

HARBOR BAY-CAPITAL RESERVE

VENDOR NUMBER/NAME: 19 RIGHTWAY RESTORATION INC.

INV DATE INV# AMOUNT DISCOUNT NET

20250414 1017 79,638.83 79,638.83

5/06/2025
CHECK #: 005058
DEPOSIT-INTERIOR RESTORE

TOTAL \$79,638.83

FILE COPY

HARBOR BAY-CAPITAL RESERVE

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DEPOSIT-INTERIOR RESTORE

TOTAL \$79,638.83

HARBOR BAY CDD

CAPITAL RESERVE

4530 EAGLE FALLS PLACE

TAMPA, FL 33619

BANKUNITED

MIAMI LAKES, FL

005058

63-9059/2670

DATE AMOUNT

5/06/2025 \$79,638.83*

SEVENTY-NINE THOUSAND SIX HUNDRED THIRTY-EIGHT DOLLARS & 83 CENTS *****

PAY

TO THE ORDER OF: RIGHTWAY RESTORATION INC.

8270 WOODLAND CENTER BLVD

TAMPA FL 33614-2401

AUTHORIZED SIGNATURE

INVOICE

Rightway Restoration Inc.
8270 Woodland Center Blvd
Tampa, FL 33614-2401

info@rightwayrestoration.com
+1 (321) 361-8155



Rightway

RESTORATION

Bill to

MiraBay Club
107 Manns Harbor Dr.
Apollo Beach, FL 33572

Ship to

MiraBay Club

Invoice details

Invoice no.: 1017
Terms: Net 15
Invoice date: 04/14/2025
Due date: 04/29/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Services	Interior Restoration and Rebuild of Main Club House	1		

Total

Ways to pay

BANK

Note to customer

Requesting initial deposit: \$79,638.83

View and pay

Date: 4-25-25
GL Code: 001320 53900 46001
Amount: _____
Approved: [Signature]

Payment receipt

You paid **\$79,638.83**

to Rightway Restoration Inc. on 5/1/2025

Invoice no.	1017
Invoice amount	\$398,194.17
Total	\$79,638.83

Outstanding balance	\$318,555.34
Status	Partially paid
Payment method	Bank
Authorization ID	AAPKXWQX

Thank you



Rightway Restoration Inc.

3213618155

info@rightwayrestoration.com

[8270 Woodland Center Blvd, Tampa, FL 33614-2401](#)

No additional transfer fees or taxes apply.

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Rightway Restoration

8270 Woodland Center Blvd.
Tampa, FL 33614
(813) 361-0655
info@rightwayrestoration.com

Client: Mirabay Main Clubhouse
Property: 107 Manns Harbor Drive
Apollo Beach, FL 33572

Operator: MELISSA.

Estimator: Rightway Restoration
Business: 8270 Woodland Center Blvd
Tampa, FL 33614

Business: (813) 361-0655

Type of Estimate: Water Damage
Date Entered: 10/23/2024
Date Est. Completed: 3/27/2025

Date Assigned:
Date Job Completed:

Price List: FLTA8X_17OCT24
Labor Efficiency: Restoration/Service/Remodel
Estimate: MIRABAY_CLUBHOUSE-FI



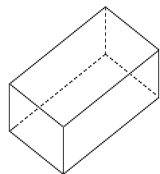
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MIRABAY_CLUBHOUSE-FI

MIRABAY_CLUBHOUSE-FI

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
1. Service call - during business hours	1.00 EA		0.00	450.00	0.00	450.00
2. Equipment setup, take down, and monitoring (hourly charge)	60.00 HR		0.00	87.50	0.00	5,250.00
<i>Includes: Hourly labor to travel to job-site to deliver, setup, inspect, move and adjust, monitor, take moisture readings, etc. and/or take down & remove dryers and dehumidifiers.</i>						
<i>- 1 hour drive time daily x 30 days during hours</i>						
<i>- 5 hours equipment set up</i>						
<i>- 5 hours equipment take down</i>						
<i>- 20 hours equipment monitoring (1 hour per day)</i>						
3. General Laborer - per hour	60.00 HR		0.00	85.00	0.00	5,100.00
<i>Note: Technician helper labor hours to assist with documentation, contents, cleaning, and demolition</i>						
4. Cleaning- Supervisory/Admin- per hour	60.00 HR		0.00	128.00	0.00	7,680.00
<i>Note: 2 supervisory hours x 30 days during hours</i>						
5. Tandem axle dump trailer - per load - including dump fees	4.00 EA		310.19	0.00	0.00	1,240.76
6. Add for personal protective equipment - Heavy duty	84.00 EA		0.00	39.81	0.00	3,344.04
<i>Note: PPE for 4 technicians x 21 days</i>						
7. Add for HEPA filter (for canister/backpack vacuums)	8.00 EA		0.00	93.50	0.00	748.00
8. Equipment decontamination charge - per piece of equipment	22.00 EA		0.00	48.45	0.00	1,065.90
9. Scaffolding Setup & Take down - per hour	10.00 HR		0.00	85.00	0.00	850.00
<i>Note: Labor costs associated with setting up, taking down, and moving scaffolding to affected areas of lagoon room to remove ceiling drywall</i>						
10. Scaffold - per section (per week) (2 weeks x 8 sections)	16.00 WK		0.00	97.78	0.00	1,564.48
Total: MIRABAY_CLUBHOUSE-FI					0.00	27,293.18



