golden  
<[MGolden@PSC.STATE.FL.US](mailto:MGolden@PSC.STATE.FL.US)> wrote:

Hello Mr. Boyer,

Staff inadvertently omitted the following questions from Staff's Sixth Data Request that you previously responded to on September 18, 2017. In order to assist with staff's review of Little Gasparilla's completed pro forma projects, we request that you provide the following additional information related to the pro forma project documentation that was filed with the Commission by Little Gasparilla on April 28, 2017:

Please refer to Exhibit E, Soft Costs, Engineering Cost Section, and provide the following additional information:

1. DMK Invoice No. 10885 dated 3/31/2016 includes an aging summary at the bottom of the invoice. Of those aging summary invoices, three invoices are missing from the Utility's filing. Please provide a copy of the following DMK invoices: (1) Invoice No. 10434 dated 9/30/2015 for \$1,430, (2) Invoice No. 10507 dated 10/31/2015 for \$2,887.28, and (3) Invoice No. 10640 dated 12/31/15 for \$540.

2. DMK Invoice No. 11611 dated 1/20/2017 for \$600 includes the description of "Boundary with improvements Lot 8, Update Certifications per client, Spot/Foundation location and UC FEMA." Please clarify what this invoice is for and which project or projects it is associated with.

Please feel free to call me at (850) 413-7015 if you have any questions.

Thank you,

Martha



421 Commercial Court, Suite C  
 Venice, FL 34292  
 Phone (941) 412-1293  
 Fax (941) 412-1043  
 admin@dmkassoc.com

Little Gasparilla Water Utility, Inc  
 Jack Boyer  
 PO Box 5145  
 Grove City, FL 34224

Invoice number 10434  
 Date 09/30/2015

Project 13-0209 Little Gasparilla Island Facilities Upgrade

Facilities Upgrade, Design and Permitting

For services rendered through 9/25/15.

**Invoice Summary**

Description	Total Billed	Prior Billed	Current Billed
TASK 1 BUILDING AND PIPELINE DESIGN	14,220.00	14,220.00	0.00
TASK 2 PERMITTING	28,205.81	28,205.81	0.00
TASK 3 LAND LEASE	9,416.25	9,416.25	0.00
TASK 4 ADDITIONAL SERVICES			
4 ADDITIONAL PHASES DURING CONSTRUCTION			
4-1 STAKING	2,385.00	2,385.00	0.00
4-2 CONSTRUCTION ADMINISTRATION AND CLOSE OUT	215.00	215.00	0.00
4-3 SITE VISITS	11,383.75	11,383.75	0.00
	7,814.82	7,814.82	0.00
Subtotal	21,798.57	21,798.57	0.00
SURVEY: S/O 50' ACCESS EASEMENT CASPER'S SUB 16/33	525.00	525.00	0.00
TASK 7 UTILITY MANAGEMENT BLDG. FINAL DESIGN	10,590.00	9,160.00	1,430.00
<i>Preparation of plans and documentation for submittal to building department. Assistance to panel supplier regarding construction details.</i>			
REIMBURSABLES	70.91	70.91	0.00
Total	84,826.54	83,396.54	1,430.00

**Task 7 Utility Management Bldg. Final Design**  
 Professional Services

	Hours	Rate	Billed Amount
A3-Administration 3	0.50	50.00	25.00
CT4-CAD Tech 4	8.00	80.00	640.00
PC6-Professional Consultant 6	4.25	180.00	765.00
Phase subtotal			1,430.00

Invoice total **1,430.00**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
10244	07/31/2015	4,765.00					
10340	08/31/2015	4,395.00		4,395.00	4,765.00		

*Patricia*





421 Commercial Court, Suite C  
 Venice, FL 34292  
 Phone (941) 412-1293  
 Fax (941) 412-1043  
 admin@dmkassoc.com

Little Gasparilla Water Utility, Inc  
 Jack Boyer  
 PO Box 5145  
 Grove City, FL 34224

Invoice number 10507  
 Date 10/31/2015

Project 13-0209 Little Gasparilla Island Utility

Facilities Upgrade, Design and Permitting

For engineering services rendered through 10/30/15. Services include building permit responses to comments for utility building. Sent the updated CAD files to New Panel Homes for their use in defining the building panels Attend Planning and Zoning Meeting at Charlotte County. Modify gable truss details.

Invoice Summary

Description	Total Billed	Prior Billed	Current Billed
TASK 5 EASMENT STAKEOUT	525.00	525.00	0.00
TASK 6 UTILITY BUILDING SITE AND STRUCTURE	13,370.00	10,590.00	2,780.00
REIMBURSABLES	178.19	70.91	107.28
TASK 1 PIPELINE DESIGN	14,220.00	14,220.00	0.00
TASK 2 PERMITTING	28,205.81	28,205.81	0.00
TASK 3 LAND LEASE	9,416.25	9,416.25	0.00
TASK 4 ADDITIONAL SERVICES			
4-1 STAKING	215.00	215.00	0.00
4-2 CONSTRUCTION ADMINISTRATION AND CLOSE OUT	11,383.75	11,383.75	0.00
4-3 SITE VISITS	7,814.82	7,814.82	0.00
4 ADDITIONAL PHASES DURING CONSTRUCTION	2,385.00	2,385.00	0.00
	<b>Subtotal</b>	<b>21,798.57</b>	<b>0.00</b>
	<b>Total</b>	<b>87,713.82</b>	<b>2,887.28</b>

Task 6 Utility Building Site and Structure

Professional Services

*Pal 2/1/16*

	Hours	Rate	Billed Amount
CT4-CAD Tech 4	34.75	80.00	2,780.00

Reimbursables

Reimbursables

	Rate	Billed Amount
Mileage		50.60
Reproduction		56.68
<b>Phase subtotal</b>		<b>107.28</b>

Invoice total **2,887.28**



421 Commercial Court, Suite C  
 Venice, FL 34292  
 Phone (941) 412-1293  
 Fax (941) 412-1043  
 admin@dmkassoc.com

*pd \$5,000 2-1-2016*  
*ch# 5032*

Little Gasparilla Water Utility, Inc  
 Jack Boyer  
 PO Box 5145  
 Grove City, FL 34224

Invoice number 10640  
 Date 12/31/2015

Project 13-0209 Little Gasparilla Island Utility

Facilities Upgrade, Design and Permitting

For engineering services rendered through 12/31/15. Services include follow up on plans review status.

**Invoice Summary**

Description	Total Billed	Prior Billed	Current Billed
TASK 5 EASMNT STAKEOUT	525.00	525.00	0.00
TASK 6 UTILITY BUILDING SITE AND STRUCTURE	15,515.00	14,975.00	540.00
REIMBURSABLES	178.19	178.19	0.00
TASK 1 PIPELINE DESIGN	14,220.00	14,220.00	0.00
TASK 2 PERMITTING	28,205.81	28,205.81	0.00
TASK 3 LAND LEASE	9,416.25	9,416.25	0.00
TASK 4 ADDITIONAL SERVICES			
4-1 STAKING	215.00	215.00	0.00
4-2 CONSTRUCTION ADMINISTRATION AND CLOSE OUT	11,383.75	11,383.75	0.00
4-3 SITE VISITS	7,814.82	7,814.82	0.00
4 ADDITIONAL PHASES DURING CONSTRUCTION	2,385.00	2,385.00	0.00
<b>Subtotal</b>	<b>21,798.57</b>	<b>21,798.57</b>	<b>0.00</b>
<b>Total</b>	<b>89,858.82</b>	<b>89,318.82</b>	<b>540.00</b>

**Task 6 Utility Building Site and Structure**

Professional Services

PC6-Professional Consultant 6

Hours	Rate	Billed Amount
3.00	180.00	540.00

Invoice total **540.00**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
10244	07/31/2015	4,765.00					
10340	08/31/2015	4,395.00					4,765.00
10434	09/30/2015	1,430.00					4,395.00
10507	10/31/2015	2,887.28				1,430.00	
10582	11/30/2015	1,605.00		1,605.00	2,887.28		
10640	12/31/2015	540.00	540.00				
<b>Total</b>		<b>15,622.28</b>	<b>540.00</b>	<b>1,605.00</b>	<b>2,887.28</b>	<b>1,430.00</b>	<b>9,160.00</b>



421 Commercial Court, Suite C  
 Venice, FL 34292  
 Phone (941) 412-1293  
 Fax (941) 412-1043  
 admin@dmkassoc.com

*1601*

Little Gasparilla Water Utility, Inc  
 PO Box 5145  
 Grove City, FL 34224

Invoice number 11611  
 Date 01/20/2017

Project 15-0200 LGWU, 9370 LITTLE  
 GASPARILLA ISLAND, PLACIDA

Description	Current Billed
Boundary with Improvements Lot 8	0.00
Update Certifications per client	0.00
Spot/Foundation Location & UC FEMA	600.00
<b>Total</b>	<b>600.00</b>

*water plant Bidg FOR the BANK  
 Charlotte Co FOR CO.*

Invoice total **600.00**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
11611	01/20/2017	600.00	600.00				
	Total	600.00	600.00	0.00	0.00	0.00	0.00

Approved by:

Warren A. McLeod  
 Exec Vice President

Terms : Net Due Upon Receipt

TO RECEIVE INVOICES BY EMAIL, PLEASE EMAIL YOUR ADDRESS TO [ap@dmkassoc.com](mailto:ap@dmkassoc.com)



**From:** Jack Boyer [lwjd777@yahoo.com]

**Sent:** Tuesday, November 14, 2017 4:31 PM

**To:** Jack Boyer; Martha Golden

**Subject:** Re: Fw: Docket No. 20130265-WU - Little Gasparilla SARC - Update on Meter Replacements

Hi Martha, Attached are RR wo 8-12 =56 more Remote reads installed. Total to date 131. Hope to reach 225 by year end.

