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08 JUN 12 PM 3: 07

accent property management, llc

**COMMISSION
CLERK**

550 North Reo Street
Suite 300
Tampa, Florida 33609

813-261-6541

June 10, 2008

Florida Public Service Commission
Division of the Commission Clerk and
Administrative Services
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850

Check received with filing and forwarded
to Fiscal for deposit. Fiscal to forward
deposit information to Records.

Initials of person who forwarded check

Re: TS 169 dba Centers of Westshore

Good Morning:

Please accept this letter along with our transfer application to complete the changeover of TS 169 (shared tenant service certificate) from JFG Associates, Inc. to Accent Property Management LLC. All parties are in agreement at the time of the sale of the business, The Centers of Westshore, to Accent Property Management that this with your approval could happen.

Accent Property Management purchased Centers of Westshore and will make no changes in the day to day operation of the facility. All employees who have been at the Centers will remain, all tenants will remain and our CLEC, Paetec will remain. Actually, the only difference is the corporate name.

We have included the qualifications of our General Manager, Sue Schwanenberger, who has been dealing with you since 1996, my qualifications as a business owner and some information on each of our long term employees.

Being that Accent Property Management is a new venture we can only include our current financial numbers but please rest assured we will follow all rules, regulations and online payment schedules required.

If you have any questions, please do not hesitate to contact Sue Schwanenberger at our toll free number 877-854-0584.

Sincerely,

Cynthia F. Brazen
Managing Director

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DOCUMENT NUMBER - DATE

05032 JUN 12 08

FPSC-COMMISSION CLERK

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1. This is an application for (check one):

Original certificate (new company).

Approval of transfer of existing certificate: Example, a non-certificated company purchases an existing company and desires to retain the original certificate authority rather than apply for a new certificate.

Approval of Assignment of existing Certificate: Example, a certificated company purchases an existing company and desires to retain the existing certificate of authority and tariff.

Approval for transfer of control: Example, a company purchases 51% of a certificated company. The Commission must approve the new controlling entity.

2. Name of company: Accent Property Management LLC

3. Name under which applicant will do business (fictitious name, etc.):

The Centers of Westshore

4. Official mailing address:

Street/Post Office Box: 550 N. Reo St. Suite 300
City: Tampa
State: FL
Zip: 33609

5. Florida address:

Street/Post Office Box: 550 N. Reo St. Suite 300
City: Tampa
State: FL
Zip: 33609

6. Structure of organization:

- Individual
- Foreign Corporation
- General Partnership
- Other,

- Corporation
- Foreign Partnership
- Limited Partnership

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7. **If individual**, provide:

Name:
Title:
Street/Post Office Box:
City:
State:
Zip:
Telephone No.:
Fax No.:
E-Mail Address:
Website Address:

8. **If incorporated in Florida**, provide proof of authority to operate in Florida. The Florida Secretary of State corporate registration number is:

9. **If foreign corporation**, provide proof of authority to operate in Florida. The Florida Secretary of State corporate registration number is:

10. **If using fictitious name (d/b/a)**, provide proof of compliance with fictitious name statute (Chapter 865.09, FS) to operate in Florida. The Florida Secretary of State fictitious name registration number is:

11. **If a limited liability partnership**, please proof of registration to operate in Florida. The Florida Secretary of State registration number is: L03000000353

12. **If a partnership**, provide name, title and address of all partners and a copy of the partnership agreement.

Name:
Title:
Street/Post Office Box:
City:
State:
Zip:
Telephone No.:
Fax No.:
E-Mail Address:
Website Address:

13. **If a foreign limited partnership**, provide proof of compliance with the foreign limited partnership statute (Chapter 620.169, FS), if applicable. The Florida registration number is:

14. Provide F.E.I. Number(if applicable): 26-2510461

15. Provide the following (if applicable):

(a) Will the name of your company appear on the bill for your services?



Yes



No

(b) If not, who will bill for your services?

Name:

Title:

Street/Post Office Box:

City:

State:

Zip:

Telephone No.:

Fax No.:

E-Mail Address:

Website Address:

(c) Who will the billed party contact to ask questions about the bill?

Name: Sue Schwanenberger

Title: General Manager

Telephone No.: 813-261-6541 or 817-854-0584

E-Mail Address: sales@centersofwestshore.com

(d) How is this information provided?

On invoice, original paperwork and
web site.

