

#3

ROY CONSTRUCTION

Property = Varsity Square, LLC

Payee Ledger

Payee Type	Payee	Invoice Number	Invoice Date	Due Date	Property	Expense Account	Amount	Unpaid Amount	Payment No	Payment Date	Description
Vendor	Roy Construction LLC	06192021	6/19/2021	7/19/2021	Varsity Square, LLC	17190000 - Building Improvements	47,186.00	0.00	217*	6/21/2021	Exterior remodeling
Vendor	Roy Construction LLC	07112020-R7	8/19/2021	8/19/2021	Varsity Square, LLC	17190000 - Building Improvements	43,002.60	0.00	239	8/19/2021	exterior renovation
Vendor	Roy Construction LLC	93021	9/30/2021	9/30/2021	Varsity Square, LLC	17190000 - Building Improvements	30,000.00	0.00	245	9/30/2021	Application #2
Vendor	Roy Construction LLC	1062021	10/6/2021	10/6/2021	Varsity Square, LLC	17190000 - Building Improvements	5,000.00	0.00	250	10/6/2021	Deposit for Door
Vendor	Roy Construction LLC	07112020-R7	11/11/2021	12/10/2021	Varsity Square, LLC	17190000 - Building Improvements	25,693.24	0.00	279	12/10/2021	Application #3 - Exterior Renovations
Vendor	Roy Construction LLC	07112020	1/9/2022	2/8/2022	Varsity Square, LLC	17190000 - Building Improvements	3,109.49	0.00	325	5/13/2022	Renovations
Vendor	Roy Construction LLC	07112020-R7-5	5/17/2022	5/17/2022	Varsity Square, LLC	17190000 - Building Improvements	6,283.71	0.00	ck 326	5/18/2022	Renovations payment 5
Grand Total							160,275.04	0.00			

*The copy of the cancelled Check #217 on 6/21/21 is unavailable. I have included the Bank Reconciliation to show that the check did clear

ROY CONSTRUCTION, LLC

CGC 1505978

REV

Proposal No.: 07112020-R3

DATE: April 11/2021

Owner: Varsity Square (Exterior renovation).**Address: 3700 Davie Rd. Davie, FL**

#	Description	Unit	Quantity	Unit Price [\$]	Sub Total [\$]
New Construction					
1	Demolition of wood structure balcony and columns on the North side of the building. Proper disposition of all debris and garbage produced by demolition. Take off existing shrubs and grass in front of the hallways in both buildings.	L.S.	1.00	1,485.00	1,485.00
2	Demolition of all existing floor in the hallway in preparation of new floor and before pouring the new concrete. Proper disposition of debris and garbage. Price shall be review after plans approved.	L.S.	1.00	4,235.00	4,235.00
4	Supply and apply paint to all walls of the Building 1. Including surfaces pressure cleaning treated with chlorine solution before power washing. Sealer on exterior exposed chalky stucco surfaces. Caulking doors and windows, cauliking small cracks, etc; and paint over parapet walls including metal doors and frames in the back of the building. Color gray will be chosen by Owner	L.S.	1.00	17,350.00	17,350.00
5	Supply and apply paint to all walls of the Building 2. Including surfaces pressure cleaning treated with chlorine solution before power washing. Sealer on exterior exposed chalky stucco surfaces. Caulking doors and windows, cauliking small cracks, etc; and paint over parapet walls including metal doors and frames in the back of the building. Color gray will be chosen by Owner	L.S.	1.00	12,895.00	12,895.00
6	Supply and install nineteen (19) new LED pole lights-slim with 5k, 150W. Supply and install twelve (12) LED Small wall pack 5k-9W (back of building). S. and Inst. Nineteen (19) 6" recessed light 4k-14w. Supply and install three (3) LED Flood light at existing spots of the building using the existing circuits. If something is different on plans , prices will be requoted.	L.S.	1.00	11,298.00	11,298.00
7	Supply and install new metal railings complying ADA regulations in both sides of building #1. Including anti-corrosion paint and extraction of existing damaged railing.	L.S.	1.00	2,350.00	2,350.00
8	Supply and install Twelve (12) doors Eco system 800. Glass color grey, Impact glass, White aluminum with 3P lock. C-handle and Push bar. ADA Threshold. 1/4HS+0.090PVB+1/4HS	L.S.	1.00	29,385.00	29,385.00

ROY CONSTRUCTION,LLC

CGC 1505978

REV

Proposal No.: 07112020-R3

DATE: April 11/2021

Owner: Varsity Square (Exterior renovation).

Address: 3700 Davie Rd. Davie, Fl

9	Supply and install new floor similar to existing. It will be over new concrete poured area and existing hallway area in both buildings. Approximate area to be installed: 3,500 sq ft. Allowance of \$2.50 /sq ft of tile floor to be choose by Owner. (10% waste usage was considered).	L.S.	1.00	28,690.00	28,690.00
10	Due diligence for permits approvals with different agencies in Broward County, DERM and Town of Davie	L.S.	1.00	550.00	550.00
	Total Cost				\$ 108,238.00
	If city and/or association requires permits of any kind, change orders will be generated accordingly				
*	Any other job, task, material,etc are not included in this proposal and scope of work shall be quoted separately as a change order.				
***	Payment schedule: 35% Down payment with proposal signature				
	Applications for Payment will be presented to the Owners weekly				
*	If the job has to be performed during nights, weekends, and/or special schedules could generate a change order.				
*	This quote shall be effective only for 30 days				
*	All fees charged by Building department or any other agencies shall be paid by owner.				
	NOTE: This proposal is made without any plans. After new plans will be approved the quote will be reviewed.				
	Owner Signature: _____			Contractor:	

ROY CONSTRUCTION,LLC

CGC 1505978

Inv: 06192021

Prop No.: 071120-R7

DATE: June 19/2021

Owner: Varsity Square (exterior remodeling) c/o Ciminelli

Address: 3700 Davie Rd. Davie, FL

#	Description	Unit	Quantity	Unit Price [\$]	Sub Total [\$]
	New Construction				
1	Down payment of 35% on Proposal amount (\$134,818.00) for the Exterior remodeling at Varsity Square Shopping Center (3700 Davie Rd.). According to the itemized proposal accepted and signed by Owner.	L.S.	1.00	47,186.00	47,186.00
	Total Cost				\$ 47,186.00
	Amount paid to date				\$ -
	Total pending for payment				\$ 47,186.00
	Note: The fees required by the City and/or the association will be paid by the owner. (if any)				
*	If city and/or association requires permits of any kind, change orders will be generated accordingly				
*	Any other job, task, material,etc are not included in this proposal and scope of work shall be				
*	All fees charged by Building department or any other agencies shall be paid by owner.				
**	Invoice due				
	Owner Signature: _____			Contractor:	
	For wire transfer payment:				
	Bank: Bank of America				
	ABA: 063000047				
	Account No.: 898030001113				