Thanks Jack and if you need anything else, Holler

On Tuesday, November 14, 2017, 4:07:36 PM EST, Jack Boyer <[lwjd777@yahoo.com](mailto:lwjd777@yahoo.com)> wrote:

Sent from Yahoo Mail on Android

On Tue, Nov 14, 2017 at 2:32 PM, Martha Golden <[MGolden@PSC.STATE.FL.US](mailto:MGolden@PSC.STATE.FL.US)> wrote:

Hello Mr. Boyer,

In your September 18, 2017 response to Staff's Sixth Data Request, you provided documentation showing that Little Gasparilla had completed 75 meter replacements as of September 1, 2017, including a copy of the meter replacement records. Has Little Gasparilla completed any additional meter replacements since September 1? If yes, please state how many additional meters have been replaced since September 1, and please provide a copy of the meter replacement records for the additional meters.

Please feel free to call me at (850) 413-7015 if you have any questions.

Thank you,

Martha



Section	Building	Address	Old meter #	Old meter reading	New meter Serial #	Date installed	Completed by?
A	503	Placida	869	499230	27116   279	11/13/17	JB
A	505	"	124	217500	27122   450		/
A	501	"	866	727316	27119   914		/
A	502	"	207	285120	27121   787		/
A	504	"	865	487020	27125   878		/
6 A	506		870	969790	27115   357		/
<del>A</del>							
	?						
A	10	"	817	584260	27136   810	11/13/17	/
A	10	"	818	743980	27123   708		/
A	10	"	791	588790	27118   608		/
A	10	"	788	470450	27124   500		/
A	10	"	790	727240	27142   890		JB
7 A	10	"	787	654800	27117   319		/
A	10	Placida	789	556360	27146   276		/

55

W.S.# 11

NOTES

Section	Building	Address	Old meter #	Old meter reading	New meter Serial #	Date installed	Completed by?
A	30	Placida	929	65380	27114   214	10/11/17	JB
A	30	11	783	41150	27149   894		
A	30		329	129710	27238   239		
A	30		225	245740	27144   073		
A	30		226	238430	27148   069		
A	30		141	785890	27128   310		
A	30		077	175650	27110   322	10/11/17	
				↓			
A	20		985	540760	27120   987	11/11/17	
A	20		983	500560	27129   539		
A	20		986	606260	27109   097		
A	20		223	158340	27126   246		
A	20		695 <sup>or 3</sup>	32670	27145   036		
A	20		800	61400	27152   676		
A	20		071	583380	27111   342	11/11/17	JB



Section	Building	Address	Old meter #	Old meter reading	New meter Serial #	Date installed	Completed by?	Notes
M		81		Broken Been Extracting	27217	10/19/17	JB	<del>House Rental Hibiscus</del>
M					27220			<del>Goff House</del>
M	R	702		0 + 5K	27290/302	11-6-17		Goff House
M	?	459		25790	27252/459	11 6-17	JB	Caspav
M		8816	R7213	+ 5K	27213/611	"	8816	Levin 3 Hibiscus
M		8814	842	178840	27292/052	"	JB	Gajws
M		8166	168 908	64790	27244/168	11/7/17	JB	Potter
M		8162	710	1680	27234/710	"		King
M		8108	020	55860	27232/020	11/7/17	JB	Karl
M			076	94090	27248/076	11 7 17	JB	Glen
M		8148	277	58110	27220/277	11/7/17	"	Siffit?
M		8150	624	60556	27217/624	11/7/17	"	M.L.
A	House Meter	<del>594</del> 33870	33870		27235/791	"	"	
A		40	929	81910	27241/858	11/7/17	JB	
A		40	327	101150	27284/971	11/7/17	JB	
A		40	190	469660	27240/311	" "	"	
A		40	926	166180	27243/714	"	"	
A		40	186	480680	27247/648	"	"	
A		40	187	525620	27246/372	11/7/17	JB	
A	Possible Dock Meter House		964	331470	27233/056	"	"	

Section	Building	Address	Old meter #	Old meter reading	New meter Serial #	Date installed	Completed by?
H	C	10	482	25340	27249 482	9/19/17	JD
H	C	9	960	463580	27204 189	"	
H	C	8	806	40904	27207 073	"	
H	C	7	426	117100	27216 738	"	
H	C	6			<del>27219</del> <del>049</del>	"	
H	C	5	525	71070	27219 549	"	
H	C	4	659	392610	27215 286	"	
H	C	3	854	135830	27221 114	"	
H	C	2	710.702 589	263600	27211 618	"	
H	C	1			<del>27211</del> <del>009</del>	"	
H	E	10	747	0	27206 747	"	
H							
H							
H							
H							
H							
H							
H							
H							

\* previous WO

H 719  
\* have to change utility value

//



W.S.# 8

NOTES

Section	Building	Address	Old meter #	Old meter reading	New meter Serial #	Date installed	Completed by?
H	A	1					JJD
H	A	2					
H	A	3	691	112630	27205 620	9/8/17	
H	A	4	779	331630	27224 137	"	
H	A	5	690	164580	27228 833	"	
H	A	6	752	19440	27212 752	"	A621
H	A	7	776	237220	27225 443	"	
H	A	8	694	272620	27226 939	"	
H	A	9	693	293830	27242 773	"	
H	A	10	695	386990	27229 322	"	
H	Sewer PLANT		728	32900	728	"	

you should already have

**From:** Jack Boyer [lwjd777@yahoo.com]  
**Sent:** Wednesday, November 15, 2017 10:29 AM  
**To:** Martha Golden  
**Subject:** Fw: FYI - Finance Agreement

Martha,

I have requested a letter from our insurance company explaining why everything jumped in cost so dramatically.

Attached is our financing agreement and shows the brake down of each insurance.

I am just praying that the SBA will allows the \$50,000 deductible?  
Will follow up as I receive!

Thanks Jack

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Tuesday, September 5, 2017, 11:41 AM, Kandie Fogo <[kandie@keyagency.net](mailto:kandie@keyagency.net)> wrote:

*Jack,*

*Attached is a copy of the Finance agreement additional premium. The last page shows the policy costs break out.*

*Please do not hesitate to contact our office should you have any questions or concerns.*

*Thank you,  
Kandie Fogo*

*Key Agency Inc ~ Since 1952 ~ Celebrating 65 Years of Service !*

941-460-1288

\*\*\*Key Agency's office hours are 9am to 5pm Monday ~ Friday.

*I am out of the office on Wednesday's \*\*\**



Quote # E219749

PERSONAL     COMMERCIAL     NEW     AGENCY RENEWAL     ADD'L PREMIUM  
 THIS AGREEMENT, made effective the 1 day of September 2017, between  
**LITTLE GASPARILLA WATER CO INC**  
 (Name of Borrower/Insured exactly as it appears in financed policies)  
 ADDRESS \*AP, ACCT AP TO 01, ADD 2 & 03\*  
 CITY PLACIDA STATE FL ZIP 33946 PHONE # \_\_\_\_\_  
 hereinafter called the Borrower, and Premium Assignment Corporation, a Florida Corporation hereinafter called Lender, for the purpose of financing the purchase of insurance policies described in the Scheduled Policies of Insurance listed in page 3 to this Agreement.

TOTAL PRICE OF PREMIUMS	- CASH DOWN PAYMENT	= PRINCIPAL BALANCE OWED ON PREMIUMS	+ DOC STAMPS & SERVICE FEE (if applicable)	= TOTAL AMOUNT FINANCED	+ FINANCE CHARGE (Amount credit costs over term of loan)	= TOTAL OF PAYMENTS (Amount paid if all payments made as scheduled)	ANNUAL INTEREST RATE
17,166.62	5,314.49	11,852.13	41.65	11,893.78	517.58	12,411.36	10.26

SELECT BILLING OPTION:  Payment Book  Monthly Invoice  
 Direct Debit  
 YOUR PAYMENT SCHEDULE WILL BE:  
 Each monthly payment due on same day of each succeeding month until paid in full.

Amount of Monthly Payment	Number of Payments	Date First Payment is Due
1,379.04	9	10/2/2017

FOR VALUE RECEIVED, BORROWER PROMISES TO PAY to the order of Lender at the address given at the top of this page, the Total Amount Financed and all sums shown above, including interest at the Annual Interest Rate and other charges as described hereinafter, pursuant to the terms stated below and in page 2 of this Agreement.

- SECURITY FOR PAYMENT:** To secure payment of all sums due under this Agreement, Borrower grants Lender a security interest in any unearned premiums or other sums which may become payable under the Scheduled Policies of Insurance shown on page 3.
- LIMITED POWER OF ATTORNEY:** BORROWER IRREVOCABLY APPOINTS LENDER AS ATTORNEY-IN-FACT TO CANCEL THE SCHEDULED POLICIES OF INSURANCE AFTER BORROWER DEFAULTS IN MAKING PAYMENTS UNDER THIS AGREEMENT.
- NOTICE TO BORROWER:** (1) Do not sign this Agreement before you read it, or if it contains any blank space, (2) You are entitled to a completely filled in copy of this Agreement, (3) Under the law, you have the right to pay off in advance the full amount due and under certain conditions to obtain a partial refund of the service charge, and (4) BY SIGNING BELOW BORROWER AGREES TO THE PROVISIONS ABOVE AND ALL OF THE TERMS WHICH APPEAR ON THE SECOND PAGE OF THIS AGREEMENT AND ACKNOWLEDGES RECEIPT OF COPIES OF PAGES 1, 2 AND 3 OF THIS AGREEMENT.

