

**PROMAR BUILDING SERVICES, LLC**

5383 SANDHURST CIRCLE NORTH  
LAKE WORTH, FL 33463  
561-598-4549  
CGC06060027



**PROMAR**  
BUILDING SERVICES LLC  
DBA PROMAR PAINTING AND WATERPROOFING

**ALFREDO AMADOR**  
MANAGING MEMBER, OWNER  
[Aamador@Promarbuilding.com](mailto:Aamador@Promarbuilding.com)

**Mariann Gerwig**  
CFO, CGC, HI, CFCAM  
[Mgerwig@Promarbuilding.com](mailto:Mgerwig@Promarbuilding.com)

**APPLICATION AND CERTIFICATE FOR PAYMENT**

PAGE ONE

**Project** Carlton House Management Association, Inc.  
2701 S Ocean Blvd  
Highland Beach, FL 33487

**Attention:** BOARD OF DIRECTORS

**Application No:** Draw 4  
**Period From:** 11/10/2024  
**Period To:** 1/15/2025

**Contract For:** Exterior Wall Repair  
**Contract Date:**

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract.  
Continuation Sheet is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief in Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work which previous Certificates for payment were issued and payments received from the Owner, and that current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM	\$897,695.00
2. Net change by change orders & Additional Unit cost	\$358,391.37
3. CONTRACT SUM TO DATE	\$1,256,086.37
4. TOTAL COMPLETED & STORED TO DATE	\$570,864.18
5. RETAINER: 10% of Total Completed & Stored to Date Less	

**CONTRACTOR: PROMAR BUILDING SERVICES, LLC**

By: Alfredo Amador DATE 23-Jan-25  
Arnaldo Alfredo Amador, Owner

Completed to date	Less Permit, Mob, G.C., Demob, Access		Retainer is 10% of original Contract complete less Mob GC Demob Access and Permit
\$570,864.18	\$118,830.87	\$452,033.31	10% \$45,203.33
Maximum Retainer Calculation	Less Permit, Mob, G.C., Demob, Access		original Contract complete less Mob GC Demob Access and Permit
\$897,695.00	\$146,380.87	\$751,314.13	\$ 75,131.41

**CERTIFICATE FOR PAYMENT**

In accordance with Contract Documents, based on on-site observations and the data comprising application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the

**AMOUNT CERTIFIED.S**

**ENGINEER SIGNATURE** ceda

**DATE** 02/03/2025

**WAIVER AND RELEASE OF LIEN UPON PARTIAL PAYMENT**

The undersigned lienor, in consideration of the sum of \$ 161,059.21 hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished to Carlton House Management Association, Inc.. Waiver and Release of Lien is conditional upon receipt and clearance of the consideration described above; it shall not become effective payment and funds have been release to the undersigned.

Dated this 27 day of January 2025.

Alfredo Amador  
Arnaldo Alfredo Amador, Owner  
Promar Building Services, LLC

STATE OF} Florida  
COUNTY OF} Palm Beach

Sworn to and subscribed before me this 27 day of January 2025 by Arnaldo Alfredo Anador, who is personally known to me and certified that he has vested authority required to execute his Release of Lien.

Mariann Gerwig  
Mariann Gerwig, Notary Public  
My Commission Expires:



**PAYMENT DUE NO LATER THEN 10 DAYS AFTER SUBMITTED TO ENGINEER**

CHANGE ORDER & ADDTL UNIT SUMMARY	CHANGES TO BASE CONTACT AND	CHANGE ORDERS
Total changes approved in previous months	\$51,933.07	\$167,361.50
Total approved this Month	\$104,101.80	\$34,995.00
<b>SUB TOTAL</b>	\$156,034.87	\$202,356.50
<b>TOTAL CHANGES</b>	\$358,391.37	

