HPS SIGNS LLC, DBA FASTSIGNS
1220 Airline Road, Ste. 170
Corpus Christi, TX 78412
(361) 991-7991

fastsigns.com/164

INVOICE
164-98010

Payment Terms: Cash Customer

Created Date: 4/17/2025

DESCRIPTION: MONUMENT LETTERS

Bill To: Moreland Capital Partners
Need
Need, TX 11111
US

Pickup At: FASTSIGNS
HPS SIGNS LLC, DBA FASTSIGNS
1220 Airline Road, Ste. 170
Corpus Christi, TX 78412
US

Ordered By: Doug Moreland
Email: doug@morelandcapitalpartners.com
Cell Phone: (512) 698-7957

Salesperson: Jason Haviland
Email: jason.haviland@fastsigns.com
Work Phone: (361) 991-7991
Cell Phone: (361) 290-5588

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	**HALO LIT LETTERS FOR MONUMENT (2 LOGOS PER SIDE)**	2	$6,368.82	$12,737.64
1.1	**Electrical Signage - ALL MATERIALS AND LABOR** **Part Qty:** 1 **Text:** FABRICATE, PERMIT AND INSTALL INTERNAL & REVERSE ILLUMINATED CHANNEL LETTERS / FASTSIGNS WILL MAKE FINAL ELECTICAL CONNECTION PROVIDED AN ADEQUATE SOURCE WITHIN 6' OF SIGN LOCATION /**18 MONTH PARTS WARRANTY (DOES NOT INCLUDE REPLACEMENT LABOR)			
2	**INSTALLATION**	1	$5,920.00	$5,920.00
2.1	**Installation - 4 LOGOS** **Text:** -PROVIDED PROPER ACCESS FOR WIRING			

Subtotal:	$18,657.64
Taxes:	$1,539.26
Grand Total:	$20,196.90
Amount Paid:	$0.00
DEPOSIT REQUIRED:	$10,098.45
Credit Card Surcharge:	*3.00%*
Deposit with Surcharge:	*$10,401.40*

All payments of Accounts Receivable are due in our offices within 30 days of order completion. There is a 1.5% monthly interest fee on all payments over 30 days old.

Signature: ______________________________ **Date:** ______________________________

DTJ DESIGN, Inc.
3101 Iris Ave
Suite 130
Boulder, CO 80301
303-443-7533

Estes Pointe Development LLC
Douglas Moreland

Invoice number 68622
Date 09/11/2024

Project 2023056.10 ESTES POINTE

Professional Services associated with Production of Final Concepts, Final Budgets, coordination with Contractor and progress construction sets and budgeting.

Professional Services Through 08/31/2024

Description		Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Task 1: Project Initiation		16,000.00	100.00	16,000.00	16,000.00	0.00
Task 2: Community Visioning Concepts		23,500.00	100.00	23,500.00	23,500.00	0.00
Task 1: Entry Monumentation Concept Design		10,500.00	100.00	10,500.00	10,500.00	0.00
Task 2: Entry Monumentation Construction Documentation		15,500.00	100.00	15,500.00	15,500.00	0.00
Task 4: Phase 1 Amenity Concept Design		22,500.00	96.00	20,250.00	21,600.00	1,350.00
Task 5: Phase 1 Amenity Construction Documentation		28,500.00	65.00	12,825.00	18,525.00	5,700.00
Task 6: Existing LBV Entry Concept Design		7,500.00	25.00	1,875.00	1,875.00	0.00
Task 7: Existing LBV Entry Construction Docmentation		12,500.00	10.00	0.00	1,250.00	1,250.00
	Total	136,500.00	79.67	100,450.00	108,750.00	8,300.00

Invoice total 8,300.00

Invoice Summary

Description		Contract Amount	Prior Billed	Total Billed	Current Billed
Task 1: Project Initiation		16,000.00	16,000.00	16,000.00	0.00
Task 2: Community Visioning Concepts		23,500.00	23,500.00	23,500.00	0.00
Task 1: Entry Monumentation Concept Design		10,500.00	10,500.00	10,500.00	0.00
Task 2: Entry Monumentation Construction Documentation		15,500.00	15,500.00	15,500.00	0.00
Task 3: Regulatory Approvals		0.00	3,340.50	3,340.50	0.00
Task 4: Phase 1 Amenity Concept Design		22,500.00	20,250.00	21,600.00	1,350.00
Task 5: Phase 1 Amenity Construction Documentation		28,500.00	12,825.00	18,525.00	5,700.00
Task 6: Existing LBV Entry Concept Design		7,500.00	1,875.00	1,875.00	0.00
Task 7: Existing LBV Entry Construction Docmentation		12,500.00	0.00	1,250.00	1,250.00
Reimbursable Expenses		0.00	945.21	945.21	0.00
	Total	136,500.00	104,735.71	113,035.71	8,300.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
68612	08/26/2024	29,550.00	29,550.00				