SIGNATURE OF ALL INSURED[S] NAMED IN POLICIES OR AUTHORIZED AGENT OF INSURED[S], AS PERMITTED BY LAW:

Date \_\_\_\_\_ Name and Title: X \_\_\_\_\_ Date \_\_\_\_\_ Name and Title: \_\_\_\_\_

**PRODUCER'S REPRESENTATIONS & WARRANTIES:**

The undersigned Producer represents and warrants that: (A) The Cash Down Payment shown above has been paid by or on behalf of the Borrower. (B) The Total Price of Premiums shown above has been or will be used to purchase insurance policies shown in the Scheduled Policies of Insurance on page 3 of this Agreement. Any portion of the Total Price of Premiums received by Producer that is not used to purchase such insurance policies, as well as any refunds or credits on such policies, shall be promptly paid to Lender. (C) To the best of the undersigned's knowledge and belief, Borrower is not subject to any bankruptcy or insolvency proceedings and Producer has no reason to believe that Borrower is insolvent. (D) The Borrower's signature(s) is (are) genuine and authorized, or to the extent permitted by applicable law, the Producer has been authorized by Borrower to sign this Agreement on Borrower's behalf. (E) Producer has delivered or will deliver a copy of this Agreement to Borrower. **Producer agrees that the Representations & Warranties above, as well as those on page 3 of this Agreement, are a binding contract between Producer and Lender.**

**PRODUCER / AGENCY**

Name KEY AGENCY INC/ENGLEWOOD  
 Address PO BOX 1283  
ENGLEWOOD, FL 34295

9/1/2017  
 Date

  
 PRODUCER'S SIGNATURE



IN CONSIDERATION of the payment by Lender of the Principal Balance Owed on Premiums shown on page 1 to the insurance companies named in the Scheduled Policies of Insurance shown on page 3 (or the agents of such companies), the Borrower agrees:

4. **ACCEPTANCE DATE** This Agreement is binding upon its acceptance by Lender. Acceptance shall occur upon payment of the Principal Balance Owed on Premiums to the insurance companies named in the Scheduled Policies of Insurance, or the agents of such companies.
5. **PAYMENTS** Borrower shall make payments directly to Lender in the amounts and at the same time specified on page 1 of this Agreement. Payments shall be made at Lender's address given at the top of page 1 or such other address as Lender may direct in writing. Payments made to any other address, person, firm, corporation or insurance agency (including but not limited to the Producer) shall not constitute payment to Lender. Payments received after cancellation of the Scheduled Policies of Insurance shall be credited to the unpaid balance due under this Agreement and shall not constitute reinstatement of the cancelled policies, nor shall it constitute a waiver by Lender of any rights.
6. **LATE CHARGES** If a payment is more than 5 days late, Borrower agrees to pay a late charge not to exceed the greater of \$10.00 or 5% of each delinquent or unpaid installment, unless prohibited by applicable law.
7. **DEFAULT/CANCELLATION** A default shall occur if Borrower fails to pay any sums required by this Agreement in a timely manner or if Borrower transfers a Scheduled Policy of Insurance. After default, any unpaid balance of the Total Amount Financed shall become immediately due and payable in full and Lender may enforce its security interest and its rights under the Limited Power of Attorney. Interest will continue to accrue on the unpaid balance at the Annual Percentage Rate or maximum rate allowed by applicable law, at the option of Lender, until all balances owed under this Agreement are paid. Lender may request cancellation of all or any of the Scheduled Policies of Insurance at the earliest time after default permitted by applicable law. Should Lender cancel the Scheduled Policies of Insurance, Borrower agrees to pay Lender a cancellation fee of \$0 as permitted by applicable law.
8. **EXCESS INTEREST OR FEES** It is the intent of the Lender that no interest, fee or charge in excess of that permitted by applicable law will be charged, taken or become payable under this Agreement. In the event it is determined that Lender has taken, charged or accrued interest, fees or charges in excess of that permitted under law, such excess shall be returned to Borrower or credited against the sum due Lender hereunder.
9. **REFUNDS** The Borrower will receive a refund of the finance charge if the account is prepaid in full prior to the last installment due date. The refund shall be computed according to applicable law subject to a nonrefundable service charge of \$20.
10. **SHORTAGE OR OVERAGE OF RETURNED PREMIUM** If Lender does not receive unearned premiums or other funds after cancellation or expiration of the Scheduled Policies of Insurance in an amount sufficient to pay the unpaid balance due under this Agreement, Borrower agrees to pay the deficiency to Lender on demand. Interest shall accrue on the deficiency at the Annual Percentage Rate, or the maximum rate allowed by applicable law, at the option of Lender. If the unearned premiums received by Lender are more than the amount due under this Agreement, the excess shall be returned to Borrower within the time allowed by applicable law. If Borrower's refund is less than \$1.00 no refund need be made.
11. **ATTORNEYS FEES/COURT COSTS** Borrower agrees to pay all attorneys fees, expenses and costs incurred by Lender in collecting amounts due from Borrower under this Agreement, which shall not exceed 20% of the amount due if the agreement is referred to an attorney not a salaried employee of Lender, including attorneys fees incurred on appeal and in bankruptcy.
12. **LENDER RELATIONSHIP** Borrower acknowledges that: (a) Lender is not an insurance agent nor an insurance company, (b) This Agreement is a financing agreement and not an insurance policy or guarantee of insurance coverage, (c) Lender has played no part in the selection or structuring of the financed insurance policies, (d) Lender has no obligation to request reinstatement of any insurance policies properly cancelled after a default under this Agreement, and (e) The decision of whether to reinstate insurance coverage is made solely by the insurance companies providing coverage, not Lender.
13. **ADDITIONAL PREMIUMS** Lender may advance to Producer, as Borrower's agent, or to an insurance company any additional premiums that may become due under the Schedule Policies of Insurance, after borrower's payment of the down payment, by adding the advanced amount, plus any finance charge, to Borrower's balance under this Agreement. However, any additional premium which is owed to the insurance company(ies) named in the Scheduled Policies of Insurance as a result of any misclassification of risk which is not paid in full or financed in this Agreement may result in cancellation of the coverage by the insurance company for nonpayment of premium. Lender's payment shall not be applied by the insurer to pay for any additional premium owed by Borrower as a result of any misclassification of risk.
14. **LENDER LIABILITY** Lender is not responsible for any damages resulting from cancellation of the Scheduled Policies of Insurance by Lender, as long as the cancellation was done in accordance with applicable law. Borrower shall be responsible for Lender's reasonable attorneys fees and expenses for any unsuccessful action filed by Borrower seeking damages for improper cancellation. Lender's liability for breach of this Agreement shall be limited to the Principal Balance Financed under this Agreement, if permitted by applicable law.
15. **RETURNED CHECKS** Borrower agrees to pay a returned check fee of \$15, as allowed by applicable law, for each of Borrower's checks returned to Lender for Insufficient funds or because the insured has no account in the payor bank.
16. **WARRANTIES OF BORROWER** Borrower warrants that: (a) Each of the Scheduled Policies of Insurance have been issued or a binder has been issued; (b) Borrower has not and will not assign or encumber any unearned premium of the Scheduled Policies of Insurance or grant a power of attorney to cancel the Scheduled Policies of Insurance to anyone other than Lender until all sums due under this Agreement are paid in full; (c) Lender may assign all its rights under this Agreement as allowed by applicable law; (d) No proceeding in bankruptcy or insolvency has been instituted by or against Borrower or is contemplated by Borrower, and (e) No insurance financed by this Agreement was purchased for personal, family or household purposes, unless so indicated on page 1 and (f) The Signatory Producer/Agency may receive compensation, remuneration and/or non-cash benefits from Lender.
17. **INTEREST CALCULATION** Interest is computed on an annual basis of 12 months of 30 days on the balance of the Total Amount Financed, from the effective date of the earliest insurance policy for which premiums are being advanced to the date when all sums due under this Agreement are paid.
18. **BLANK SPACES** Borrower agrees that if any policy financed by this Agreement has not been issued at the time the Agreement is signed, the names of the insurance companies issuing the financed policies, the policy numbers and the due date of the first installment may be inserted in the Agreement after it is signed.
19. **GOVERNING LAW** The Parties agree that the law of the state in which this Agreement is executed shall control the interpretation of the Agreement and the rights of the parties, unless the Agreement is executed in a state without premium finance laws, in which case the law of the State of Florida shall govern.
20. **SAVINGS AND MERGER CLAUSE** The Parties agree that if one or more portions of this Agreement are found to be invalid or unenforceable for any reason, the remaining portions shall remain fully enforceable. The parties also agree that this Agreement contains the entire agreement between the parties regarding the subject matter herein and supersedes any prior discussions.
21. **FINANCING OPTION** Entry into this financing arrangement is not a condition of obtaining insurance. You may opt to pay the premium for such insurance without financing such premium, or to obtain financing from some other source if you choose.



