

Community Redevelopment Area
Application for the Community Redevelopment Trust Fund
Tax Increment Appropriation
For the Bahama Village Subarea
2017 Allocation Year

1. PROJECT NAME:

RENOVATION AND ADDITION

2. PROJECT LOCATION / ADDRESS:

213 PETRONIA, KEY WEST, FL.

3. APPLICANT (PLEASE EXECUTE ATTACHED AUTHORIZATION FORMS):

Entity YVONNE EDWARDS

Authorized Representative YVONNE EDWARDS C/O HUGH J. MORGAN, ESQ

Role or Capacity of Authorized Representative CO-OWNER C/O ATTORNEY

Address 213 PETRONIA

Telephone Number HUGH MORGAN—305-296 -5676

Cellular Number _____

E-Mail Address hugh@hjmorganlaw.com

4. PROJECT INFORMATION: Development Benefits and Costs

The direct and indirect benefits of any proposed community redevelopment project (including rehabilitation, infrastructure, redevelopment, development, and programs) should be determined and quantified based upon advancing the Primary Objectives of the Plan. All projects must be compliant with the Land Development Regulations, Historic Architectural Guidelines, and other adopted City Plans.

NOTE: THIS APPLICATION IS FOR ADDITIONAL FUNDING TO COMPLETE THIS PROJECT WHICH WAS PREVIOUSLY FUNDED. "ATTACHED" AS USED HEREIN MEANS ADDITIONALLY ATTACHED OR PREVIOUSLY SUBMITTED.

- a. What type of project is proposed: *(Check one)* X Construction/Restoration _____ Program

- b. Provide a description of the project: Demonstrate how the proposed project will alleviate blight in the subarea; describe how the project has the long-term ability to alleviate blight; demonstrate how the proposed project meets or exceeds specific objectives of the CRA Plan for the subarea.

X Description attached

- c. Provide a map of the project and where it falls within the CRA boundary.

X Map attached

- d. Provide a description of the population served by the project: How many people are affected by the project improvements? How is the population related to the subarea?

X Description attached

- e. Attach proper authorization and verification forms from the property owner(s) for the proposed project facility location.

X Property location authorization and verification form attached

X Monroe County Property Appraiser data for the site (<http://www.mcparfl.org>)

- f. For **Construction / Restoration Projects**, provide information that fully describes the physical boundaries of the proposed project as follows:

X Map(s) attached

X Deed(s) attached

 Sunbiz printout (<http://www.sunbiz.org>)

 Boundary survey attached

- g. Please indicate whether the proposed site is considered a contributing building or structure within the Historic district, or is individually listed in the National Register of Historic Places (NRHP).

X Locally contributing HISTORIC HOME

 Individually listed in the NRHP

5. OWNERSHIP AND LEGAL STRUCTURE

Provide the full name(s) of the person(s) or entity(s) expected to own (or operate if a program) the project and fully describe their legal structure (i.e. principals, ownership interests, relationship to parent organization, subsidiaries, etc.). Include a complete list of officers, directors, and board members (as applicable) associated with the entity requesting the appropriation. Attach additional information if necessary.

Is the facility or program open to the public regardless of the individual's race, color, sex, gender identity or expression, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, or source of income and is there a charge associated with public use or entry to the facility or program? Please

describe or explain if the facility or programs have limitations to access. Attach additional information if necessary.

SEE ATTACHED WARRANTY DEED

6. PROJECT BUDGET: Need for Public Contribution of Tax Increment

The need for a tax increment appropriation must be demonstrated to the satisfaction of the advisory committee, staff, and the CRA. Documentation, including development budgets, cash flow projections, market studies, and other financial and market information will be carefully analyzed. The City, at its sole discretion, may choose to require a deed restriction in the form of a lien, restrictive covenant, and promissory note for any funds awarded.

Applicants are encouraged to consider the total amount available for TIF funding in 2017 relative to their project request. This year the amount of funding that will be available is approximately **\$200,000**.

- a. What type of funding is being request?

☐ Loan

☒ Donation with matching funds

☐ Donation without matching funds

- b. What type of taxing classification entity are the improvements for?