Gym

LxWxH 62' 3 5/8" x 42' 10 13/16" x 10' 7 3/16"

2,230.11 SF Walls	2,672.81 SF Ceiling
4,902.91 SF Walls & Ceiling	2,672.81 SF Floor
296.98 SY Flooring	210.41 LF Floor Perimeter
660.34 SF Long Wall	454.71 SF Short Wall
210.41 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
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Rightway Restoration

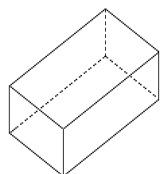
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Tampa, FL 33614
(813) 361-0655
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CONTINUED - Gym

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
11. Dehumidifier (per day) - 70-109 ppd - No monitor. (3 DH x 10 days)	30.00 EA		0.00	149.00	0.00	4,470.00
12. Hydroxyl generator - odor counteractant - 3 optics	5.00 DA		0.00	307.39	0.00	1,536.95
13. Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit. (3 AS x 10 days)	30.00 DA		0.00	150.87	0.00	4,526.10
14. Add for HEPA filter (for negative air exhaust fan)	4.00 EA		0.00	210.50	0.00	842.00
<i>Note: 2 HEPA filter changes throughout course of dryout</i>						
15. Containment Barrier/Airlock/Decon. Chamber	48.00 SF		0.00	1.55	0.00	74.40
16. Peel & seal zipper - heavy duty	1.00 EA		0.00	18.15	0.00	18.15
17. Containment Barrier - air filter	1.00 EA		16.19	0.00	0.00	16.19
18. Floor protection - cloth - skid resistant, leak proof	2,672.81 SF		2.00	0.00	0.00	5,345.62
19. Content Manipulation charge - per hour	15.00 HR		0.00	85.00	0.00	1,275.00
<i>Note: Labor costs to cover contents and exercise equipment before beginning demolition, and moving contents for cleaning</i>						
20. Protect - Cover with plastic	1,500.00 SF		0.00	0.55	0.00	825.00
21. Tear out crown molding and bag for disposal	210.41 LF		1.85	0.00	0.00	389.26
<i>Note: Removal of quarter round and crown molding</i>						
22. Tear out trim and bag for disposal	210.41 LF		1.69	0.00	0.00	355.59
<i>Note: Removal of quarter round around ceiling</i>						
23. Tear out wet drywall, cleanup, bag - Cat 3	2,672.81 SF		3.17	0.00	0.00	8,472.81
24. Tear out and bag wet insulation - Category 3 water	2,672.81 SF		2.00	0.00	0.00	5,345.62
25. HEPA Vacuuming - Light - (PER SF)	7,575.72 SF		0.00	0.79	0.00	5,984.82
<i>Note: Rough HEPA vacuuming after demolition and before detailed cleaning</i>						
26. Ceiling fan - Detach & reset	3.00 EA		0.00	247.77	0.00	743.31
27. Remove Recessed light fixture	30.00 EA		16.60	0.00	0.00	498.00
28. Heat/AC register - Mechanically attached - Detach & reset	6.00 EA		0.00	20.94	0.00	125.64
29. Cold air return cover - Detach & reset	6.00 EA		0.00	28.59	0.00	171.54
30. Clean cold air return cover	6.00 EA		0.00	14.07	0.00	84.42
31. Clean register - heat / AC	6.00 EA		0.00	9.12	0.00	54.72
32. Clean floor - Heavy	2,672.81 SF		0.00	1.33	0.00	3,554.84

CONTINUED - Gym

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
33. Clean roof joist system - Heavy	2,672.81 SF		0.00	3.70	0.00	9,889.40
34. Sand exposed framing - Ceiling	2,672.81 SF		0.00	2.07	0.00	5,532.72
35. Clean affected area - Heavy	7,575.72 SF		0.00	0.95	0.00	7,196.93
<i>Note: Detailed chemical wipe-down of affected room</i>						
36. HEPA Vacuuming - Detailed - (PER SF)	7,575.72 SF		0.00	1.55	0.00	11,742.37
<i>Note: Detailed HEPA vacuuming of entire affected area</i>						
37. Seal the ceiling with fungicidal/bacterial inhibitor - one coat	2,672.81 SF		0.00	2.00	0.00	5,345.62
38. Deodorize building - Hot thermal fog	28,329.29 CF		0.00	0.18	0.00	5,099.27
39. Final cleaning - construction - Commercial	2,672.81 SF		0.00	0.55	0.00	1,470.05
40. Contain Ceiling Cavity	2,672.81 SF		0.00	1.55	0.00	4,142.86
<i>Note: Contain exposed ceiling cavities after cleaning to prevent contamination and liability</i>						
Totals: Gym					0.00	95,129.20


Exercise Room
LxWxH 22' 10 13/16" x 14' x 10' 8 3/8"