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
68622	09/11/2024	8,300.00	8,300.00				
	Total	37,850.00	37,850.00	0.00	0.00	0.00	0.00

Due Upon Receipt

DTJ DESIGN, Inc.
3101 Iris Ave
Suite 130
Boulder, CO 80301
303-443-7533

Estes Pointe Development LLC
Douglas Moreland

Invoice number 68612
Date 08/26/2024

Project 2023056.10 ESTES POINTE

Professional Services associated with Production of Amenity Concept Design, Coordination with Contractor, Pricing and Budgetting, and Production of CD's for phase 1 Amenities.

Professional Services Through 07/31/2024

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Task 1: Project Initiation	16,000.00	100.00	16,000.00	16,000.00	0.00
Task 2: Community Visioning Concepts	23,500.00	100.00	23,500.00	23,500.00	0.00
Task 1: Entry Monumentation Concept Design	10,500.00	100.00	10,500.00	10,500.00	0.00
Task 2: Entry Monumentation Construction Documentation	15,500.00	100.00	15,500.00	15,500.00	0.00
Task 4: Phase 1 Amenity Concept Design	22,500.00	90.00	5,400.00	20,250.00	14,850.00
Task 5: Phase 1 Amenity Construction Documentation	28,500.00	45.00	0.00	12,825.00	12,825.00
Task 6: Existing LBV Entry Concept Design	7,500.00	25.00	0.00	1,875.00	1,875.00
Task 7: Existing LBV Entry Construction Docmentation	12,500.00	0.00	0.00	0.00	0.00
Total	136,500.00	73.59	70,900.00	100,450.00	29,550.00

Invoice total 29,550.00

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
Task 1: Project Initiation	16,000.00	16,000.00	16,000.00	0.00
Task 2: Community Visioning Concepts	23,500.00	23,500.00	23,500.00	0.00
Task 1: Entry Monumentation Concept Design	10,500.00	10,500.00	10,500.00	0.00
Task 2: Entry Monumentation Construction Documentation	15,500.00	15,500.00	15,500.00	0.00
Task 3: Regulatory Approvals	0.00	3,340.50	3,340.50	0.00
Task 4: Phase 1 Amenity Concept Design	22,500.00	5,400.00	20,250.00	14,850.00
Task 5: Phase 1 Amenity Construction Documentation	28,500.00	0.00	12,825.00	12,825.00
Task 6: Existing LBV Entry Concept Design	7,500.00	0.00	1,875.00	1,875.00
Task 7: Existing LBV Entry Construction Docmentation	12,500.00	0.00	0.00	0.00
Reimbursable Expenses	0.00	945.21	945.21	0.00
Total	136,500.00	75,185.71	104,735.71	29,550.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
68612	08/26/2024	29,550.00	29,550.00				

Total	29,550.00	29,550.00	0.00	0.00	0.00	0.00

Due Upon Receipt

DTJ DESIGN, Inc.
3101 Iris Ave
Suite 130
Boulder, CO 80301
303-443-7533

Estes Pointe Development LLC
Douglas Moreland

Invoice number 68785
Date 10/09/2024

Project 2023056.10 ESTES POINTE

Professional Services associated with production of phase 1 amenity concepts, production of Marina Park Documentation, coordination with contractor, and production of conceptual planting plan areas for budgeting, coordination with contractor.

Professional Services Through 09/30/2024

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Task 1: Project Initiation	16,000.00	100.00	16,000.00	16,000.00	0.00
Task 2: Community Visioning Concepts	23,500.00	100.00	23,500.00	23,500.00	0.00
Task 1: Entry Monumentation Concept Design	10,500.00	100.00	10,500.00	10,500.00	0.00
Task 2: Entry Monumentation Construction Documentation	15,500.00	100.00	15,500.00	15,500.00	0.00
Task 4: Phase 1 Amenity Concept Design	22,500.00	100.00	21,600.00	22,500.00	900.00
Task 5: Phase 1 Amenity Construction Documentation	28,500.00	76.00	18,525.00	21,660.00	3,135.00
Task 6: Existing LBV Entry Concept Design	7,500.00	25.00	1,875.00	1,875.00	0.00
Task 7: Existing LBV Entry Construction Docmentation	12,500.00	15.00	1,250.00	1,875.00	625.00
Total	136,500.00	83.08	108,750.00	113,410.00	4,660.00