City National Bank of FL
Varsity Square, LLC
Bank Rec In-Progress Report

Page 1

Balance Per Bank Statement as of 6/30/2021

Outstanding Checks

Check Date	Check Number	Payee	Amount
9/25/2020	18040920	AT&T	275.33
Less: Outstanding Checks			275.33

Other Items

Date	Notes	Amount
5/20/2021	4 Sonshine Landscape	-400.00
Plus / Minus: Other Items		-400.00
Reconciled Bank Balance		

Balance per GL as of 6/30/2021

Reconciled Balance Per G/L

Difference

0.00

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
5/20/2021	201	A & M Top Quality Services	865.00	6/30/2021
5/20/2021	206	Town of Davie Utility Payment	1,091.74	6/30/2021
5/31/2021	207	Ciminelli Real Estate Services of Florida	4,423.28	6/30/2021
6/8/2021	208	A & M Top Quality Services	865.00	6/30/2021
6/8/2021	209	Architectural Alliance Landscape	5,850.73	6/30/2021
6/8/2021	210	Dal's Sprinklers	219.35	6/30/2021
6/8/2021	211	Pro Pest Control	722.25	6/30/2021
6/8/2021	212	Sentinel Fire Protection	302.81	6/30/2021
6/8/2021	213	Top Seal Services Corp	14,000.00	6/30/2021
6/9/2021	216	Choice Waste of Florida Inc.	2,259.13	6/30/2021
6/10/2021	50430621	FPL	88.46	6/30/2021
6/16/2021	44420621	AFS/Ibex Financial Services Inc	2,799.92	6/30/2021
6/18/2021	5614ST521	Florida Department of Revenue	2,120.10	6/30/2021
6/20/2021	06450621	Intercredit Bank, N.A.	7,137.03	6/30/2021
6/21/2021	217	Roy Construction LLC	47,186.00	6/30/2021
6/21/2021	0561DEO	FPL	71.00	6/30/2021
6/21/2021	14780621	FPL	292.37	6/30/2021
6/21/2021	14790621	FPL	381.57	6/30/2021
6/22/2021	218	Ciminelli Real Estate Services of Florida	2,401.07	6/30/2021
6/22/2021	219	Dal's Sprinklers	214.00	6/30/2021
6/22/2021	220	Joseph P. Handy	2,200.00	6/30/2021
6/22/2021	221	Sonshine Landscape	400.00	6/30/2021
6/24/2021	18040621	AT&T	490.39	6/30/2021
Total Cleared Checks			96,381.20	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
6/1/2021	48			6/30/2021
6/4/2021	50			6/30/2021
6/4/2021	52			6/30/2021
6/7/2021	49			6/30/2021

Tuesday, July 06, 2021
02:51 PM

Check # 217 Amount: \$47,186.00 Date: 06/22/2021

Check # 217 Amount: \$47,186.00 Date: 06/21/21

217

Vanity Square LLC
500 Capital Blvd Suite
200 West Palm Beach
FL 33411-3208

*** FORTY SEVEN THOUSAND ONE HUNDRED EIGHTY SIX AND 00/100 DOLLARS

DATE 06/21/21 AMOUNT \$47,186.00

ROY Construction LLC
1415 Sabal Trail
Weston, FL 33327

TO THE ORDER OF

PAID

ATTESTED SIGNATURE

[Signature]

Only to be deposited on
acc # 898030001113 to
Roy Construction LLC
☐ CHECK HERE AT THE
BANK OF REMOTE DEPOSIT DATE _____
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE
ONLY

ROY CONSTRUCTION, LLC

CGC 1505978

Owner: Varsity Square (exterior Renovation)

Address: 3700 Davie Rd. Davie, FL (varsity Square)

Application for Payment No.1

Proposal No.: 07112020-R7

DATE: August 11, 2021

#	Description	Unit	Quantity	Unit Price [\$]	Sub Total [\$]	% Completed	% To be Completed	Subtotal to pay [\$]
A	New Construction							
1	Demolition of wood structure balcony and columns on the North side of the building. Proper disposition of all debris and garbage produced by demolition.	L.S.	1.00	1,100.00	1,100.00	100.00	-	1,100.00
2	Demolition of all existing floor in the hallway in preparation of new floor installation. Partial Demolition of concrete beam close to cigar store in order to leveled with new floor. Proper disposition of debris and garbage. Price shall be review after plans approved	L.S.	1.00	5,225.00	5,225.00	100.00	-	5,225.00
3	Supply and apply paint to all walls of the Building 1. Including surfaces pressure cleaning treated with chlorine solution before power washing. Sealer on exterior exposed chalky stucco surfaces. Caulking doors and windows, cauliking small cracks, etc; and paint over parapet walls including metal doors and frames in the back of the building. Color gray will be chosen by Owner	L.S.	1.00	17,950.00	17,950.00	30.00	70.00	5,385.00
4	Supply and apply paint to all walls of the Building 2. Including surfaces pressure cleaning treated with chlorine solution before power washing. Sealer on exterior exposed chalky stucco surfaces. Caulking doors and windows, cauliking small cracks, etc; and paint over parapet walls including metal doors and frames in the back of the building. Color gray will be chosen by Owner	L.S.	1.00	13,525.00	13,525.00	60.00	40.00	8,115.00

ROY CONSTRUCTION, LLC

CGC 1505978

Owner: Varsity Square (exterior Renovation)

Address: 3700 Davie Rd. Davie, FL (varsity Square)