☒ Private Property – Residential

☐ Private Property – Commercial

☐ Not-for-profit Organization

☐ Publicly Owned Land

- c. Is funding requested for multiple phases (over more than one funding cycle)?

☐ yes

☒ no

- d. Project cost for 2017 \$30,000.00

Total project cost (if multiphase, for all years) \$199,100.00

- e. Amount of TIF funding requested for 2017 \$75,000.00

Total amount of TIF funding requested (if multi-phased, for all years) \$145,000.00

- f. Matching Funds: Amount of Tax Increment Contribution versus Private Investment – In order to promote the maximization of the ratio of private investment to public contribution, a redevelopment proposal requesting community redevelopment tax increment funding assistance should provide a minimum match for the proposed request. In kind services (considered donated/free/volunteered labor; materials; goods and services) can contribute to the match.

Total amount of matching funds provided for 2017 None

Total amount of matching funds provided (if multi-phased for all years) \$99,100.00

Provide documentation describing the source and amount of matching funds and schedule of values for its use.

X Matching funds description attached

Provide documentation describing how the organization has attempted to raise funds for the project to date and what fund raising events and alternative funding sources are planned.

N/A Description of alternative funding pursuits attached

Total amount of in-kind contributions N/A

Total amount of in-kind contributions provided (if multi-phased, for all years) _____

Provide documentation describing the source, type, and amount of in-kind contributions including schedule of values for unit of in-kind services/goods. The City reserves the right to deny the application of certain types of in-kind services and goods and to renegotiate a schedule of values for permissible items.

N/A In-kind contribution description attached

- g. Attach a detailed budget for the project describing each key element and estimated costs (if multi-phase, for all years).

X Detailed budget attached

- h. As a result of the property improvements, how much property tax increase is expected?
UNKNOWN

7. PROJECT SCHEDULE

Please provide a schedule for approvals, construction, and implementation of proposal, including multi-year phasing if relevant.

To be submitted Schedule attached

8. MAINTENANCE

For a **Construction / Restoration Project**, please fully describe the plan for maintaining the proposed project, including but not limited to evidence as to how the appropriate repair and maintenance coverage for the improvements funded by the TIF request will be provided; and if the project has multiple construction phases, describe how subsequent phases will be funded.

X Building Maintenance Plan attached

For a **Program**, please fully describe the plan for maintaining the proposed project including but not limited to a financial plan describing how the program will sustain itself over time.

X Program Maintenance Plan attached

1. CERTIFICATION

By making this application, Applicant certifies that he or she has read Chapter 163, Part III, of the Florida Statutes and the City's Community Redevelopment Plan (including any amendment or restatement thereof), and understands that any funding pursuant to application must be consistent with the City's community redevelopment policy objectives and the City of Key West guidelines and procedures.

Applicant certifies that the proposed project shall be completed consistent with this application and representation made in order to obtain funding.

The undersigned has read this form, authorized its preparation, and, under penalty of perjury, hereby certifies that, to the best of his or her knowledge and belief, that the information provided is true, accurate, and complete. Applicant understands that any appropriation is subject to available funds and if requested, agrees to provide any and all additional information in a timely fashion as requested by the CRA or the City.

Chapter 837.06 Florida Statutes – False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree, punishable as provided for in S. 775.082 or S. 775.083.

Applicant: Yvonne Edwards Yvonne Edwards Date: September 1, 2017

Subscribed and sworn to (or affirmed) before me on this 1st day of September 2017

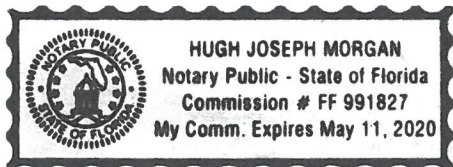
by Yvonne Edwards (Print Name of Affiant). She is personally known to me.

Hugh J. Morgan
Notary's Signature and Seal

Hugh J. Morgan Name of Acknowledger printed or stamped

Notary Public Title or Rank

Commission Number, if any





**City of Key West
Planning Department**

Authorization Form
(Individual or Joint Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Yvonne Edwards _____ authorize
Please Print Name(s) of Owner(s) as appears on the deed

Yvonne Edwards or my attorney Hugh J. Morgan, Esq _____
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Signature of Owner Yvonne Edwards _____
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 1st day of September 2017
Date

by Yvonne Edwards _____
Name of Owner

She is personally known to me.

