

31050, 31124, 31133, 31137



ALMEIDA ACQUISITIONS

FLOORING DIVISION

Date: Sept 13, 2023

INVOICE NO : 48265

Newport Isles Clubhouse
Port ST. Lucie, FL 34953

Cabana Restrooms

Description	Quantity	Price per unit	Total
Demo	2	2,000.00	4,000.00
Tile install w material	2	8,000.00	16,000.00
Vanity/Countertops	2 Large double vanity 2 Stall single vanity Quartz countertops	\$5,500.00	5,500.00
Plumbing/Electric	New valves, converting floating to vanity New outlets, lighting mirrors ETC.	3,500.00	3,500.00
New Bathroom Partions	2	2,500.00	5,000.00
Porcelain Tile	400 Sq Ft for floors And walls per bathroom	\$6.25 per foot	\$5,000.00
GRAND TOTAL			\$39,000.00

****FINAL PRICING INCLUDES OUR MATERIAL AND LABOR COSTS****

\$22,000.00 DUE AT TIME OF SIGNATURE*

\$17,000.00 DUE AT COMPLETION OF INSTALL*

SIGNATURE:

DATE:

Sept. 14, 2023

31050, 31124, 31133, 31137

Bathrooms

Full demo and tear out

Finished trim work around Edges

Porcelain tile installed with 1mm spacing, grouted and finished in all areas where prior tile was installed.

Plumbing

- Removing and re installing urinals, toilets and handicap rails - Converting floating sinks to vanities

New vanity/cabinet with quartz countertops included installed

Brand new porcelain sinks with faucets and new valves installed

Brand new toilet partitions installed

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ALMEIDA ACQUISITIONS

FLOORING DIVISION

Date: Sept 13, 2023

INVOICE NO : 72031

Newport Isles Clubhouse
Port ST. Lucie, FL 34953

CLUB HOUSE PORCELAIN TILE INSTALLATION Flooring, Kitchen, Bathroom REMODEL

Description	QUANTITY	Price per unit	Total
Demolition	1,815 Sq ft	\$2.50	\$4,537
Install	1,815 Sq Ft	\$4.50	\$8,167.5
Thin Set Mortar	75 Bags(Heavy tile mortar for porcelain)	\$14.99	\$1,124.25
Bathrooms (Demo/Prep/Install)	Men and women restrooms	\$20,000 per bathroom	\$40,000.00
Kitchen (Demo/Cabinets/ Countertops)	36in White Shaker Cabinets with Quartz countertops and crown molding 10-12 Foot island with double waterfall	INCLUDED	\$31,000.00
Flooring Porcelain Tile/ Grout	1,815.00 Sq ft plus 10% for waste cuts 500 Sq ft for both bathrooms	2800 SQ FT @ \$6.25 per foot	\$17,500.00
Fire place	20 foot high fire place, framed out, built, installed and tiled with 24x48 black porcelain tile	N/A	\$9,500.00
Office Extension	Knock down wall, build floor to ceiling frame, install new door, paint and finish		\$11,500.00

Description	QUANTITY	Price per unit	Total
Grand total			\$123,328.75

****FINAL PRICING INCLUDES OUR MATERIAL AND LABOR COSTS****

****ADDITIONAL MATERIAL MAY BE REQUIRED****

\$61,664.38 DUE AT TIME OF SIGNATURE*

(Portion of labor, Plus all Material costs)

***\$61,664.38 DUE AT FULL COMPLETION OF CLUBHOUSE**

SIGNATURE: _____

DATE: _____

Sept 14, 2023

Clubhouse Flooring

Demo, full removal of tile and grinding floors to achieve a flat surface for perfect installation

-Pricing is for clubhouse area including all rooms except gym area.

-Pricing includes removal of trash (Including tile and thin set and All trash)

-We only use the highest quality Mapei Thin-Set with polymer for the best bond and long term hold of porcelain tile.

- 1mm Spacing for minimal seamless grout lines.

- Installation grout and cleaning afterwards all included.

Bathrooms

Full demo and tear out, including removal of prior tile and drywall repair

Brand new cement board, waterproofed membrane

Finished trim work around Edges

Plumbing

- Removing and re installing urinals, toilets and handicap rails

- Converting floating sinks to vanities

- Shower system/drains in shower removal and re install

New vanity/cabinet with quartz countertops included installed

Men's 72' with two sinks

Women's 120' with two sinks

Kitchen

Layout will be emailed below

36in White Shaker Cabinets

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Soft close hardware
Solid wood highest quality cabinets
Installed with crown molding

Quartz Countertops
Full 3 cm XI Slabs
6in backsplash included in kitchen and bathrooms

Non load bearing wall to be built, if permit is required, Engineer and GC will be
Contacted for city permits on a charge order

