



New River Community Development District

April 6, 2026

**Workshop
Agenda Package**

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

New River Community Development District

Board of Supervisors

Jeff Smith, Chairman
David Lione, Vice Chairman
Jordan Alexander, Assistant Secretary
Russ Mercier, Assistant Secretary
Ryan Thomas, Assistant Secretary

District Staff

Mark Vega, District Manager
Vivek Babbar, District Counsel
Robert Dvorak & Stephen Brletic, District Engineer
Jerry Whited, BDI Project Manager II
Beck Spaw, Field Manager
Ruben Nesbitt, Accountant
Howard Neal, Director of Field Services
Tabitha Blackwelder, District Adim Assistant

Workshop Meeting Agenda Monday, April 6, 2026, at 5:30 p.m.

*All cellular phones must be turned off during the meeting.
Please let us know at least 24 hours in advance if you are planning to call into the meeting.*

1. **Call to Order/Roll Call**
2. **Discussion of Operations and Maintenance**
 - A. Discussion of Operations
 - B. Discussion of Amenity Center Interior Proposals (Combined).....Page 3
 - Visual Enhancement – Proposal #12516.....Page 6
 - DNA Painting – Proposal #2605877Page 15
 - Lou Philips Painting – Proposal #1086121507Page 17
3. **Adjournment**

**The next Regular Meeting is on April 20, 2026, at 5:30 p.m.
Following Workshop Meeting May 4, 2026, at 5:30 p.m.**

District Office:

The offices of Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

Meeting Room

New River Amenity Center
5227 Autumn Ridge Drive
Wesley Chapel, FL 33545

New River Community Development District

Project: Amenity Center Interior Painting Project

Price Chart:

Vendor Name	Contact Information	Commercial Accounts?	Includes Restrooms?	Price	
Lou Phillips Painting	(813)299-1979	Yes	Yes	\$3,750	
Visual Enhancements	(813)388-3839	Yes	Yes	\$3,960	\$250 extra to do white trim
DNA Painting	(407)924-4682	Yes	Yes	\$6,962	

Company Representative:

Lou Phillips
813-299-1979
lou@louphillipspainting.com

Date:
03/25/2026

Bill To:

New River Amenity Center
5227 Autumn Ridge Dr
Wesley Chapel Florida 33545-3210
813-505-0463
info@newrivercdd.com

Job Site:

Amenity Center
5227 Autumn Ridge Dr
Wesley Chapel Florida 33545-3210

Dear New River Amenity Center,

I appreciate the opportunity to visit your property and present you with a painting evaluation and a free detailed written estimate. My goal is to provide you, the most competitive pricing, the finest quality of workmanship with detailed information regarding your project.

Our goal at Lou Phillips Painting is to customize each project to satisfy all of our customers needs. Therefore, we have accounts with all paint manufactures and can use any brand requested. We are happy to recommend various paint options that will satisfy our customer's needs.

Complete Worker's Compensation Insurance and Liability Insurance in the amount of \$2,000,000 insures Lou Phillips Painting Inc. employees and protects homeowners. Workers Compensation protects the property owner from liability in case of an accident. The property owner is not protected by your homeowners insurance policy or by contractors liability insurance.

Lou Phillips Painting Inc. will be happy to provide our license, insurance, and references for your review. We are pleased you gave us the opportunity to evaluate your painting project. Please feel free to ask for clarification and explanation of any information we are presenting.

**Terms
Payment Due
Immediately Upon
Completion of Job**

Estimate	
Description	Rate
Interior Painting Service (Walls Only) Includes only painting the walls. Materials listed below.	\$1,100.00
Interior Painting Service (8 Doors) Colors going white or black. Will require 2 coats either way.	\$1,200.00
Interior Painting Service (Baseboards) Add in baseboards, white or black.	\$600.00

1

Interior Painting Service (2 Bathrooms) Walls and floors	\$850.00
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TOTAL \$3,750.00

ESTIMATE



Prepared For

New River CDD
 Autumn Ridge Dr
 Wesley Chapel

Visual Enhancements Inc

25052 Winslow Way
 Land O Lakes, FL 34639
 Phone: (813) 388-3839
 Email: venhancements@gmail.com
 Web: www.visualenhancementsinc.com