Invoice total 4,660.00

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
Task 1: Project Initiation	16,000.00	16,000.00	16,000.00	0.00
Task 2: Community Visioning Concepts	23,500.00	23,500.00	23,500.00	0.00
Task 1: Entry Monumentation Concept Design	10,500.00	10,500.00	10,500.00	0.00
Task 2: Entry Monumentation Construction Documentation	15,500.00	15,500.00	15,500.00	0.00
Task 3: Regulatory Approvals	0.00	3,340.50	3,340.50	0.00
Task 4: Phase 1 Amenity Concept Design	22,500.00	21,600.00	22,500.00	900.00
Task 5: Phase 1 Amenity Construction Documentation	28,500.00	18,525.00	21,660.00	3,135.00
Task 6: Existing LBV Entry Concept Design	7,500.00	1,875.00	1,875.00	0.00
Task 7: Existing LBV Entry Construction Docmentation	12,500.00	1,250.00	1,875.00	625.00
Reimbursable Expenses	0.00	945.21	945.21	0.00
Total	136,500.00	113,035.71	117,695.71	4,660.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
68622	09/11/2024	8,300.00	8,300.00				
68785	10/09/2024	4,660.00	4,660.00				
	Total	12,960.00	12,960.00	0.00	0.00	0.00	0.00

Due Upon Receipt

DTJ DESIGN, Inc.
3101 Iris Ave
Suite 130
Boulder, CO 80301
303-443-7533

Estes Pointe Development LLC
Douglas Moreland

Invoice number 69018
Date 11/18/2024

Project 2023056.10 ESTES POINTE

Professional Services associated with Production of Marea Park, Blvd, VIsta Park CDs, meeting with Client, Production of Concepts, review of Budgets with Contractor.

Professional Services Through 10/31/2024

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Task 1: Project Initiation	16,000.00	100.00	16,000.00	16,000.00	0.00
Task 2: Community Visioning Concepts	23,500.00	100.00	23,500.00	23,500.00	0.00
Task 1: Entry Monumentation Concept Design	10,500.00	100.00	10,500.00	10,500.00	0.00
Task 2: Entry Monumentation Construction Documentation	15,500.00	100.00	15,500.00	15,500.00	0.00
Task 4: Phase 1 Amenity Concept Design	22,500.00	100.00	22,500.00	22,500.00	0.00
Task 5: Phase 1 Amenity Construction Documentation	28,500.00	95.00	21,660.00	27,075.00	5,415.00
Task 6: Existing LBV Entry Concept Design	7,500.00	63.00	1,875.00	4,725.00	2,850.00
Task 7: Existing LBV Entry Construction Docmentation	12,500.00	32.00	1,875.00	4,000.00	2,125.00
Total	136,500.00	90.70	113,410.00	123,800.00	10,390.00

Invoice total 10,390.00

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
Task 1: Project Initiation	16,000.00	16,000.00	16,000.00	0.00
Task 2: Community Visioning Concepts	23,500.00	23,500.00	23,500.00	0.00
Task 1: Entry Monumentation Concept Design	10,500.00	10,500.00	10,500.00	0.00
Task 2: Entry Monumentation Construction Documentation	15,500.00	15,500.00	15,500.00	0.00
Task 3: Regulatory Approvals	0.00	3,340.50	3,340.50	0.00
Task 4: Phase 1 Amenity Concept Design	22,500.00	22,500.00	22,500.00	0.00
Task 5: Phase 1 Amenity Construction Documentation	28,500.00	21,660.00	27,075.00	5,415.00
Task 6: Existing LBV Entry Concept Design	7,500.00	1,875.00	4,725.00	2,850.00
Task 7: Existing LBV Entry Construction Docmentation	12,500.00	1,875.00	4,000.00	2,125.00
Reimbursable Expenses	0.00	945.21	945.21	0.00
Total	136,500.00	117,695.71	128,085.71	10,390.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
68622	09/11/2024	8,300.00			8,300.00		

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
69018	11/18/2024	10,390.00	10,390.00				
	Total	18,690.00	10,390.00	0.00	8,300.00	0.00	0.00

Due Upon Receipt

DTJ DESIGN, Inc.
3101 Iris Ave
Suite 130
Boulder, CO 80301
303-443-7533

Estes Pointe Development LLC
Douglas Moreland

Invoice number 69092
Date 12/11/2024

Project 2023056.10 ESTES POINTE

Professional Services associated with Production of Amenity CD's, Final Entry Concept Monumentation, Coordination of Final Entry Monumentation, and Coordination with Signage Manufacturer.