Hugh J. Morgan _____
Notary's Signature and Seal
Hugh J. Morgan



Name of Acknowledger typed, printed or stamped

Commission Number, if any



Summary

Parcel ID 00013680-000201
 Account # 9101071
 Property ID 9101071
 Millage Group 11KW
 Location Address 213 PETRONIA ST, KEY WEST
 Legal Description BLDG ONLY AT 213 PETRONIA OR2577-2345/77LEASE OR2577-2378/81
 (Note: Not to be used on legal documents)
 Neighborhood 6020
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Yes
 Housing



9101071 213 PETRONIA ST 12/20/13

Owner

EDWARDS EUGENE AND FRANCINA
 213 PETRONIA ST
 KEY WEST FL 33040

EDWARDS YVONNE T/C
 213 PETRONIA ST
 KEY WEST FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$121,659	\$35,337	\$52,681	\$25,309
+ Market Misc Value	\$0	\$0	\$347	\$315
+ Market Land Value	\$0	\$0	\$0	\$0
= Just Market Value	\$121,659	\$35,337	\$53,028	\$25,624
= Total Assessed Value	\$94,953	\$31,004	\$28,186	\$25,624
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$121,659	\$35,337	\$53,028	\$25,624

Buildings

Building ID 5977
 Style
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1075
 Finished Sq Ft 902
 Stories 1 Floor
 Condition EXCELLENT
 Perimeter 106
 Functional Obs 0
 Economic Obs 0
 Depreciation % 8
 Exterior Walls B & B with 0% CUSTOM
 Year Built 1928
 Foundation
 Roof Type
 Roof Coverage
 Flooring Type
 Heating Type
 Bedrooms 3
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	902	902	194
OPU	OP PR UNFIN LL	36	0	24
OPF	OP PRCH FIN LL	137	0	78
TOTAL		1,075	902	296

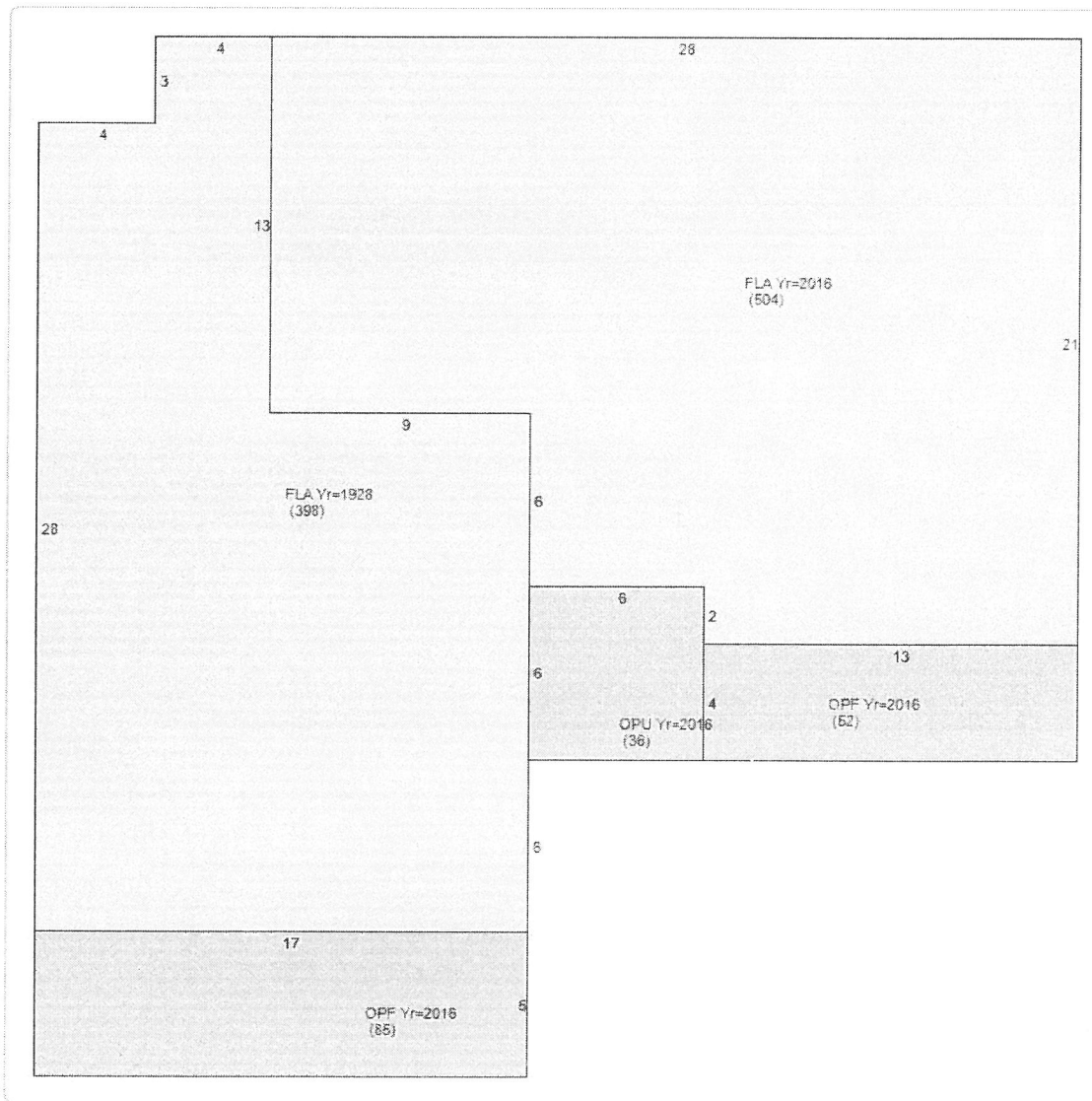
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/18/2012	\$42,800	Quit Claim Deed		2577	2378	17 - Unqualified	Improved