Application for Payment No.1
ProposalNo.:07112020-R7
DATE: August 11, 2021

5	Supply and install nineteen (19) new LED pole lights-slim with 5k, 150 W. Supply and install twelve (12) LED Small wall pack 5k-9W (back of building). Supply and Install Nineteen (19) 6" recessed light 4k 14w. Supply and install three (3) LED Flood light at existing spots of the building using the existing circuits. If something is different on plans , prices will be quoted.	L.S.	1.00	14,560.00	14,560.00	100.00	-	14,560.00
6	Supply and install new metal railings complying ADA regulations in both sides of building #1. Including anti-corrosion paint and extraction of existing damaged railing.	L.S.	1.00	2,695.00	2,695.00	30.00	70.00	808.50
7	Supply and install Twelve (12) doors Es 9000. Glass color grey, Impact glass, White aluminum with 3P lock. C-handle and Push bar. ADA Threshold. 1/4HS+0.090PVB+1/4HS.	L.S.	1.00	36,963.00	36,963.00	45.00	55.00	16,633.35
8	Supply and install new floor similar to existing with samples selected by Owner. It will be over steps/lower level area (dark color) and existing covered hallway area (Light color) in both buildings. Approximate area to be installed: 3,500 sq ft. Allowance of \$2.50 /sq ft of tile floor to be choose by Owner. (10% waste usage was considered). Metal corner will be installed on hallway step border.	L.S.	1.00	30,895.00	30,895.00	85.00	15.00	26,260.75
9	Due diligence for permits approvals with different agencies in Broward County, DERM and Town of Davie	L.S.	1.00	550.00	550.00	30.00	70.00	165.00
10	Supply and install new dumpster gate similar to picture required by City in black metal (72"x72" each gate). Proper disposition of existing damaged gate.	L.S.	2.00	3,185.00	6,370.00	30.00	70.00	1,911.00
11	Demolition of rusted and damaged wood awning located at school frontage. Supply and install new wood ceiling structure preserving main supports. Roof waterproofing or roof coverage is not included in this item	L.S.	1.00	4,985.00	4,985.00	100.00	-	4,985.00

ROY CONSTRUCTION, LLC

CGC 1505978

Owner: Varsity Square (exterior Renovation)

Address: 3700 Davie Rd. Davie, FL (varsity Square)

Application for Payment No.1

Proposal No.: 07112020-R7

DATE: August 11, 2021

[illegible]

Varsity Square LLC

C/o Ciminel Real Estate
2901 W Cypress Creek Rd #104
Ft Lauderdale, FL 33309

City National Bank
25 W Flagler Street
Miami, FL 33130

239

PAY

**** FORTY THREE THOUSAND TWO AND 60/100 DOLLARS

DATE

08/19/21

AMOUNT

\$43,002.60⁰⁰TO THE
ORDER OF

Roy Construction LLC
1415 Sabal Trail
Weston, FL 33327

AUTHORIZED SIGNATURE

000239 066004367 30000224866

The security features listed below, as well as those not listed, exceed industry guidelines.

Security Features:**Microprinted Border:****Warning Band:****Security Screen Backer:****Colored Background:****Chemically Sensitive Paper:****Heat Sensitive Ink:**

- Small type at the border appears as dotted line when viewed through the document.

- Alerts viewer the document contains security features.

- Indicates document integrity, difficult to reproduce.

- Pattern protects against alterations.

- Some er spots may appear if chemical alteration.

- Responds to normal heat and image between thumb and forefinger or breathe on it. The image will fade and reappear.

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DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE

☐ CHECK HERE AFTER
MOBILE OR REMOTE DEPOSIT DATE

0092910165
2021-08-23

ENDORSE HERE!
Only to be deposited on
check # 898030001113
to Roy Construction, LLC

ROY CONSTRUCTION,LLC

CGC 1505978

REV

Proposal No.: 07112020-R7

DATE: June 9/2021

Owner: Varsity Square (Exterior renovation).

Address: 3700 Davie Rd. Davie, FL

Materials Price Increase

#	Description	Unit	Quantity	Unit Price [\$]	Sub Total [\$]
New Construction					
1	Demolition of wood structure balcony and columns on the North side of the building. Proper disposition of all debris and garbage produced by demolition.	L.S.	1.00	1,100.00	1,100.00
2	Demolition of all existing floor in the hallway in preparation of new floor installation. Partial Demolition of concrete beam close to cigar store in order to be leveled with new floor. Proper disposition of debris and garbage. Price shall be reviewed after plans are approved.	L.S.	1.00	5,225.00	5,225.00
4	Supply and apply paint to all walls of the Building 1. Including surfaces pressure cleaned treated with chlorine solution before power washing. Sealer on exterior exposed chalky stucco surfaces. Caulking doors and windows, caulking small cracks, etc; and paint over parapet walls including metal doors and frames in the back of the building. Color gray will be chosen by Owner	L.S.	1.00	17,950.00	17,950.00
5	Supply and apply paint to all walls of the Building 2. Including surfaces pressure cleaned treated with chlorine solution before power washing. Sealer on exterior exposed chalky stucco surfaces. Caulking doors and windows, caulking small cracks, etc; and paint over parapet walls including metal doors and frames in the back of the building. Color gray will be chosen by Owner	L.S.	1.00	13,525.00	13,525.00
6	Supply and install nineteen (19) new LED pole lights-slim with 5k, 150W. Supply and install twelve (12) LED Small wall pack 5k-9W (back of building). S. and Inst. Nineteen (19) 6" recessed light 4k-14w. Supply and install three (3) LED Flood light at existing spots of the building using the existing circuits. If something is different on plans, prices will be requested.	L.S.	1.00	14,560.00	14,560.00
7	Supply and install new metal railings complying with ADA regulations in both sides of building #1. Including anti-corrosion paint and extraction of existing damaged railing.	L.S.	1.00	2,695.00	2,695.00
8	Supply and install Twelve (12) doors Es 9000. Glass color grey, Impact glass, White aluminum with 3P lock. C-handle and Push bar. ADA Threshold. 1/4HS+0.090PVB+1/4HS	L.S.	1.00	36,963.00	36,963.00

ROY CONSTRUCTION, LLC

CGC 1505978

REV

Proposal No.: 07112020-R7

DATE: June 9/2021

Owner: Varsity Square (Exterior renovation).

Address: 3700 Davie Rd. Davie, FL

9 Supply and install new floor similar to existing with samples selected by Owner. It will be over steps/lower level area (dark color) and existing covered hallway area (Light color) in both buildings. Approximate area to be installed: 3,500 sq ft. Allowance of \$2.50 /sq ft of tile floor to be choose by Owner. (10% waste usage was considered). Metal corner will be installed on hallway step border.	L.S.	1.00	30,895.00	30,895.00
10 Due diligence for permits approvals with different agencies in Broward County, DERM and Town of Davie	L.S.	1.00	550.00	550.00
11 Supply and install new dumpster gate similar to picture required by City in black metal (72"x72" each gate). Proper disposition of existing damaged gate.	L.S.	2.00	3,185.00	6,370.00
12 Demolition of rusted and damaged wood awning located at school frontage. Supply and install new wood ceiling structure preserving main supports. Roof waterproofing or roof coverage is not included in this item	L.S.	1.00	4,985.00	4,985.00
Total Cost				\$ 134,818.00
If city and/or association requires permits of any kind, change orders will be generated accordingly				
Note: The quoted gate only includes fabrication and installation if shop drawings are required a charge fee of \$1,200.00 will be added				
* Any other job, task, material, etc are not included in this proposal and scope of work shall be quoted separately as a change order.				
Be aware that we don't know the status of the electrical system, feeder wires, etc. If something is in bad condition and/or need to be fixed or replaced it will be quoted separately.				
*** Payment schedule: 35% Down payment with proposal signature				
Applications for Payment will be presented to the Owners weekly				
* If the job has to be performed during nights, weekends, and/or special schedules could generate a change order.				
* This quote shall be effective only for 30 days				
* All fees charged by Building department or any other agencies shall be paid by owner.				
NOTE: This proposal is made without any plans. After new plans will be approved the quote will be reviewed.				
Owner Signature: _____			Contractor: _____	