SCHEDULED POLICIES OF INSURANCE

V8(0)F95.4714.69

LITTLE GASPARILLA WATER CO INC  
 \*AP, ACCT , AP TO 01, ADD 2 & 03\*  
 PLACIDA , FL 33946

KEY AGENCY INC/ENGLEWOOD 12510  
 PO BOX 1283  
 ENGLEWOOD, FL 34295  
 (941) 474-9511

Premium	Down Payment	Unpaid Balance	Doc Stamps/Fees	Amt. Financed	Finance Charges	Total / Payments
17,166.62	5,314.49 (30.96%)	11,852.13	41.65	11,893.78	517.58	12,411.36

Payment	Payments	Rate	First Due	Type	Status	Contract Type
1,379.04	9	10.26 %	10/2/2017	INVOICE	ADD'L	COMMERCIAL

EFF DATE	EXP DATE	COMPANY / BROKER	CITY	ST	CO. #	TYPE MEP	POLICY NO.	TOTAL PREMIUM
9/1/2017		CO: ARCH INSURANCE COMPANY	JERSEY CITY	NJ		PKG		1,627.00
8/2/2018		MGA: GRUNDY AGY INC	HORSHAM	PA	61192	0.00 %		
							Taxes/Fees	5.62
							Total	1,632.62
9/1/2017		CO: UNDERWRITERS AT LLOYDS	TALLAHASSEE	FL	86992	WIND		2,514.00
9/1/2018		MGA: STANDARD LINES BROKERAGE	FT LAUDERDA	FL	63689	25.00 %		
							Taxes/Fees	379.00
							Total	2,893.00
9/1/2017		CO: FIRST COMMUNITY INS	ST PETERSBU	FL	84279	FLOD		12,641.00
9/1/2018		MGA: BANKERS INS SERVICE CORP	CHICAGO	IL	61567	100.00 %		

Created By: UFDG55

Auth Code:

**ADDITIONAL REPRESENTATIONS & WARRANTIES OF PRODUCER**

(F) All information provided above is complete and correct in all respects and the policies listed above are or will be in force on the stated Effective Date and delivered by Producer to the Borrower, except for assigned risk or residual market policies.

(G) If any information listed above is or becomes incomplete or inaccurate, Producer shall promptly provide correct information to Lender.

(H) The Producer is an authorized policy issuing agent of the companies issuing the policies listed above or is the authorized agent of the MGA or broker placing the coverage directly with the insuring company, **except those policies indicated with an "X"**.

(I) None of the policies listed above are subject to reporting or retrospective rating provisions. All policies subject to audit, minimum or fully earned premium provisions are indicated below:

Policy No and Prefix No: \_\_\_\_\_

(J) Except as indicated above, all Scheduled Policies of Insurance can be cancelled by Borrower or Lender on 10 days notice and the unearned premiums will be computed pro rata or on the standard short rate table.

(K) If any Scheduled Policies of Insurance are subject to audit, Producer and Borrower have made good faith determination that the deposit, provisional or initial premiums are not less than the anticipated premiums to be earned for the full term of the policy(ies).

(L) Upon cancellation of any of the Scheduled Policies of Insurance, Producer shall remit to Lender the full amount of the unearned premium, including unearned commission, as well as any other payments or credits received by Producer, up to the unpaid balance due under this Agreement, within 15 days of receipt from the insuring company.

(M) Producer has disclosed to Borrower any compensation received for arranging, directing or performing services in connection with this agreement.

**DOCUMENTARY STAMPS REQUIRED BY LAW IF ANY ARE AFFIXED TO MONTHLY JOURNAL AND CANCELLED.**

**From:** Jack Boyer [lwjd777@yahoo.com]  
**Sent:** Thursday, November 16, 2017 4:19 PM  
**To:** Martha Golden  
**Subject:** Fw: Letter of Premium Explanation

Martha Have not read attachment because we just started having email problems at the office. Just wanted to get it to you.  
Thanks

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Thursday, November 16, 2017, 3:09 PM, Kandie Fogo <[kandie@keyagency.net](mailto:kandie@keyagency.net)> wrote:

*Jack,*

*Please find attached the letters of explanation as requested. Please read through this and let me know if you need any additional information.*

*Please do not hesitate to contact our office should you have any questions or concerns.*

*Wishing you and yours a*



*Our Offices will be closed November 23rd & 24th for the holiday.*

*Kandie Fogo*

*Commercial Lines ~ CSR*

*General Lines Agent*

*Key Agency Inc. ~ Since 1952 ~ Celebrating 65 Years of Service !*  
[kandie@keyagency.net](mailto:kandie@keyagency.net)

Direct 941.460.1288

Fax 941.474.7283

Office 941.474.9511 ext 288

\*\*\*Key Agency's office hours are 9am to 5pm Monday ~ Friday.

I am out of the office on Wednesday's \*\*\*

### **How is my service?**

Please contact my manager, Cindy Lewis [cindy@keyagency.net](mailto:cindy@keyagency.net) with your suggestions, comments or feedback.

Your input is greatly appreciated to ensure quality customer service.

*We write all lines of insurance. Home, Auto, Group Health, Life, Boats and Business. Please ask me for a quote. Thank you for the opportunity to serve you.*



*If you don't know insurance, know your insurance agent!*

Everyone lives in  
a flood zone.





## Review of Insurance Premiums

The package policy insurance with Grundy Insurance is specific for Water Utility operations, it affords general liability coverage and property coverage, along with coverage for other items specific to water utility exposure, including but not limited to: Employee Theft, Computer Fraud, and Hired & Non-Owned Auto Coverage. This policy has been in force for a least 5 years. This policy has had some changes over the last three years due to the construction and reconstruction of the building.

The premium for 2015/2016 policy term, covered the Building, wells & Fire Hydrants for a blanket coverage of \$215,000. The policy included coverage for the peril of Wind with a \$75,000 deductible. The annual premium was \$3,621.00

The premium for the 2016/2017 policy term, per Mr. Boyer's request the exposure for the Building and Wells was removed from the policy. The annual premium was \$2,055.49.

September 2016 a Builder's Risk policy was placed for construction/Reconstruction of the building. That was a full year policy and the premium was \$1,138.00.

The premium for the 2017/2018 policy term added the coverage back on the policy under the blanket limit of \$252,000. The annual premium was \$3,899.32. However, the carrier would no longer write the coverage of Wind on this policy, so coverage was placed for a stand-alone Wind policy. That annual premium is \$2,893.20.

The flood coverage had been in place for the structure with limits of \$100,000 for the building and \$10,000 for contents. The 2015/2016 Annual premium was \$2,297.00. This policy has been grandfathered, and was not being charged actuarial rates. The policy was not paid for on the 2016/2017 renewal term, due to large increases for premiums being charged at actuarial rates. Due to the building being demolished and rebid reconstructed it may have been thought this policy was not needed.

Once the construction was completed, a new flood policy had to be written. The new building is no longer eligible for the grandfathering, and actuarial rates must be used for rating. The current policy premium is \$7,879.00 for \$250,000 Building coverage only and \$50,000 deductible.

It has been advised that the Small Business Administration may not accept the \$50,000 deductible. If that is the case, the prior quotes had indicated that the premium with a \$10,000 deductible was \$12,641.00, or with a \$1,250 deductible the premium quote was \$16,054.00.

Please see the attached chart of policies and premiums for the last three years. Hopefully this will help in the understanding of the increased cost of insurance premiums. Please note that building coverage amounts, additional policies and rate changes attributed to the increase of insurance premiums.

1201 S McCall Road \* Englewood, FL 34223 \* (941) 474-9511 \* (800) 525-9713 \* (941) 474-7283 (facsimile)  
Branch: 14942 Tamiami Trail, Ste H \* North Port, FL 34287 \* (941) 429-9709 \* (941) 429-0287 (facsimile)  
Branch: 428 4<sup>th</sup> Street West, Unit B \* Boca Grande, FL 33921 \* (941) 964-1500 \* (866) 224-1422 (facsimile)





<u>Policy</u>	<u>Term</u>	<u>Premium</u>	<u>Difference</u>
PACKAGE	2015/2016	\$3,621.00	\$0.00
PACKAGE	2016/2017	\$2,055.49	(\$1,565.51)
PACKAGE	2017/2018	\$3,899.32	\$1,843.83
<hr/>			
BUILDERS	2016/2017	\$1,138.00	
<hr/>			
FLOOD	2015/2016	\$2,297.00	
	2017/2018	\$7,879.00	\$5,582.00
<hr/>			
WIND ONLY	2017/2018	\$2,893.20	
<hr/>			
AUTO	2015/2016	\$510.99	
	2016/2017	\$471.04	(\$39.95)
	2017/2018	\$464.46	(\$6.58)
<hr/>			
Annual Insurance Costs			
	2015/2016	\$6,428.99	
	2016/2017	\$3,664.53	(\$2,764.46)
	2017/2018	\$15,135.98	\$11,471.45

**From:** Jack Boyer [lwjd777@yahoo.com]  
**Sent:** Wednesday, November 29, 2017 4:17 PM  
**To:** Martha Golden  
**Subject:** Fw: Blu Tower Payments & Loan Closing Cost Question

Martha,

Attached are the remote Read loan disbursement amounts Also LGWU has invested an additional \$8,000 plus.

So \$64,093.. to date.

Thanks jack

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Wednesday, November 29, 2017, 3:06 PM, Staci Stierle <[ss-tierle@my100bank.com](mailto:sstierle@my100bank.com)> wrote:

Here is the requested information with an explanation below. The total loan amount was \$62,400 as shown on the Loan closing statement.

04/03/17-Wire to BlueTower Inc.	\$25,901.81
07/05/17-Check made payable to USA Blue Book	\$ 8,672.60
09/08/17-Wire to Blue Tower, Inc.	<u>\$13,519.11</u>
	\$48,093.52

09/12/17-Check made payable to Island Dreams North \$8,000.00

The additional funds are in the checking account to be paid for installation.

Please let me know if there is anything additional that you need.