789.54 SF Walls	320.61 SF Ceiling
1,110.16 SF Walls & Ceiling	320.61 SF Floor
35.62 SY Flooring	73.80 LF Floor Perimeter
245.00 SF Long Wall	149.77 SF Short Wall
73.80 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
41. Dehumidifier (per day) - 70-109 ppd - No monitor. (1 DH x 10 days)	10.00 EA		0.00	149.00	0.00	1,490.00
42. Hydroxyl generator - odor counteractant - 3 optics	2.00 DA		0.00	307.39	0.00	614.78
43. Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit. (1 AS x 10 days)	10.00 DA		0.00	150.87	0.00	1,508.70
44. Add for HEPA filter (for negative air exhaust fan)	2.00 EA		0.00	210.50	0.00	421.00
<i>Note: 2 HEPA filter changes throughout course of dryout</i>						
45. Containment Barrier/Airlock/Decon. Chamber	48.00 SF		0.00	1.55	0.00	74.40
46. Peel & seal zipper - heavy duty	1.00 EA		0.00	18.15	0.00	18.15



Rightway Restoration

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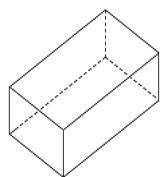
CONTINUED - Exercise Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
47. Containment Barrier - air filter	1.00 EA		16.19	0.00	0.00	16.19
48. Floor protection - cloth - skid resistant, leak proof	320.61 SF		2.00	0.00	0.00	641.22
49. Content Manipulation charge - per hour	10.00 HR		0.00	85.00	0.00	850.00
<i>Note: Labor costs to cover contents and exercise equipment before beginning demolition, and moving contents for cleaning</i>						
50. Protect - Cover with plastic	500.00 SF		0.00	0.55	0.00	275.00
51. Tear out crown molding and bag for disposal	73.80 LF		1.85	0.00	0.00	136.53
<i>Note: Removal of quarter round and crown molding</i>						
52. Tear out trim and bag for disposal	73.80 LF		1.69	0.00	0.00	124.72
<i>Note: Removal of quarter round around ceiling</i>						
53. Tear out wet drywall, cleanup, bag - Cat 3	320.61 SF		3.17	0.00	0.00	1,016.33
54. Tear out and bag wet insulation - Category 3 water	320.61 SF		2.00	0.00	0.00	641.22
55. HEPA Vacuuming - Light - (PER SF)	1,430.77 SF		0.00	0.79	0.00	1,130.31
<i>Note: Rough HEPA vacuuming after demolition and before detailed cleaning</i>						
56. Ceiling fan - Detach & reset	3.00 EA		0.00	247.77	0.00	743.31
57. Clean ceiling fan and light - Heavy	3.00 EA		0.00	60.08	0.00	180.24
58. Remove Recessed light fixture	12.00 EA		16.60	0.00	0.00	199.20
59. Clean recessed light fixture - Heavy	12.00 EA		0.00	22.81	0.00	273.72
60. Heat/AC register - Mechanically attached - Detach & reset	6.00 EA		0.00	20.94	0.00	125.64
61. Cold air return cover - Detach & reset	6.00 EA		0.00	28.59	0.00	171.54
62. Clean cold air return cover	6.00 EA		0.00	14.07	0.00	84.42
63. Clean register - heat / AC	6.00 EA		0.00	9.12	0.00	54.72
64. Clean floor - Heavy	320.61 SF		0.00	1.33	0.00	426.41
65. Clean roof joist system - Heavy	320.61 SF		0.00	3.70	0.00	1,186.26
66. Sand exposed framing - Ceiling	320.61 SF		0.00	2.07	0.00	663.66
67. Clean affected area - Heavy	1,430.77 SF		0.00	0.95	0.00	1,359.23
<i>Note: Detailed chemical wipe-down of affected room</i>						
68. HEPA Vacuuming - Detailed - (PER SF)	1,430.77 SF		0.00	1.55	0.00	2,217.69

Note: Detailed HEPA vacuuming of entire affected area

CONTINUED - Exercise Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
69. Seal the ceiling with fungicidal/bacterial inhibitor - one coat	320.61 SF		0.00	2.00	0.00	641.22
70. Deodorize building - Hot thermal fog	3,429.97 CF		0.00	0.18	0.00	617.39
71. Final cleaning - construction - Commercial	320.61 SF		0.00	0.55	0.00	176.34
72. Contain Ceiling Cavity	320.61 SF		0.00	1.55	0.00	496.95
<i>Note: Contain exposed ceiling cavities after cleaning to prevent contamination and liability</i>						
Totals: Exercise Room					0.00	18,576.49


Lagoon Room
LxWxH 66' 10 13/16" x 22' 4 13/16" x 20'