ROY CONSTRUCTION, LLC

CGC 1505978

Owner: Varsity Square (exterior Renovation)
Address: 3700 Davie Rd. Davie, FL (varsity Square)

Application for Payment No.2
ProposalNo.:07112020-R7
DATE: September 15, 2021

#	Description	Unit	Quantity	Unit Price [\$]	Sub Total [\$]	% Completed	% To be Completed	Subtotal to pay [\$]
A	New Construction							
1	Demolition of wood structure balcony and columns on the North side of the building. Proper disposition of all debris and garbage produced by demolition.	L.S.	1.00	1,100.00	1,100.00	100.00	-	1,100.00
2	Demolition of all existing floor in the hallway in preparation of new floor installation. Partial Demolition of concrete beam close to cigar storein order to leveled with new floor. Proper disposition of debris and garbage. Price shall be review after plans approved	L.S.	1.00	5,225.00	5,225.00	100.00	-	5,225.00
3	Supply and apply paint to all walls of the Building 1. Including surfaces pressure cleaning treated with chlorine solution before power washing. Sealer on exterior exposed chalky stucco surfaces. Caulking doors and windows, cauliking small cracks, etc; and paint over parapet walls including metal doors and frames in the back of the building. Color gray will be chosen by Owner	L.S.	1.00	17,950.00	17,950.00	100.00	-	17,950.00
4	Supply and apply paint to all walls of the Building 2. Including surfaces pressure cleaning treated with chlorine solution before power washing. Sealer on exterior exposed chalky stucco surfaces. Caulking doors and windows, cauliking small cracks, etc; and paint over parapet walls including metal doors and frames in the back of the building. Color gray will be chosen by Owner	L.S.	1.00	13,525.00	13,525.00	100.00	-	13,525.00

5	Supply and install nineteen (19) new LED pole lights-slim with 5k, 150 W. Supply and install twelve (12) LED Small wall pack 5k-9W (back of building). Supply and Install Nineteen (19) 6" recessed light 4k 14w. Supply and install three (3) LED Flood light at existing spots of the building using the existing circuits. If something is different on plans , prices will be requested.	L.S.	1.00	14,560.00	14,560.00	100.00	-	14,560.00
6	Supply and install new metal railings complying ADA regulations in both sides of building #1. Including anti-corrosion paint and extraction of existing damaged railing.	L.S.	1.00	2,695.00	2,695.00	64.00	36.00	1711.50
7	Supply and install Twelve (12) doors Es 9000. Glass color grey, Impact glass, White aluminum with 3P lock. C-handle and Push bar. ADA Threshold. 1/4HS+0.090PVB+1/4HS.	L.S.	1.00	36,963.00	36,963.00	45.00	55.00	16,633.25
8	Supply and install new floor similar to existing with samples selected by Owner. It will be over steps/lower level area (dark color) and existing covered hallway area (Light color) in both buildings. Approximate area to be installed: 3,500 sq ft. Allowance of \$2.50 /sq ft of tile floor to be choose by Owner. (10% waste usage was considered). Metal corner will be installed on hallway step border.	L.S.	1.00	30,895.00	30,895.00	85.00	15.00	26,260.75
9	Due diligence for permits approvals with different agencies in Broward County, DERM and Town of Davie	L.S.	1.00	550.00	550.00	30.00	70.00	165.00
10	Supply and install new dumpster gate similar to picture required by City in black metal (72"x72" each gate). Proper disposition of existing damaged gate.	L.S.	2.00	3,185.00	6,370.00	100.00	-	6,370.00
11	Demolition of rusted and damaged wood awning located at school frontage. Supply and install new wood ceiling structure preserving main supports. Roof waterproofing or roof coverage is not included in this item	L.S.	1.00	4,985.00	4,985.00	100.00	-	4,985.00

ROY CONSTRUCTION, LLC

CGC 1505978

Owner: Varsity Square (exterior Renovation)

Address: 3700 Davie Rd. Davie, FL (varsity Square)

Application for Payment No.2

Proposal No.: 07112020-R7

DATE: September 15, 2021

12 Supply and install Two (2) Double doors Es 9000. Glass color grey, impact glass, grey aluminum with 3p lock. C-handle and push bar. ADA threshold. 1/4HS+0.090PVB+1/4HS (Located at Latin Market place)	L.S.	1.00	11,200.00	11,200.00	45.00	55.00	5,040.00
13 Supply and install new metal railings complying ADA regulations on ramp of building #2 with curve on both sides. Including anti-corrosion paint and extraction of existing damaged metal railing.	L.S.	1.00	1,988.00	1,988.00	100.00	-	1,988.00
14 Supply and install new exterior wood molding on three(3) windows on school façade (East side). Including extraction of the existing damaged moldings.	L.S.	1.00	695.00	695.00	100.00	-	695.00
15 Repair interior soffit borders of three (3) windows inside of school classrooms with painting. Take-off three and reinstall two blinds on windows. Cleaning debris, etc	L.S.	1.00	495.00	495.00	100.00	-	495.00
16 Supply and install drywall to repair wall opened by others due to a plumbing repair on school bathroom wall with finish and painting with matching color.	L.S.	1.00	415.00	415.00	100.00	-	415.00
17 Demolition to reduce thickness on concrete slabs requested by Owner for the steps in order to flat the new tiles installed on the steps with the concrete curbs. Not included on the scope of work at initial proposal.	L.S.	1.00	1,995.00	1,995.00	100.00	-	1,995.00
18 Supply and paint all metal structure for awning located at latin market, including cleaning and take-off all the fabric left between the wall and the metal structure left when the old fabric was take off by others.	L.S.	1.00	595.00	595.00	100.00	-	595.00
19 Supply and install wood in order to repair some borders of wood windows around the building. Approximately on eight of them. Not changing of jams or glass was included, only missing or damaged borders.	L.S.	1.00	480.00	480.00	100.00	-	480.00