Permits

Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
15-4988	12/16/2015	9/15/2016	\$10,530	Residential	INSTALL 1300SF OF VCRIMP METAL ROOFING
15-5102	12/13/2015	9/15/2016	\$4,500	Residential	INSTALL 3 TON SPLIT SYSTEM WITH 12-15 DROPS
15-4937	12/8/2015	9/15/2016	\$15,000	Residential	ROUGH IN SET 2 BATHROOMS, 2 TOILETS, 2 LAVS, 2 SHOWERS, 1 KITCH
15-4694	11/17/2015	9/15/2016	\$18,500	Residential	COMPLETE NEW ELECTRICAL PER DRAWINGS
15-1753	5/7/2015	9/15/2016	\$50,000	Residential	RE-ISSUE OF 13-2090-RENOVATE EXISTING STRUCTURE, APPROX 300SF REMOVE ROTTEN SECTION AND ADD 700SF NEW
15-1755	5/7/2015	9/15/2016	\$8,000	Residential	PREVIOUS PERMIT: 13-2091 COMPLETE NEW ELECTRICAL INSTALLATION PER DRAWINGS

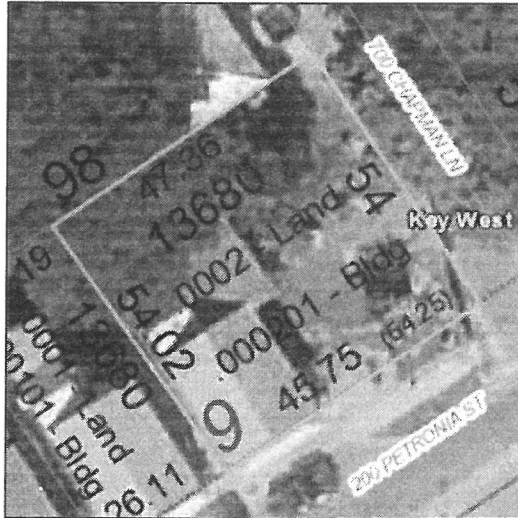
Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Land, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Last Data Upload: 9/1/2017 5:43:42 AM



Developed by
The Schneider
Corporation

Prepared by and return to:
JOHN M. SPOTTSWOOD, JR.
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 12-089-EJ