3,572.07 SF Walls	1,498.64 SF Ceiling
5,070.72 SF Walls & Ceiling	1,498.64 SF Floor
166.52 SY Flooring	178.60 LF Floor Perimeter
1,338.02 SF Long Wall	448.02 SF Short Wall
178.60 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
73. Dehumidifier (per day) - 70-109 ppd - No monitor. (4 DH x 10 days)	40.00 EA		0.00	149.00	0.00	5,960.00
74. Hydroxyl generator - odor counteractant - 3 optics	10.00 DA		0.00	307.39	0.00	3,073.90
75. Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit. (4 AS x 10 days)	40.00 DA		0.00	150.87	0.00	6,034.80
76. Add for HEPA filter (for negative air exhaust fan)	8.00 EA		0.00	210.50	0.00	1,684.00
<i>Note: 2 HEPA filter changes throughout course of dryout</i>						
77. Containment Barrier/Airlock/Decon. Chamber	200.00 SF		0.00	1.55	0.00	310.00
78. Peel & seal zipper - heavy duty	4.00 EA		0.00	18.15	0.00	72.60
79. Containment Barrier - air filter	4.00 EA		16.19	0.00	0.00	64.76
80. Floor protection - cloth - skid resistant, leak proof	1,498.64 SF		2.00	0.00	0.00	2,997.28
81. Content Manipulation charge - per hour	12.00 HR		0.00	85.00	0.00	1,020.00
<i>Note: Labor costs to cover contents and move room contents prior to demolition and cleaning</i>						
82. Protect - Cover with plastic	1,000.00 SF		0.00	0.55	0.00	550.00



Rightway Restoration

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CONTINUED - Lagoon Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
83. Tear out crown molding and bag for disposal	178.60 LF		1.85	0.00	0.00	330.41
<i>Note: Removal of quarter round and crown molding</i>						
84. Tear out trim and bag for disposal	178.60 LF		1.69	0.00	0.00	301.83
<i>Note: Removal of quarter round around ceiling</i>						
85. Tear out wet drywall, cleanup, bag - Cat 3	1,498.64 SF		3.17	0.00	0.00	4,750.69
86. Tear out and bag wet insulation - Category 3 water	1,498.64 SF		2.00	0.00	0.00	2,997.28
87. HEPA Vacuuming - Light - (PER SF)	6,569.36 SF		0.00	0.79	0.00	5,189.79
<i>Note: Rough HEPA vacuuming after demolition and before detailed cleaning</i>						
88. Detach & Reset Chandelier - oversized - Premium grade	3.00 EA	519.74	0.00	0.00	0.00	1,559.22
89. Clean chandelier - above average detail	3.00 EA		0.00	129.38	0.00	388.14
90. Remove Recessed light fixture	24.00 EA		16.60	0.00	0.00	398.40
91. Clean recessed light fixture - Heavy	24.00 EA		0.00	22.81	0.00	547.44
92. Heat/AC register - Mechanically attached - Detach & reset	6.00 EA		0.00	20.94	0.00	125.64
93. Cold air return cover - Detach & reset	6.00 EA		0.00	28.59	0.00	171.54
94. Clean cold air return cover	6.00 EA		0.00	14.07	0.00	84.42
95. Clean register - heat / AC	6.00 EA		0.00	9.12	0.00	54.72
96. Clean floor - Heavy	1,498.64 SF		0.00	1.33	0.00	1,993.19
97. Clean roof joist system - Heavy	1,498.64 SF		0.00	3.70	0.00	5,544.97
98. Sand exposed framing - Ceiling	1,498.64 SF		0.00	2.07	0.00	3,102.18
99. Clean affected area - Heavy	6,569.36 SF		0.00	0.95	0.00	6,240.89
<i>Note: Detailed chemical wipe-down of affected room</i>						
100. HEPA Vacuuming - Detailed - (PER SF)	6,569.36 SF		0.00	1.55	0.00	10,182.51
<i>Note: Detailed HEPA vacuuming of entire affected area</i>						
101. Seal the ceiling with fungicidal/bacterial inhibitor - one coat	1,498.64 SF		0.00	2.00	0.00	2,997.28
102. Deodorize building - Hot thermal fog	29,972.84 CF		0.00	0.18	0.00	5,395.11
103. Final cleaning - construction - Commercial	1,498.64 SF		0.00	0.55	0.00	824.25
104. Contain Ceiling Cavity	1,498.64 SF		0.00	1.55	0.00	2,322.89



Rightway Restoration

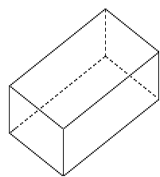
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CONTINUED - Lagoon Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
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Note: Contain exposed ceiling cavities after cleaning to prevent contamination and liability

Totals: Lagoon Room					0.00	77,270.13
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Patio

LxWxH 15' x 10' x 8'

400.00 SF Walls	150.00 SF Ceiling
550.00 SF Walls & Ceiling	150.00 SF Floor
16.67 SY Flooring	50.00 LF Floor Perimeter
120.00 SF Long Wall	80.00 SF Short Wall
50.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
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105. Tear out non-salv wood paneling & bag - Category 3 water	150.00 SF		7.49	0.00	0.00	1,123.50
106. Clean roof joist system - Heavy	150.00 SF		0.00	3.70	0.00	555.00
107. Sand exposed framing - Ceiling	150.00 SF		0.00	2.07	0.00	310.50
108. Seal the ceiling with fungicidal/bacterial inhibitor - one coat	150.00 SF		0.00	2.00	0.00	300.00
109. Ceiling fan - Detach & reset	3.00 EA		0.00	247.77	0.00	743.31
110. Clean ceiling fan and light - Heavy	3.00 EA		0.00	60.08	0.00	180.24
111. Remove Recessed light fixture	4.00 EA		16.60	0.00	0.00	66.40
112. Clean recessed light fixture - Heavy	4.00 EA		0.00	22.81	0.00	91.24
113. HEPA Vacuuming - Detailed - (PER SF)	150.00 SF		0.00	1.25	0.00	187.50
114. Contain Ceiling Cavity	150.00 SF		0.00	1.55	0.00	232.50

