

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

Mariann Gerwig
CFO, CGC, HI, CFCAM
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 7**
Period From: **6/15/2025**
Period To: **8/10/2025**

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	\$821,364.75
3. CONTRACT SUM TO DATE	\$1,719,059.75
4. TOTAL COMPLETED & STORED TO DATE	\$1,472,657.37
5. RETAINER: 10% of Total Completed & Stored to Date Less	

CONTRACTOR: PROMAR BUILDING SERVICES, LLC

By: *A. Amador* DATE 18-Aug-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	
\$1,472,657.37	\$131,205.87	\$1,341,451.50	10%	\$134,145.15
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.\$

ENGINEER SIGNATURE _____
DATE 08/20/2025

TOTAL RETAINER	\$75,131.41
6. TOTAL EARNED LESS RETAINAGE	\$1,397,525.95
7. LESS PREVIOUS AMOUNT BILLED	\$983,256.52
8. CURRENT PAYMENT DUE	\$414,269.43
9. BALANCE TO FINISH (INCLUDING RETAINER UNBILLED)	\$246,402.38

WAIVER AND RELEASE OF LIEN UPON PARTIAL PAYMENT

The undersigned lienor, in consideration of the sum of \$ **414,269.43** 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 18 day of August 2025.

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

PAYMENT DUE NO LATER THEN 10 DAYS AFTER SUBMITTED TO ENGINEER

STATE OF} Florida
COUNTY OF} Palm Beach

Sworn to and subscribed before me this 18 day of August 2025 by Arnaldo Alfredo Amador, who is personally known to me and certified that he has vested authority required to execute this Release of Lien.

Mariann Gerwig
Mariann Gerwig, Notary Public
My Commission Expires:



CHANGE ORDER & ADDTL UNIT SUMMARY	CHANGES TO BASE CONTACT AND	CHANGE ORDERS
Total changes approved in previous months	\$363,188.28	\$311,319.54
Total approved this Month	\$108,747.55	\$38,109.38
SUB TOTAL	\$471,935.83	\$349,428.92
TOTAL CHANGES	\$821,364.75	