ROY CONSTRUCTION, LLC

CGC 1505978

Owner: Varsity Square (exterior Renovation)

Address: 3700 Davie Rd. Davie, FL (Varsity Square)

Application for Payment No.2
ProposalNo.:07112020-R7
DATE: September 15, 2021

20	Supply and paint all metal poles matching a similar color of new lamps locate at parking lot.	L.S.	1.00	895.00	895.00	0.00	100.00	0.00
21	Supply and build new soffit for a fake beam with bonding, special foam inside and plaster/stucco brick-like as per request by Owner.	L.S.	1.00	1,785.00	1,785.00	0.00	100.00	0.00
22	Supply and install new printed numbers ' height in special glued vinyl according to Fire department requirements on all rear metal doors.	L.S.	1.00	250.00	250.00	0.00	100.00	0.00
23	Supply, repair and install caps on all holes due to the change of new light heads before painting at light poles located in the parking lot.	L.S.	1.00	275.00	275.00	0.00	100.00	0.00
24	Supply, install and paint new wood casing 2" inside of each bay. Fourteen (14) in total. Including repairs in Market due to difference on west wall inside.	L.S.	1.00	1,985.00	1,985.00	0.00	100.00	0.00
25	Supply and install Four (4) exterior lights outside of market place entrances. Including electrical repair and Disconnection of four existing. Disconnect other two alarm and elect devices, etc.	L.S.	1.00	962.00	962.00	0.00	100.00	0.00
26	Supply and install metal angle on floor/border of hallway in front of market place. Including painting on the whole rising step with yellow safety paint.	L.S.	1.00	490.00	490.00	0.00	100.00	0.00
27	Supply, clean and paint again metal back door at Pizza place due to a pizza box glued with expandable foam at to the door by Pizza staff.	L.S.	1.00	125.00	125.00	00.00	100.00	0.00
28	Reimbursement paid by Roy Construction, LLC: Notice of Commencement recording fee: \$13.00; Town of Davie permit fee: \$741.73; Sealed plans printout \$71.71.	L.S.	1.00	826.44	826.44	0.00	100.00	0.00
	Subtotal and reimbursement				160,274.44			120,188.60
	Payments made to date							(90,188.60)
	Total application for payment							30,000.00

ROY CONSTRUCTION, LLC

CGC 1505978

Owner: Varsity Square (exterior Renovation)

Address: 3700 Davie Rd. Davie, FL (varsity Square)

Application for Payment No.2

Proposal/No.:07112020-R7

DATE: September 15, 2021

[illegible]

Varsity Square LLC

C/o Cimminelli Real Estate
2901 W Cypress Creek Rd #104
Ft Lauderdale, FL 33309

City National Bank
25 W Flagler Street
Miami, FL 33130

245

PAY

**** THIRTY THOUSAND AND 00/100 DOLLARS

DATE

09/30/21

AMOUNT

\$30,000.00

TO THE
ORDER OF

Roy Construction LLC
1415 Sabal Trail
Weston, FL 33327



AUTHORIZED SIGNATURE

⑈000245⑈ ⑆066004367⑆ 30000224866⑈

Security Features:

- Microprinted Border:
- Warning Band:
- Security Screen Backing:
- Colorful Background:
- Chemically Sensitive Paper:
- Heat Sensitive Ink:

The security features listed below, as well as those not listed, exceed industry guidelines.

RS-60

© Padlock Design is a certification mark of the Check Payment Systems Association

0092170231
2021-10-07

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE

☐ CHECK HERE AFTER
MOBILE OR REMOTE DEPOSIT DATE

ENDORSE HERE
Only to be deposited to
Acc # 89803000113 to/n
Roy Construction, LLC

ROY CONSTRUCTION, LLC

CGC 1505978

Owner: Varsity Square (exterior Renovation)
Address: 3700 Davie Rd. Davie, FL (varsity Square)

Application for Payment No.3
ProposalNo.:07112020-R7
DATE: November 11, 2021

#	Description	Unit	Quantity	Unit Price [\$]	Sub Total [\$]	% Completed	% To be Completed	Subtotal to pay [\$]
A	New Construction							
1	Demolition of wood structure balcony and columns on the North side of the building. Proper disposition of all debris and garbage produced by demolition.	L.S.	1.00	1,100.00	1,100.00	100.00	-	1,100.00
2	Demolition of all existing floor in the hallway in preparation of new floor installation. Partial Demolition of concrete beam close to cigar storein order to leveled with new floor. Proper disposition of debris and garbage. Price shall be review after plans approved	L.S.	1.00	5,225.00	5,225.00	100.00	-	5,225.00
3	Supply and apply paint to all walls of the Building 1. Including surfaces pressure cleaning treated with chlorine solution before power washing. Sealer on exterior exposed chalky stucco surfaces. Caulking doors and windows, cauliking small cracks, etc; and paint over parapet walls including metal doors and frames in the back of the building. Color gray will be chosen by Owner	L.S.	1.00	17,950.00	17,950.00	100.00	-	17,950.00
4	Supply and apply paint to all walls of the Building 2. Including surfaces pressure cleaning treated with chlorine solution before power washing. Sealer on exterior exposed chalky stucco surfaces. Caulking doors and windows, cauliking small cracks, etc; and paint over parapet walls including metal doors and frames in the back of the building. Color gray will be chosen by Owner	L.S.	1.00	13,525.00	13,525.00	100.00	-	13,525.00

ROY CONSTRUCTION, LLC

CGC 1505978

Application for Payment No.3
ProposalNo.:07112020-R7
DATE: November 11, 2021

Owner: Varsity Square (exterior Renovation)
Address: 3700 Davie Rd. Davie, FL (varsity Square)

5	Supply and install nineteen (19) new LED pole lights-slim with 5k, 150 W. Supply and install twelve (12) LED Small wall pack 5k-9W (back of building). Supply and Install Nineteen (19) 6" recessed light 4k 14w. Supply and install three (3) LED Flood light at existing spots of the building using the existing circuits. If something is different on plans , prices will be requested.	L.S.	1.00	14,560.00	14,560.00	100.00	-	14,560.00
6	Supply and install new metal railings complying ADA regulations in both sides of building #1. Including anti-corrosion paint and extraction of existing damaged railing.	L.S.	1.00	2,695.00	2,695.00	100.00	-	2,695.00
7	Supply and install Twelve (12) doors Es 9000. Glass color grey, Impact glass, White aluminum with 3P lock. C-handle and Push bar. ADA Threshold. 1/4HS+0.090PVB+1/4HS.	L.S.	1.00	36,963.00	36,963.00	75.00	25.00	27,570.40
8	Supply and install new floor similar to existing with samples selected by Owner. It will be over steps/lower level area (dark color) and existing covered hallway area (Light color) in both buildings. Approximate area to be installed: 3,500 sq ft. Allowance of \$2.50 /sq ft of tile floor to be choose by Owner. (10% waste usage was considered). Metal corner will be installed on hallway step border.	L.S.	1.00	30,895.00	30,895.00	100.00	-	30,895.00
9	Due diligence for permits approvals with different agencies in Broward County, DERM and Town of Davie	L.S.	1.00	550.00	550.00	100.00	-	550.00
10	Supply and install new dumpster gate similar to picture required by City in black metal (72"x72" each gate). Proper disposition of existing damaged gate.	L.S.	2.00	3,185.00	6,370.00	100.00	-	6,370.00
11	Demolition of rusted and damaged wood awning located at school frontage. Supply and install new wood ceiling structure preserving main supports. Roof waterproofing or roof coverage is not included in this item	L.S.	1.00	4,985.00	4,985.00	100.00	-	4,985.00

