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June 13, 2023

Via email: rtangel8@yahoo.com

Ms. Rita Angelini, President  
Island Park Village, Section 5.2

Re: Elias Brothers/Island Park Village

Dear Ms. Angelini:

I represent Elias Brothers Contracting, Inc. (Elias) and its claim for construction services against Island Park Village Section V, Part Two Condominium Association, Inc. (Island Park) and some of its unit owners.

Island Park and the units that received construction services owe \$369,051.43 as set forth in this final invoice. Elias will perform no more construction services at Island Park, effective immediately, except for closing permits. Elias received \$375,000, which it applied to the outstanding balance. This final invoice is after the application of this \$375,000 deposit. The reconstruction services varied among the units. Accordingly, the cost for each unit is different. Elias has applied the \$375,000 deposit among the 13 units billed, of which drywall materials were stocked and staged at that time, at an average of \$28,846.00 per unit. Elias would like to amicably resolve this matter with the association and each unit owner and looks forward to receiving prompt payment.

You may be laboring under the belief that there is an express written contract between Elias and Island Park. There is not. The parties never agreed to 1) the scope of work, 2) which units would receive reconstruction services, and 3) the amount to be paid for such services. Garage doors were outside the scope of work. Unit owners have been electing in and out of the proposed express written contract as recently as weeks ago. And, although there was a provision for the payment of the services based on an insurance estimate, Island Park, the insurance company, and Elias have had extensive communications recognizing that the initial estimate was woefully inadequate. Elias has submitted additional Xactimate's that have either not been forwarded to the insurance company or to which the insurance company has not responded.

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June 13, 2023

Since there is no written express contract, Island Park and Elias entered into an "implied contract." An implied contract entitles Elias "to the reasonable worth of the services at the time measured by the rate for like work prevailing in the particular community." This includes profit. Elias contends that the attached invoice represents "the reasonable worth of the services" and is prepared to present expert testimony confirming same. The recent payment to Elias in the amounts of \$28,427.68 dated 4/20/23 by check # 100349 for invoices 32026 & 32031 is evidence that Elias billed a reasonable amount for services provided and that they are in fact acceptable to the HOA.

I understand you have requested that Elias release various permits at the Lee County building office. Elias will make all reasonable efforts to release the various permits promptly. I am informed that some unit owners have had third party construction services performed under the Elias permits and used Elias's materials. We demand that this cease and desist immediately. Please inform all unit owners that Elias is not responsible for any of the work performed by third parties.

Please provide a copy of this letter to each of the unit owners in the attached summary. They, or their counsel, may contact me to resolve their individual invoices.

Very truly yours,

*Joseph D. Stewart*

Joseph D. Stewart  
Signed electronically

JDSpk  
Enclosures

Elias Brothers General Contractor, Inc.  
4627 Arnold Avenue, Suite 201  
Naples, FL 34104 US  
(239) 293-2442  
doreen@ebgcontracting.com



# INVOICE

**BILL TO**

Island Park Village V.2 Condo  
8840 Terrene Ct #102  
Bonita Springs, FL 34135

**SHIP TO**

Island Park Village V.2  
Condo  
17601 Marco

**INVOICE #** 32139**DATE** 04/26/2023**DUE DATE** 04/26/2023**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Demolition subfloor & shower Master Bath	1	2,125.00	2,125.00

**PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.**

**BALANCE DUE****\$2,125.00**

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

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8840 Terrene Ct #102  
Bonita Springs, FL 34135

**SHIP TO**

Island Park Village V.2  
Condo  
17611 Captiva

**INVOICE #** 32138

**DATE** 04/26/2023

**DUE DATE** 04/26/2023

**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Demolition of floors & showers done by EBC as well as sub floor replaced.	1	11,885.00	11,885.00

**PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.**

**BALANCE DUE**

**\$11,885.00**

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8840 Terrene Ct #102  
Bonita Springs, FL 34135

**SHIP TO**

Island Park Village V.2  
Condo  
17600 Captiva

**INVOICE #** 32137

**DATE** 04/26/2023

**DUE DATE** 04/26/2023

**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Demolition of Durrock floors & shower done by EBC as well as 40 Sq Ft sub floor replaced.	1	3,975.00	3,975.00

**PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.**

**BALANCE DUE**

**\$3,975.00**

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

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# INVOICE

## BILL TO

Island Park Village V.2 Condo  
8840 Terrene Ct #102  
Bonita Springs, FL 34135

## SHIP TO

Island Park Village V.2  
Condo  
17651 Marco

INVOICE # 32123

DATE 04/26/2023

DUE DATE 04/26/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,485.00	1,485.00
Loaded materials	1	7,583.00	7,583.00
3/4" subfloor repairs kitchen, laundry room, master bath, living room - Labor & Materials	1	5,350.00	5,350.00

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

**\$14,418.00**

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

Thank you for your business!