Staci

PLEASE NOTE THAT MY EMAIL IS CHANGING EFFECTIVE MONDAY NOVEMBER 13, 2017  
TO [SStierle@my100bank.com](mailto:SStierle@my100bank.com)

Staci J. Stierle

Vice President/Portfolio Manager

Centennial Bank formerly Stonegate Bank

500 US 41 Bypass North, Venice, FL 34285

(941) 237-2020 phone | (941) 237-2001 fax | [sstierle@my100bank.com](mailto:ssstierle@my100bank.com) | [www.my100bank.com](http://www.my100bank.com)

NMLS #1674669



\*\*\*\* Important Notice to Recipients \*\*\*\*

This e-mail and any files transmitted with it are the property of Centennial Bank and/or its affiliates, are confidential, and are intended solely for the use of the individual or entity to whom this e-mail is addressed. If you are not one of the named recipient(s) or otherwise have reason to believe that you have received this message in error, please notify the sender and delete this message immediately from your computer. Any other use, retention, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited.



COMMERCIAL LOAN CLOSING SETTLEMENT STATEMENT

LENDER: STONEGATE BANK, a Florida corporation  
BORROWER: LITTLE GASPARILLA WATER UTILITY, INC., a Florida corporation  
LOAN AMOUNT: \$62,400.00  
CLOSING DATE: March 22, 2017  
NOTE NUMBER:

LOAN AMOUNT:

A. Loan/ Note ..... \$62,400.00 \*

PLUS LOAN CLOSING COSTS AND DISBURSEMENTS:

A. SBA Guarantee Fee \$ 936.00  
B. Skip Berg, P.A., Lender's Attorney 975.00  
C. UCC-1 Filing  
1. Current - State 38.00  
2. Current - County 18.50  
3. Post Closing Filings 190.00  
D. 2 - Corel Logic 28.50 POC  
E. Documentary Stamps on Note 218.40

LESS BORROWER CREDIT (111.50)

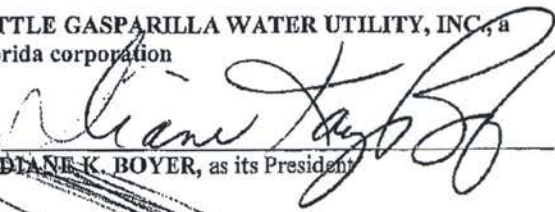
TOTAL LOAN CLOSING COSTS AND DISBURSEMENTS  
TO BE PAID BY BORROWER AT CLOSING \$2,264.40

NET LOAN PROCEEDS TO BORROWER AT CLOSING - 0 -

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.

*Delint LGWU Acct*  
*DKB*

LITTLE GASPARILLA WATER UTILITY, INC., a  
Florida corporation

By:   
DIANE K. BOYER, as its President

By:   
JOHN R. BOYER, as its Vice President

\*Loan amount/proceeds to be held in escrow - deposit account number



FUNDS TRANSFER REQUEST

DATE:	04/03/17	AMOUNT:	\$25,901.81
ACCOUNT TO DEBIT:	<input checked="" type="checkbox"/> Checking	<input type="checkbox"/> Savings	<input type="checkbox"/> Loan
	<input type="checkbox"/> General Ledger		
ACCOUNT NUMBER TO DEBIT:			

ACCOUNT INFORMATION:

NAME:	Stonegate Bank FBO Little Gasparilla Water Utility
ADDRESS:	PO Box 4678
CITY, STATE, ZIP:	Ft Lauderdale, FL 33338
IDENTIFICATION:	

FUNDS TRANSFER REQUEST DETAILS:

BANK NAME:(Final Receiving FI)	BRANCH:	ABA/ROUTING#/SWIFT:
Bank of America	Ocala	
ADDRESS:		
INTERMEDIARY BANK NAME:	BRANCH:	ABA/ROUTING#/SWIFT:
ADDRESS:		

BENEFICIARY INFORMATION:

ACCOUNT NUMBFR:	
NAME:	Blu Tower, Inc
ADDRESS:	2855 South Pine Ave
CITY, STATE, ZIP:	Ocala, FL 34471
REFERENCE/ADDITIONAL INSTRUCTIONS:	Construction account for Little Gasparilla
PURPOSE OF PAYMENT - REQUIRED (be specific):	pay part of invoice -

Account Holder Signature:

*Kathleen Castellano*      *Tyrone Shinn*  
 Kathleen Castellano      Tyrone Shinn

Bank Use Only:

Request Received By	Toni England	Date and Time	3/30/17 1:28 p.m.
How was request received?	<input type="checkbox"/> In Person	<input type="checkbox"/> By Fax	<input type="checkbox"/> Email <input checked="" type="checkbox"/> Standing Order
If the request was received in person, by fax, signed email or standing order was the signature verified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If the request was received by email, was it sent from the email address on file? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Collected Funds?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If no, uncollected funds =	Approved by
Complete sections below for faxed and emailed requests			
Funds Transfer Agreement	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If no, an agreement must be executed prior to sending wire	
Call Back Performed By	Toni England	Date and Time	3/30 1:30 p.m.
Spoke To	John (Jack) Bayer	Charge Wire Fee	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Analysis) <input type="checkbox"/> No (IOTA) <input type="checkbox"/> No (Other) Reason:
OFAC Verification	<input type="checkbox"/> No Match <input type="checkbox"/> False Positive - No Match <input type="checkbox"/> Match - Transaction Blocked	Initials	
Note: Attach documentation for any match/potential OFAC match			



STONEGATE BANK

Official Check

571160

Date: 7/05/17

0670

Branch: 1014

5708  
110


REMITTER STONEGATE BANK

\$8,672.60

**PAY  
TO THE  
ORDER OF**

EXACTLY \*\*\*8,672 AND 60/100 DOLLARS

USA BLUE BOOK  
RE: INVOICE #280387 CUST:956461 LGWU INC



PAYABLE THROUGH BOSTON SAFE DEPOSIT & TRUST COMPANY

STONEGATE BANK

Official Check

571160

0670

DATE: 7/05/17

REMITTER: STONEGATE BANK

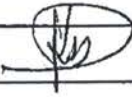
BRANCH: 1014  
ORIGINATOR: R13KSCHUTT  
TIME: 4:14:14  
CK AMT: \$8,672.60  
FEE AMT: \$.00  
TOTAL: \$8,672.60

TO: USA BLUE BOOK  
RE: INVOICE CUST: LGWU INC

NON-NEGOTIABLE



**FUNDS TRANSFER REQUEST**

DATE:	09/08/17	AMOUNT:	\$13,519.11 
ACCOUNT TO DEBIT:	<input checked="" type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Loan <input type="checkbox"/> General Ledger		
ACCOUNT NUMBER TO DEBIT:			

**ACCOUNT INFORMATION:**

NAME: Little Gasparilla Water Utility, Inc

ADDRESS: P.O Box 4678

CITY,STATE,ZIP: Ft Lauderdale Fl

IDENTIFICATION:

**FUNDS TRANSFER REQUEST DETAILS:**

BANK NAME:(Final Receiving FI)	BRANCH:	ABA/ROUTING#/SWIFT:
Bank of America	Ocala	

ADDRESS:

INTERMEDIARY BANK NAME:	BRANCH:	ABA/ROUTING#/SWIFT:

ADDRESS:

**BENEFICIARY INFORMATION:**

ACCOUNT NUMBER:


NAME:  
Blue Tower, Inc

ADDRESS:  
2855 South Pine Ave.

CITY,STATE,ZIP:  
Ocala. FL 34471

REFERENCE/ADDITIONAL INSTRUCTIONS:  
Invoice #4133

PURPOSE OF PAYMENT - REQUIRED (be specific):  
Partial payment for water meter installations

Account Holder Signature: 

**Bank Use Only:**

Request Received By:	Danielle Grannan	Date and Time:	9/8/17 8:30AM
----------------------	------------------	----------------	---------------

How was request received?  In Person  By Fax  Email  Standing Order

If the request was received in person, by fax, signed email or standing order was the signature verified?  Yes  No

If the request was received by email, was it sent from the email address on file?  Yes  No

Collected Funds?  Yes  No    If no, uncollected funds = \_\_\_\_\_ Approved by: 

Complete sections below for faxed and emailed requests.

Funds Transfer Agreement:  Yes  No    If no, an agreement must be executed prior to sending wire.

Call Back Performed By:	N/A	Date and Time:	N/A
-------------------------	-----	----------------	-----

Spoke To: N/A    Charge Wire Fee:  Yes  No (Analysis)  No (IOTA)  
 No (Other) Reason: Bank Monitored acct.

OFAC Verification:  No Match  False Positive - No Match  Match - Transaction Blocked    Initials:

Note: Attach documentation for any match/potential OFAC match.

OFFICIAL CHECK

573189

BANK CREDIT COPY

DATE: 9/12/17

REMITTER: \*\*STONEGATE BANK\*\*

BRANCH: 1014  
ORIGINATOR: R13APARKER  
TIME: 9:51:10

CHECK AMT: \$8,000.00

TO: \*\*ISLAND DREAMS NORTH\*\*  
MEMO: 50% INSTALLATION METERS PER INVOICE

NON-NEGOTIABLE

??