ROY CONSTRUCTION, LLC

CGC 1505978

Owner: Varsity Square (exterior Renovation)

Address: 3700 Davie Rd. Davie, FL (varsity Square)

Application for Payment No.3
Proposal No.: 07112020-R7
DATE: November 11, 2021

12 Supply and install Two (2) Double doors Es 9000. Glass color grey, impact glass, grey aluminum with 3p lock. C-handle and push bar. ADA threshold. 1/4HS+0.090PVB+1/4HS (Located at Latin Market place)	L.S.	1.00	11,200.00	11,200.00	100.00	-	11,200.00
13 Supply and install new metal railings complying ADA regulations on ramp of building #2 with curve on both sides. Including anti-corrosion paint and extraction of existing damaged metal railing.	L.S.	1.00	1,988.00	1,988.00	100.00	-	1,988.00
14 Supply and install new exterior wood molding on three(3) windows on school façade (East side). Including extraction of the existing damaged moldings.	L.S.	1.00	695.00	695.00	100.00	-	695.00
15 Repair interior soffit borders of three (3) windows inside of school classrooms with painting. Take-off three and reinstall two blinds on windows. Cleaning debris, etc	L.S.	1.00	495.00	495.00	100.00	-	495.00
16 Supply and install drywall to repair wall opened by others due to a plumbing repair on school bathroom wall with finish and painting with matching color.	L.S.	1.00	415.00	415.00	100.00	-	415.00
17 Demolition to reduce thickness on concrete slabs requested by Owner for the steps in order to flat the new tiles installed on the steps with the concrete curbs. Not included on the scope of work at initial proposal.	L.S.	1.00	1,995.00	1,995.00	100.00	-	1,995.00
18 Supply and paint all metal structure for awning located at latin market, including cleaning and take-off all the fabric left between the wall and the metal structure left when the old fabric was take off by others.	L.S.	1.00	595.00	595.00	100.00	-	595.00
19 Supply and install wood in order to repair some borders of wood windows around the building. Approximately on eight of them. Not changing of jams or glass was included, only missing or damaged borders.	L.S.	1.00	480.00	480.00	100.00	-	480.00

ROY CONSTRUCTION, LLC

CGC 1505978

Application for Payment No.3
Proposal No.: 07112020-R7
DATE: November 11, 2021

Owner: Varsity Square (exterior Renovation)
Address: 3700 Davie Rd. Davie, FL (Varsity Square)

20	Supply and paint all metal poles matching a similar color of new lamps locate at parking lot.	L.S.	1.00	895.00	895.00	100.00	-	895.00
21	Supply and build new soffit for a fake beam with bonding, special foam inside and plaster/stucco brick-like as per request by Owner.	L.S.	1.00	1,785.00	1,785.00	100.00	-	1,785.00
22	Supply and install new printed numbers ' height in special glued vinyl according to Fire department requirements on all rear metal doors.	L.S.	1.00	250.00	250.00	100.00	-	250.00
23	Supply, repair and install caps on all holes due to the change of new light heads before painting at light poles located in the parking lot.	L.S.	1.00	275.00	275.00	100.00	-	275.00
24	Supply, install and paint new wood casing 2" inside of each bay. Fourteen (14) in total. Including repairs in Market due to difference on west wall inside.	L.S.	1.00	1,985.00	1,985.00	100.00	-	1,985.00
25	Supply and install Four (4) exterior lights outside of market place entrances. Including electrical repair and Disconnection of four existing. Disconnect other two alarm and elect devices, etc.	L.S.	1.00	962.00	962.00	100.00	-	962.00
26	Supply and install metal angle on floor/border of hallway in front of market place. Including painting on the whole rising step with yellow safety paint.	L.S.	1.00	490.00	490.00	100.00	-	490.00
27	Supply, clean and paint again metal back door at Pizza place due to a pizza box glued with expandable foam at to the door by Pizza staff.	L.S.	1.00	125.00	125.00	100.00	-	125.00
28	Reimbursement paid by Roy Construction, LLC: Notice of Commencement recording fee: \$13.00; Town of Davie permit fee: \$741.73; Sealed plans printout \$71.71.	L.S.	1.00	826.44	826.44	100.00	-	826.44
	Subtotal and reimbursement				160,274.44			152,881.84
	Payments made to date							(125,188.60)
	Total application for payment							25,693.24

ROY CONSTRUCTION, LLC

CGC 1505978

Owner: Varsity Square (exterior Renovation)

Address: 3700 Davie Rd. Davie, FL (varsity Square)

Application for Payment No.3
Proposal No.:07112020-R7
DATE: November 11, 2021

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only to be deposited on one
848030007443 To/In Box
 COMMUNISTION, LLC
 MOBILE OR REMOTE DEPOSIT DATE _____
 DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
 RESERVED FOR NATIONAL INSTITUTION USE
 009249351S
 2021-12-13

ROY CONSTRUCTION, LLC

CGC 1505978

Inv: 06192021

Prop No.: 071120-R7

DATE: Sept 20/2022

Owner: Varsity Square (exterior remodeling) c/o Ciminelli

Address: 3700 Davie Rd. Davie, FL

#	Description	Unit	Quantity	Unit Price [\$]	Sub Total [\$]
New Construction					
1	Down payment of 5,000 for the Exterior Hurricane Impact Doors at Varsity Square Shopping Center (3700 Davie Rd.). According to the itemized proposal accepted and signed by Owner.	L.S.	1.00	11,200.00	5,000.00
	Total Cost				\$ 5,000.00
	Amount paid to date				\$ -
	Total pending for payment				\$ 5,000.00
	Note: The fees required by the City and/or the association will be paid by the owner. (if any)				
*	If city and/or association requires permits of any kind, change orders will be generated accordingly				
*	Any other job, task, material, etc are not included in this proposal and scope of work shall be				
*	All fees charged by Building department or any other agencies shall be paid by owner.				
**	Invoice due				
	Owner Signature: _____			Contractor:	
	For wire transfer payment:				
	Bank: Bank of America				
	ABA: 063000047				
	Account No.: 898030001113				