**ISLAND PARK - #000413**

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4627 Arnold Avenue, Suite 201  
Naples, FL 34104 US  
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doreen@ebgcontracting.com



# INVOICE

**BILL TO**

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8840 Terrene Ct #102  
Bonita Springs, FL 34135

**SHIP TO**

Island Park Village V.2  
Condo  
17632 Captiva

**INVOICE #** 32122**DATE** 04/26/2023**DUE DATE** 04/26/2023**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Initial structural roof truss damage inspection by engineer as requested by the HOA	1	1,417.00	1,417.00

**PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.**

**BALANCE DUE****\$1,417.00**

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

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Bonita Springs, FL 34135

**SHIP TO**

Island Park Village V.2  
Condo  
17632 Captiva

**INVOICE #** 32121**DATE** 04/26/2023**DUE DATE** 04/26/2023**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,459.00	1,459.00

**PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.**

**BALANCE DUE****\$1,459.00**

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104



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Bonita Springs, FL 34135

**SHIP TO**

Island Park Village V.2  
Condo  
17631 Captiva

**INVOICE #** 32120**DATE** 04/26/2023**DUE DATE** 04/26/2023**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,667.00	1,667.00
Loaded materials	1	6,875.00	6,875.00

**PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.**

**BALANCE DUE****\$8,542.00**

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

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# INVOICE

**BILL TO**

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8840 Terrene Ct #102  
Bonita Springs, FL 34135

**SHIP TO**

Island Park Village V.2  
Condo  
17653 Captiva

**INVOICE #** 32119

**DATE** 04/26/2023

**DUE DATE** 04/26/2023

**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Loaded Materials	1	6,875.00	6,875.00

**PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.**

**BALANCE DUE**

**\$6,875.00**

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

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# INVOICE

**BILL TO**

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8840 Terrene Ct #102  
Bonita Springs, FL 34135

**SHIP TO**

Island Park Village V.2  
Condo  
17643 Captiva

**INVOICE #** 32118**DATE** 04/26/2023**DUE DATE** 04/26/2023**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,667.00	1,667.00
Plumbing Inspection & Repairs	1	5,834.00	5,834.00

**PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.**

**BALANCE DUE****\$7,501.00**

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

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# INVOICE

**BILL TO**

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Bonita Springs, FL 34135

**SHIP TO**

Island Park Village V.2  
Condo  
17642 Captiva

**INVOICE #** 32117**DATE** 04/26/2023**DUE DATE** 04/26/2023**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & repairs	1	1,895.00	1,895.00
Plumbing Inspection & repairs	1	6,375.00	6,375.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	33,625.00	33,625.00

**PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.**

**BALANCE DUE****\$41,895.00**

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

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8840 Terrene Ct #102  
Bonita Springs, FL 34135

**SHIP TO**

Island Park Village V.2  
Condo

**INVOICE #** 32116

**DATE** 04/26/2023

**DUE DATE** 04/26/2023

**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
17601 Captiva - All phase 2 finishes thru completion to full submitted Xactimate \$172,869.11 less \$41,895 billed from Phase 1	1	130,974.11	130,974.11

**PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.**

**BALANCE DUE**

**\$130,974.11**

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

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# INVOICE

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8840 Terrene Ct #102  
Bonita Springs, FL 34135

**SHIP TO**

Island Park Village V.2  
Condo  
17643 Marco

**INVOICE #** 32036

**DATE** 03/31/2023

**DUE DATE** 03/31/2023

**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	2,370.00	2,370.00
Plumbing Inspection & Repairs	1	4,125.00	4,125.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	34,685.00	34,685.00
Less deposit received	-1	28,846.16	-28,846.16

**PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.**

**BALANCE DUE**

**\$12,333.84**

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

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8840 Terrene Ct #102  
Bonita Springs, FL 34135