STO-90150 0ZVQ9824

CHECKING  
ADVICE OF CHARGE

 STONEGATE  
BANK

ACCOUNT  
NUMBER

DATE  
9/12/17  
APPROVED BY  


WE DEBIT YOUR ACCOUNT AS FOLLOWS	AMOUNT
Official check # Payable to: Island Dreams North	8000 <sup>00</sup> / <sub>100</sub>

↓ TOTAL AMOUNT ↓

Little Gasparilla water utility \$ 8000.00

ORIGINAL - BOOKKEEPING  
DUPLICATE - CUSTOMER COPY

**From:** Jack Boyer [lwjd777@yahoo.com]  
**Sent:** Thursday, November 30, 2017 8:27 AM  
**To:** Martha Golden  
**Subject:** better copy

Martha, Better copy of the same loan. (loan # for 80% of Remote read)





www.stonegatebank.com

LOAN STATEMENT

LITTLE GASPARILLA WATER UTILITY, IN
PO BOX 7
PLACIDA FL 33946

ACCOUNT NUMBER
PAYMENT DUE DATE 4/22/17
PRINCIPAL DUE 614.61
INTEREST DUE 282.08
ESCROW/OTHER CHGS .00
TOTAL CURRENT DUE 896.69
PAST DUE AMOUNT .00
LATE CHARGES DUE .00
TOTAL AMOUNT DUE 896.69

PLEASE RETURN TOP PORTION OF STATEMENT WITH YOUR PAYMENT - PAYABLE TO STONEGATE BANK

STATEMENT DATE - 4/06/17

PAGE 1

ACCOUNT NUMBER
CURRENT BALANCE 62,400.00
INTEREST RATE 5.5000%
INTEREST PAID YTD .00
MATURITY DATE 3/22/24
PAYMENT DUE DATE 4/22/17
PRINCIPAL DUE 614.61
INTEREST DUE 282.08
ESCROW/OTHER CHGS .00
TOTAL CURRENT DUE 896.69
PAST DUE AMOUNT .00
LATE CHARGES DUE .00
TOTAL AMOUNT DUE 896.69

Table with 4 columns: DATE, DESCRIPTION OF TRANSACTIONS, AMOUNT, BALANCE. Includes BEGINNING BALANCE and PRINCIPAL ADVANCE.

Stonegate Bank
NOTICE OF PAST DUE LOAN 5/02/17
DUE DATE 4/22/17
PRINCIPAL \$614.61
INTEREST \$282.08
LOAN#
OTHER \$0.00
TOTAL DUE \$896.69

JUST A REMINDER, OUR RECORDS INDICATE YOUR PAYMENT ON THE NOTE DESCRIBED ABOVE IS PAST DUE. IF YOU HAVE ANY QUESTIONS ON THE TERMS OF YOUR LOAN, PLEASE CONTACT US IMMEDIATELY.

LITTLE GASPARILLA WATER UTILITY, IN
PO BOX 7
PLACIDA FL 33946

PLEASE DISREGARD IF PAYMENT HAS BEEN MADE.

This following document is the bank statement that shows the interest rate on the loan for \$25,150. The Phase II documentation included a loan for \$45,000. The Utility paid it off and replaced it with this smaller loan.

LITTLE GASPARILLA WATER UTILITY, IN  
 PO BOX 7  
 PLACIDA FL 33946

ACCOUNT NUMBER  
 PAYMENT DUE DATE 10/26/17  
 PRINCIPAL DUE 25,150.00  
 INTEREST DUE 83.84  
 ESCROW/OTHER CHGS .00  
 TOTAL CURRENT DUE 25,233.84  
 PAST DUE AMOUNT .00  
 LATE CHARGES DUE .00  
 TOTAL AMOUNT DUE 25,233.84

\*LOAN IS SET UP FOR AUTOMATIC FUNDS TRANSFER\*  
 --- PLEASE DO NOT PAY ---

PLEASE RETURN TOP PORTION OF STATEMENT WITH YOUR PAYMENT - PAYABLE TO STONEGATE BANK

STATEMENT DATE - 10/10/17 \* \* FINAL PAYMENT DUE \* \* PAGE 1

ACCOUNT NUMBER		PAYMENT DUE DATE	10/26/17
CURRENT BALANCE	25,150.00	PRINCIPAL DUE	25,150.00
INTEREST RATE	4.0000%	INTEREST DUE	83.84
INTEREST PAID YTD	765.67	ESCROW/OTHER CHGS	.00
MATURITY DATE	10/26/17	TOTAL CURRENT DUE	25,233.84
		PAST DUE AMOUNT	.00
		LATE CHARGES DUE	.00
		TOTAL AMOUNT DUE	25,233.84

DATE	DESCRIPTION OF TRANSACTIONS	AMOUNT	BALANCE
	BEGINNING BALANCE		25,150.00
9/26/17	INTEREST PAYMENT SPLIT OUT	86.63	25,150.00

Send Payments To:

STONEGATE BANK  
 POST OFFICE BOX 10069  
 POMPANO BEACH, FL 33061

Payments received at this address prior to 2 p.m. each banking day will be credited as of that date.

If you have questions in regard to your account, please call (954) 315-5500.





The following documents include the bank statements showing the interest rates for the four big loans that are broken out separately in staff's recommended capital structure and identified as either a Stonegate loan or SBA loan. The file also includes the \$49,000 promissory note. The last page of the attachment is a breakdown from New Panel Homes on the cost of the building. That breakdown was already provided in the Phase II documentation, but handwritten notes are intended to show which part was paid through the loan and which part was paid directly by the Utility as their contribution to the costs. The other two documents are additional payment information that staff requested related to the contractor's payments to Charlotte County Utilities for construction water used in the construction of the subaqueous pipeline. Those payments were made by Whippo, the contractor, but then Whippo was reimbursed through the construction loan. The \$1,500 deposit was refunded to Whippo per the Utility.

## PROMISSORY NOTE

(this "Note")

**Borrower:** Jack Boyer of PO Box 7, Placida, FL, 33946 (the "Borrower") } LGW, LLC  
**Lender:** Dean Beckstead of 7092 Placida Rd, Placida, FL, 33946 (the "Lender")

**Principal Amount:** \$49,000.00 USD

1. FOR VALUE RECEIVED, The Borrower promises to pay to the Lender at such address as may be provided in writing to the Borrower, the principal sum of \$49,000.00 USD, with interest payable on the unpaid principal at the rate of 10.00 percent per annum, calculated yearly not in advance, beginning on August 16, 2017.
2. This Note will be repaid in full on March 30th, 2018.
3. At any time while not in default under this Note, the Borrower may pay the outstanding balance then owing under this Note to the Lender without further bonus or penalty.
4. All costs, expenses and expenditures including, and without limitation, the complete legal costs incurred by the Lender in enforcing this Note as a result of any default by the Borrower, will be added to the principal then outstanding and will immediately be paid by the Borrower.
5. This Note is secured by the following security (the 'Security'): 50% stock in "Junk for Your Trunk LLC" Holder of Lot #            in Sable Palms Subdivision.
6. The Borrower grants to the Lender a security interest in the Security until this Note is paid in full. The Lender will be listed as a lender on the title of the Security whether or not the Lender elects to perfect the security interest in the Security.
7. If the Borrower defaults in payment as required under this Note or after demand for ten (10) days, the Security will be immediately provided to the Lender and the Lender is granted all rights of repossession as a secured party.

- 8. If any term, covenant, condition or provision of this Note is held by a court of competent jurisdiction to be invalid, void or unenforceable, it is the parties' intent that such provision be reduced in scope by the court only to the extent deemed necessary by that court to render the provision reasonable and enforceable and the remainder of the provisions of this Note will in no way be affected, impaired or invalidated as a result.
- 9. This Note will be construed in accordance with and governed by the laws of the State of Florida.
- 10. This Note will enure to the benefit of and be binding upon the respective heirs, executors, administrators, successors and assigns of the Borrower and the Lender. The Borrower waives presentment for payment, notice of non-payment, protest and notice of protest.

IN WITNESS WHEREOF the parties have duly affixed their signatures under seal on this \_\_\_\_\_ day of August, 2017.

SIGNED, SEALED, AND DELIVERED  
this 16<sup>th</sup> day of August, 2017.

\_\_\_\_\_ ]  
 \_\_\_\_\_ ]  
 Jack Boyer  
 \$  
 LGWSU LLC  
 \_\_\_\_\_ ]  
 \_\_\_\_\_ ]

SIGNED, SEALED, AND DELIVERED  
this \_\_\_\_\_ day of August, 2017.

\_\_\_\_\_  
Dean Beckstead



PROMISSORY NOTE

(this "Note")

**Borrower:** Jack Boyer of PO Box 7, Placida, FL, 33946 (the "Borrower") } LG, W, D, LLC  
**Lender:** Dean Beckstead of 7092 Placida Rd, Placida, FL, 33946 (the "Lender")

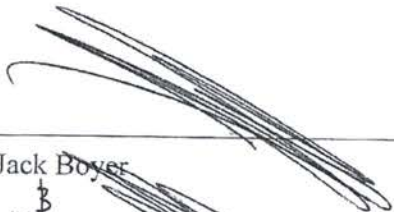

**Principal Amount:** \$49,000.00 USD

1. FOR VALUE RECEIVED, The Borrower promises to pay to the Lender at such address as may be provided in writing to the Borrower, the principal sum of \$49,000.00 USD, with interest payable on the unpaid principal at the rate of 10.00 percent per annum, calculated yearly not in advance, beginning on August 16, 2017.
2. This Note will be repaid in full on March 30th, 2018.
3. At any time while not in default under this Note, the Borrower may pay the outstanding balance then owing under this Note to the Lender without further bonus or penalty.
4. All costs, expenses and expenditures including, and without limitation, the complete legal costs incurred by the Lender in enforcing this Note as a result of any default by the Borrower, will be added to the principal then outstanding and will immediately be paid by the Borrower.
5. This Note is secured by the following security (the 'Security'): 50% stock in "Junk for Your Trunk LLC" Holder of Lot # 4 in Sable Palms Subdivision. (GIRD ROOM COVE)
6. The Borrower grants to the Lender a security interest in the Security until this Note is paid in full. The Lender will be listed as a lender on the title of the Security whether or not the Lender elects to perfect the security interest in the Security.
7. If the Borrower defaults in payment as required under this Note or after demand for ten (10) days, the Security will be immediately provided to the Lender and the Lender is granted all rights of repossession as a secured party.