Note: Contain exposed ceiling cavities after cleaning to prevent contamination and liability

115. Final cleaning - construction - Commercial	150.00 SF		0.00	0.55	0.00	82.50
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Totals: Patio					0.00	3,872.69
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MIRABAY_CLUBHOUSE-R

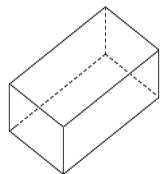
MIRABAY_CLUBHOUSE-R

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
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116. Dumpster load - Approx. 30 yards, 5-7 tons of debris	0.75 EA		1,243.85	0.00	0.00	932.89
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CONTINUED - MIRABAY_CLUBHOUSE-R

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
117. Scaffolding Setup & Take down - per hour	16.00 HR		0.00	85.00	0.00	1,360.00
<i>Note: Labor costs associated with setting up, taking down, and moving scaffolding to affected areas of lagoon room for painting</i>						
118. Scaffold - per section (per week) (8 weeks x 8 sections)	64.00 WK		0.00	97.78	0.00	6,257.92
119. Scissor lift - 20' platform height (per day)	30.00 DA		0.00	257.29	0.00	7,718.70
120. General Laborer - per hour	200.00 HR		0.00	85.00	0.00	17,000.00
<i>Laborer necessary to carry materials to dumpsters, assist with bringing materials from work vehicles to jobsite, drive time and fuel costs associated with picking up materials from store, hoisting materials onto scaffolding, moving ladders and construction materials throughout jobsite over the course of repairs, additional labor costs associated with delayed speed of work resulting from contents in gym and exercise room being anchored into floor and difficult to remove.</i>						
121. Commercial Supervision / Project Management - per hour	160.00 HR		0.00	150.00	0.00	24,000.00
<i>Superintendent/Project Manager used to manage commercial jobs where Supervision/Project Management is needed to coordinate the work of sub-contractors, or to perform other project management duties. Full-time Supervision/Project Management may be typical on larger commercial projects where the number of sub-contractors and trades justifies the need. A Superintendent/Project Manager may complete tasks such as, but not limited to, creating/maintaining project schedules, coordinating/meeting trades, ordering materials, inspecting job sites, obtaining permits, meeting with inspectors, etc.</i>						
122. Taxes, insurance, permits & fees (Bid Item)	1.00 EA		0.00	1,830.00	0.00	1,830.00
<i>Note: Permit fees, labor to file and obtain necessary permits and inspections</i>						
Total: MIRABAY_CLUBHOUSE-R					0.00	59,099.51


Gym
LxWxH 62' 3 5/8" x 42' 10 13/16" x 10' 7 3/16"

2,230.11 SF Walls	2,672.81 SF Ceiling
4,902.91 SF Walls & Ceiling	2,672.81 SF Floor
296.98 SY Flooring	210.41 LF Floor Perimeter
660.34 SF Long Wall	454.71 SF Short Wall
210.41 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
123. Floor protection - cloth - skid resistant, leak proof	2,672.81 SF		2.00	0.00	0.00	5,345.62
124. Content Manipulation charge - per hour	16.00 HR		0.00	85.00	0.00	1,360.00
<i>Note: Labor costs to reset contents after reconstruction and painting</i>						
125. Install Ceiling fan - reset	3.00 EA		0.00	369.16	0.00	1,107.48
126. Clean recessed light fixture - Heavy	30.00 EA		0.00	27.37	0.00	821.10