Estimate # 12516
 Date 03/12/2026

Description	Total
Clubhouse painting/Interior	\$3,960.00
Walls & Trim	\$3,120.00
-Fill small holes and cracks before painting -Paint all walls choice of color, PPG Prominence eggshell finish/excluding wallpaper wall -Paint all trim including doors, frames and baseboards PPG Prominence semigloss black -Cover and protect floors and move small furniture -All labor and materials included *Extra cost of \$250 to paint trim white	
Breezeway bathroom walls	\$540.00
-Paint walls and ceiling PPG Permanizer exterior satin finish on walls and ceiling of both bathrooms	
Breezeway bathroom floors	\$300.00
-Apply Sherwin Williams Acryla Deck to floors, 2 coats	

Subtotal \$3,960.00

Total **\$3,960.00**

Proposal #2605877

Beck Spaw
 info@newriverCDD.com
 (813) 505-0463
 5227 Autumn Ridge Dr
 Wesley Chapel, FL 33545



Proposal # 2605877
 Proposal Date 3/19/2026
 Proposal Amount \$6,962.00
 Job Address 5227 Autumn Ridge Dr
 Wesley Chapel, FL 33545

DNA Painting & Restoration License# 400002383

7328 Windy Way
 Brooksville, FL 34601
 Phone: (407) 924-4682

Line Items

Product / Service	Quantity	Price	Subtotal	Tax	Total
Interior Painting - Walls Preparation: <ul style="list-style-type: none"> • Move furniture away from application areas • Cover and protect all floors and furniture with drop cloths and plastic sheets where necessary • Remove & re-install window treatments where necessary (blinds, drapery) • Remove all outlet covers & re-install • All cracks and nail holes will be caulked and filled where necessary • To ensure proper paint adhesion, all glossy surfaces and trim will be sanded and cleaned (as needed). Any rough areas will be sanded to remove flaking paint Paint Brand: <ul style="list-style-type: none"> • Cashmere Interior Satin Sherwin Williams or Behr Scuff Defense (I recommend this product -color and sheen selected by owner) Areas of Application: <ul style="list-style-type: none"> • Main area with kitchen • men's bathroom • women's bathroom • 8 doors Does Not Include: <ul style="list-style-type: none"> • Closets 	1.00	\$2,842.00 / Ea	\$2,842.00	\$0.00	\$2,842.00
Bathrooms Includes the same paint process as described an item one men's and women's bathroom, walls and ceiling and 2 doors. Emerald semigloss and urethane for doors- Sherwin Williams products (\$2340) bathroom floors to Epoxy with or without flake but includes a urethane topcoat with antiskid additive. Also would include quartz flake at no additional cost (samples scan be provided) (\$1780)	1.00	\$4,120.00	\$4,120.00	\$0.00	\$4,120.00

Subtotal \$6,962.00
 Tax \$0.00

Total \$6,962.00

ESTIMATE



Prepared For

New River CDD
 Autumn Ridge Dr
 Wesley Chapel

Visual Enhancements Inc

25052 Winslow Way
 Land O Lakes, FL 34639
 Phone: (813) 388-3839
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Breezeway bathroom walls -Paint walls and ceiling PPG Permanizer exterior satin finish on walls and ceiling of both bathrooms	\$540.00
Breezeway bathroom floors -Apply Sherwin Williams Acryla Deck to floors, 2 coats	\$300.00

Subtotal	\$3,960.00
Total	\$3,960.00

Disclaimer:

All work is to be completed in a workmanlike manner according to standard practices. Any change or deviation from the scope of work identified herein that results in additional cost to Visual Enhancements Inc ("Contractor") will be charged to the Customer as a cost that is separate from and in addition to the quoted price. The Contract Documents consist of this Proposal, the Terms and Conditions, all documents referenced therein, and the Limited Workmanship Warranty (if any), which are incorporated herein by reference. Customer agrees that his/her signature to any one of the Contract Documents constitutes his/her receipt and acceptance of all of the Contract Documents and Statutory Warnings. The parties agree that there is adequate consideration for this Proposal, the receipt and sufficiency of which is hereby acknowledged.