16. Who will serve as liaison to the Commission in regard to the following?

(a) The application:

Name: Sue Schwanenberger
Title: General Manager
Street name & number: 550 N. Reo St. Suite 300
Post office box:
City: Tampa
State: FL
Zip: 33609
Telephone No.: 813-261-6541
Fax No.: 813-261-5194
E-Mail Address: sales@centersofwestshore.com
Website Address: www.centersofwestshore.com

(b) Official point of contact for the ongoing operations of the company:

Name: Sue Schwanenberger
Title: General Manager
Street name & number: 550 N. Reo St. Suite 300
Post office box:
City: Tampa
State: FL
Zip: 33609
Telephone No.: 813-261-6541
Fax No.: 813-261-5194
E-Mail Address: sales@centersofwestshore.com
Website Address: www.centersofwestshore.com

(c) Complaints/Inquiries from customers:

Name: Sue Schwanenberger
Title: General Manager
Street/Post Office Box: 550 N. Reo St. Suite 300
City: Tampa
State: FL
Zip: 33609
Telephone No.: 813-261-6541
Fax No.: 813-261-5194
E-Mail Address: sales@centersofwestshore.com
Website Address: www.centersofwestshore.com

17. List the states in which the applicant:

(a) has operated as an Shared Tenant Service provider.

none

(b) has applications pending to be certificated as an Shared Tenant Service provider.

none

(c) is certificated to operate as an Shared Tenant Service provider.

none

(d) has been denied authority to operate as an Shared Tenant Service provider and the circumstances involved.

none

(e) has had regulatory penalties imposed for violations of telecommunications statutes and the circumstances involved.

none

(f) has been involved in civil court proceedings with an interexchange carrier, local exchange company or other telecommunications entity, and the circumstances involved.

none

18. Indicate if any of the officers, directors, or any of the ten largest stockholders have previously been:

(a) adjudged bankrupt, mentally incompetent (and not had his or her competency restored), or found guilty of any felony or of any crime, or whether such actions may result from pending proceedings. If so, provide explanation.

no

(b) granted or denied a shared tenant services certificate in the State of Florida (this includes active and canceled shared tenant services certificates). If yes, provide explanation and list the certificate holder and certificate number.

no

(c) an officer, director, partner or stockholder in any other Florida certificated telephone company. If yes, give name of company and relationship. If no longer associated with company, give reason why not.

no

19. Submit the following:

see attached

(a) Managerial capability: resumes of employees/officers of the company that would indicate sufficient managerial experiences of each.

(b) Technical capability: resumes of employees/officers of the company that would indicate sufficient technical experiences or indicate what company has been contracted to conduct technical maintenance.

(c) Financial Capability: applicant's audited financial statements for the most recent three (3) years. If the applicant does not have audited financial statements, it shall so be stated. Unaudited financial statements should be signed by the applicant's chief executive officer and chief financial officer affirming that the financial statements are true and correct and should include:

1. the balance sheet,
2. income statement, and
3. statement of retained earnings.

Note: This documentation may include, but is not limited to, financial statements, a projected profit and loss statement, credit references, credit bureau reports, and descriptions of business relationships with financial institutions.

THIS PAGE MUST BE COMPLETED AND SIGNED

REGULATORY ASSESSMENT FEE: I understand that all telephone companies must pay a regulatory assessment fee. Regardless of the gross operating revenue of a company, a minimum annual assessment fee, as defined by the Commission, is required.

RECEIPT AND UNDERSTANDING OF RULES: I acknowledge receipt and understanding of the Florida Public Service Commission's rules and orders relating to the provisioning of shared tenant service (STS) in Florida.

APPLICANT ACKNOWLEDGEMENT: By my signature below, I, the undersigned officer, attest to the accuracy of the information contained in this application and attached documents and that the applicant has the technical expertise, managerial ability, and financial capability to provide alternative access vendor service in the State of Florida. I have read the foregoing and declare that, to the best of my knowledge and belief, the information is true and correct. I attest that I have the authority to sign on behalf of my company and agree to comply, now and in the future, with all applicable Commission rules and orders.

Further, I am aware that, pursuant to Chapter 837.06, Florida Statutes, "**Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 and s. 775.083.**"

Company Owner or Officer

Print Name: Cynthia F. Brazen
Title: Managing Director
Telephone No.: 813-261-6541
E-Mail Address: Sales@Centersofwestshore.com

Signature: Cynthia F. Brazen Date: 6/10/08

CERTIFICATE SALE, TRANSFER,
OR
ASSIGNMENT STATEMENT

As current holder of Florida Public Service Commission Certificate Number ^{TS} 169, I have reviewed this application and join in the petitioner's request for a

- sale
- transfer
- assignment

of the certificate.