	Description	Est. Qty	Unit	Unit Price	Previous Qty Billed	Quantity This Period	Total Quantity Billed	Amount Previous Billed	Amount This Period	Total Billed to Date	Original Contract	Retainage	Balance to Finish	Amount Over (Under) Contract
<b>GENERAL CONDITIONS:</b>														
0.1A	Mobilization	1	LS	\$74,000.00	100%	0%	100%	\$ 74,000.00	\$ -	\$ 74,000.00	\$ 74,000.00		\$ -	
0.1B	General Conditions	1	LS	\$32,000.00	50%	10%	60%	\$ 16,000.00	\$ 3,200.00	\$ 19,200.00	\$ 32,000.00		\$ 128,000.00	
0.1C	Demobilization	1	LS	\$8,500.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ 8,500.00		\$ 85,000.00	
0.2	Access (Swing Stage) and Overhead Protection	1	LS	\$12,500.00	50%	0%	50%	\$ 6,250.00	\$ -	\$ 6,250.00	\$ 12,500.00		\$ 62,500.00	
0.3	Permits /Expediter cost pass through owner CO 1	1	COST	\$0.00	1.00	-	1.00	\$ 19,380.87	\$ -	\$ 19,380.87	\$ -		\$ -	\$ 19,380.87
<b>STRUCTURAL CONCRETE REPAIR WORK:</b>														
1.1	Partial Depth Slab Repair	350	SF	\$105.00	350.00	-	350.00	\$ 36,750.00	\$ -	\$ 36,750.00	\$ 36,750.00	\$ 3,675.00	\$ -	
1.1	Partial Depth Slab Repair CO 7	0	SF	\$105.00	95.26	-	95.26	\$ 10,002.30	\$ -	\$ 10,002.30	\$ -	\$ 1,000.23	\$ -	\$ 10,002.30
1.1	Partial Depth Slab Repair CO 8	0	SF	\$105.00	-	214.18	214.18	\$ -	\$ 22,488.90	\$ 22,488.90	\$ -	\$ 2,248.89	\$ -	\$ 22,488.90
1.2	Full Depth Slab Repair	150	SF	\$150.00	150.00	-	150.00	\$ 22,500.00	\$ -	\$ 22,500.00	\$ 22,500.00	\$ 2,250.00	\$ -	\$ 22,488.90
1.2	Full Depth Slab Repair CO 7	0	SF	\$150.00	126.57	-	126.57	\$ 18,985.50	\$ -	\$ 18,985.50	\$ -	\$ 1,898.55	\$ -	\$ 18,985.50
1.2	Full Depth Slab Repair CO 8	0	SF	\$150.00	-	250.05	250.05	\$ -	\$ 37,507.50	\$ 37,507.50	\$ -	\$ 3,750.75	\$ -	\$ 37,507.50
1.3	Partial Depth Overhead Slab Repair	250	SF	\$120.00	198.54	51.46	250.00	\$ 23,824.80	\$ 6,175.20	\$ 30,000.00	\$ 30,000.00	\$ 3,000.00	\$ -	\$ 4,820.40
1.3	Partial Depth Overhead Slab Repair CO 8	0	SF	\$120.00	-	40.17	40.17	\$ -	\$ 4,820.40	\$ 4,820.40	\$ -	\$ 482.04	\$ -	\$ 4,820.40
1.4	Overhead Concrete Beam or Tie-Beam Repair	40	CF	\$350.00	14.45	20.96	35.41	\$ 5,057.50	\$ 7,336.00	\$ 12,393.50	\$ 14,000.00	\$ 1,239.35	\$ 1,506.50	
1.5	Vertical Concrete Repair at Columns or Tie-Columns	40	CF	\$310.00	4.84	6.31	11.15	\$ 1,500.40	\$ 1,956.10	\$ 3,456.50	\$ 12,400.00	\$ 345.65	\$ 8,943.50	
1.6	Vertical Concrete Repair at Walls	75	CF	\$190.00	61.85	13.15	75.00	\$ 11,751.50	\$ 2,498.50	\$ 14,250.00	\$ 14,250.00	\$ 1,425.00	\$ -	
1.6	Vertical Concrete Repair at Walls CO 8	0	CF	\$190.00	-	50.80	50.80	\$ -	\$ 9,652.00	\$ 9,652.00	\$ -	\$ 965.20	\$ -	\$ 9,652.00