TERMS & CONDITIONS

1. General. This proposal is subject to change without notice and is automatically withdrawn on the 30th day following the date of issue if not accepted in writing and a copy of this proposal returned to Visual Enhancements Inc ("Contractor"). If the customer cancels this Agreement prior to the start of work, Customer is liable for 15% of the total Agreement price as liquidated damages, because Contractor is unable to accurately measure its damages for the cancellation of the Agreement. By executing this Agreement Customer and Contractor agree that the liquidated damages amount is not a penalty. Contractor reserves the right to withdraw this proposal at any time prior to its acceptance or to cancel this Agreement prior to commencing work if the cost to complete the work varies from the initial standard pricing due to a typographical or mathematical error. As used in this Agreement, (a) the word "or" is not exclusive, (b) the word "including" is always without limitation, (c) "days" means calendar days and (d) singular words include plural and vice versa.

2. Access. Customer shall provide Contractor with adequate access to electricity and other utilities as needed, the work site, and the work area adjacent to the structure. Customer represents to Contractor that all of the existing surfaces are suitable to receive the materials identified in the scope of work. Customer shall provide Contractor with access to deliver and/or remove materials and debris. Prior to the commencement of work, Customer shall provide Contractor with access to the interior of the structure, upon reasonable notice by Contractor, to inspect the premises for stains, ceiling damage and/or structural damage. Contractor shall not be responsible for any preexisting stains, ceiling damage and/or structural damage. Customer shall provide Contractor with all information necessary to prepare the Notice of Commencement. Customer and/or Owner shall hold harmless and indemnify Contractor from all damages, liabilities, attorney's fees and other expenses incurred as a result of the Customer and/or Customer's failure to fulfill its obligations under this paragraph.

3. Payment Terms. Customer shall make payment to Contractor as follows, unless stated otherwise herein: Customer shall pay 50% of the total Agreement amount as a deposit to Contractor within two (2) weeks prior to commencing work; Customer shall pay or cause to be paid the amount of any payment request within thirty (30) days of receipt of a payment request from Contractor. By executing this Agreement, Customer authorizes Contractor to perform a

credit check on Customer. Customer shall pay interest at the rate 1 1/2% per month (ANNUAL PERCENTAGE RATE OF 18%), unless otherwise required by law, on the balance of any and all unpaid amounts. Payments received shall be applied first to interest on all outstanding invoices and then to the principal amount of the oldest outstanding invoices. The total Agreement amount, including the charges for changes/extras outside the scope of work identified herein, shall be payable to Contractor in accordance with the Agreement. No portion of the agreed upon payment may be withheld, back charged or used as a setoff of the agreed upon payment amount without the written consent of Contractor. Customer acknowledges and agrees that it has an independent obligation to pay Contractor regardless of any outstanding insurance claims. If Customer does not make payment, Contractor shall be entitled to recover from Customer all costs of collection incurred by Contractor, including attorney's fees, costs, and expenses incurred whether or not litigation is initiated. Collection matters may be processed through litigation or arbitration at Contractor's sole discretion. If there is an increase in the price of materials charged to the Contractor in excess of five (5%) percent, subsequent to making this Agreement, then the price set forth in this Agreement shall be increased without the need for a written change order or amendment to the Agreement to reflect the price increase and additional direct cost to the Contractor. As an additional remedy, if the actual cost of any line item increases more than 10% subsequent to the making of this Agreement, Contractor, at its sole discretion, may terminate the contract for convenience. Contractor shall submit written documentation of the increased charges to the Customer. If Customer fails to pay Contractor in accordance with this Agreement, then Contractor may, at its sole discretion, suspend performance of all work, suspend shipments and/or warranties until full payment is made, and/or terminate this Agreement. If a suspension occurs that is not caused solely by the Contractor, the Agreement sum shall be increased by the amount of contractor's reasonable costs of shut-down delay and start-up. The parties acknowledge and agree that the substitution of materials and price adjustments may be required based on changes in material availability and the cost to obtain and deliver materials to the project between the date of this Agreement and the delivery date. In such event, Contractor and Customer shall work together in good faith to identify substitute materials that are similar in price and quality and that do not cause an increase to the Agreement amount. If Customer selects substitute materials that increase the Agreement amount, then the Agreement will be adjusted to reflect the additional costs incurred by the Contractor to purchase and deliver the materials.