**SHIP TO**

Island Park Village V.2  
Condo  
17641 Marco

**INVOICE #** 32035

**DATE** 03/31/2023

**DUE DATE** 03/31/2023

**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,762.00	1,762.00
Plumbing Inspection & Repairs	1	850.00	850.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	26,735.00	26,735.00
Less deposit received	-1	28,846.08	-28,846.08

**PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.**

**BALANCE DUE**

**\$500.92**

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

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Bonita Springs, FL 34135

**SHIP TO**

Island Park Village V.2  
Condo  
17633 Marco

**INVOICE #** 32034

**DATE** 03/31/2023

**DUE DATE** 03/31/2023

**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	2,285.00	2,285.00
Plumbing Inspection & Repairs	1	5,834.00	5,834.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	32,665.00	32,665.00
Less deposit received	-1	28,846.16	-28,846.16

**PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.**

**BALANCE DUE**

**\$11,937.84**

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# INVOICE

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8840 Terrene Ct #102  
Bonita Springs, FL 34135

**SHIP TO**

Island Park Village V.2  
Condo  
17623 Marco

**INVOICE #** 32033**DATE** 03/31/2023**DUE DATE** 03/31/2023**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	2,025.00	2,025.00
Plumbing Inspection & Repairs	1	7,442.00	7,442.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	33,625.00	33,625.00
Less deposit received	-1	28,846.16	-28,846.16

**PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.**

**BALANCE DUE****\$14,245.84**

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8840 Terrene Ct #102  
Bonita Springs, FL 34135

**SHIP TO**

Island Park Village V.2  
Condo  
17601 Marco

**INVOICE #** 32032**DATE** 03/31/2023**DUE DATE** 03/31/2023**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	2,395.00	2,395.00
Plumbing Inspection & Repairs	1	10,692.00	10,692.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	33,625.00	33,625.00
Less deposit received	-1	28,846.16	-28,846.16

**PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.**

**BALANCE DUE****\$17,865.84**

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 8840 Terrene Ct #102  
 Bonita Springs, FL 34135

**SHIP TO**

Island Park Village V.2  
 Condo  
 17620 Captiva

**INVOICE #** 32030

**DATE** 03/31/2023

**DUE DATE** 03/31/2023

**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,465.00	1,465.00
Plumbing Inspection & Repairs	1	6,195.00	6,195.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	34,985.00	34,985.00
Less deposit received	-1	28,846.16	-28,846.16

**PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.**

**BALANCE DUE**

**\$13,798.84**

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

Elias Brothers General Contractor, Inc.  
4627 Arnold Avenue, Suite 201  
Naples, FL 34104 US  
(239) 293-2442  
doreen@ebgcontracting.com



# INVOICE

## BILL TO

Island Park Village V.2 Condo  
8840 Terrene Ct #102  
Bonita Springs, FL 34135

## SHIP TO

Island Park Village V.2  
Condo  
17613 Captiva

INVOICE # 32029

DATE 03/31/2023

DUE DATE 03/31/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	2,437.00	2,437.00
Plumbing Inspection & Repairs	1	2,240.00	2,240.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	36,625.00	36,625.00
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

**\$12,455.84**

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

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# INVOICE

**BILL TO**

Island Park Village V.2 Condo  
8840 Terrene Ct #102  
Bonita Springs, FL 34135

**SHIP TO**

Island Park Village V.2  
Condo  
17611 Captiva

**INVOICE #** 32028

**DATE** 03/31/2023

**DUE DATE** 03/31/2023

**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	2,725.00	2,725.00
Plumbing Inspection & Repairs	1	2,650.00	2,650.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	34,625.00	34,625.00
Less deposit received	-1	28,846.16	-28,846.16

**PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.**

**BALANCE DUE**

**\$11,153.84**

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

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doreen@ebgcontracting.com



# INVOICE

**BILL TO**

Island Park Village V.2 Condo  
8840 Terrene Ct #102  
Bonita Springs, FL 34135

**SHIP TO**

Island Park Village V.2  
Condo  
17602 Captiva

**INVOICE #** 32027**DATE** 03/31/2023**DUE DATE** 03/31/2023**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,190.00	1,190.00
Plumbing Inspection & Repairs	1	10,142.00	10,142.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	36,234.00	36,234.00
Less deposit received	-1	28,846.16	-28,846.16

**PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.**

**BALANCE DUE****\$18,719.84**

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

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doreen@ebgcontracting.com



# INVOICE

**BILL TO**

Island Park Village V.2 Condo  
8840 Terrene Ct #102  
Bonita Springs, FL 34135

**SHIP TO**

Island Park Village V.2  
Condo  
17603 Captiva

**INVOICE #** 32025

**DATE** 03/31/2023

**DUE DATE** 03/31/2023

**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,220.00	1,220.00
Plumbing Inspection & Repairs	1	5,925.00	5,925.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	33,625.00	33,625.00
Less deposit received	-1	28,846.16	-28,846.16

**PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.**

**BALANCE DUE**

**\$11,923.84**

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

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Naples, FL 34104 US  
(239) 293-2442  
doreen@ebgcontracting.com



# INVOICE

**BILL TO**

Island Park Village V.2 Condo  
8840 Terrene Ct #102  
Bonita Springs, FL 34135

**SHIP TO**

Island Park Village V.2  
Condo  
17601 Captiva

**INVOICE #** 32024

**DATE** 03/31/2023

**DUE DATE** 03/31/2023

**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,895.00	1,895.00
Plumbing Inspection & Repairs	1	6,375.00	6,375.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	33,625.00	33,625.00
Less deposit received	-1	28,846.16	-28,846.16

**PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.**

**BALANCE DUE**

**\$13,048.84**

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104



Island Park 5.2 Combined totals 6.13.23

Amount invoiced on 3/31/23	\$166,413.00
Amount invoiced on 4/26/23	\$148,959.11
Amount invoiced on 4/26/23	\$82,107.00

Combined total invoiced \$397,479.11

Less payment received on 5/2/23 \$28,427.68

**Total open invoices due \$369,051.43**

Open invoices

\$	2,125.00
\$	11,885.00
\$	3,975.00
\$	14,418.00
\$	1,417.00
\$	1,459.00
\$	8,542.00
\$	6,875.00
\$	7,501.00
\$	41,895.00
\$	130,974.11
\$	12,333.84
\$	500.92
\$	11,937.84
\$	14,245.84
\$	17,865.84
\$	13,798.84
\$	12,455.84
\$	11,153.84
\$	18,719.84
\$	11,923.84
\$	13,048.84