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 18th day of June, 2012 between The Housing Authority of the City of Key West, Florida, a public body, corporate and politic created and organized pursuant to and in accordance with the provisions of Housing Authorities Law, codified as Chapter 421, Florida Statutes, as amended whose post office address is 1400 Kennedy Drive, Key West, FL 33040, grantor, and Eugene Edwards and Francina Edwards, husband and wife as to an undivided 50% interest and Yvonne Edwards, a single woman as to an undivided 50% interest, as tenants in common whose post office address is 213 Petronia Street, Key West, FL 33040, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following situate, lying and being in Monroe County, Florida to-wit:

All buildings and improvements as more particularly described on Exhibit "A"

Subject to restrictions set forth in the attached Exhibit "B"

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

The Housing Authority of the City of Key West, Florida, a public body, corporate and politic created and organized pursuant to and in accordance with the provisions of Housing Authorities Law, codified as Chapter 421, Florida Statutes, as amended

By: J. Manuel Castillo, Sr., Executive Director

Christina A. Cater
Witness Name: CHRISTINA A. CATER

Frances Carroy
Witness Name: FRANCES CARROY

Castro Construction

of the Florida Keys, Inc.

2301 Seidenberg Avenue
Key West, FL 33040
License #RB-0066842

Cell: 305 522-5581
Email: jcastro3@aol.com

Date: September 1, 2013
Location: 213 Petronia Street

Proposal

213 Petronia Street renovation and addition:

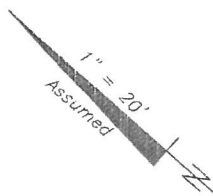
Description of work to be done by Castro Construction:

- Demo –assist in demo and brace up the front porch.
- Build new foundation piers.
- New floor framing as per plans.
- New porches and railings.
- New windows (screens not included).
- Interior petitions as per plans.
- Drywall throughout house.
- Insulation.
- New interior doors.
- Tile bathroom floors and around shower.
- New roofing, AC, plumbing, and electrical.
- Removal of construction debris (not including demo debris).

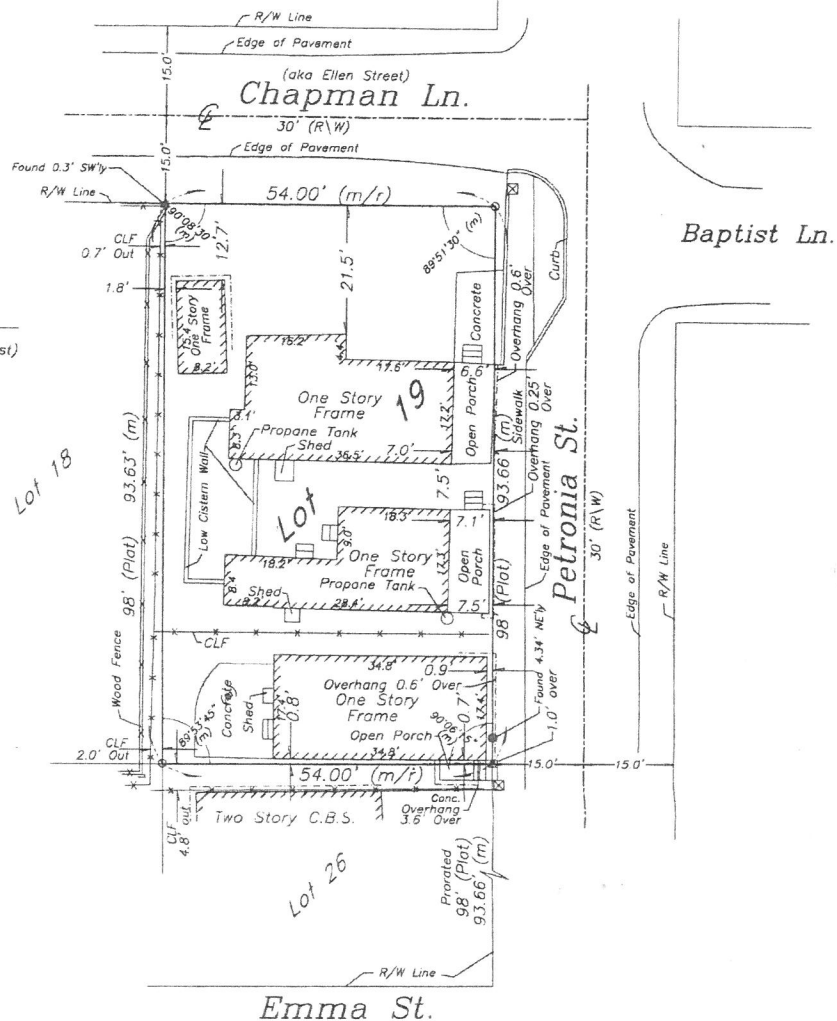
(Not included in the proposal is – demolition, propane gas, gutters, lattice skirting, kitchen cabinets, painting, finish flooring.)