4. Site Conditions. Should the Contractor discover concealed or unknown conditions in the existing structure that vary from those conditions ordinarily encountered and generally recognized as inherent in the work of the character identified in this Agreement, then the Agreement amount shall be equitably adjusted upon notice thereof from the Contractor to the Customer. Contractor is not responsible for damages or leaks due to existing conditions or existing sources of leakage simply because Contractor started work on a building or performed repair work. Contractor is not responsible for condensation, moisture migration from the building interior or other building components, or structural conditions.

5. Restrictions and Requirements. Contractor shall carry worker's compensation, automobile liability, commercial general liability and any other insurance required by law. In the event that state, county, or municipal codes or regulations require work not expressly set forth in this Agreement or that differs materially from that generally recognized as inherent in work of the

character provided for in this Agreement, all extra costs for Contractor's labor and materials shall be the sole obligation of the Customer. Prior to executing this Agreement, Customer shall notify Contractor in writing of all property and deed restrictions and/or covenants that relate to or restrict the improvements contained in this Agreement. Contractor shall not be responsible for work performed that does not comply with or conform to the property restrictions or covenants. Customer shall pay Contractor for all work performed in violation of any covenant or restriction if Customer failed to notify Contractor in writing prior to executing this Agreement.

6. Customer Protection of Property. Customer shall be solely responsible for any damage to curbs, walkways, driveways, structures, septic tanks, HVAC, utility lines, pipes, landscaping, appurtenances, or other real or personal property at the project location during construction. Contractor shall not be responsible for any damage caused by dust or debris caused by Contractor's work. The cost for testing and abatement of asbestos and lead is the sole responsibility of the Customer. Customer shall be responsible for indoor air quality during the work and shall hold Contractor harmless, indemnify and defend Contractor from any and all claims, actions, proceedings, and complaints arising out of or relating to fumes, odors, and/or the indoor air quality during Contractor's performance of the work. Unless otherwise specified, there is no specific completion date for Contractor's work. Contractor will perform the work within a reasonable time and in a workmanlike manner.

7. Choice of Law, Venue and Attorney's Fees. This Agreement shall be governed by the laws of the State of Florida. Venue of any proceeding arising out of this Agreement shall be Pasco County, Florida. The non-prevailing party in any legal or equitable action arising out of or relating to this Agreement including arbitration, administrative, appellate and/or bankruptcy proceedings shall reimburse the prevailing party on demand for all attorney's fees, costs, and expenses incurred by the prevailing party in connection with the action.

8. Arbitration. If a dispute shall arise between Contractor and Customer with respect to any matters or questions arising out of or relating to this Agreement or the breach thereof, such dispute, other than collection matters, shall be decided by arbitration administered by and in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof.

However, in the event there is litigation over the enforcement of a collection matter or construction lien, the parties KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT; THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL BEING A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.

9. Damage Limitation. In no event, whether based on contract, warranty (express or implied), tort, federal or state statute or otherwise arising from or relating to the work and services performed under the Agreement, shall Contractor be liable for special, consequential, punitive, incidental or indirect damages, including loss of use or loss of profits. Contractor and Customer agree to

allocate certain of the risks so that, to the fullest extent permitted by law, Contractor's total aggregate liability to Customer is limited to the dollar amount of the Agreement for any and all injuries, damages, claims, expenses or claim expenses including attorneys' fees arising out of or relating to this Agreement regardless of whether it is based in warranty, tort, contract, strict liability, negligence, errors, omissions, or from any other cause or causes.