31050, 31124, 31133, 31137



ALMEIDA ACQUISITIONS

FLOORING DIVISION

Date: September 13, 2023

INVOICE NO : 48223

Newport Isles Clubhouse
Port ST. Lucie, FL 34953

GuardHouse

Description	Quantity	Price per unit	Total
Demolition	225 Sq ft	2.50	\$562.50
Tile install	225 Sq Ft	4.50	\$1,012.50
Cabinets +Countertops Vanity+ Countertops	White shaker cabinets installed Quartz counter tops	N/A	\$4,200
Plumbing	Toilet, sink, new valves, removal and re installation		\$700
Porcelain tile	250 Sq Ft	6.25	\$1562.50
Wall tile + install	100 Sq Ft	6.25 4.50	\$1,075.00
Wall/ frame to cover AC	N/A		\$1,250.00
Replace door with Sliding glass door.	1 6'x6' Sliding impact glass door Installed and concrete patched and fixed		\$8,450.00
Grand total			\$18,812.50

****FINAL PRICING INCLUDES OUR MATERIAL AND LABOR COSTS****

****PRICING FOR TILE and GROUT INCLUDED****

\$9,406.25 DUE AT TIME OF SIGNATURE*

\$9,406.25 DUE AT COMPLETION OF INSTALL*

31050, 31124, 31133, 31137

SIGNATURE:



DATE: Sept 14, 2023

Architect and Engineer if needed can be added in change order

- Description of service

Removing prior tile, cabinets and counter tops

Installation of new porcelain tile

New cabinets and quartz stone countertops on areas with prior counters

New bathroom vanity with matching countertops

New mirror and lighting fixtures

31050, 31124, 31133, 31137

Image Report



ABA Number
Account Number
Serial Number
Amount
Paid Date

\$61,664.38
09/18/2023

Front



Newport Isles POA, Inc
Advantage Property Management
1111 SE Federal Hwy Ste 100
Stuart FL 34994

South State Bank
2400 SE Monterey Rd
Stuart FL 34996

Date: 9/15/2023

AMOUNT

\$61,664.38

Pay ** SIXTY ONE THOUSAND SIX HUNDRED SIXTY FOUR DOLLARS AND 38/100 CENTS **

To the
Order of

Almeida Equity Holdings, LLC.

Back

The security features listed below, as well as those not listed, meet industry guidelines.

Security Features:	Results of document alteration
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Chemical Protection	Stains or spots appear with chemical alteration
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31050, 31124, 31133, 31137

Image Report



ABA Number
Account Number:
Serial Number
Amount
Paid Date

\$61,664.38
10/23/2023

Front



Newport Isles POA, Inc
Advantage Property Management
1111 SE Federal Hwy Ste 100
Stuart FL 34994

South State Bank
2400 SE Monterey Rd
Stuart FL 34996

Date: 9/15/2023

Pay** SIXTY ONE THOUSAND SIX HUNDRED SIXTY FOUR DOLLARS AND 38/100 CENTS **

AMOUNT
\$61,664.38

Almeida Equity Holdings, LLC.

To the
Order of

Security features included. Details on back

Back



The security features listed below, as well as those not listed, exceed industry guidelines.

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Chemical Erasure Protection
Security Screen
Microprint
Artificial Watermark
Fluorescent Fibers
Colored Pantograph
Coin Residue

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\$9,406.25
09/18/2023

Front

South State Bank
2400 SE Monterey Rd
Stuart FL 34996

Newport Isles POA, Inc
Advantage Property Management
1111 SE Federal Hwy Ste 100
Stuart FL 34994



Date: 9/15/2023

AMOUNT
\$9,406.25

Pay** NINE THOUSAND FOUR HUNDRED SIX DOLLARS AND 25/100 CENTS **

Almeida Equity Holdings, LLC.

To the
Order of

Back

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31050, 31124, 31133, 31137

Image Report



ABA Number
Account Number
Serial Number
Amount
Paid Date

\$9,406.25
11/02/2023

Front



Newport Isles POA, Inc
Advantage Property Management
1111 SE Federal Hwy Ste 100
Stuart FL 34994

South State Bank
2400 SE Monterey Rd
Stuart FL 34996

Date: 9/15/2023

AMOUNT
\$9,406.25

Pay ** NINE THOUSAND FOUR HUNDRED SIX DOLLARS AND 25/100 CENTS **

Almeida Equity Holdings, LLC.

To the
Order of

Security features included. Details on back

Back

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Image Report



ABA Number
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\$22,000.00
09/18/2023

Front



Newport Isles POA, Inc
Advantage Property Management
1111 SE Federal Hwy Ste 100
Stuart FL 34994

South State Bank
2400 SE Monterey Rd
Stuart FL 34996

Date: 9/15/2023

AMOUNT

\$22,000.00

Pay** TWENTY TWO THOUSAND DOLLARS AND 00/100 CENTS **

To the
Order of

Almeida Equity Holdings, LLC.

Back

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Security Features:

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- Chemical Protection
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- Security Screen
- Microprint
- Artificial Watermark
- Fluorescent Fibers
- Colored Pigment
- Color Reactive

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31056, 31124, 31133, 31137

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Paid Date

\$17,000.00
11/02/2023

Front



Newport Isles POA, Inc
Advantage Property Management
1111 SE Federal Hwy Ste 100
Stuart FL 34994

South State Bank
2400 SE Monterey Rd
Stuart FL 34996

Date: 9/15/2023

AMOUNT
\$17,000.00

Pay ** SEVENTEEN THOUSAND DOLLARS AND 00/100 CENTS **

To the
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Almeida Equity Holdings, LLC.