	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	Balance to Finish	Amount Over (Under) Contract
GENERAL CONDITIONS:													
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	75%	10%	85%	\$ 24,000.00	\$ 3,200.00	\$ 27,200.00	\$ 32,000.00	\$ 4,800.00	
0.1C	Demobilization	1	LS	\$8,500.00	0%	0%	0%	\$ -	\$ -	\$ -	\$ 8,500.00	\$ 8,500.00	
0.2	Access (Swing Stage) and Overhead Protection	1	LS	\$12,500.00	75%	10%	85%	\$ 9,375.00	\$ 1,250.00	\$ 10,625.00	\$ 12,500.00	\$ 1,875.00	
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
STRUCTURAL CONCRETE REPAIR WORK:													
1.1	Partial Depth Slab Repair	350	SF	\$105.00	350.00	-	350.00	\$ 36,750.00	\$ -	\$ 36,750.00	\$ 36,750.00	\$ -	
1.1	Partial Depth Slab Repair CO 7	0	SF	\$105.00	95.26	-	95.26	\$ 10,002.30	\$ -	\$ 10,002.30	\$ -	\$ -	\$ 10,002.30
1.1	Partial Depth Slab Repair CO 9	0	SF	\$105.00	214.18	-	214.18	\$ 22,488.90	\$ -	\$ 22,488.90	\$ -	\$ -	\$ 22,488.90
1.1	Partial Depth Slab Repair CO 12	0	SF	\$105.00	74.09	-	74.09	\$ 7,779.45	\$ -	\$ 7,779.45	\$ -	\$ -	\$ 7,779.45
1.1	Partial Depth Slab Repair CO 13	0	SF	\$105.00	46.59	-	46.59	\$ 4,891.95	\$ -	\$ 4,891.95	\$ -	\$ -	\$ 4,891.95
1.1	Partial Depth Slab Repair CO 14 ?	0	SF	\$105.00	-	157.93	157.93	\$ -	\$ 16,582.65	\$ 16,582.65	\$ -	\$ -	\$ 16,582.65
1.2	Full Depth Slab Repair	150	SF	\$150.00	150.00	-	150.00	\$ 22,500.00	\$ -	\$ 22,500.00	\$ 22,500.00	\$ -	
1.2	Full Depth Slab Repair CO 7	0	SF	\$150.00	126.57	-	126.57	\$ 18,985.50	\$ -	\$ 18,985.50	\$ -	\$ -	\$ 18,985.50
1.2	Full Depth Slab Repair CO 9	0	SF	\$150.00	250.05	-	250.05	\$ 37,507.50	\$ -	\$ 37,507.50	\$ -	\$ -	\$ 37,507.50
1.2	Full Depth Slab Repair CO 12	0	SF	\$150.00	332.70	-	332.70	\$ 49,905.00	\$ -	\$ 49,905.00	\$ -	\$ -	\$ 49,905.00
1.2	Full Depth Slab Repair CO 13	0	SF	\$150.00	165.93	-	165.93	\$ 24,889.50	\$ -	\$ 24,889.50	\$ -	\$ -	\$ 24,889.50
1.2	Full Depth Slab Repair CO 14	0	SF	\$150.00	-	279.01	279.01	\$ -	\$ 41,851.50	\$ 41,851.50	\$ -	\$ -	\$ 41,851.50
1.3	Partial Depth Overhead Slab Repair	250	SF	\$120.00	250.00	-	250.00	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 30,000.00	\$ -	
1.3	Partial Depth Overhead Slab Repair CO 9	0	SF	\$120.00	40.17	-	40.17	\$ 4,820.40	\$ -	\$ 4,820.40	\$ -	\$ -	\$ 4,820.40
1.3	Partial Depth Overhead Slab Repair CO 12	0	SF	\$120.00	16.14	-	16.14	\$ 1,936.80	\$ -	\$ 1,936.80	\$ -	\$ -	\$ 1,936.80
1.3	Partial Depth Overhead Slab Repair CO 13	0	SF	\$120.00	70.30	-	70.30	\$ 8,436.00	\$ -	\$ 8,436.00	\$ -	\$ -	\$ 8,436.00