Company Owner or Officer

Print Name: John F. Garvey
Title: President/Owner
Street/Post Office Box: 33724 Americana Ave.
City: Dade City
State: FL
Zip: 33609
Telephone No.: 352-588-3744
Fax No.:
E-Mail Address: cody.garvey@aol.com

Signature: _____

John F. Garvey

Date: _____

June 3, 2008

Cynthia Brazen

Employment

Own & Operate, Accent Property Management, LLC

2001-Present

*Property Investment & Tenant management

*Managed 11 properties with 23 tenants from Single Family to 5 unit apartment complex

Advertising Sales Rep, Verizon

2004-2006

*In charge of collecting delinquent accounts and growing their program for the next year

*Top producer

*Won Presidents Award, Ace Award (zero errors) and Hall of Fame Recipient (2 consecutive years at 125% or better to goal). Only sales rep in the country to win all three awards in 2005

*Won four consecutive Eagle Awards (6 months at or above goal)

*Won all incentive trips (Bermuda, Vegas, Montreal & Africa)

Started Medical Billing Business, Accent Business Solutions, Inc

1994-2003

*Built to 5,000,000 in annual billings with two employees

Advertising Sales Executive, GTE

1988-1993

*Four years inside sales

*One year outside sales in charge of major accounts

*Won Presidents Award first year in outside sales

*Won 30 out of 6 (zero errors) Award three consecutive years

*Won all incentive trips (Hawaii, Bangkok, Europe and a cruise)

Investment Industry, Paine Webber/Smith Barney

1979-1987

*Process stock and cash transactions

*Branch Manager's Administrative Assistant

*Series 7 licensed Registered Assistant for the four highest producing brokers

*Back Office Manager for Southeast Region Municipal Bond Trading Desk

*In charge of all inventory for bonds including buying/selling and order entry

*Staff of 2

SUE SCHWANENBERGER

I have been employed at the Centers of Westshore since October 12, 1988.

First as a switchboard operator from October 1988 until November 1995.

I was promoted to Telecommunications Manager in November 1995.

I became the General Manager in July 2003 and remain in that position now.

As the telecommunications manager, I was responsible for the paperwork in getting our STS and IXC certificates. I worked very closely with Tommy Williams in getting everything in place. I was on site for our NEC 2000 switch installation and setting up our tenant's phone & fax lines, instruments, voicemail and billing. In 1996, I completed training at NEC in Dallas, TX to be a certified programmer of the NEC 2000 switch.

As the general manager, I assumed all the duties I had as the telecommunications manager as well as now paying the communication taxes monthly on line, taking care of all regulations and correspondence related to the STS and IXC certificates. I also continue to program all phone & fax lines, setup the service, process the billing, and am the contact for our CLEC provider, Paetec. In addition, I prepare all leases for space rental, prepare billing invoices, make deposits, pay our bills and prepare payroll.

Nothing has changed except we have a new owner. All my duties will continue as they have for the past 20 years at the Centers.

CONNIE GUTIERREZ

Connie has been employed at the Centers of Westshore since April 12, 1996 as a word processor, switchboard operator and administrative assistant. She answers incoming calls, performs administrative duties as needed by our tenants, maintains a good repertoire with all our tenants and is back up for various duties when the general manager is out.

RACHEL MANES

Rachel has been employed at the Centers of Westshore since June 4, 1998 as a receptionist, switchboard operator and front desk liaison with our tenants. Rachel also maintains a good repertoire with all our tenants, schedules conference rooms, answers phones and is our front line contact with all visitors, couriers and tenants.

The Centers of Westshore
Balance Sheet
As of June 3, 2008

	Jun 3, 08
ASSETS	
Current Assets	
Checking/Savings	
Regions Checking	60,915.39
Regions Escrow	41,250.00
Regions MM	20,000.00
Total Checking/Savings	122,165.39
Accounts Receivable	
Accounts Receivable	40,449.50
Total Accounts Receivable	40,449.50
Other Current Assets	
Due from JFG	2,823.44
Total Other Current Assets	2,823.44
Total Current Assets	165,438.33
TOTAL ASSETS	<u>165,438.33</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Customer Security Deposits	40,710.00
GRT Payable	143.32
LCST Payable	351.98
Sales Tax Payable	3,447.61
SCST Payable	525.01
Total Other Current Liabilities	45,177.92
Total Current Liabilities	45,177.92
Long Term Liabilities	
Principle Loan	514,000.00
Total Long Term Liabilities	514,000.00
Total Liabilities	559,177.92
Equity	
Opening Bal Equity	-464,000.00
Net Income	70,260.41
Total Equity	-393,739.59
TOTAL LIABILITIES & EQUITY	<u>165,438.33</u>

Cynthia Johnson

9:26 AM
06/03/08
Accrual Basis

The Centers of Westshore
Profit & Loss
May 21 through June 3, 2008

	May 21 - Jun 3, 08
Ordinary Income/Expense	
Income	
Finance Charges	130.33
Furniture Rental	286.00
Office Rental	45,358.75
Professional Services	20,121.68
Total Income	65,896.76
Expense	
Insurance	1,296.00
Licenses and Permits	50.00
Professional Fees	
Legal Fees	2,000.00
Total Professional Fees	2,000.00
Total Expense	3,346.00
Net Ordinary Income	62,550.76
Net Income	<u>62,550.76</u>