10.Warranties. Unless otherwise provided: THERE ARE NO EXPRESS OR IMPLIED WARRANTIES WHATSOEVER INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. All warranties/guarantees provided by Contractor, if any, shall be deemed null and void if Customer fails to strictly adhere to the payment terms contained in the Agreement. All warranties and guarantees, if any, provided under the Agreement are solely for the original Customer and are non-transferable, unless otherwise agreed to by Customer and Contractor in writing. Any express warranty provided, if any, by Contractor is the sole and exclusive remedy for alleged construction defects, in lieu of all other remedies, implied or statutory. Warranties to be issued upon completion and full payment of this Agreement. If there is a breach in the applicable Manufacturer's warranty according to the stated terms and conditions of the warranty supplied, at that moment, this would simultaneously void Contractor's warranty and all of Contractor's responsibility and liability to correct, supplement, rectify, fix, etc. any and all issue(s) as a result of the breach in the Manufacturer's warranty.

11.Claims. It is Customer's duty to notify Contractor in writing within seven (7) days of the occurrence of any claim, defect or deficiency arising out of work, services or materials provided by Contractor under this Agreement ("Occurrence"). Failure of the Customer to provide written notice of the Occurrence shall result in the Customer waiving all claims that may be brought against Contractor arising out of or relating to the Occurrence, including claims arising in law, equity, contract, warranty (express or implied), tort or federal or state statutory claims.

12.Contractor's Default. Customer shall give Contractor at least seven (7) days written notice and the opportunity to cure or such additional time as is reasonably necessary to cure the alleged breach, before declaring the Contractor in default of this Agreement.

13.Acts of God. Contractor shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, weather, accidents, fire, vandalism, federal, state or local law, regulation or order; strikes pandemics, epidemics, COVID-19 or similar viruses/illnesses requiring quarantine, work stoppage or slowdown in the progress of the work as a result of any ongoing epidemic or pandemic whether caused by a private actor's decision, government action, or an outbreak related to COVID-19 or any locally, state, or federally declared epidemic or pandemic, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor; changes in the work and delays caused by others. In the event of these occurrences, Contractor's time for performance under this proposal shall be extended for a time sufficient to permit completion of the Work.

14.Customer Delay. The Parties agree that the Contractor should be permitted to execute its work without interruption. If Contractor's work is delayed at any time by any act or neglect of

Customer and/or Customer's representatives, employees, agents, guests, or invitees, or any other contractor employed by the Customer, or by any changes ordered in the work, then Contractor shall be reimbursed or paid for all additional costs or damages incurred as a result. This shall include damages related to lost use of equipment caused by the delay.

15.Disclaimer. Contractor disclaims all liability for all claims, disputes, rights, losses, damages, causes of action or controversies ("Claims") pertaining to mildew, algae, fungus, mold, and/or other indoor air allergens ("Mold") including Claims arising out or relating to the detection, removal, disposal, or remediation of Mold, whether those Claims arise in law, equity, contract, warranty, tort, or federal or state statutory claims, and whether those Claims are based on the acts or omissions of Contractor or individuals or entities under Contractor's control. The Customer is solely liable and responsible for all damages, whether actual or consequential, caused by Mold and incurred by Customer, Contractor or third parties, and agrees to indemnify and hold harmless Contractor from any and all Claims arising out of or relating to Mold.

16.Working Hours. The proposal is based upon the performance of all work during Contractor's regular working hours, excluding weekends and National holidays. Extra charges will be made for overtime and all work performed other than during Contractor's regular working hours if required by Customer.

17.Materials. All materials and work shall be furnished in accordance with normal industry tolerances for color, variation, thickness, size, weight, amount, finish, texture and performance standards. Contractor is not responsible for the actual verification of technical specifications of product manufacturers. In the event of impending high wind conditions, hurricanes, tornados, or other adverse weather conditions, if Contractor is requested to remove/reposition product from/on the job site, Contractor shall use its reasonable efforts (subject to weather conditions, life/safety concerns and manpower/equipment constraints) to comply with the request. Customer agrees to promptly pay Contractor for these extra services. Contractor is not responsible for defective products if Contractor did not know such products were defective prior to the installation of same. As such, Contractor is not responsible for any costs, damages, claims, etc., associated with any remediation of supposed harm caused by a defective product. A defective product shall not be grounds to withhold payment or reject the work performed by Contractor.