Professional Services Through 11/30/2024

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Task 1: Project Initiation	16,000.00	100.00	16,000.00	16,000.00	0.00
Task 2: Community Visioning Concepts	23,500.00	100.00	23,500.00	23,500.00	0.00
Task 1: Entry Monumentation Concept Design	10,500.00	100.00	10,500.00	10,500.00	0.00
Task 2: Entry Monumentation Construction Documentation	15,500.00	100.00	15,500.00	15,500.00	0.00
Task 4: Phase 1 Amenity Concept Design	22,500.00	100.00	22,500.00	22,500.00	0.00
Task 5: Phase 1 Amenity Construction Documentation	28,500.00	98.00	27,075.00	27,930.00	855.00
Task 6: Existing LBV Entry Concept Design	7,500.00	100.00	4,725.00	7,500.00	2,775.00
Task 7: Existing LBV Entry Construction Docmentation	12,500.00	53.00	4,000.00	6,625.00	2,625.00
Total	136,500.00	95.28	123,800.00	130,055.00	6,255.00

Invoice total 6,255.00

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
Task 1: Project Initiation	16,000.00	16,000.00	16,000.00	0.00
Task 2: Community Visioning Concepts	23,500.00	23,500.00	23,500.00	0.00
Task 1: Entry Monumentation Concept Design	10,500.00	10,500.00	10,500.00	0.00
Task 2: Entry Monumentation Construction Documentation	15,500.00	15,500.00	15,500.00	0.00
Task 3: Regulatory Approvals	0.00	3,340.50	3,340.50	0.00
Task 4: Phase 1 Amenity Concept Design	22,500.00	22,500.00	22,500.00	0.00
Task 5: Phase 1 Amenity Construction Documentation	28,500.00	27,075.00	27,930.00	855.00
Task 6: Existing LBV Entry Concept Design	7,500.00	4,725.00	7,500.00	2,775.00
Task 7: Existing LBV Entry Construction Docmentation	12,500.00	4,000.00	6,625.00	2,625.00
Reimbursable Expenses	0.00	945.21	945.21	0.00
Total	136,500.00	128,085.71	134,340.71	6,255.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
68622	09/11/2024	8,300.00				8,300.00	

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
69018	11/18/2024	10,390.00	10,390.00				
69092	12/11/2024	6,255.00	6,255.00				
	Total	24,945.00	16,645.00	0.00	0.00	8,300.00	0.00

Due Upon Receipt

DTJ DESIGN, Inc.
3101 Iris Ave
Suite 130
Boulder, CO 80301
303-443-7533

Estes Pointe Development LLC
Douglas Moreland

Invoice number 69342
Date 01/16/2025

Project 2023056.10 ESTES POINTE

Professional Services associated with Outdoor Kitchen Coordination, Documentation, Project of final CD's for Signage.

Professional Services Through 12/31/2024

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Task 1: Project Initiation	16,000.00	100.00	16,000.00	16,000.00	0.00
Task 2: Community Visioning Concepts	23,500.00	100.00	23,500.00	23,500.00	0.00
Task 1: Entry Monumentation Concept Design	10,500.00	100.00	10,500.00	10,500.00	0.00
Task 2: Entry Monumentation Construction Documentation	15,500.00	100.00	15,500.00	15,500.00	0.00
Task 4: Phase 1 Amenity Concept Design	22,500.00	100.00	22,500.00	22,500.00	0.00
Task 5: Phase 1 Amenity Construction Documentation	28,500.00	100.00	27,930.00	28,500.00	570.00
Task 6: Existing LBV Entry Concept Design	7,500.00	100.00	7,500.00	7,500.00	0.00
Task 7: Existing LBV Entry Construction Docmentation	12,500.00	80.00	6,625.00	10,000.00	3,375.00
Total	136,500.00	98.17	130,055.00	134,000.00	3,945.00