Christina J. Boyer

9:27 AM
06/03/08
Accrual Basis

The Centers of Westshore
Income by Customer Summary
May 21 through June 3, 2008

May 21 - Jun 3, 08

A & G STAFFING	949.49
ACCUME PARTNERS	144.83
ALL LEGAL STAFF, INC.	592.40
ALM MEDIA, INC.	1,514.14
AMERICAN LIBERTY	1,565.11
AMERICAN VENTURES	321.66
AMERICO DIRECT	165.57
ARBOR COMMERCIAL	1,212.94
ARMISTEAD COMMERCIAL TITLE	993.00
ARMSTRONG DEVELOPMENT	3,266.01
ARTHUR SKAFIDAS, LLC	2,092.66
ATTORNEY TITLE	50.00
AUXIS, INC.	298.76
AZTEC FINANCIAL	125.00
B-M ACCOUNTING	125.00
BAE SYSTEMS/#35	2,122.62
BAE SYSTEMS/#61	981.78
BAE SYSTEMS/NAVAIR	2,033.75
BIOPHARMMED	263.25
BON SECOURS	838.60
BROWN ENTERPRISES	232.60
CAPITAL MORTGAGE	254.29
CLASSIFIED INVESTIGATION	50.00
CROSSTOWN COURT	70.00
D & D REPORTING	1,045.22
DAVINCI	381.48
DBSI GROUP	1,270.66
DELL & SCHAEFER	50.00
DEMPSTER & ASSOCIATES	246.99
DESIGNS FOR YOU	33.51
DIAGEO	250.00
ENHANCED HEALTHCARE	277.29
EXECUTIVE REPORTING	942.28
F2 SYSTEMS, LLC	1,338.34
FIRST CAPITAL PAYMENTS	785.92
FLORIDA RETAIL	363.94
FOCUS MANAGEMENT	1,763.04
FRANK	90.40
GIANT CAMPUS	742.00
GLOBAL FINANCIAL	971.77
GO VIP, LLC	285.00
GOLDSTEIN	203.85
GOLF COURSE SERVICES	75.00
GREYBROOKE CONSULTING	50.00
GSR PAINTING	11.55
H.G. STRIKER GROUP	34.28
HARPER AIKEN PARTNERS	175.00
HARRIS CORPORATION	1,268.11
HELPING HANDS	150.00
HOUSING & EDUCATION	2,994.58
IA GLOBAL	260.75
IDAUTOMATION	51.85
INSURANCE OVERLOAD	229.35
INTERNET ADVISORS GROUP	55.56
KZF DESIGN	1,234.92
L. ORTGA & ASSOCIATES	788.37
LASMAN & ASSOCIATES	113.89
LAW OFFICES OF AMANADA WOLF	256.61
LISA I. CORREA	930.89
LOCAL DIRECTIVE, INC.	50.00
LONDON BAKER GROUP	200.00
LYDECKER, LEE, BEHAR, BERGA	184.69
MAP ENGINEERING	272.85
MARKETING SERVICES GROUP	50.00
MCA	50.00
McGRATH SYSTEMS	1,991.78

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06/03/08
Accrual Basis

The Centers of Westshore
Income by Customer Summary
May 21 through June 3, 2008

May 21 - Jun 3, 08

MEDICT SYSTEMS	123.65
OFFICESCAPE	468.04
PORCELLI	200.00
PROFESSIONAL CONSULTING	268.90
REALMANAGE	3,191.09
RESOURCE REALTY	125.00
RIDAN INDUSTRIES	230.00
RIESDORPH REPORTING	341.25
S&B PUBLISHING	1,233.55
SANDRA WILLIAMS, CPA	232.15
SCHANKAR MEDIA	58.18
SCIENTIFIC RESEARCH	1,904.13
SHARON MILLER, PHD.	974.26
SIGNATURE CLUB A	252.29
SRSS	1,051.58
STOKES, ROBERT	1,272.82
SYCAMORE ENGINEERING	75.00
SYSTEMS INTEGRATION	200.00
TRANSYSTEMS	3,780.00
TURN 2, INC.	1,147.00
U. S. COST, INC.	289.31
UNIVERSAL HEALTH	1,309.56
UPS CAPITAL	1,039.74
VIDI TECHNOLOGIES	50.00
WALSH	115.00
WANTMAN GROUP	2,248.88
WATERS EDGE	68.20
WORLDCOM	577.00
XEROGRAPHIC DIGITAL	285.00
TOTAL	65,896.76