1.7	Concrete Repair at Top or Bottom of Steel Column	5	CF	\$310.00	1.82	1.13	2.95	\$ 564.20	\$ 350.30	\$ 914.50	\$ 1,550.00	\$ 91.45	\$ 535.50	
1.8	Concrete Repair at Guardrail or Handrail Post	35	EA	\$50.00	-	9.00	9.00	\$ -	\$ 450.00	\$ 450.00	\$ 1,750.00	\$ 45.00	\$ 1,300.00	
<b>STUCCO MAINTENANCE:</b>														
2.1	Stucco Crack Repair	500	LF	\$14.00	12.30	52.60	64.90	\$ 172.20	\$ 736.40	\$ 908.60	\$ 7,000.00	\$ 90.86	\$ 6,991.40	
2.2	Stucco Patch Repair	1,500.00	SF	\$20.00	1,500.00	-	1,500.00	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 30,000.00	\$ 3,000.00	\$ -	
2.2	Stucco Patch Repair CO 7	0	SF	\$20.00	178.22	-	178.22	\$ 3,564.40	\$ -	\$ 3,564.40	\$ -	\$ 356.44	\$ -	\$ 3,564.40
2.2	Stucco Patch Repair CO 8	0	SF	\$20.00	-	1,475.15	1,475.15	\$ -	\$ 29,503.00	\$ 29,503.00	\$ -	\$ 2,950.30	\$ -	\$ 29,503.00
<b>WATERPROOFING</b>														
3.1	Remove Existing Finish and Prepare Catwalk Floor for Waterproofing	9,750.00	SF	\$11.50	5,384.12	1,449.55	6,833.67	\$ 61,917.38	\$ 16,669.83	\$ 78,587.21	\$ 112,125.00	\$ 7,858.72	\$ 33,937.80	
3.2	Install Waterproofing Membrane at Catwalk	9,750.00	SF	\$14.00	-	-	-	\$ -	\$ -	\$ -	\$ 136,500.00	\$ -	\$ 136,500.00	
3.3	Remove Existing Finish and Prepare Balcony Floor for Waterproofing	5,250.00	SF	\$11.50	-	-	-	\$ -	\$ -	\$ -	\$ 60,375.00	\$ -	\$ 60,375.00	
3.4	Install Waterproofing Membrane at Balconies	5,250.00	SF	\$14.00	-	-	-	\$ -	\$ -	\$ -	\$ 73,500.00	\$ -	\$ 73,500.00	
3.5	Removal and Replacement of Expansion Joint Sealant at Catwalk	225	LF	\$210.00	-	-	-	\$ -	\$ -	\$ -	\$ 47,250.00	\$ -	\$ 47,250.00	
3.6	Removal and Replacement of Building Expansion Joints	125	LF	\$55.00	-	-	-	\$ -	\$ -	\$ -	\$ 6,875.00	\$ -	\$ 6,875.00	
3.7	Remove and Replace Window Perimeter Sealant at Catwalk	2,360.00	LF	\$8.50	-	-	-	\$ -	\$ -	\$ -	\$ 20,060.00	\$ -	\$ 20,060.00	
3.8	Remove and Replace Sliding Door Perimeter Sealant at Balconies	830	LF	\$8.50	-	-	-	\$ -	\$ -	\$ -	\$ 7,055.00	\$ -	\$ 7,055.00	
3.9	Clean and Recoat Building (Approx 40,000 S.F.)	1	LS	\$91,725.00	-	-	-	\$ -	\$ -	\$ -	\$ 91,725.00	\$ -	\$ 91,725.00	
<b>MISCELLANEOUS</b>														
4.1A	Remove Shutters at Balconies	6	EA	\$65.00	4.00	2.00	6.00	\$ 260.00	\$ 130.00	\$ 390.00	\$ 390.00	\$ 39.00	\$ -	
4.1A	Remove Shutters at Balconies CO 8	0	EA	\$65.00	-	2.00	2.00	\$ -	\$ 130.00	\$ 130.00	\$ -	\$ 13.00	\$ -	\$ 130.00
4.1B	Reinstall EXISTING Shutters at Balconies	6	EA	\$65.00	-	-	-	\$ -	\$ -	\$ -	\$ 390.00	\$ -	\$ 390.00	
4.2	Clean and Repaint Corroded Steel Post at Catwalk	8	EA	\$45.00	-	-	-	\$ -	\$ -	\$ -	\$ 360.00	\$ -	\$ 360.00	
4.3	Clean and Repaint Corroded Steel Post at Balconies	7	EA	\$45.00	-	-	-	\$ -	\$ -	\$ -	\$ 315.00	\$ -	\$ 315.00	