total price for labor and materials=.....\$168,790.00

Boundary Survey Map of Lot 19, Square 2, Tract 3, Island of Key West, Florida



- LEGEND**
- ⊙ Found 2" Iron Pipe (Fence Post)
 - Set #5 rebar w/cap (6298)
 - Found 1/2" Iron Rod (PTS)
 - ▲ Found Nail & Disc (5234)
 - △ Set Nail & Disc (6298)
 - (M) Measured
 - (R) Record
 - (M/R) Measured & Record
 - C.B.S. Concrete Block Structure
 - R/W Right of Way
 - CLF Chain Link Fence
 - ⊕ Centerline
 - ⊗ Wood Utility Pole
 - ⊠ Concrete Utility Pole
 - P- Overhead Power Lines
 - ⊙ Light Post



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 209, 211, 213 Petronia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: February 27, 2012.
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West and is Lot Nineteen (19) in Square Two (2) of Tract Three (3) according to T.J. Ashe's Plat, recorded in Monroe County, Florida Public Records.

BEGINNING at the corner of Petronia Street and Ellen Streets (said Ellen Street being also known as Chapman Lane) and having a frontage on Petronia Street of Ninety-eight (98) feet and a frontage on Ellen or Chapman lane of Fifty-Four (54) feet

BOUNDARY SURVEY FOR: Housing Authority of the City of Key West;
Chicago Title Insurance Company;
Spottswood, Spottswood & Spottswood;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

February 27, 2012

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

213 Petronia

Remaining Work to be Done as of (9-1-17

The renovation is incomplete due to the lack of funds. Remaining:

Floors, Baseboards, one complete bathroom, Painting of Shutters and Baseboards,
Electrical and Plumbing

\$15,000.00

\$20,500.00

\$15,000.00

\$20,000.00

\$21,600.00

\$6,000.00

\$1,000.00

\$99,100.00

DATE : Jun/23/2015
CHE # : 00060
AMOUNT : \$15,000.00
ACCOUNT: TRUST - 12
PAID TO: John Castro

Construction Costs

CLIENT: 2236-1 - Edwards, Yvonne
MATTER: 1245-03

00060

Fifteen Thousand ***** 00/100

Jun/23/2015 \$15,000.00

John Castro

Construction Costs

DATE : Jun/23/2015
CHE # : 00060
AMOUNT : \$15,000.00
ACCOUNT: TRUST - 12
PAID TO: John Castro
Construction Costs
2236-1 - Edwards, Yvonne
MATTER :1245-03
LAWYER :Hugh J. Morgan
116 B Geraldine Street

Key West
FL
33040
Estate of Jerline Edwards

** GENERAL BALANCES **	
UNBILLED DISBS:	0.94
A/R BALANCE :	0.00
** TRUST BALANCES **	
Trust Acct12:	4423.16
Trust Acct 3:	0.00
TRUST BALANCE :	4423.16

DATE : Sep/29/2015
CHE # : 00066
AMOUNT : \$20,500.00
ACCOUNT: TRUST - 12
PAID TO: Castro Construction

Renovation 213 Petronia St.

CLIENT: 2236-1 - Edwards, Yvonne
MATTER: 1245-03

00066

Twenty Thousand Five Hundred ***** 00/100

Sep/29/2015 \$20,500.00

Castro Construction

Renovation 213 Petronia St.