18.Construction and Interpretation. Each provision of the Agreement shall be construed as if both parties mutually drafted this Agreement. If a provision of this Agreement (or the application of it) is held by a court or arbitrator to be invalid or unenforceable, that provision will be deemed separable from the remaining provisions of the Agreement, will be reformed/enforced to the extent that it is valid and enforceable, and will not affect the validity or interpretation of the other provisions or the application of that provision to a person or circumstance to which it is valid and enforceable. Headings are for convenience only and do not affect interpretation. This Agreement records the entire agreement of the parties and supersedes any previous or contemporaneous agreement, understanding, or representation, oral or written, by the parties. All documents/exhibits referred to in this Agreement are an integral part of the Agreement and are incorporated by reference. This Agreement incorporates the documents entitled "Proposal/Contract," "Limited Workmanship Warranty," and "Statutory Warnings," as well as any

other document signed by both parties as part of this Agreement. Customer represents that it has read and fully understood the Contract Documents, or has had an opportunity to consult with counsel, prior to executing this Agreement.

19. Use of Photo and Likeness. Customer consents to photographs/videos being taken of the residence and agrees to allow such photos, video, or likeness to be used for any legitimate purpose, including, but not limited to, promotional and marketing uses.

20. Visual Enhancements Inc reserves the right to refuse this contract any time prior to commencement of job.

STATUTORY WARNINGS

LIEN LAW

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001 -- 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

CHAPTER 558 NOTICE OF CLAIM

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

RADON GAS WARNING

RADON GAS: RADON IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL AND STATE GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN FLORIDA. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM YOUR COUNTY HEALTH DEPARTMENT.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850) 487-1395, 2601 BLAIRSTONE ROAD, TALLAHASSEE, FL 32399-1039.

I HAVE READ AND UNDERSTAND THIS PROPOSAL, THE TERMS AND CONDITIONS AND ALL DOCUMENTS REFERENCED THEREIN AND AGREE TO BE BOUND BY THEIR TERMS.

ACCEPTANCE OF PROPOSAL / ESTIMATE: The above prices, specifications and conditions are Satisfactory and are hereby accepted. Contractor is authorized to do the work as specified. By signing below, Customer acknowledges that Customer is the owner of the property where work is to be performed.

New River CDD

Proposal #2605877

Beck Spaw
 info@newriverCDD.com
 (813) 505-0463
 5227 Autumn Ridge Dr
 Wesley Chapel, FL 33545



Proposal # 2605877
 Proposal Date 3/19/2026
 Proposal Amount \$6,962.00
 Job Address 5227 Autumn Ridge Dr
 Wesley Chapel, FL 33545

DNA Painting & Restoration License# 400002383
 7328 Windy Way
 Brooksville, FL 34601
 Phone: (407) 924-4682

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Paint Brand: <ul style="list-style-type: none"> • Cashmere Interior Satin Sherwin Williams or Behr Scuff Defense (I recommend this product -color and sheen selected by owner) 					
Areas of Application: <ul style="list-style-type: none"> • Main area with kitchen • men's bathroom • women's bathroom • 8 doors 					
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Subtotal \$6,962.00
 Tax \$0.00

Total \$6,962.00

Proposal Summary

Line Item Total

\$6,962.00

Proposal Total

\$6,962.00

Terms and Conditions

We hereby propose to furnish labor and materials—complete in accordance with the above specifications,

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. DNA Painting & Restoration is not responsible for illusory variation between color chart and the actual paint material. Any alteration or deviation from above specifications involving extra costs, including if the owner desires to change the color during the course of the work, it will be executed only upon written orders, and will become an extra charge over and above the estimate, including the additional labor and material charges. All agreements contingent upon strikes, accident or delays beyond our control. This proposal subject to acceptance within 30 days and it is void thereafter at the option of the undersigned.

Upon declaration of completion of work by contractor, the owner/customer may request a walk through of the job, which shall take place within 24 hrs. of the declaration. At the walk through, a punch list shall be prepared of all touch up work to be completed. The owner/customer and the contractor or their authorized agents must sign the punch list prior to the commencement of the work on the list. No work, other than that included on the punch list, shall be deemed incomplete or unacceptable, nor shall the contractor be required to complete any work under this contract other than that work set forth on the punch list. DNA Painting & Restoration shall be entitled to immediate payment in full when work described in this contract has been performed. All payments will be made according to contractor payment schedule including deposit and payment amounts. Owner/customer will be obliged to any/all legal fees which includes attorney/lawyer fees to collect unpaid balance.