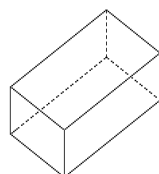


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CONTINUED - Gym

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
127. Clean window unit (per side) 21 - 40 SF	14.00 EA		0.00	39.05	0.00	546.70
128. Install Recessed light fixture	30.00 EA		0.00	153.60	0.00	4,608.00
129. Heat/AC register - Mechanically attached - reset	6.00 EA		0.00	25.13	0.00	150.78
130. Cold air return cover - reset	6.00 EA		0.00	34.31	0.00	205.86
131. 5/8" drywall - hung, taped, with smooth wall finish	2,672.81 SF		0.00	7.94	0.00	21,222.11
132. Tape joint for new to existing drywall - per LF	210.41 LF		0.00	16.55	0.00	3,482.29
133. Blown-in insulation - 10" depth - R26	2,672.81 SF		0.00	2.06	0.00	5,505.99
134. Texture drywall - smooth / skim coat	2,672.81 SF		0.00	3.32	0.00	8,873.73
135. Mask the walls per square foot - plastic and tape - 4 mil	2,230.11 SF		0.00	0.75	0.00	1,672.58
136. Mask and prep for paint - plastic, paper, tape (per LF)	210.41 LF		0.00	2.69	0.00	566.00
137. Seal the ceiling w/latex based stain blocker - one coat	2,672.81 SF		0.00	1.19	0.00	3,180.64
138. Paint the ceiling - two coats	2,672.81 SF		0.00	1.97	0.00	5,265.44
139. Paint the walls - one coat	2,230.11 SF		0.00	1.33	0.00	2,966.05
140. Crown molding - 5 1/4"	210.41 LF		0.00	11.17	0.00	2,350.28
141. Quarter round - 3/4" - hardwood	210.41 LF		0.00	4.51	0.00	948.95
142. Seal (1 coat) & paint (1 coat) trim	210.41 LF		0.00	2.84	0.00	597.56
143. Seal (1 coat) & paint (2 coats) crown molding, oversized	210.41 LF		0.00	4.74	0.00	997.34
144. Baseboard - 5 1/4"	40.00 LF		0.00	9.13	0.00	365.20
<i>Note: Replace baseboards in office</i>						
145. Seal (1 coat) & paint (2 coats) baseboard, oversized	40.00 LF		0.00	4.61	0.00	184.40
146. 1/2" - drywall per LF - up to 2' tall	20.00 LF		0.00	22.70	0.00	454.00
<i>Note: replace drywall in office and men/s bathroom</i>						
147. Final cleaning - construction - Commercial	2,672.81 SF		0.00	2.33	0.00	6,227.65
148. Contents Cleaning Technician - per hour	16.00 HR		0.00	85.00	0.00	1,360.00
<i>Note: additional labor costs to clean construction dust from exercise equipment and contents after rebuild is complete</i>						
Totals: Gym					0.00	80,365.75



Exercise Room

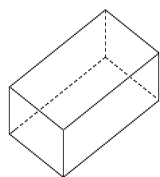
LxWxH 22' 10 13/16" x 14' x 10' 8 3/8"

789.54 SF Walls	320.61 SF Ceiling
1,110.16 SF Walls & Ceiling	320.61 SF Floor
35.62 SY Flooring	73.80 LF Floor Perimeter
245.00 SF Long Wall	149.77 SF Short Wall
73.80 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
149. Floor protection - cloth - skid resistant, leak proof	320.61 SF		2.00	0.00	0.00	641.22
150. Contents Cleaning Technician - per hour	16.00 HR		0.00	85.00	0.00	1,360.00
<i>Note: additional labor costs to clean construction dust from exercise equipment and contents after rebuild is complete</i>						
151. Content Manipulation charge - per hour	16.00 HR		0.00	85.00	0.00	1,360.00
<i>Note: Labor costs to reset and wipe down contents after reconstruction and painting</i>						
152. Install Ceiling fan - reset	3.00 EA		0.00	369.16	0.00	1,107.48
153. Install Recessed light fixture	12.00 EA		0.00	153.60	0.00	1,843.20
154. Clean recessed light fixture - Heavy	12.00 EA		0.00	27.37	0.00	328.44
155. Clean window unit (per side) 21 - 40 SF	5.00 EA		0.00	39.05	0.00	195.25
156. Install Heat/AC register - Mechanically attached - reset	6.00 EA		0.00	27.22	0.00	163.32
157. Install Cold air return cover - reset	6.00 EA		0.00	37.17	0.00	223.02
158. 5/8" drywall - hung, taped, with smooth wall finish	320.61 SF		0.00	7.94	0.00	2,545.64
159. Tape joint for new to existing drywall - per LF	73.80 LF		0.00	16.55	0.00	1,221.39
160. Blown-in insulation - 10" depth - R26	320.61 SF		0.00	2.06	0.00	660.46
161. Texture drywall - smooth / skim coat	320.61 SF		0.00	3.32	0.00	1,064.43
162. Mask the walls per square foot - plastic and tape - 4 mil	789.54 SF		0.00	0.75	0.00	592.16
163. Mask and prep for paint - plastic, paper, tape (per LF)	73.80 LF		0.00	2.69	0.00	198.52
164. Seal the ceiling w/latex based stain blocker - one coat	320.61 SF		0.00	1.19	0.00	381.53
165. Paint the ceiling - two coats	320.61 SF		0.00	1.97	0.00	631.60
166. Paint the walls - one coat	789.54 SF		0.00	1.33	0.00	1,050.09
167. Crown molding - 5 1/4"	73.80 LF		0.00	11.17	0.00	824.35

CONTINUED - Exercise Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
168. Quarter round - 3/4" - hardwood	73.80 LF		0.00	4.51	0.00	332.84
169. Seal (1 coat) & paint (1 coat) trim	73.80 LF		0.00	2.84	0.00	209.59
170. Seal (1 coat) & paint (2 coats) crown molding, oversized	73.80 LF		0.00	4.74	0.00	349.81
171. Final cleaning - construction - Commercial	320.61 SF		0.00	2.33	0.00	747.02
Totals: Exercise Room					0.00	18,031.36

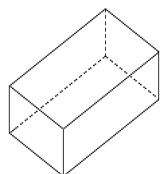

Lagoon Room
LxWxH 66' 10 13/16" x 22' 4 13/16" x 20'