Varsity Square LLC

C/o Ciminel Real Estate
2901 W Cypress Creek Rd #104
Ft Lauderdale, FL 33309

City National Bank
25 W Flagler Street
Miami, FL 33130

250

PAY

**** FIVE THOUSAND AND 00/100 DOLLARS

DATE

10/06/21

AMOUNT

\$5,000.00***

TO THE
ORDER OF

Roy Construction LLC
1415 Sabal Trail
Weston, FL 33327



AUTHORIZED SIGNATURE

⑈000250⑈ ⑆066004367⑆ 30000224866⑈

ENDORSE HERE
Only to be deposited to
acc # 898030001143 to/h
Roy Construction, LLC

☐ CHECK HERE AFTER
MOBILE OR REMOTE DEPOSIT DATE

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE

0092169935
2021-10-07

The security features listed below, as well as those
not listed, exceed industry guidelines.

Security Features:

- Microprinted Border
- Warning Band
- Security Screen Backer
- Colored Background
- Chemically Sensitive Paper
- Heat Sensitive Ink

RS-60

Deposit for hurricane proof doors.

ROY CONSTRUCTION, LLC

CGC 1505978

Owner: Varsity Square (exterior Renovation)

Address: 3700 Davie Rd. Davie, FL (varsity Square)

Application for Payment No.4

Proposal No.:07112020-R7

DATE: January 9, 2021

#	Description	Unit	Quantity	Unit Price [\$]	Sub Total [\$]	% Completed	% To be Completed	Subtotal to pay [\$]
A	New Construction							
1	Demolition of wood structure balcony and columns on the North side of the building. Proper disposition of all debris and garbage produced by demolition.	L.S.	1.00	1,100.00	1,100.00	100.00	-	1,100.00
2	Demolition of all existing floor in the hallway in preparation of new floor installation. Partial Demolition of concrete beam close to cigar storein order to leveled with new floor. Proper disposition of debris and garbage. Price shall be review after plans approved	L.S.	1.00	5,225.00	5,225.00	100.00	-	5,225.00
3	Supply and apply paint to all walls of the Building 1. Including surfaces pressure cleaning treated with chlorine solution before power washing. Sealer on exterior exposed chalky stucco surfaces. Caulking doors and windows, cauliking small cracks, etc; and paint over parapet walls including metal doors and frames in the back of the building. Color gray will be chosen by Owner	L.S.	1.00	17,950.00	17,950.00	100.00	-	17,950.00
4	Supply and apply paint to all walls of the Building 2. Including surfaces pressure cleaning treated with chlorine solution before power washing. Sealer on exterior exposed chalky stucco surfaces. Caulking doors and windows, cauliking small cracks, etc; and paint over parapet walls including metal doors and frames in the back of the building. Color gray will be chosen by Owner	L.S.	1.00	13,525.00	13,525.00	100.00	-	13,525.00

ROY CONSTRUCTION, LLC

CGC 1505978

Owner: Varsity Square (exterior Renovation)

Address: 3700 Davie Rd. Davie, FL (varsity Square)

Application for Payment No.4
ProposalNo.:07112020-R7
DATE: January 9, 2021

5	Supply and install nineteen (19) new LED pole lights-slim with 5k, 150 W. Supply and install twelve (12) LED Small wall pack 5k-9W (back of building). Supply and Install Nineteen (19) 6" recessed light 4k 14w. Supply and install three (3) LED Flood light at existing spots of the building using the existing circuits. If something is different on plans , prices will be requested.	L.S.	1.00	14,560.00	14,560.00	100.00	-	14,560.00
6	Supply and install new metal railings complying ADA regulations in both sides of building #1. Including anti-corrosion paint and extraction of existing damaged railing.	L.S.	1.00	2,695.00	2,695.00	100.00	-	2,695.00
7	Supply and install Twelve (12) doors Es 9000. Glass color grey, Impact glass, White aluminum with 3P lock. C-handle and Push bar. ADA Threshold. 1/4HS+0.090PVB+1/4HS.	L.S.	1.00	36,963.00	36,963.00	83.00	17.00	30,679.29
8	Supply and install new floor similar to existing with samples selected by Owner. It will be over steps/lower level area (dark color) and existing covered hallway area (Light color) in both buildings. Approximate area to be installed: 3,500 sq ft. Allowance of \$2.50 /sq ft of tile floor to be choose by Owner. (10% waste usage was considered). Metal corner will be installed on hallway step border.	L.S.	1.00	30,895.00	30,895.00	100.00	-	30,895.00
9	Due diligence for permits approvals with different agencies in Broward County, DERM and Town of Davie	L.S.	1.00	550.00	550.00	100.00	-	550.00
10	Supply and install new dumpster gate similar to picture required by City in black metal (72"x72" each gate). Proper disposition of existing damaged gate.	L.S.	2.00	3,185.00	6,370.00	100.00	-	6,370.00
11	Demolition of rusted and damaged wood awning located at school frontage. Supply and install new wood ceiling structure preserving main supports. Roof waterproofing or roof coverage is not included in this item	L.S.	1.00	4,985.00	4,985.00	100.00	-	4,985.00

ROY CONSTRUCTION, LLC

CGC 1505978

Owner: Varsity Square (exterior Renovation)
Address: 3700 Davie Rd. Davie, FL (varsity Square)