Invoice total 3,945.00

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
Task 1: Project Initiation	16,000.00	16,000.00	16,000.00	0.00
Task 2: Community Visioning Concepts	23,500.00	23,500.00	23,500.00	0.00
Task 1: Entry Monumentation Concept Design	10,500.00	10,500.00	10,500.00	0.00
Task 2: Entry Monumentation Construction Documentation	15,500.00	15,500.00	15,500.00	0.00
Task 3: Regulatory Approvals	0.00	3,340.50	3,340.50	0.00
Task 4: Phase 1 Amenity Concept Design	22,500.00	22,500.00	22,500.00	0.00
Task 5: Phase 1 Amenity Construction Documentation	28,500.00	27,930.00	28,500.00	570.00
Task 6: Existing LBV Entry Concept Design	7,500.00	7,500.00	7,500.00	0.00
Task 7: Existing LBV Entry Construction Docmentation	12,500.00	6,625.00	10,000.00	3,375.00
Reimbursable Expenses	0.00	945.21	945.21	0.00
Total	136,500.00	134,340.71	138,285.71	3,945.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
69092	12/11/2024	6,255.00		6,255.00			

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
69342	01/16/2025	3,945.00	3,945.00				
	Total	10,200.00	3,945.00	6,255.00	0.00	0.00	0.00

Due Upon Receipt

DTJ DESIGN, Inc.
3101 Iris Ave
Suite 130
Boulder, CO 80301
303-443-7533

Estes Pointe Development LLC
Douglas Moreland

Invoice number 69472
Date 02/20/2025

Project 2023056.10 ESTES POINTE

Professional Services associated with Production of CD's for Signage and Entry Monumentation.

Professional Services Through 01/31/2025

Description		Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Task 1: Project Initiation		16,000.00	100.00	16,000.00	16,000.00	0.00
Task 2: Community Visioning Concepts		23,500.00	100.00	23,500.00	23,500.00	0.00
Task 1: Entry Monumentation Concept Design		10,500.00	100.00	10,500.00	10,500.00	0.00
Task 2: Entry Monumentation Construction Documentation		15,500.00	100.00	15,500.00	15,500.00	0.00
Task 4: Phase 1 Amenity Concept Design		22,500.00	100.00	22,500.00	22,500.00	0.00
Task 5: Phase 1 Amenity Construction Documentation		28,500.00	100.00	28,500.00	28,500.00	0.00
Task 6: Existing LBV Entry Concept Design		7,500.00	100.00	7,500.00	7,500.00	0.00
Task 7: Existing LBV Entry Construction Docmentation		12,500.00	85.00	10,000.00	10,625.00	625.00
	Total	136,500.00	98.63	134,000.00	134,625.00	625.00

Invoice total 625.00

Invoice Summary

Description		Contract Amount	Prior Billed	Total Billed	Current Billed
Task 1: Project Initiation		16,000.00	16,000.00	16,000.00	0.00
Task 2: Community Visioning Concepts		23,500.00	23,500.00	23,500.00	0.00
Task 1: Entry Monumentation Concept Design		10,500.00	10,500.00	10,500.00	0.00
Task 2: Entry Monumentation Construction Documentation		15,500.00	15,500.00	15,500.00	0.00
Task 3: Regulatory Approvals		0.00	3,340.50	3,340.50	0.00
Task 4: Phase 1 Amenity Concept Design		22,500.00	22,500.00	22,500.00	0.00
Task 5: Phase 1 Amenity Construction Documentation		28,500.00	28,500.00	28,500.00	0.00
Task 6: Existing LBV Entry Concept Design		7,500.00	7,500.00	7,500.00	0.00
Task 7: Existing LBV Entry Construction Docmentation		12,500.00	10,000.00	10,625.00	625.00
Reimbursable Expenses		0.00	945.21	945.21	0.00
	Total	136,500.00	138,285.71	138,910.71	625.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
69342	01/16/2025	3,945.00		3,945.00			

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
69472	02/20/2025	625.00	625.00				
	Total	4,570.00	625.00	3,945.00	0.00	0.00	0.00

Due Upon Receipt

DTJ DESIGN, Inc.
3101 Iris Ave
Suite 130
Boulder, CO 80301
303-443-7533

Estes Pointe Development LLC
Douglas Moreland

Invoice number 69532
Date 03/17/2025

Project 2023056.10 ESTES POINTE

Professional Services associated with production of final layouts and plans for LBV entry.