3,572.07 SF Walls	1,498.64 SF Ceiling
5,070.72 SF Walls & Ceiling	1,498.64 SF Floor
166.52 SY Flooring	178.60 LF Floor Perimeter
1,338.02 SF Long Wall	448.02 SF Short Wall
178.60 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
172. Floor protection - cloth - skid resistant, leak proof	1,498.64 SF		2.00	0.00	0.00	2,997.28
173. Contents Cleaning Technician - per hour	12.00 HR		0.00	85.00	0.00	1,020.00
<i>Note: labor costs to clean contents before placing back inside room after reconstruction</i>						
174. Content Manipulation charge - per hour	16.00 HR		0.00	85.00	0.00	1,360.00
<i>Note: Labor costs to reset contents after cleaning and reconstruction</i>						
175. Install Chandelier - oversized - Premium grade	4.00 EA		0.00	571.17	0.00	2,284.68
176. Install Recessed light fixture	24.00 EA		0.00	153.60	0.00	3,686.40
177. Clean recessed light fixture - Heavy	24.00 EA		0.00	27.37	0.00	656.88
178. Clean window unit (per side) 21 - 40 SF	25.00 EA		0.00	39.05	0.00	976.25
179. Install Heat/AC register - Mechanically attached - Detach & reset	12.00 EA		0.00	27.22	0.00	326.64
180. Install Cold air return cover - Detach & reset	12.00 EA		0.00	37.17	0.00	446.04
181. 5/8" drywall - hung, taped, with smooth wall finish	1,498.64 SF		0.00	7.94	0.00	11,899.20
182. Tape joint for new to existing drywall - per LF	178.60 LF		0.00	16.55	0.00	2,955.83

CONTINUED - Lagoon Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
183. Blown-in insulation - 10" depth - R26	1,498.64 SF		0.00	2.06	0.00	3,087.20
184. Additional cost for high wall or ceiling drywall - over 14' to 20'	1,498.64 SF		0.00	4.28	0.00	6,414.18
185. Texture drywall - smooth / skim coat	1,498.64 SF		0.00	3.32	0.00	4,975.48
186. Window Treatments Installer - per hour	12.00 HR		0.00	105.54	0.00	1,266.48
<i>Detach and reset curtains for painting and drywall installation</i>						
187. Mask the walls per square foot - plastic and tape - 4 mil	3,572.07 SF		0.00	0.75	0.00	2,679.05
188. Mask and prep for paint - plastic, paper, tape (per LF)	178.60 LF		0.00	2.69	0.00	480.43
189. Seal the ceiling w/latex based stain blocker - one coat	1,498.64 SF		0.00	1.19	0.00	1,783.38
190. Paint the ceiling - two coats	1,498.64 SF		0.00	1.97	0.00	2,952.32
191. Seal (1 coat) & paint (1 coat) trim	178.60 LF		0.00	2.84	0.00	507.22
192. Paint the walls and ceiling - one coat - 2 colors	5,070.72 SF		0.00	2.15	0.00	10,902.05
193. Additional cost for high wall or ceiling painting - Over 14'	2,906.64 SF		0.00	2.83	0.00	8,225.79
194. Final cleaning - construction - Commercial	1,498.64 SF		0.00	2.33	0.00	3,491.83
Totals: Lagoon Room					0.00	75,374.61


Patio
LxWxH 15' x 10' x 8'

400.00 SF Walls	150.00 SF Ceiling
550.00 SF Walls & Ceiling	150.00 SF Floor
16.67 SY Flooring	50.00 LF Floor Perimeter
120.00 SF Long Wall	80.00 SF Short Wall
50.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
195. Floor protection - cloth - skid resistant, leak proof	150.00 SF		2.00	0.00	0.00	300.00
196. Special paneling - hardwood feature ceiling	150.00 SF		0.00	47.02	0.00	7,053.00
197. Stain and finish wood paneling	150.00 SF		0.00	9.53	0.00	1,429.50
198. Mask and prep for paint - plastic, paper, tape (per LF)	50.00 LF		0.00	2.69	0.00	134.50



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CONTINUED - Patio

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
199. Install Ceiling fan & light - High grade	3.00 EA		0.00	369.16	0.00	1,107.48
200. Install Recessed light fixture	4.00 EA		0.00	153.60	0.00	614.40
201. Clean recessed light fixture - Heavy	4.00 EA		0.00	27.37	0.00	109.48
202. Final cleaning - construction - Commercial	150.00 SF		0.00	2.33	0.00	349.50
Totals: Patio					0.00	11,097.86
Total: MIRABAY_CLUBHOUSE-R					0.00	243,969.09

Discounts

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
203. Discount	1.00 EA		0.00	-67,916.61	0.00	-67,916.61
Totals: Discounts					0.00	-67,916.61
Line Item Totals: MIRABAY_CLUBHOUSE-FI					0.00	398,194.17

Grand Total Areas:

13,983.45 SF Walls	9,284.12 SF Ceiling	23,267.57 SF Walls and Ceiling
9,284.12 SF Floor	1,031.57 SY Flooring	1,025.62 LF Floor Perimeter
4,726.72 SF Long Wall	2,265.01 SF Short Wall	1,025.62 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
0.00 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



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Summary

Line Item Total	398,194.17
Replacement Cost Value	\$398,194.17
Net Claim	\$398,194.17

Rightway Restoration

RIGHTWAY RESTORATION SERVICES CONTRACT, WORK AUTHORIZATION, AND PAYMENT AGREEMENT

This Services Contract, Work Authorization, and Payment Agreement ("Agreement") is entered into on 4/21/2025 by and between:

Client Name: Harbor Bay Community Development District

Address: 4530 Eagle Falls Place, Tampa, FL 33619

Phone: (813) 344-4844

Email: fieldops@mirabayclub.com

AND

Rightway Restoration Inc.