If, after the contractor has declared the work completed, owner/customer claims that work remains to be done, owner/customer agrees to make immediate payment of the full contract price less only that amount needed to hire a competent tradesman and purchase the materials needed to complete the worked claimed yet to be done. Upon completion of any corrective work claimed by the owner/customer, contractor shall be entitled to payment of the remaining contract price. DNA Painting & Restoration has an artistic license in which a variance in color, tone, texture and technique is allowed from sample provided. Samples are for demonstration only and in few cases does not reflect actual finish. Contractor cannot be held responsible for any damages that are reported to contractor more than 30 days after contractor has declared the project completed. Any touch-ups after work has been declared completed by contractor will be performed after a minimum of 75% of balance is paid. In the event contractor is found to be responsible for any damages, then contractor has the first right to rectify any damages or hire competent tradesmen to do so. Otherwise, contractor will not be held liable for losses.

* Warranty Includes: Contractor to supply labor & materials to repair any chips, sealer clouding, discoloring or overlay failure due to installer error. Does not include customer/owner nondisclosure of existing property problems like moisture rising to surface through substrate, or any other pre-existing problems. Guarantee is void if balance is not paid in full or when customer/owner is no longer owner to property where work is performed.

Sign And Date To Accept Proposal:

Customer Signature:

Date:



Licensed Painting Contractor
 State of Florida
 4532 W Kennedy Blvd Ste# 459
 Tampa, Fl. 33609
 www.LouPhillipsPainting.com



Company Representative:

Lou Phillips
 813-299-1979
 lou@loupPhillipsPainting.com

Date:
 03/25/2026

Bill To:

New River Amenity Center
 5227 Autumn Ridge Dr
 Wesley Chapel Florida 33545-3210
 813-505-0463
 info@newrivercdd.com

Job Site:

Amenity Center
 5227 Autumn Ridge Dr
 Wesley Chapel Florida 33545-3210

Dear New River Amenity Center,

I appreciate the opportunity to visit your property and present you with a painting evaluation and a free detailed written estimate. My goal is to provide you, the most competitive pricing, the finest quality of workmanship with detailed information regarding your project.

Our goal at Lou Phillips Painting is to customize each project to satisfy all of our customers needs. Therefore, we have accounts with all paint manufactures and can use any brand requested. We are happy to recommend various paint options that will satisfy our customer's needs.

Complete Worker's Compensation Insurance and Liability Insurance in the amount of \$2,000,000 insures Lou Phillips Painting Inc. employees and protects homeowners. Workers Compensation protects the property owner from liability in case of an accident. The property owner is not protected by your homeowners insurance policy or by contractors liability insurance.

Lou Phillips Painting Inc. will be happy to provide our license, insurance, and references for your review. We are pleased you gave us the opportunity to evaluate your painting project. Please feel free to ask for clarification and explanation of any information we are presenting.

Terms
Payment Due
Immediately Upon
Completion of Job

Estimate

Description	Rate
Interior Painting Service (Walls Only) Includes only painting the walls. Materials listed below.	\$1,100.00
Interior Painting Service (8 Doors) Colors going white or black. Will require 2 coats either way.	\$1,200.00
Interior Painting Service (Baseboards) Add in baseboards, white or black.	\$600.00

Interior Painting Service (2 Bathrooms)
Walls and floors

TOTAL

\$3,750.00

Lou Phillips Painting is proud to offer our customers additional services:

Epoxy Flooring Video

Painting Steps: Initial

1. All floors, furniture, cabinets and counter tops will be covered to prevent any paint droppings.
2. Any small holes in the drywall will be patched with spackle and textured where needed. If any large drywall repairs are needed there will be an additional cost associated with the repairs.
Please be advised repaired areas may show a slight variance from the existing texture on the wall.
3. All trim elements and doors will be lightly sanded and caulked where needed. In addition these items will be painted with an enamel-based product to help with the durability and longevity.
4. Any stains on the walls or ceilings will be treated with a stain blocker prior to painting. Any new drywall will receive a primer coat prior to painting.
5. We will apply up to two coats of paint to ensue all areas receive the proper paint coverage.