Professional Services Through 02/28/2025

Description		Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Task 1: Project Initiation		16,000.00	100.00	16,000.00	16,000.00	0.00
Task 2: Community Visioning Concepts		23,500.00	100.00	23,500.00	23,500.00	0.00
Task 1: Entry Monumentation Concept Design		10,500.00	100.00	10,500.00	10,500.00	0.00
Task 2: Entry Monumentation Construction Documentation		15,500.00	100.00	15,500.00	15,500.00	0.00
Task 4: Phase 1 Amenity Concept Design		22,500.00	100.00	22,500.00	22,500.00	0.00
Task 5: Phase 1 Amenity Construction Documentation		28,500.00	100.00	28,500.00	28,500.00	0.00
Task 6: Existing LBV Entry Concept Design		7,500.00	100.00	7,500.00	7,500.00	0.00
Task 7: Existing LBV Entry Construction Docmentation		12,500.00	100.00	10,625.00	12,500.00	1,875.00
	Total	136,500.00	100.00	134,625.00	136,500.00	1,875.00

Invoice total 1,875.00

Invoice Summary

Description		Contract Amount	Prior Billed	Total Billed	Current Billed
Task 1: Project Initiation		16,000.00	16,000.00	16,000.00	0.00
Task 2: Community Visioning Concepts		23,500.00	23,500.00	23,500.00	0.00
Task 1: Entry Monumentation Concept Design		10,500.00	10,500.00	10,500.00	0.00
Task 2: Entry Monumentation Construction Documentation		15,500.00	15,500.00	15,500.00	0.00
Task 3: Regulatory Approvals		0.00	3,340.50	3,340.50	0.00
Task 4: Phase 1 Amenity Concept Design		22,500.00	22,500.00	22,500.00	0.00
Task 5: Phase 1 Amenity Construction Documentation		28,500.00	28,500.00	28,500.00	0.00
Task 6: Existing LBV Entry Concept Design		7,500.00	7,500.00	7,500.00	0.00
Task 7: Existing LBV Entry Construction Docmentation		12,500.00	10,625.00	12,500.00	1,875.00
Reimbursable Expenses		0.00	945.21	945.21	0.00
	Total	136,500.00	138,910.71	140,785.71	1,875.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
69342	01/16/2025	3,945.00			3,945.00		

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
69472	02/20/2025	625.00	625.00				
69532	03/17/2025	1,875.00	1,875.00				
	Total	6,445.00	2,500.00	0.00	3,945.00	0.00	0.00

Due Upon Receipt

DTJ DESIGN, Inc.
3101 Iris Ave
Suite 130
Boulder, CO 80301
303-443-7533

Estes Pointe Development LLC
Douglas Moreland

Invoice number 69937
Date 06/11/2025

Project 2023056.10 ESTES POINTE

Professional Services associated with revision to documentation per HOA comments.

Professional Services Through 05/31/2025

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Task 1: Project Initiation	16,000.00	100.00	16,000.00	16,000.00	0.00
Task 2: Community Visioning Concepts	23,500.00	100.00	23,500.00	23,500.00	0.00
Task 1: Entry Monumentation Concept Design	10,500.00	100.00	10,500.00	10,500.00	0.00
Task 2: Entry Monumentation Construction Documentation	15,500.00	100.00	15,500.00	15,500.00	0.00
Task 4: Phase 1 Amenity Concept Design	22,500.00	100.00	22,500.00	22,500.00	0.00
Task 5: Phase 1 Amenity Construction Documentation	28,500.00	100.00	28,500.00	28,500.00	0.00
Task 6: Existing LBV Entry Concept Design	7,500.00	100.00	7,500.00	7,500.00	0.00
Task 7: Existing LBV Entry Construction Docmentation	12,500.00	100.00	12,500.00	12,500.00	0.00
Task 8: Additional Documentation per La Buena Vista HOA	5,000.00	100.00	0.00	5,000.00	5,000.00
Total	141,500.00	100.00	136,500.00	141,500.00	5,000.00

Invoice total 5,000.00

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
Task 1: Project Initiation	16,000.00	16,000.00	16,000.00	0.00
Task 2: Community Visioning Concepts	23,500.00	23,500.00	23,500.00	0.00
Task 1: Entry Monumentation Concept Design	10,500.00	10,500.00	10,500.00	0.00
Task 2: Entry Monumentation Construction Documentation	15,500.00	15,500.00	15,500.00	0.00
Task 3: Regulatory Approvals	0.00	3,340.50	3,340.50	0.00
Task 4: Phase 1 Amenity Concept Design	22,500.00	22,500.00	22,500.00	0.00
Task 5: Phase 1 Amenity Construction Documentation	28,500.00	28,500.00	28,500.00	0.00
Task 6: Existing LBV Entry Concept Design	7,500.00	7,500.00	7,500.00	0.00
Task 7: Existing LBV Entry Construction Docmentation	12,500.00	12,500.00	12,500.00	0.00
Task 8: Additional Documentation per La Buena Vista HOA	5,000.00	0.00	5,000.00	5,000.00
Reimbursable Expenses	0.00	945.21	945.21	0.00
Total	141,500.00	140,785.71	145,785.71	5,000.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
69937	06/11/2025	5,000.00	5,000.00				
	Total	5,000.00	5,000.00	0.00	0.00	0.00	0.00