**Total open invoices:**

**\$ 369,051.43**

ISLAND PARK - #000433

Island Park recent Invoice break down as requested 3/31/2023								REVISED FURTHER BILLING FOR 4.26.23
ADDRESS	MODEL TYPE	ELECTRICAL INSPECTION AND REPAIRS	PLUMBING INSPECTION AND REPAIRS	GENERAL CONDITIONS INSULATION, VAPOR BARRIER, DRYWALL, HANG, & FINISH	TOTAL FOR PHASE 1 (THRU DRYWALL)	PLEASE NOTE:	AMOUNT EBGC INVOICED ON 3.31.23	FINAL INVOICE AMOUNT TO BILL AS OF 4.26.23 BEYOND THE 3.31.23 PREVIOUS INVOICE
17601 CAPTIVA	USEPPA III	\$1,895.00	\$6,375.00	\$33,625.00	\$41,895.00	INVOICED FOR	\$13,048.84	\$ -
17601 CAPTIVA	USEPPA III	ALL PHASE 2 FINISHES THRU COMPLETION OF THE PREVIOUSLY SUBMITTED XACTIMATE AMOUNT OF \$172,869.11 LESS \$41,895.00 BILLED FOR PHASE 1						\$ 130,974.11
17603 CAPTIVA	CAYMEN	\$1,220.00	\$5,925.00	\$33,625.00	\$40,770.00	INVOICED FOR	\$11,923.84	\$ -
17600 CAPTIVA	BOCA II	\$1,520.00	\$7,559.00	\$36,234.00	\$45,313.00	INVOICED FOR	16466.84 (Paid on 5/2/23)	\$ -
17600 CAPTIVA	BOCA II	DEMOLITION OF DURROCK FLOORS KITCHEN, LAUNDRY ROOMS AND M. BATH SHOWER INCLUDING 40 SQ FT SUB FLOOR REPLACED						\$ 3,975.00
17602 CAPTIVA	USEPPA III	\$1,190.00	\$10,142.00	\$36,234.00	\$47,566.00	INVOICED FOR	\$18,719.84	\$ -
17611 CAPTIVA	CAYMEN	\$2,725.00	\$2,650.00	\$34,625.00	\$40,000.00	INVOICED FOR	\$11,153.84	\$ -
17611 CAPTIVA	CAYMEN	DEMOLITION OF FLOORS AND SHOWERS INCLUDING 250 SQ FT SUB FLOOR REPLACED						\$ 11,885.00
17613 CAPTIVA	USEPPA III	\$2,437.00	\$2,240.00	\$36,625.00	\$41,302.00	INVOICED FOR	\$12,455.84	\$ -
17620 CAPTIVA	BOCA II	\$1,465.00	\$6,195.00	\$34,985.00	\$42,645.00	INVOICED FOR	\$13,798.84	\$ -
17641 CAPTIVA	USEPPA III	\$2,248.00	\$5,834.00	\$32,725.00	\$40,807.00	INVOICED FOR	11960.84 (Paid on 5/2/23)	\$ -
17601 MARCO	USEPPA III	\$2,395.00	\$10,692.00	\$33,625.00	\$46,712.00	INVOICED FOR	\$17,865.84	\$ -
17601 MARCO	USEPPA III	DEMOLITION SHOWER MAST. BATH INCLUDING 50 SQ FT OF SUB FLOOR REPLACED						\$ 2,125.00
17623 MARCO	USEPPA III	\$2,025.00	\$7,442.00	\$33,625.00	\$43,092.00	INVOICED FOR	\$14,245.84	\$ -
17633 MARCO	USEPPA III	\$2,285.00	\$5,834.00	\$32,665.00	\$40,784.00	INVOICED FOR	\$11,937.84	\$ -
17641 MARCO	CAYMEN	\$1,762.00	\$850.00	\$26,735.00	\$29,347.00	INVOICED FOR	\$500.92	\$ -
17643 MARCO	USEPPA III	\$2,370.00	\$4,125.00	\$34,685.00	\$41,180.00	INVOICED FOR	\$12,333.84	\$ -
<b>TOTALS:</b>					<b>\$541,413.00</b>		<b>\$166,413.00</b>	<b>\$ 148,959.11</b>
							<b>BILLED on 3.31.23</b>	<b>BILL Balance on 4.26.23 IN ADDITION TO INVOICE (2) TAB</b>

NOTE: Payment received on 5/2/23:

\$28,427.68

**Island Park Invoice break down as requested 4/26/2023**

ADDRESS	MODEL TYPE	ELECTRICAL INSPECTION AND REPAIRS	PLUMBING INSPECTION AND REPAIRS	GENERAL CONDITIONS INSULATION, VAPOR BARRIER, DRYWALL, HANG, & FINISH	TOTAL FOR PHASE 1 (THRU DRYWALL)	AMOUNT EBC TO INVOICE ON 4.26.23
17642 CAPTIVA	Boca II	\$1,895.00	\$6,375.00	\$33,625.00	\$41,895.00	\$41,895.00
17643 CAPTIVA	Useppa III	\$1,667.00	\$5,834.00	\$0.00	\$7,501.00	\$7,501.00
17653 CAPTIVA	Caymen	\$0.00	\$0.00	LOADED MATERIALS	\$6,875.00	\$6,875.00
NO KEY ACCESS PER RITA ANGELINI ON 4/19/23 @ 1PM JUST BILL HOA FOR MATERIALS AND STOCKING						
17631 CAPTIVA	Useppa III	\$1,667.00	\$0.00	LOADED MATERIALS	\$6,875.00	\$8,542.00
NO KEY ACCESS PER RITA ANGELINI ON 4/19/23 @ 1PM JUST BILL HOA FOR MATERIALS AND STOCKING						
17632 CAPTIVA	Boca II	\$1,459.00	\$0.00	\$0.00	\$1,459.00	\$1,459.00
17632 CAPTIVA	INITIAL STRUCTURAL ROOF TRUSS DAMAGE INSPECTION BY ENGINEER AS REQUESTED BY THE HOA					\$1,417.00
17651 MARCO	Useppa III	\$1,485.00	\$0.00	LOADED MATERIALS	\$7,583.00	\$9,068.00
EBC MATERIALS ARE BEING INSTALLED BY OTHERS AS OF 4/19/23 1PM.						
3/4" subfloor repairs kitchen, laundry room, mast bath, liv. Room labor + materials						\$5,350.00
TOTALS:						<b>\$82,107.00</b> <b>BILL ON 4.26.23</b>

ISLAND PARK - #000434