4.4	Welded Steel Column Repair at Catwalk or Balcony	3.00	EA	\$650.00	-	-	-	\$ -	\$ -	\$ -	\$ 1,950.00	\$ -	\$ 1,950.00	
4.5A	Remove Wood Privacy Screen	9	EA	\$450.00	-	-	-	\$ -	\$ -	\$ -	\$ 4,050.00	\$ -	\$ 4,050.00	
4.5B	Replace Wood Privacy Screen	9	EA	\$550.00	-	-	-	\$ -	\$ -	\$ -	\$ 4,950.00	\$ -	\$ 4,950.00	
4.6	Install/Replace Drip Pipes at Balcony and Catwalk Weeps	325	EA	\$83.00	-	-	-	\$ -	\$ -	\$ -	\$ 27,625.00	\$ -	\$ 27,625.00	
<b>ELECTRICAL REPAIRS</b>														
5.1	Allowance for Misc. Electrical Work	1	ALLOW	\$5,000.00	-	-	-	\$ -	\$ -	\$ -	\$ 5,000.00	\$ -	\$ 5,000.00	
<b>TOTAL BASE CONTRACT</b>								\$ 342,481.05	\$ 143,604.13	\$ 486,085.18	\$ 897,695.00	\$ 36,725.43	\$ 567,444.70	\$ 156,034.87
Description	Est. Qty	Unit	Unit Price	Previous Qty Billed	Quantity This Period	Total Quantity Billed	Amount Previous Billed	Amount This Period	Total Billed to Date	Original Contract	Retainage	Balance to Finish	Amount Over (Under) Contract	
<b>CHANGE ORDERS</b>														
1	Permit Costs billed on line 0.3 above						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2A	Remove existing coatings materials	2,000.00	SF	\$ 2.75	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500.00	\$ 5,500.00
2B	Install sloping material to ensure positive pitch	-	SF	\$ 16.00	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2C	Prep and Apply Sikalastic 710/735/735 (10 year warranty system)	2,000.00	SF	\$ 13.00	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
3	Slab Edge Repairs (6" to 9"). (Balcony, Catwalk)	-	SF	\$ 90.00	153.60	47.50	201.10	\$ 13,824.00	\$ 4,275.00	\$ 18,099.00	\$ -	\$ 1,809.90	\$ -	\$ 18,099.00
4	Rust Spot (Balcony, Catwalk)	-	EA	\$ 40.00	899.00	768.00	1,667.00	\$ 35,960.00	\$ 30,720.00	\$ 66,680.00	\$ -	\$ 6,668.00	\$ -	\$ 66,680.00
5	Rail Post Sleeve Repair	-	EA	\$ 42.00	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6A	Spray Deck Installation With Pattern	14,970.00	SF	\$ 5.75	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86,077.50	\$ 86,077.50
6B	Flashpatch Low Points	-	SF	\$ 16.00	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7	Additional Quantities Draw 3 Billed under line items above						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8	Additional Quantities Draw 4 Billed under line items above						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>TOTAL CHANGE ORDERS</b>								\$ 49,784.00	\$ 34,995.00	\$ 84,779.00	\$ -	\$ 8,477.90	\$ 117,777.50	\$ 202,356.50
<b>TOTAL CONTRACT &amp; CHANGE ORDERS</b>								\$ 392,265.05	\$ 178,599.13	\$ 570,864.18	\$ 897,695.00	\$ 45,203.33	\$ 685,222.20	\$ 358,391.37