Due Upon Receipt

INVOICE

R DIAS CONSTRUCTION, LLC
4570 HIGHWAY 35 N
ROCKPORT, TX 78382

DATE	INVOICE #
5/20/2024	257

Bill To
Marea (Doug Moreland)

Please make checks payable to:

R Dias Construction, LLC

ITEM	DESCRIPTION	AMOUNT
*Reimb Group		
Builders FirstSource	Building Materials & Supplies	30.71
Dias Construction	General Liability Insurance	32.34
Jack's Rentals & De...	Fence; Demo Piers; Clean Up	448.50
Rockport Printing	Large Print Copies - Sales Center	166.71
Miscellaneous	Fuel	184.36
	Total Reimbursable Expenses	862.62
Richard Dias	4HRS @ $60.00 LABOR THRU 5-15-2024	240.00
D. Shandley	5 HRS @ $60.00	300.00
V. Torres	34 HRS @ $34.50 - Fence; Demo Piers; Clean Up	1,173.00
F. Chukes	20 HRS @ $34.50 - Fence; Demo Piers; Clean Up	690.00
		3,265.62
10% Overhead		326.56
		3,592.18
10% Profit		359.22

How is this part of our entrance?

PHONE #	E-mail		
		TOTAL	$3,951.40
		PAYMENTS/CREDITS	$0.00
361-729-1006	gayle@diasconstruction.com	BALANCE DUE	$3,951.40

R DIAS CONSTRUCTION, LLC
4570 HIGHWAY 35 N
ROCKPORT, TX 78382

INVOICE

DATE	INVOICE #
6/17/2025	812

Bill To
Marea Monument 3401 Hwy 35 N Aransas Pass, TX 78336

Please make checks payable to:

R Dias Construction, LLC

ITEM	DESCRIPTION	AMOUNT
*Reimb Group		
Fulton Ready Mix ...	Concrete Mix	1,235.39
Dias Construction	General Liability Insurance	149.71
Original Stucco	CMUs & Stucco Work	7,280.00
Salazar Concrete	Concrete Work - Dig Footings; Demo; Haul Off	4,500.00
Reel Electric	Electrical Work	768.50
	Total Reimbursable Expenses	13,933.60
Darrin Shandley	19 HRS @ $62.50 LABOR THRU 6-11-2025	1,187.50
		15,121.10
10% Overhead		1,512.11
		16,633.21
10% Profit		1,663.32

PHONE #	E-mail		
361-729-1006	gayle@diasconstruction.com	TOTAL	$18,296.53
		PAYMENTS/CREDITS	$0.00
		BALANCE DUE	$18,296.53

R DIAS CONSTRUCTION, LLC
4570 HIGHWAY 35 N
ROCKPORT, TX 78382

INVOICE	
DATE	**INVOICE #**
7/24/2025	856

Bill To
Marea Monument 3401 Hwy 35 N Aransas Pass, TX 78336

Please make checks payable to: R Dias Construction

We are pleased to announce that we now accept credit card payments. A 3.5% processing fee will apply to all credit card transactions. Please email us if you would like the credit card payment link.

ITEM	DESCRIPTION	AMOUNT
*Reimb Group		
Ace Hardware 15520	Hardware	1.93
Builders FirstSource	Concrete Mix	40.40
Dias Construction	General Liability Insurance	8.78
Sherwin Williams	Paint Materials	91.36
	Total Reimbursable Expenses	142.47
Darrin Shandley	5 HRS @ $62.50	312.50
V. Torres	7 HRS @ $36.00	252.00
L. Martinez	5 HRS @ $36.00	180.00
		886.97
10% Overhead		88.70
		975.67
10% Profit		97.57

PHONE #	E-mail		
		TOTAL	$1,073.24
		PAYMENTS/CREDITS	$0.00
361-729-1006	sarah@diasconstruction.com	**BALANCE DUE**	$1,073.24

R DIAS CONSTRUCTION, LLC
4570 HIGHWAY 35 N
ROCKPORT, TX 78382

INVOICE	
DATE	**INVOICE #**
9/24/2025	934

Bill To
Marea Monument 3401 Hwy 35 N Aransas Pass, TX 78336

Please make checks payable to: R Dias Construction

We are pleased to announce that we now accept credit card payments. A 3.5% processing fee will apply to all credit card transactions. Please email us if you would like the credit card payment link.