DATE : Sep/29/2015
CHE # : 00066
AMOUNT : \$20,500.00
ACCOUNT: TRUST - 12
PAID TO: Castro Construction
Renovation 213 Petronia St.
2236-1 - Edwards, Yvonne
MATTER :1245-03
LAWYER :Hugh J. Morgan
116 B Geraldine Street

** GENERAL BALANCES **
UNBILLED DISBS: 0.94
A/R BALANCE : 0.00

** TRUST BALANCES **
Trust Acct12: 4423.16
Trust Acct 3: 0.00

Key West
FL
33040
Estate of Jerline Edwards

TRUST BALANCE : 4423.16

DATE : Nov/ 5/2015
CHE # : 00071
AMOUNT : \$15,000.00
ACCOUNT: TRUST - 12
PAID TO: Castro Construction

Renovation 213 Petronia St.

CLIENT: 2236-1 - Edwards, Yvonne
MATTER: 1245-03

00071

Fifteen Thousand ***** 00/100

Nov/ 5/2015 \$15,000.00

Castro Construction

Renovation 213 Petronia St.

DATE : Nov/ 5/2015
CHE # : 00071
AMOUNT : \$15,000.00
ACCOUNT: TRUST - 12
PAID TO: Castro Construction
Renovation 213 Petronia St.
2236-1 - Edwards, Yvonne
MATTER :1245-03
LAWYER :Hugh J. Morgan
116 B Geraldine Street

** GENERAL BALANCES **
UNBILLED DISBS: 0.94
A/R BALANCE : 0.00

** TRUST BALANCES **
Trust Acct12: 4423.16
Trust Acct 3: 0.00

Key West
FL
33040
Estate of Jerline Edwards

TRUST BALANCE : 4423.16

DATE : Dec/17/2015
CHE # : 00075
AMOUNT : \$20,000.00
ACCOUNT: TRUST - 12
PAID TO: Castro Construction

Renovation 213 Petronia St.

CLIENT: 2236-1 - Edwards, Yvonne
MATTER: 1245-03

00075

Twenty Thousand ***** 00/100

Dec/17/2015 \$20,000.00

Castro Construction

Renovation 213 Petronia St.

DATE : Dec/17/2015
CHE # : 00075
AMOUNT : \$20,000.00
ACCOUNT: TRUST - 12
PAID TO: Castro Construction
Renovation 213 Petronia St.
2236-1 - Edwards, Yvonne
MATTER :1245-03
LAWYER :Hugh J. Morgan
116 B Geraldine Street

** GENERAL BALANCES **
UNBILLED DISBS: 0.94
A/R BALANCE : 0.00

** TRUST BALANCES **
Trust Acct12: 4423.16
Trust Acct 3: 0.00

Key West
FL
33040
Estate of Jerline Edwards

TRUST BALANCE : 4423.16

DATE : Feb/10/2016
CHE # : 00077
AMOUNT : \$21,600.00
ACCOUNT: TRUST - 12
PAID TO: Castro Construction

Renovation 213 Petronia St.

CLIENT: 2236-1 - Edwards, Yvonne
MATTER: 1245-03

00077

Twenty One Thousand Six Hundred ***** 00/100

Feb/10/2016 \$21,600.00

Castro Construction

Renovation 213 Petronia St.

DATE : Feb/10/2016
CHE # : 00077
AMOUNT : \$21,600.00
ACCOUNT: TRUST - 12
PAID TO: Castro Construction
Renovation 213 Petronia St.
2236-1 - Edwards, Yvonne
MATTER :1245-03
LAWYER :Hugh J. Morgan
116 B Geraldine Street

** GENERAL BALANCES **
UNBILLED DISBS: 0.94
A/R BALANCE : 0.00

** TRUST BALANCES **
Trust Acct12: 4423.16
Trust Acct 3: 0.00

Key West
FL
33040
Estate of Jerline Edwards

TRUST BALANCE : 4423.16

DATE : Aug/ 9/2016
CHE # : 00083
AMOUNT : \$6,000.00
ACCOUNT: TRUST - 12
PAID TO: Check Electric, LLC

Renovation 213 Petronia St.