Security features included. Details on back

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/06/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER S T Good Insurance of Florida Inc 2501 SE Aviation Way Suite H Stuart FL 34996		CONTACT NAME: Tammy Waddington PHONE (A/C, No, Ext): (772) 287-3625 FAX (A/C, No): (772) 287-3516 E-MAIL ADDRESS: twaddington@stgoodinsurance.com	
INSURED Almeida Equity Holdings LLC D/B/A Top Design Tile 500 NW University Blvd Unit 106 Port Saint Lucie FL 34986		INSURER(S) AFFORDING COVERAGE INSURER A: Ohio Security Ins Co INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 24082	

COVERAGES

CERTIFICATE NUMBER: CL22121350187

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER ☒ POLICY ☐ PROJECT ☐ LOC ☐ OTHER			BKS65627401	12/14/2022	12/14/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			BKS65627401	12/14/2022	12/14/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED \$ RETENTION \$			N/A			EACH OCCURRENCE \$ N/A AGGREGATE \$ N/A \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	N/A			PER STATUTE ☐ OTH-ER ☐ E L EACH ACCIDENT \$ N/A E L DISEASE - EA EMPLOYEE \$ N/A E L DISEASE - POLICY LIMIT \$ N/A

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Newport Isles POA
 1856 SW Newport Isles Blvd
 Port Saint Lucie FL 34953

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
 AUTHORIZED REPRESENTATIVE

City of Port St. Lucie
121 S.W. Port St. Lucie Blvd., Bldg. A
Port St. Lucie, FL 34953



USE AND OCCUPANCY
REVIEW APPLICATION
RECEIVED

AUG 01 2023

BUSINESS INFORMATION		PLANNING DEPARTMENT CITY OF PORT ST. LUCIE FL	
Business Name: <u>Almeida Equity Holdings LLC</u>			
Business Address: <u>500 NW UNIVERSITY BLVD. UNIT # 106</u> <u>PORT ST LUCIE FL 34986</u>			
Legal Description:	Section: <u>PL 143</u>	Block: <u>SLW</u>	Lot: <u>11</u> Parcel ID# <u>3325-600-0014-000-0</u>
Name of Plaza, if applicable: <u>UNIVERSITY BLVD BUSINESS CENTER</u>			
Business located in a (select one): ☐ Retail Strip ☐ Free Standing ☒ Warehouse ☐ Mall			
CONTACT INFORMATION		BUSINESS DESCRIPTION	
Business Owner/Agent Name: <u>Padro Almeida</u>		Nature of your business (be specific, name every function): <u>Kitchen & Bathroom Design Ctr.</u> <u>office/warehouse</u>	
Business Owner Address: <u>126 SW DEACOCK BLVD LOT 4-101</u>		*Group home/ALF/Daycare # of occupants: _____	
Phone Number: <u>561-494-4040</u>		Business start date at this location: _____	
Email: <u>Almeidaacquisitions@gmail.com</u>		(Select all that applies)	
Building/Property Owner: <u>UNIVERSITY BLVD BUSINESS CTR PSL LLC</u>		☒ Office ☐ Medical Office ☒ Warehousing ☐ Retail	
Building/Property Owner Address: <u>1935 COMMERCE LN #5 JUPITER FL 33458</u>		☐ School ☐ Personal Service ☐ Medical Marijuana Dispensary	
Phone Number: <u>561-743-7381</u>		☐ Enclosed Assembly (less than 3000 sq. Ft.) Yes () No (☒)	
Email: <u>opkmanagement@outlook.com</u>		☐ Restaurant # of seating: _____ / Alcohol Yes () No (☒)	
EXISTING BUSINESS INFORMATION		☐ Auto Sales/Showroom Only Yes () No (☒)	
State previous business type: _____		☐ Auto Repair/Auto Body Number of bays: _____	
Previously approved number of occupants: _____		☐ Company Vehicles #: _____ / Overnight vehicles: _____	
Approved square footage of space: _____		☐ Other _____	
Please provide a copy of the following documents: ☐ The last approved floor plan ☐ The last Issued Certificate of Occupancy		Total business Sq. Ft. <u>1280</u> Indicate square footage of all applicable areas below: <u>1040</u> Outside seating (restaurants) <u>240</u> Office <u>1040</u> Storage/warehousing _____ Production _____	
FOR OFFICE USE ONLY			
Planning and Zoning Department Review: <u>PUD</u> <u>P21-47</u> Reviewer: <u>[Signature]</u> Date: <u>8/10/23</u>			
☒ Approved ☐ Approved with conditions ☐ Denied			
Conditions of approval: <u>per PUD document, warehouse with office use is allowed within this location.</u>			
Building Department Review: ☐ Approved: There is no change of use or occupancy classification, no additional permits required. ☐ Building Permit Required: There is a change of use or classification. (A new Building Permit Application and Certificate of Occupancy is required.)			
Disclaimer: Approval of this form does not constitute permission to begin construction work. Any repair, addition, or alteration to the building or portion of the building may commence after a Building Permit has been issued.			