ITEM	DESCRIPTION	AMOUNT
*Reimb Group		
Builders FirstSource	Building Materials & Supplies	49.23
Dias Construction	General Liability Insurance	30.54
GoldBox Dumpsters	Dumpster Rental	351.81
Salazar Concrete	Sign #2 Demo	2,000.00
Miscellaneous	Fuel	27.74
	Total Reimbursable Expenses	2,459.32
S. Mullen	LABOR THRU 05/28/2025	625.19
		3,084.51
10% Overhead		308.45
		3,392.96
10% Profit		339.30

PHONE #	E-mail		
3617291006	sarah@diasconstruction.com	**TOTAL**	$3,732.26
		PAYMENTS/CREDITS	$0.00
		BALANCE DUE	$3,732.26

R DIAS CONSTRUCTION, LLC
4570 HIGHWAY 35 N
ROCKPORT, TX 78382

INVOICE	
DATE	**INVOICE #**
11/17/2025	1069

Bill To

Marea Monument
3401 Hwy 35 N
Aransas Pass, TX 78336

Please make checks payable to: R Dias Construction

We are pleased to announce that we now accept credit card payments. A 3.5% processing fee will apply to all credit card transactions. Please email us if you would like the credit card payment link.

ITEM	DESCRIPTION	AMOUNT
*Reimb Group		
Ace Hardware 15520	Job Supplies	138.08
Dias Construction	General Liability Insurance	2.01
	Total Reimbursable Expenses	140.09
Samuel Hutchinson	1 HR @ $62.50 LABOR THRU 11/12/2025	62.50
		202.59
10% Overhead		20.26
		222.85
10% Profit		22.29

PHONE #	E-mail		
		TOTAL	$245.14
		PAYMENTS/CREDITS	$0.00
361-729-1006	sarah@diasconstruction.com	**BALANCE DUE**	$245.14

Coastal Scapes LLC

306 Sorrento St
Port Aransas, TX 78373
+13614160564
finance@coastalscapespatx.com
www.coastalscapespatx.com

INVOICE

BILL TO	SHIP TO	INVOICE	118274
Marea	Marea	DATE	06/25/2025
3399 Highway 35 Bypass	3399 Highway 35 Bypass	TERMS	Due on receipt
Aransas Pass, TX 78336	Aransas Pass, TX 78336	DUE DATE	06/25/2025

DATE	ACTIVITY	QTY	RATE	AMOUNT
	100 Installation:Installation Grading		7,266.90	7,266.90T
	100 Installation:Installation Irrigation		6,300.00	6,300.00
	100 Installation:Installation Trees		10,538.76	10,538.76T
	100 Installation:Installation Planting Beds		18,917.97	18,917.97T
	100 Installation:Installation Native Plantings		6,899.60	6,899.60T
	Irrigation Installation Lighting		2,429.45	2,429.45T

SUBTOTAL	52,352.68
TAX	3,799.35
TOTAL	56,152.03
BALANCE DUE	**$56,152.03**

Pay invoice

Coastal Scapes LLC
306 Sorrento St
Port Aransas, TX 78373
+13614160564
finance@coastalscapespatx.com
www.coastalscapespatx.com

INVOICE

BILL TO	SHIP TO	INVOICE	119188
Marea	Marea	DATE	12/23/2025
3399 Highway 35 Bypass	3399 Highway 35 Bypass	TERMS	Due on receipt
Aransas Pass, TX 78336	Aransas Pass, TX 78336	DUE DATE	12/23/2025

DATE	ACTIVITY	QTY	RATE	AMOUNT
	100 Installation:Installation Grading			7,266.90T
	100 Installation:Installation Irrigation			6,300.00
	100 Installation:Installation Trees			10,538.76T
	100 Installation:Installation Planting Beds			18,917.97T
	100 Installation:Installation Native Plantings			6,899.60T
	Irrigation Installation Lighting			2,429.45T

SUBTOTAL	52,352.68
TAX	3,799.35
TOTAL	56,152.03
BALANCE DUE	**$56,152.03**

Pay invoice