CLIENT: 2236-1 - Edwards, Yvonne
MATTER: 1245-03

00083

Six Thousand ***** 00/100

Aug/ 9/2016 \$6,000.00

Check Electric, LLC

Renovation 213 Petronia St.

DATE : Aug/ 9/2016
CHE # : 00083
AMOUNT : \$6,000.00
ACCOUNT: TRUST - 12
PAID TO: Check Electric, LLC
Renovation 213 Petronia St.
2236-1 - Edwards, Yvonne
MATTER :1245-03
LAWYER :Hugh J. Morgan
116 B Geraldine Street

** GENERAL BALANCES **
UNBILLED DISBS: 0.94
A/R BALANCE : 0.00

** TRUST BALANCES **
Trust Acct12: 4423.16
Trust Acct 3: 0.00

Key West
FL
33040
Estate of Jerline Edwards

TRUST BALANCE : 4423.16

DATE : Aug/22/2016
CHE # : 00084
AMOUNT : \$1,000.00
ACCOUNT: TRUST - 12
PAID TO: Sub Zero Air Conditioning & Refrigeration

Renovation 213 Petronia St.

CLIENT: 2236-1 - Edwards, Yvonne
MATTER: 1245-03

00084

One Thousand ***** 00/100

Aug/22/2016 \$1,000.00

Sub Zero Air Conditioning & Refrigeration

Renovation 213 Petronia St.

DATE : Aug/22/2016	** GENERAL BALANCES **	
CHE # : 00084	UNBILLED DISBS:	0.94
AMOUNT : \$1,000.00	A/R BALANCE :	0.00
ACCOUNT: TRUST - 12		
PAID TO: Sub Zero Air Conditioning & Refrigeration		
Renovation 213 Petronia St.		
2236-1 - Edwards, Yvonne		
MATTER :1245-03	** TRUST BALANCES **	
LAWYER :Hugh J. Morgan	Trust Acct12:	4423.16
116 B Geraldine Street	Trust Acct 3:	0.00
Key West		
FL		
33040	TRUST BALANCE :	4423.16
Estate of Jerline Edwards		

September 1, 2017

Explanation of request for partial reimbursement

Yvonne has exhausted nearly all of her life savings in the project. She has provided \$97,100.00.

Of her entire life savings only \$544.03 remains. The request is that less than 50% of her matching funds or \$45,000.00 be returned to her so that she not be left destitute. Documentation from my office showing the expenditure of her funds for the project is attached to the application. It should be noted that the contractor Mr. Castro has not paid the entire sums due to the tradesman and she has no money to do so.

Hugh J. Morgan

**Castro Construction
of the Florida Keys, Inc.**

2301 Seidenberg Avenue
Key West, FL 33040
License # RB-0066842

Cell: 305 522-5581
Email: jcastro3@aol.com

Date: August 31, 2017
Location: 213 Petronia Street

INVOICE

Contract Price- \$194,500.00

Paid to date- \$169100.00

Balance due on contract= \$25,400.00

Plus change order for paint supplies= \$1700.00

Total due on contract=\$27,100.00

Owner responsibilities:

Painting of baseboards and storm shutters= 2500.00

Install microwave= 100.00

Purchase and install window blinds= \$1450.00

Bathroom fixtures – toilet paper holders, towel racks,
and soap dishes= \$300.00

Gutters at rear of house=\$900.00

Amount needed to finish project=\$32,350.00

Castro Construction

of the Florida Keys, Inc.

2301 Seidenberg Avenue

Key West, FL 33040

License # RB-0066842

Cell: 305 522-5581

Email: jcastro3@aol.com

Date: February 6, 2017

Location: 213 Petronia Street

Summary:

Contract Price=\$194,500.00

Paid:

Paid to date from Hugh Morgan's office= \$92,100.00

Paid to date from City of Key West= 70,000.00

Paid from Evonne Edwards= 7,000.00

total paid=\$169,100.00

Balance due on contract=\$25,400.00

Plus, change order for paint supplies= 1,700.00

Total balance due= \$27,100.00

Items to finish from contract:

Window shutters,

2nd bathroom tile and fixtures,

Finish flooring (with \$4000 allowance)