

Sample Source Documents

Capital Improvement Cost Segregation Study — Illustrative Sample

The nine fictional vendor invoices below are the complete source-document set behind the sample study. Every classified dollar in the sample report's Evidence Manifest traces to a line on one of these pages — the same document-level traceability a live study delivers from your real invoices.

FICTIONAL — SAMPLE

Summit Kitchen & Bath Co.

Progress Invoice — Pay Application #2 (final)

Invoice no. INV-1041 · Date 2026-03-28 · Bill to: Maple & Stone Properties LLC, 412 Juniper Bend Drive, Tampa, FL 33629

Description	Amount
Custom cabinetry and countertops	\$40,000.00
Cabinetry and countertop installation labor	\$6,000.00

Summit Kitchen & Bath Co. — invoice INV-1041, page 2

Description	Amount
Interior drywall, paint, and trim	\$9,500.00
Plumbing rough-in and fixtures	\$8,200.00
Recessed and pendant light fixtures	\$4,300.00
General conditions and project management	\$8,000.00
TOTAL DUE	\$76,000.00

Bayline Appliance Outlet

Sales Receipt

Invoice no. REC-88231 · Date 2026-04-02 · Bill to: Maple & Stone Properties LLC, 412 Juniper Bend Drive, Tampa, FL 33629

Description	Amount
Appliance package — refrigerator, range, dishwasher, microwave	\$11,800.00
TOTAL DUE	\$11,800.00

Gulf Coast Floors LLC

Invoice

Invoice no. INV-1077 · Date 2026-03-30 · Bill to: Maple & Stone Properties LLC, 412 Juniper Bend Drive, Tampa, FL 33629

Description	Amount
Vinyl plank flooring — kitchen and adjacent living areas	\$9,600.00
TOTAL DUE	\$9,600.00

City of Tampa — Development Services

Building Permit — Residential Interior Remodel

Invoice no. PMT-0214 · Date 2026-02-14 · Bill to: Maple & Stone Properties LLC, 412 Juniper Bend Drive, Tampa, FL 33629

Description	Amount
Building permit — residential interior remodel	\$1,600.00
TOTAL DUE	\$1,600.00

Blue Cove Pools & Spas

Contract Completion Invoice

Invoice no. INV-5512 · Date 2026-06-12 · Bill to: Maple & Stone Properties LLC, 412 Juniper Bend Drive, Tampa, FL 33629

Description	Amount
In-ground gunite pool construction	\$78,000.00
Pool equipment package — pump, filter, heater	\$9,400.00

Blue Cove Pools & Spas — invoice INV-5512, page 2

Description	Amount
Above-ground spa (hot tub) with insulated cover	\$12,500.00
Pool electrical, subpanel, and bonding	\$4,200.00
TOTAL DUE	\$104,100.00

FICTIONAL — SAMPLE

Heartwood Deck & Patio Builders

Final Invoice

Invoice no. INV-2087 · Date 2026-05-30 · Bill to: Maple & Stone Properties LLC, 412 Juniper Bend Drive, Tampa, FL 33629

Description	Amount
Freestanding composite amenity deck with railing (separately supported)	\$26,000.00
Paver patio hardscape	\$8,500.00
TOTAL DUE	\$34,500.00

Hillsborough County — Building Division

Permit — Pool & Spa

Invoice no. PMT-0455 · Date 2026-04-20 · Bill to: Maple & Stone Properties LLC, 412 Juniper Bend Drive, Tampa, FL 33629

Description	Amount
County permit — pool and spa	\$2,400.00
TOTAL DUE	\$2,400.00

GreenScape Design & Irrigation

Invoice

Invoice no. INV-3320 · Date 2026-05-08 · Bill to: Maple & Stone Properties LLC, 412 Juniper Bend Drive, Tampa, FL 33629

Description	Amount
Landscape design and planting	\$28,000.00
Irrigation system installation	\$9,000.00
Sod and soil preparation	\$4,500.00

GreenScape Design & Irrigation — invoice INV-3320, page 2

Description	Amount
Exterior landscape lighting — path and accent	\$6,500.00
TOTAL DUE	\$48,000.00

FICTIONAL — SAMPLE

Bayshore Fence Works

Invoice

Invoice no. INV-0777 · Date 2026-05-10 · Bill to: Maple & Stone Properties LLC, 412 Juniper Bend Drive, Tampa, FL 33629

Description	Amount
Cedar privacy fence — 240 linear feet	\$12,000.00
TOTAL DUE	\$12,000.00