1.4	Overhead Concrete Beam or Tie-Beam Repair	40	CF	\$350.00	40.00	-	40.00	\$ 14,000.00	\$ -	\$ 14,000.00	\$ 14,000.00	\$ -	
1.4	Overhead Concrete Beam or Tie-Beam Repair CO 12	0	CF	\$350.00	9.48	-	9.48	\$ 3,318.00	\$ -	\$ 3,318.00	\$ -	\$ -	\$ 3,318.00
1.4	Overhead Concrete Beam or Tie-Beam Repair CO 13	0	CF	\$350.00	29.60	-	29.60	\$ 10,360.00	\$ -	\$ 10,360.00	\$ -	\$ -	\$ 10,360.00
1.5	Vertical Concrete Repair at Columns or Tie-Columns	40	CF	\$310.00	22.66	-	22.66	\$ 7,024.60	\$ -	\$ 7,024.60	\$ 12,400.00	\$ 5,371.40	
1.6	Vertical Concrete Repair at Walls	75	CF	\$190.00	75.00	-	75.00	\$ 14,250.00	\$ -	\$ 14,250.00	\$ 14,250.00	\$ -	
1.6	Vertical Concrete Repair at Walls CO 9	0	CF	\$190.00	50.80	-	50.80	\$ 9,652.00	\$ -	\$ 9,652.00	\$ -	\$ -	\$ 9,652.00
1.6	Vertical Concrete Repair at Walls CO 12	0	CF	\$190.00	28.40	-	28.40	\$ 5,396.00	\$ -	\$ 5,396.00	\$ -	\$ -	\$ 5,396.00
1.6	Vertical Concrete Repair at Walls CO 13	0	CF	\$190.00	64.74	-	64.74	\$ 12,300.60	\$ -	\$ 12,300.60	\$ -	\$ -	\$ 12,300.60
1.7	Concrete Repair at Top or Bottom of Steel Column	5	CF	\$310.00	5.00	-	5.00	\$ 1,550.00	\$ -	\$ 1,550.00	\$ 1,550.00	\$ -	
1.7	Concrete Repair at Top or Bottom of Steel Column CO 13	0	CF	\$310.00	0.19	-	0.19	\$ 58.90	\$ -	\$ 58.90	\$ -	\$ -	\$ 58.90
1.8	Concrete Repair at Guardrail or Handrail Post	35	EA	\$50.00	35.00	-	35.00	\$ 1,750.00	\$ -	\$ 1,750.00	\$ 1,750.00	\$ -	
STUCCO MAINTENANCE:													
2.1	Stucco Crack Repair	500	LF	\$14.00	204.70	-	204.70	\$ 2,865.80	\$ -	\$ 2,865.80	\$ 7,000.00	\$ 4,134.20	
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	\$ -	
2.2	Stucco Patch Repair CO 7	0	SF	\$20.00	178.22	-	178.22	\$ 3,564.40	\$ -	\$ 3,564.40	\$ -	\$ -	\$ 3,564.40
2.2	Stucco Patch Repair CO 9	0	SF	\$20.00	1,475.15	-	1,475.15	\$ 29,503.00	\$ -	\$ 29,503.00	\$ -	\$ -	\$ 29,503.00
2.2	Stucco Patch Repair CO 12	0	SF	\$20.00	960.66	-	960.66	\$ 19,213.20	\$ -	\$ 19,213.20	\$ -	\$ -	\$ 19,213.20
2.2	Stucco Patch Repair CO 13	0	SF	\$20.00	1,692.14	-	1,692.14	\$ 33,842.80	\$ -	\$ 33,842.80	\$ -	\$ -	\$ 33,842.80
2.2	Stucco Patch Repair CO 14	0	SF	\$20.00	-	407.67	407.67	\$ -	\$ 8,153.40	\$ 8,153.40	\$ -	\$ -	\$ 8,153.40
WATERPROOFING													
3.1	Remove Existing Finish and Prepare Catwalk Floor for Waterproofing	9,750.00	SF	\$11.50	9,750.00	-	9,750.00	\$ 112,125.00	\$ -	\$ 112,125.00	\$ 112,125.00	\$ -	
3.1	Remove Existing Finish and Prepare Catwalk Floor for Waterproofing CO 13	0	SF	\$11.50	2,045.67	-	2,045.67	\$ 23,525.21	\$ -	\$ 23,525.21	\$ -	\$ -	\$ 23,525.21