Terms & Conditions: Initial

1. It is the sole responsibility of the property owner to have all colors selected prior to painting.
2. It is the sole responsibility of the property owner to have all items off and away from the walls prior to painting. If the items are not removed or assistance is needed we are happy to help however, we will not be held responsible if any damages occur during the moving process.
3. In most cases, your project manager will stop by to check on the progress of the jobs. If you have any issues or concerns during the painting process, please contact your sales associate or management.
4. If anything of major concern is discovered during the painting process, we will contact the property owner before proceeding. Any repairs or tasks not outlined in the scope of work will require additional fees.
5. If you decide to additional painting services please contact your sales associate. Please do not try to negotiate additional work through the painters.
6. If the paint selection chosen requires an additional 3rd coat of paint there will be a surcharge of 25%.
7. Lou Phillips Painting employees do not remove window treatments such as plantation blinds, cornices, etc...if homeowner is unable to have them removed, we can assist for an extra fee, but will not be held liable if we cannot properly reinstall them or damage them in the process of removal or reinstall.
8. As a contractor, I may refer other contractors for specific services or tasks. Please note that any referral made is based on my personal experience or knowledge of the referred contractor's capabilities. However, I do not guarantee or assume responsibility for the work quality, timelines, or outcomes of the referred contractor. It is advisable for you to conduct your own due diligence before entering into any agreements. Any contract or agreement entered into with the referred contractor is solely between you and them, and I shall not be held liable for any issues or disputes arising from such engagements.

Licenses:

Hillsborough Co. Lic #PA2847 Pinellas Co. Lic #C-10477 Pasco Co. Lic #LP-09375

Payment: Initial

NO MONEY DOWN on all jobs under \$10,000. 20% deposit on all jobs exceeding \$10,000. Over \$20,000 we will need to work off a draw schedule for payment. Job deposits are refundable within the first 7 days of receipt. The full amount of the agreement is to be paid at the completion of the work, unless touch ups are required at a later date then we will only allow a 10% retainment on the outstanding balance.
Payment constitutes Owners acceptance of the work. Payment by credit card or Paypal will result in an administrative fee. Please ask your sales

representative for your fee amount. Please add that fee to the cost of your invoice before submitting payment. This Proposal & Agreement is valid for sixty (60) days. Delay in acceptance will require a verification of prevailing labor and material cost. Any discounts offered must be presented prior to the construction of the proposal.

This proposal and agreement constitutes the entire agreement of the parties. No other agreement, oral or written, pertaining to the work to be performed under this contract exists between the parties. This agreement can be modified only by an agreement in writing signed by both parties.

Attorneys' Fees and Costs: Should any dispute or legal action arise out of or relate to this Contract, the prevailing party shall be entitled to recover, and the nonprevailing party shall pay, in addition to all other remedies to which the prevailing party may be entitled, the prevailing party's reasonable attorneys' fees, paralegal fees, expenses, and costs incurred in connection with such dispute or action, through all appeals and collection efforts, including mediation and/or any non-binding arbitrations, even if not recoverable by law.

You are hereby authorizing Lou Phillips Painting to furnish all labor required to complete the work according to the job specifications, terms and conditions of this proposal, for which I agree to pay the amount listed above.

In an effort to offer specials and discounts to our customers we will be sending marketing messages periodically. No personal information will ever be sold or shared with any other parties. If you wish not to receive any marketing messages please respond appropriately and you will be removed from the list.

Electronic signature form will be sent upon approval

Customer Signature

Lou Phillips Painting, Inc. hereby guarantees all workmanship in the project to be free from defects for a period of (2) year from the completion date. Paint manufacturers also over a material warranty for a minimum of 7 years. Both warranties do not cover damages, normal wear and tear, rust, neglect or abuse.

Thank You For Your Business!