



4532 W Kennedy Blvd #459
Tampa FL 33609
Lou@louphillipspainting.com
813-299-1979

Invoice

DATE	06/01/2026
PO #	
INVOICE #	9822
TERMS	Due Upon Receipt

BILL TO
Eastwood Pines Townhomes 2909 Pine Cone Cir Clearwater, Florida, 33760-5300 Heather Foster 727-412-5554 Ewpthapresident@gmail.com

SERVICE LOCATION
Eastwood Pines Townhomes Eastwood Pines Townhomes 2909 Pine Cone Cir Clearwater, Florida, 33760-5300 727-412-5554 Ewpthapresident@gmail.com

Description	Rate	Total
Sherwin Williams Latitude Exterior Paint ClimateFlex Technology combines early moisture resistance, extreme temperature tolerance and a durable finish that protects against peeling, cracking and dirt pickup. Get ideal results, even when the weather isn't.	\$0.00	\$0.00
Exterior Painting Service- Total cost for labor, equipment rental and material to perform the work below in accordance with the Sherwin Williams Paint Specifications Dated 4/1/26 7 Buildings and Pool house (56 units) 1) Trench the foundation areas along the perimeter of the buildings. Pressure wash all surfaces to be painted using a TSP solution. 2) Patch all hairline stucco cracks with an elastomeric compound 3) Caulk all windows and trim joints as needed 4) Ensure all unpainted surfaces are professionally covered/protected 5) Apply a bonding sealer to all areas to be painted to ensure proper paint adhesion 6) Apply the Sherwin Williams premium grade Latitude exterior paint to all exterior walls, trim, previously painted barrel tile, fascia/soffits, gutters/downspouts, any previously painted ceilings and previously painted doors. In addition, we will paint the fascia piece on the carports as part of the main scope of work. *Inside lanai's are excluded *Lanai enclosure framing is excluded *All wood fencing around carport areas are excluded *Front storm doors are excluded *We will utilize a 65ft boom lift to paint the upper walls in the rear of the buildings in order to not walk on the enclosure roofs.	\$115,000.00	\$115,000.00
Exterior Painting Service- Optional 1) Clean, Prep and Paint the storage units under carport 35units x \$300 each=\$10,500.	\$10,500.00	\$10,500.00
Exterior Painting Service @\$500 each	\$500.00	\$1,500.00

Unit # 2922 Unit# 2926 Unit# 2934		
Stucco Repair Repair damaged pillar on Building #3 in front of unit 1853	\$450.00	\$450.00
Exterior Painting Service- Change Order 7/2/26 Paint lanai for unit 2948	\$500.00	\$500.00

PAYMENT TERMS & CONDITIONS
We accept payment by Zelle, Check, Cash and Credit Card. **Payment by creditcard will result in a 3.5% administration fee and American Express is not accepted. Please contact your sales representative for the fee amount. Please add this fee to your invoice total before submitting payment. We will require payment at the completion of the job. In the event that the invoice as described herein is not paid in full within 60 days following the date of the invoice, Lou Phillips Painting may charge [General Contractor/Homeowner] interest on the past due invoice amount at a rate of 12% per annum.
WARRANTY
Lou Phillips Painting, Inc. hereby guarantees all workmanship in the project to be free from defects for a period of (2) two years from the completion date. Paint manufactures also offer a material warranty for a minimum of 7 years. Warranties do not cover damages, normal wear and tear, stains, neglect or abuse. **Please refer to your original estimate as flooring and cabinets offer a different warranty**

Invoice Total:	\$127,950.00
Deposits (-):	\$0.00
Payments (-):	\$127,950.00
Total Due:	\$0.00