Address: 8270 Woodland Center Blvd, Tampa, FL 33614

Phone: (813) 361-0655

Email: info@rightwayrestoration.com

1. Scope of Services

Rightway Restoration agrees to perform the following services ("Services") for the Client:

- Water dryout
- Mold remediation
- Drywall put-back and finishing
- [Other services as specified in the Work Plan]

2. Work Plan

A detailed Work Plan outlining the specific tasks, timelines, and materials required for the Services will be provided to the Client. The Work Plan forms an integral part of this Agreement.

3. Work Authorization

The Client hereby authorizes Rightway Restoration to proceed with the Services as outlined in the Work Plan. The Client acknowledges that they have reviewed and approved the Work Plan and understand the scope of work to be performed.

4. Non-Compliance Acknowledgment

In the event that the Client does not agree to the full scope of the Work Plan but still wishes to proceed with the Services, the Client must complete and sign a Non-Compliance Agreement, which will outline the specific aspects of the Work Plan that are not being followed and acknowledge the associated risks.

5. Term

The Services shall commence on 5/19/25 and are expected to be completed by 6/30/25, unless otherwise agreed upon in writing by both parties. Any delays or changes to the timeline will be communicated promptly.

6. Payment Terms

The total cost for the Services is \$398,194.17

- **Deposit:** A deposit of \$199,097.08 is due upon signing this Agreement.
- **Final Payment:** The final payment of \$199,097.08 is due upon completion of the Services and final inspection by the Client.

7. Additional Costs

Any additional costs incurred due to changes in the scope of work, unforeseen conditions, or client requests for additional services will be communicated in writing and must be approved by the Client before proceeding.

8. Client Responsibilities

The Client agrees to:

- Provide access to the property as needed for Rightway Restoration to perform the Services.
- Remove or protect personal property from areas where Services will be performed.
- Notify Rightway Restoration of any known hazards, such as asbestos, lead paint, or other environmental concerns.

9. Warranties and Guarantees

Rightway Restoration warrants that all Services will be performed in a professional and workmanlike manner in accordance with industry standards. Any defects in workmanship will be corrected at no additional cost to the Client, provided they are reported within [Warranty Period, e.g., 12 months] of completion.

10. Limitation of Liability

Rightway Restoration shall not be liable for any damages or losses beyond the scope of the Services, including but not limited to consequential damages, unless caused by gross negligence or willful misconduct.

10.1. Rightway Restoration shall not be responsible or liable for any damages, problems, or liabilities relating in any way to materials, defects, or issues that were not worked upon by Rightway Restoration.

10.2. This includes, but is not limited to, pre-existing conditions, materials or workmanship provided by others, and any latent defects not discovered during the performance of the Services.

11. Termination

Either party may terminate this Agreement with written notice if the other party materially breaches the terms of this Agreement. In the event of termination, the Client shall pay for all Services rendered up to the date of termination.

12. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

13. Customer Indemnification

13.1. Customer agrees to indemnify and hold harmless Rightway Restoration and its managers, employees, agents, successors, and assigns from and against any and all liabilities, losses, penalties, fines, claims, costs, and expenses incidental thereto (including costs of defense, settlement, and reasonable attorneys' fees), which any or all of them may hereafter suffer, incur, be responsible for, or pay out as a result of:

- Bodily injuries (including death) or property damage,
- Violation or alleged violation of statutes, ordinances, laws, orders, rules, or regulations,

to the extent caused by the Customer's breach of this Agreement or by the negligent act, negligent omission, or willful misconduct of the Customer or its employees, agents, or contractors in the performance of this Agreement.

13.2. This indemnification obligation shall survive the termination or expiration of this Agreement and shall apply to any claim or liability occurring or arising prior to such termination or expiration.

14. Waiver of Consequential and Punitive Damages

14.1. IN NO EVENT SHALL EITHER PARTY BE RESPONSIBLE TO THE OTHER FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, SPECIAL, OR PUNITIVE DAMAGES IN CONNECTION WITH THIS AGREEMENT, WHETHER BASED IN CONTRACT, TORT, STRICT LIABILITY, STATUTE, OR OTHERWISE, AND ALL SUCH CLAIMS ARE HEREBY WAIVED.

14.2. This waiver includes, but is not limited to, any loss of profits, loss of business opportunities, or other economic loss that may arise from the performance or non-performance of this Agreement.

16. Entire Agreement

This Agreement, including the Work Plan and any attached documents, constitutes the entire agreement between the parties and supersedes all prior discussions, agreements, or understandings.

16. Signatures

By signing below, both parties acknowledge that they have read, understood, and agree to the terms and conditions of this Agreement.

Client Name: _____

Signature: _____

Date: _____

Rightway Restoration Representative:

Name: _____

Signature: _____

Date: _____