- 8. If any term, covenant, condition or provision of this Note is held by a court of competent jurisdiction to be invalid, void or unenforceable, it is the parties' intent that such provision be reduced in scope by the court only to the extent deemed necessary by that court to render the provision reasonable and enforceable and the remainder of the provisions of this Note will in no way be affected, impaired or invalidated as a result.
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IN WITNESS WHEREOF the parties have duly affixed their signatures under seal on this \_\_\_\_\_ day of August, 2017.

SIGNED, SEALED, AND DELIVERED  
this 16<sup>th</sup> day of August, 2017.

  
 \_\_\_\_\_  
 Jack Boyer  
 §  
 LGW LLC  
 \_\_\_\_\_  
  
 \_\_\_\_\_  
 Dean Beckstead

SIGNED, SEALED, AND DELIVERED  
this \_\_\_\_\_ day of August, 2017.

Witness to both  
MW Faull

ISLAND HARBOR BEACH CLUB, LTD  
7092 PLACIDA ROAD  
PLACIDA, FL 33946

1047  
63-1324/670-003

8/18/17

Date

Pay to the Order of Little Gasparilla Water Utilities and Jack Boyer \$ 49,000.00  
forty-nine thousand Dollars

Security Features Details on Back.

ENGLEWOOD  
BANK  
www.englewoodbank.com



For \_\_\_\_\_

1047

Harland Clarke

GUARDIAN SAFETY® BLUE



LITTLE GASPARILLA WATER UTILITY, IN  
 PO BOX 7  
 PLACIDA FL 33946

ACCOUNT NUMBER  
 PAYMENT DUE DATE 3/22/17  
 PRINCIPAL DUE .00  
 INTEREST DUE 509.47  
 ESCROW/OTHER CHGS .00  
 TOTAL CURRENT DUE 509.47  
 PAST DUE AMOUNT .00  
 LATE CHARGES DUE .00  
 TOTAL AMOUNT DUE 509.47

\*LOAN IS SET UP FOR AUTOMATIC FUNDS TRANSFER\*  
 --- PLEASE DO NOT PAY ---

PLEASE RETURN TOP PORTION OF STATEMENT WITH YOUR PAYMENT - PAYABLE TO STONEGATE BANK

STATEMENT DATE - 3/06/17

PAGE 1

ACCOUNT NUMBER  
 CURRENT BALANCE 138,357.51  
 INTEREST RATE 4.7500%  
 INTEREST PAID YTD 1,136.13  
 MATURITY DATE 3/22/28

PAYMENT DUE DATE 3/22/17  
 PRINCIPAL DUE .00  
 INTEREST DUE 509.47  
 ESCROW/OTHER CHGS .00  
 TOTAL CURRENT DUE 509.47  
 PAST DUE AMOUNT .00  
 LATE CHARGES DUE .00  
 TOTAL AMOUNT DUE 509.47

DATE DESCRIPTION OF TRANSACTIONS AMOUNT BALANCE

Stonegate Bank AUTOMATIC FUNDS TRANSFER  
 FORT LAUDERDALE, FL 33338 DATE 3/22/17

\*\*\* DEBIT \*\*\*

TRAN TYPES	ACCT TYPE	NUMBER	AMOUNT
DEBIT	Checking		509.47
CREDIT	Loan		509.47

LITTLE GASPARILLA WATER UTILITY, IN  
 PO BOX 7  
 PLACIDA FL 33946

DEBIT Checking ACCOUNT NUMBER



www.stonegatebank.com

LOAN STATEMENT

LITTLE GASPARILLA WATER UTILITY, IN
PO BOX 7
PLACIDA FL 33946

ACCOUNT NUMBER
PAYMENT DUE DATE 9/22/17
PRINCIPAL DUE .00
INTEREST DUE 457.72
ESCROW/OTHER CHGS .00
TOTAL CURRENT DUE 457.72
PAST DUE AMOUNT .00
LATE CHARGES DUE .00
TOTAL AMOUNT DUE 457.72

\*LOAN IS SET UP FOR AUTOMATIC FUNDS TRANSFER\*
--- PLEASE DO NOT PAY ---

PLEASE RETURN TOP PORTION OF STATEMENT WITH YOUR PAYMENT - PAYABLE TO STONEGATE BANK

STATEMENT DATE - 9/28/17

PAGE 1

ACCOUNT NUMBER
CURRENT BALANCE 109,000.00
INTEREST RATE 4.7500%
INTEREST PAID YTD 2,903.13
MATURITY DATE 1/22/18

PAYMENT DUE DATE 9/22/17
PRINCIPAL DUE .00
INTEREST DUE 457.72
ESCROW/OTHER CHGS .00
TOTAL CURRENT DUE 457.72
PAST DUE AMOUNT .00
LATE CHARGES DUE .00
TOTAL AMOUNT DUE 457.72

Table with 4 columns: DATE, DESCRIPTION OF TRANSACTIONS, AMOUNT, BALANCE. Rows include BEGINNING BALANCE and INTEREST PAYMENT SPLIT OUT.

Stonegate Bank
FORT LAUDERDALE, FL 33338

AUTOMATIC FUNDS TRANSFER
DATE 9/28/17

\*\*\* DEBIT \*\*\*

Table with 4 columns: TRAN TYPES, ACCT TYPE, NUMBER, AMOUNT. Shows DEBIT Checking 457.72 and CREDIT Loan 457.72.

LITTLE GASPARILLA WATER UTILITY, IN
PO BOX 7
PLACIDA FL 33946

DEBIT Checking ACCOUNT NUMBER

LITTLE GASPARILLA WATER UTILITY, IN  
 PO BOX 5159  
 GROVE CITY FL 34224

ACCOUNT NUMBER  
 PAYMENT DUE DATE 2/26/15  
 PRINCIPAL DUE .00  
 INTEREST DUE 1,760.28  
 ESCROW/OTHER CHGS .00  
 TOTAL CURRENT DUE 1,760.28  
 PAST DUE AMOUNT .00  
 LATE CHARGES DUE .00  
 TOTAL AMOUNT DUE 1,760.28

\*LOAN IS SET UP FOR AUTOMATIC FUNDS TRANSFER\*  
 --- PLEASE DO NOT PAY ---

PLEASE RETURN TOP PORTION OF STATEMENT WITH YOUR PAYMENT - PAYABLE TO: STONEGATE BANK

STATEMENT DATE - 2/10/15

PAGE 1

ACCOUNT NUMBER		PAYMENT DUE DATE	2/26/15
CURRENT BALANCE	451,025.00	PRINCIPAL DUE	.00
INTEREST RATE	4.7500%	INTEREST DUE	1,760.28
INTEREST PAID YTD	717.52	ESCROW/OTHER CHGS	.00
MATURITY DATE	5/26/25	TOTAL CURRENT DUE	1,760.28
		PAST DUE AMOUNT	.00
		LATE CHARGES DUE	.00
		TOTAL AMOUNT DUE	1,760.28

DATE	DESCRIPTION OF TRANSACTIONS	AMOUNT	BALANCE
	BEGINNING BALANCE		167,470.98
1/12/15	PRINCIPAL ADVANCE	12,350.00	179,820.98
1/26/15	INTEREST PAYMENT SPLIT OUT	717.52	179,820.98
1/29/15	PRINCIPAL ADVANCE	271,204.02	451,025.00

Stonegate Bank  
 FORT LAUDERDALE, FL 33338

AUTOMATIC FUNDS TRANSFER  
 DATE 1/26/15

\*\*\* DEBIT \*\*\*

TRAN TYPES	ACCT TYPE	NUMBER	AMOUNT
DEBIT	Checking		717.52
CREDIT	Loan		717.52

LITTLE GASPARILLA WATER UTILITY, IN  
 PO BOX 5159  
 GROVE CITY FL 34224

DEBIT Checking ACCOUNT NUMBER





www.stonegatebank.com

LOAN STATEMENT

LITTLE GASPARILLA WATER UTILITY, IN
PO BOX 5159
GROVE CITY FL 34224

ACCOUNT NUMBER
PAYMENT DUE DATE 3/26/15
PRINCIPAL DUE .00
INTEREST DUE 1,160.68
ESCROW/OTHER CHGS .00
TOTAL CURRENT DUE 1,160.68
PAST DUE AMOUNT .00
LATE CHARGES DUE .00
TOTAL AMOUNT DUE 1,160.68

\*LOAN IS SET UP FOR AUTOMATIC FUNDS TRANSFER\*
--- PLEASE DO NOT PAY ---

PLEASE RETURN TOP PORTION OF STATEMENT WITH YOUR PAYMENT - PAYABLE TO STONEGATE BANK

STATEMENT DATE - 3/10/15

PAGE 1

ACCOUNT NUMBER
CURRENT BALANCE 325,600.00
INTEREST RATE 4.7500%
INTEREST PAID YTD 832.32
MATURITY DATE 11/26/15

PAYMENT DUE DATE 3/26/15
PRINCIPAL DUE .00
INTEREST DUE 1,160.68
ESCROW/OTHER CHGS .00
TOTAL CURRENT DUE 1,160.68
PAST DUE AMOUNT .00
LATE CHARGES DUE .00
TOTAL AMOUNT DUE 1,160.68

Table with 4 columns: DATE, DESCRIPTION OF TRANSACTIONS, AMOUNT, BALANCE. Rows include BEGINNING BALANCE, PRINCIPAL ADVANCE, INTEREST PAYMENT SPLIT OUT, and two more PRINCIPAL ADVANCE entries.