3.2	Install Waterproofing Membrane at Catwalk	9,750.00	SF	\$14.00	4,004.43	-	4,004.43	\$ 56,062.02	\$ -	\$ 56,062.02	\$ 136,500.00	\$ 80,437.98	
3.3	Remove Existing Finish and Prepare Balcony Floor for Waterproofing	5,250.00	SF	\$11.50	1,605.24	-	1,605.24	\$ 18,460.26	\$ -	\$ 18,460.26	\$ 60,375.00	\$ 41,914.74	
3.4	Install Waterproofing Membrane at Balconies	5,250.00	SF	\$14.00	3,110.22	-	3,110.22	\$ 43,543.08	\$ -	\$ 43,543.08	\$ 73,500.00	\$ 29,956.92	
3.5	Removal and Replacement of Expansion Joint Sealant at Catwalk	complete 225	LF	\$210.00	-	225.00	225.00	\$ -	\$ 47,250.00	\$ 47,250.00	\$ 47,250.00	\$ -	
3.5	Removal and Replacement of Expansion Joint Sealant at Catwalk CO 14	0	LF	\$210.00	-	102.50	102.50	\$ -	\$ 21,525.00	\$ 21,525.00	\$ -	\$ -	\$ 21,525.00
3.6	Removal and Replacement of Building Expansion Joints	125	LF	\$55.00	125.00	-	125.00	\$ 6,875.00	\$ -	\$ 6,875.00	\$ 6,875.00	\$ -	
3.7	Remove and Replace Window Perimeter Sealant at Catwalk	2,360.00	LF	\$8.50	-	2,360.00	2,360.00	\$ -	\$ 20,060.00	\$ 20,060.00	\$ 20,060.00	\$ -	
3.8	Remove and Replace Sliding Door Perimeter Sealant at Balconies	830	LF	\$8.50	-	830.00	830.00	\$ -	\$ 7,055.00	\$ 7,055.00	\$ 7,055.00	\$ -	
3.9	Clean and Recoat Building (Approx 40,000 S.F.)	1	LS	\$91,725.00	-	0.70	0.70	\$ -	\$ 64,207.50	\$ 64,207.50	\$ 91,725.00	\$ 27,517.50	
MISCELLANEOUS													
4.1A	Remove Shutters at Balconies	6	EA	\$65.00	6.00	-	6.00	\$ 390.00	\$ -	\$ 390.00	\$ 390.00	\$ -	
4.1A	Remove Shutters at Balconies CO 9	0	EA	\$65.00	2.00	-	2.00	\$ 130.00	\$ -	\$ 130.00	\$ -	\$ -	\$ 130.00
4.1A	Remove Shutters at Balconies CO 13	0	EA	\$65.00	20.00	-	20.00	\$ 1,300.00	\$ -	\$ 1,300.00	\$ -	\$ -	\$ 1,300.00
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	8.00	-	8.00	\$ 360.00	\$ -	\$ 360.00	\$ 360.00	\$ -	
4.2	Clean and Repaint Corroded Steel Post at Catwalk CO 14 ?	0	EA	\$45.00	-	8.00	8.00	\$ -	\$ 360.00	\$ 360.00	\$ -	\$ -	\$ 360.00
4.3	Clean and Repaint Corroded Steel Post at Balconies	7	EA	\$45.00	-	7.00	7.00	\$ -	\$ 315.00	\$ 315.00	\$ 315.00	\$ -	
4.3	Clean and Repaint Corroded Steel Post at Balconies CO 14	0	EA	\$45.00	-	1.00	1.00	\$ -	\$ 45.00	\$ 45.00	\$ -	\$ -	\$ 45.00
4.4	Welded Steel Column Repair at Catwalk or Balcony	3.00	EA	\$650.00	2.00	-	2.00	\$ 1,300.00	\$ -	\$ 1,300.00	\$ 1,950.00	\$ 650.00	
4.5A	Remove Wood Privacy Screen	9	EA	\$450.00	-	9.00	9.00	\$ -	\$ 4,050.00	\$ 4,050.00	\$ 4,050.00	\$ -	

	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	Balance to Finish	Amount Over (Under) Contract
4.5B	Replace Wood Privacy Screen	9	EA	\$550.00	-	-	-	\$ -	\$ -	\$ -	\$ 4,950.00	\$ 4,900.00	
4.6	Install/Replace Drip Pipes at Balcony and Catwalk Weeps	325	EA	\$85.00	-	325.00	325.00	\$ -	\$ 27,625.00	\$ 27,625.00	\$ 27,625.00	\$ -	
4.6	Install/Replace Drip Pipes at Balcony and Catwalk Weeps CO 14	0	EA	\$85.00	-	238.00	238.00	\$ -	\$ 20,230.00	\$ 20,230.00	\$ -	\$ -	\$ 20,230.00
	ELECTRICAL REPAIRS												
5.1	Allowance for Misc. Electrical Work	1	ALLOW	\$5,000.00	-	-	-	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	
	TOTAL BASE CONTRACT							\$ 870,369.04	\$ 283,760.05	\$ 1,154,129.09	\$ 897,695.00	\$ 215,511.74	\$ 471,935.83
	Description	Est. Qty	Unit	Unit Price	Total Quantity Billed	Quantity This Period	Total Quantity Billed	Amount Previous Billed	Amount This Period	Total Billed to Date	Original Contract	Balance to Finish	Amount Over (Under) Contract
	CHANGE ORDERS												
1	Permit Costs billed on line 0.3 above				-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2A	Remove existing coatings materials	-	SF	\$ 2.75	-	4,242.31	4,242.31	\$ -	\$ 11,666.35	\$ 11,666.35	\$ -	\$ -	\$ 11,666.35
2B	Install sloping material to ensure positive pitch	-	SF	\$ 16.00	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2C	Prep and Apply Sikalastic 710/735/735 (10 year warranty system)	-	SF	\$ 13.00	-	4,242.31	4,242.31	\$ -	\$ 55,150.03	\$ 55,150.03	\$ -	\$ -	\$ 55,150.03
3	Slab Edge Repairs (6" to 9") (Balcony, Catwalk)	-	SF	\$ 90.00	306.30	7.70	314.00	\$ 27,567.00	\$ 693.00	\$ 28,260.00	\$ -	\$ -	\$ 28,260.00
4	Rust Spot (Balcony, Catwalk)	-	EA	\$ 40.00	1,717.00	-	1,717.00	\$ 68,680.00	\$ -	\$ 68,680.00	\$ -	\$ -	\$ 68,680.00
5	Rail Post Sleeve Repair	-	EA	\$ 42.00	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6A	Spray Deck Installation With Pattern	14,970.00	SF	\$ 5.75	9,387.28	-	9,387.28	\$ 53,976.86	\$ -	\$ 53,976.86	\$ -	\$ 32,10.64	\$ 86,077.50
6B	Flashpatch Low Points	-	SF	\$ 16.00	2,230.94	-	2,230.94	\$ 35,695.04	\$ -	\$ 35,695.04	\$ -	\$ -	\$ 35,695.04
7	Additional Quantities Draw 3 Billed under line items above							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8A	Unit 111 Labor Repair 3 Top Joists	1.00	LS	\$ 2,100.00	-	1.00	1.00	\$ -	\$ 2,100.00	\$ 2,100.00	\$ -	\$ -	\$ 2,100.00
8B	Unit 111 Plate top of steel column	-	EA	\$ 1,200.00	-	1.00	1.00	\$ -	\$ 1,200.00	\$ 1,200.00	\$ -	\$ -	\$ 1,200.00
9	Additional Quantities Draw 4 Billed under line items above							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10	Splice in lower section of steel column with base plate & anchors	1.00	LS	\$ 2,100.00	1.00	-	1.00	\$ 2,100.00	\$ -	\$ 2,100.00	\$ -	\$ -	\$ 2,100.00
11A	Privacy Louver Divider Stacks 3 4 5 6 7	18.00	EA	\$ 3,200.00	-	18.00	18.00	\$ -	\$ 57,600.00	\$ 57,600.00	\$ -	\$ -	\$ 57,600.00
11B	Shop Drawing	-	EA	\$ 2,100.00	-	1.00	1.00	\$ -	\$ 2,100.00	\$ 2,100.00	\$ -	\$ -	\$ 2,100.00
12	Additional Quantities Draw 5 Billed under line items above							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	Additional Quantities Draw 6 Billed under line items above							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14	Additional Quantities Draw 7 Billed under line items above							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL CHANGE ORDERS							\$ 188,018.90	\$ 130,509.38	\$ 318,528.28	\$ -	\$ 32,10.64	\$ 349,428.92
	TOTAL CONTRACT & CHANGE ORDERS							\$ 1,058,387.94	\$ 414,269.43	\$ 1,472,657.37	\$ 897,695.00	\$ 247,602.38	\$ 821,364.75