Send Payments To:

STONEGATE BANK
POST OFFICE BOX 10069
POMPANO BEACH, FL 33061



Payments received at this address prior to 2 p.m. each banking day will be credited as of that date. If you have questions in regard to your account, please call (954) 315-5500



# CHARLOTTE COUNTY UTILITIES

P.O. BOX 516000 PUNTA GORDA FL 33951-6000  
25550 Harbor View Road, Suite 1, Port Charlotte FL 33980  
(941) 764-4300 or (800) 524-3494; TDD: (941) 764-4535; Fax: (941) 764-4557  
E-mail: ccusupport@charlottefl.com • Website: charlottecountyfl.com

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	<b>DUE DATE</b> Applies to current charges only
---------------	----------------	-----------	--

12/22/14

CHARLOTTE COUNTY UTILITIES

*JH* (Jake Henderson cust. Acct spec.)

<b>WHIPPO CO INC.</b> 2800 WORTH AVE. ENGLEWOOD, FL 34224 (941) 474-9447	0608
PAY TO THE ORDER OF <i>@CU</i>	DATE <i>12/23/14</i>
<i>Three thousand three hundred seventy five <sup>00</sup>/<sub>100</sub></i>	\$ <i>4,375</i>
FOR <i>6" METER LGWU</i>	<i>Whippo</i>

ACH RT 061000104

*Pd for 6" HB Mag Meter with Mi Node  
Hersey JH*

PLEASE RETURN BOTTOM PORTION WITH YOUR PAYMENT TO AVOID A DELAY IN PROCESSING

HEARTSHIP DONATION:  \$1  \$2  \$5  \$10  Other \$ \_\_\_\_\_



CHARLOTTE COUNTY UTILITIES  
P.O. Box 516000  
Punta Gorda FL 33951-6000

ACCOUNT NUMBER	DUE DATE	TOTAL DUE
----------------	----------	-----------

Check here if you have made an account change on reverse side.



# CCU

CHARLOTTE COUNTY UTILITIES

## CUSTOMER'S DEPOSIT RECEIPT & SERVICE AGREEMENT

Received: WHIPPO COMPANY INC. Date: 12/04/2014

Service Address: \_\_\_\_\_

Mailing Address: 2800 WORTH AVE ENGLEWOOD FL 34224

Deposit Made By: CHARLEY WHIPPO

Payment Method: CHECK Check Number: \_\_\_\_\_

Account No.: \_\_\_\_\_

Water Deposit	\$1,500.00
Sewer Deposit	_____
Total Deposit	\$1,500.00

As a Total Deposit: FIFTEEN HUNDRED DOLLARS

This deposit is to guarantee any and all indebtedness for water and/or sewer service which may be or become due to Charlotte County Utilities (hereinafter called "Utilities") by said customer. Customer agrees that this deposit, or any portion thereof, will be applied in discharge of any indebtedness of customer to Utilities. Upon discontinuance of service, Utilities agrees to refund to customer the deposit, less any amounts due Utilities.

This deposit shall not preclude Utilities from discontinuing for nonpayment the service covered by this deposit regardless of the sufficiency of said deposit to cover any indebtedness for such service.

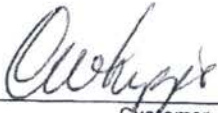
It is understood further that Utilities may require, upon reasonable notice of not more than fifteen (15) days, such request or notice being separate and apart from any bill for service, a new deposit, where previously waived or returned, or an additional deposit, in order to secure payment of current bills, in accordance with established rules and regulations of the Utilities.

By the signing of this **Customer's Deposit Receipt & Service Agreement**, customer recognizes and agrees to abide by all existing reasonable rules and regulations of Utilities and any amendments thereto, copies of said rules and regulations and amendments thereto being available for inspection at the business office of the Utilities.

Customer agrees that Utilities, its agents or employees shall at all times have access to Utilities' lines, meters, and low pressure sewer systems and the areas where such facilities are located will be kept free of shrubbery, trees, fences, interference from pets, and other obstructions. Customer agrees that it shall hold Utilities, its agents or employees harmless and Utilities shall not be liable for any damage or injury alleged to have occurred through Utilities, its agents or employees conducting installation, inspections and/or repairs to Utilities' lines, meters, and low pressure sewer systems, whether such damage shall have occurred through negligence or otherwise, and whether such damage or injury shall occur to real property, persons or pets.

Customer further agrees that all bills for water and/or sewage charges will be paid within twenty (20) days of the billing date and, after five (5) days written notice if not so paid, Utilities will have the right to disconnect service and charge a reasonable fee for reconnecting.

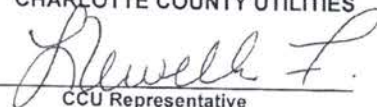
It is further understood and agreed that the sale of water to customer occurs at the meter, and Utilities has no responsibility relative to service or supplying water after said water passes through the meter. Utilities' responsibility relative to gravity sewer service ceases at the customer's property line, and Utilities' responsibility relative to low pressure sewer system ceases at the point at which the house lateral enters the low pressure unit.



Customer

CHARLOTTE COUNTY UTILITIES

By:



CCU Representative





P.O. BOX 516000 PUNTA GORDA FL 33951-6000  
 25550 Harbor View Road, Suite 1, Port Charlotte FL 33980  
 (941) 764-4300 or (800) 524-3494; TDD: (941) 764-4535; Fax: (941) 764-4557  
 E-mail: ccusupport@charlottefl.com • Website: CharlotteCountyFL.gov

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE Applies to current charges only
---------------	----------------	-----------	---

WHIPPO CO INC  
 Service Address: 25550 HARBOR VIEW RD

22-JAN-2015

11-FEB-2015

Previous Balance: 1091.65  
 Previous Payment Amount: 1091.65  
 Past Due Amount: 0

Current Read	Previous Read	Usage (TGals)	Service Period		Days
			From	To	
4783	4354	429	12/16/2014	01/16/2015	31

**Current Charges**  
 PREMISE VISIT CHARGE 45.00  
 Gen Water Usage 2,020.59  
 Base Facility Charge (Water) 294.44  
 Customer Charge 3.50  
**TOTAL \$2,363.53**

*BBT # 2/5/15  
 Check 1368*

**Important Messages:**  
 Remember to hydrate

PLEASE RETURN BOTTOM PORTION WITH YOUR PAYMENT TO AVOID A DELAY IN PROCESSING

Find messages, documents, photos or people



Home

Compose

Back Forward Archive Move Delete Spam

lgwu7777@... 10

lwjd777

Inbox 58

Unread

Starred

Drafts 59

Sent

Archive

Spam

Trash

Less

Views Hide

Photos

Documents

Travel

Coupons

Tutorials

Folders Hide

+ New Folder

Accounting

appraisals

ATT

Boat

Britt

credit

Deleted It...

e-bay

Farmers ...

flood

forms

FPL-LGWU

HC LLC.

Holy Lan...

Insurance

Investors

Islands

Junk

KIU

Legal

Give feedback

Subject: Final Final Reporting

Corrected Report:

Attached please find the following expenses for the LGI Water Plant for Mr. Jack Boyer.

1. Pension Fund required by State total to date \$18,636.51
2. Remote Read expense required 25,000: Total spent to date \$34,101.91
3. Easement expenses to date: \$26,063.89
4. Legal fees: \$3,861.13
5. Soft Cost: \$35,464.66
6. Hard Cost: 2 reports total to date \$40,242.99
7. Barging fee \$9,710.40
8. Line Extension costs \$8,978.22
9. Construction Loan Stonegate Bank
10. Construction Agreement/General Contractor \$259,500.00
11. DMK Change Order \$10,300.00 for extra foundation expenses

Total to Date: \$446,859.71

Jeanne Bishop, Vice President

New Panel Homes

512 Paul Morris Drive

Englewood, FL 34223

941-475-6300

fax 941-475-6311

[jeanne@newpanelhomes.com](mailto:jeanne@newpanelhomes.com)

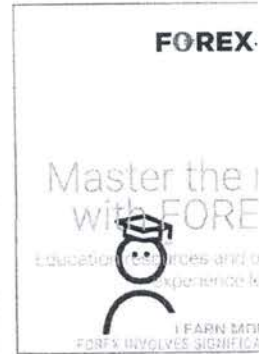
[www.newpanelhomes.com](http://www.newpanelhomes.com)

Doing is Action, "Achievement is Successful Action"

- |                                  |                                 |                             |
|----------------------------------|---------------------------------|-----------------------------|
|                                  |                                 |                             |
| 1. Exhibit A ... .pdf<br>293.8kB | 2. Exhibit B I... .pdf<br>139kB | 3. Easement ....pdf<br>1MB  |
|                                  |                                 |                             |
| 4. Legal.pdf<br>296.8kB          | 5. Soft Cost.pdf<br>1.5MB       | 6. Hard Cost... .pdf<br>2MB |



Jeanne Bishop  
jeanne@newpanelhomes.com  
(941) 320-4814



Handwritten note: \$55,102.5

Total  
Building Remove & Replace  
total pd out of LGWU  
#5, #6 & #7 = \$85,418.05  
Construction Contract  
#10 \$259,500  
Change Order #11 \$10,300

---

\$ Total Building  
= 355,218.05  
So LGWU had  
over 25% Cash  
Contributions.