Application for Payment No.4
Proposal No.: 07112020-R7
DATE: January 9, 2021

12 Supply and install Two (2) Double doors Es 9000. Glass color grey, impact glass, grey aluminum with 3p lock. C-handle and push bar. ADA threshold. 1/4HS+0.090PVB+1/4HS (Located at Latin Market place)	L.S.	1.00	11,200.00	11,200.00	100.00	-	11,200.00
13 Supply and install new metal railings complying ADA regulations on ramp of building #2 with curve on both sides. Including anti-corrosion paint and extraction of existing damaged metal railing.	L.S.	1.00	1,988.00	1,988.00	100.00	-	1,988.00
14 Supply and install new exterior wood molding on three(3) windows on school façade (East side). Including extraction of the existing damaged moldings.	L.S.	1.00	695.00	695.00	100.00	-	695.00
15 Repair interior soffit borders of three (3) windows inside of school classrooms with painting. Take-off three and reinstall two blinds on windows. Cleaning debris, etc	L.S.	1.00	495.00	495.00	100.00	-	495.00
16 Supply and install drywall to repair wall opened by others due to a plumbing repair on school bathroom wall with finish and painting with matching color.	L.S.	1.00	415.00	415.00	100.00	-	415.00
17 Demolition to reduce thickness on concrete slabs requested by Owner for the steps in order to flat the new tiles installed on the steps with the concrete curbs. Not included on the scope of work at initial proposal.	L.S.	1.00	1,995.00	1,995.00	100.00	-	1,995.00
18 Supply and paint all metal structure for awning located at latin market, including cleaning and take-off all the fabric left between the wall and the metal structure left when the old fabric was take off by others.	L.S.	1.00	595.00	595.00	100.00	-	595.00
19 Supply and install wood in order to repair some borders of wood windows around the building. Approximately on eight of them. Not changing of jams or glass was included, only missing or damaged borders.	L.S.	1.00	480.00	480.00	100.00	-	480.00

ROY CONSTRUCTION, LLC

CGC 1505978

Application for Payment No.4
Proposal No.:07112020-R7
DATE: January 9, 2021

Owner: Varsity Square (exterior Renovation)
Address: 3700 Davie Rd. Davie, FL (varsity Square)

20	Supply and paint all metal poles matching a similar color of new lamps locate at parking lot.	L.S.	1.00	895.00	895.00	100.00	-	895.00
21	Supply and build new soffit for a fake beam with bonding, special foam inside and plaster/stucco brick-like as per request by Owner.	L.S.	1.00	1,785.00	1,785.00	100.00	-	1,785.00
22	Supply and install new printed numbers 'height in special glued vinyl according to Fire department requirements on all rear metal doors.	L.S.	1.00	250.00	250.00	100.00	-	250.00
23	Supply, repair and install caps on all holes due to the change of new light heads before painting at light poles located in the parking lot.	L.S.	1.00	275.00	275.00	100.00	-	275.00
24	Supply, install and paint new wood casing 2" inside of each bay. Fourteen (14) in total. Including repairs in Market due to difference on west wall inside.	L.S.	1.00	1,985.00	1,985.00	100.00	-	1,985.00
25	Supply and install Four (4) exterior lights outside of market place entrances. Including electrical repair and Disconnection of four existing. Disconnect other two alarm and elect devices, etc.	L.S.	1.00	962.00	962.00	100.00	-	962.00
26	Supply and install metal angle on floor/border of hallway in front of market place. Including painting on the whole rising step with yellow safety paint.	L.S.	1.00	490.00	490.00	100.00	-	490.00
27	Supply, clean and paint again metal back door at Pizza place due to a pizza box glued with expandable foam at to the door by Pizza staff.	L.S.	1.00	125.00	125.00	100.00	-	125.00
28	Reimbursement paid by Roy Construction, LLC: Notice of Commencement recording fee: \$13.00; Town of Davie permit fee: \$741.73; Sealed plans printout \$71.71.	L.S.	1.00	826.44	826.44	100.00	-	826.44
	Subtotal and reimbursement				160,274.44			153,990.73
	Payments made to date							(150,881.24)
	Total application for payment							3,109.49

ROY DNSTRCTION, LLC

CGC 1505978

Owner: Varsity Square (exterior Renovation)

Address: 3700 Davie Rd. Davie, FL (varsity Square)

Application for Payment No.4
ProposalNo.:07112020-R7
DATE: January 9, 2021

[illegible]

PAY TO THE ORDER OF
BANK OF AMERICA
HALEAH GARDENS, FL 33016
FOR DEPOSIT ONLY
ROY CONSTRUCTION, LLC

CHECK HERE AFTER
 MOBILE OR REMOTE DEPOSIT DATE 11/3

DON'T WRITE, STAMP OR SIGN BELOW THIS LINE
 RECEIVED FOR FINANCIAL INSTITUTION USE

009236820-
 2022-05-11

ROY CONSTRUCTION, LLC

CGC 1505978

Owner: Varsity Square (Exterior Renovation)
Address: 3700 Davie Rd. Davie, FL (Varsity Square)

Application for Payment No.5
Proposal No.: 07112020-R7
DATE: January 9, 2022

#	Description	Unit	Quantity	Unit Price [\$]	Sub Total [\$]	% Completed	% To be Completed	Subtotal to pay [\$]
A	New Construction							
1	Demolition of wood structure balcony and columns on the North side of the building. Proper disposition of all debris and garbage produced by demolition.	L.S.	1.00	1,100.00	1,100.00	100.00	-	1,100.00
2	Demolition of all existing floor in the hallway in preparation of new floor installation. Partial Demolition of concrete beam close to cigar store in order to leveled with new floor. Proper disposition of debris and garbage. Price shall be review after plans approved	L.S.	1.00	5,225.00	5,225.00	100.00	-	5,225.00
3	Supply and apply paint to all walls of the Building 1. Including surfaces pressure cleaning treated with chlorine solution before power washing. Sealer on exterior exposed chalky stucco surfaces. Caulking doors and windows, cauliking small cracks, etc; and paint over parapet walls including metal doors and frames in the back of the building. Color gray will be chosen by Owner	L.S.	1.00	17,950.00	17,950.00	100.00	-	17,950.00
4	Supply and apply paint to all walls of the Building 2. Including surfaces pressure cleaning treated with chlorine solution before power washing. Sealer on exterior exposed chalky stucco surfaces. Caulking doors and windows, cauliking small cracks, etc; and paint over parapet walls including metal doors and frames in the back of the building. Color gray will be chosen by Owner	L.S.	1.00	13,525.00	13,525.00	100.00	-	13,525.00

Owner: Varsity Square (Exterior Renovation)
Address: 3700 Davie Rd. Davie, FL (Varsity Square)

5	Supply and install nineteen (19) new LED pole lights-slim with 5k, 150 W. Supply and install twelve (12) LED Small wall pack 5k-9W (back of building). Supply and Install Nineteen (19) 6" recessed light 4k 14w. Supply and install three (3) LED Flood light at existing spots of the building using the existing circuits. If something is different on plans , prices will be requested.	L.S.	1.00	14,560.00	14,560.00	100.00	-	14,560.00
6	Supply and install new metal railings complying ADA regulations in both sides of building #1. Including anti-corrosion paint and extraction of existing damaged railing.	L.S.	1.00	2,695.00	2,695.00	100.00	-	2,695.00
7	Supply and install Twelve (12) doors Es 9000. Glass color grey, Impact glass, White aluminum with 3P lock. C-handle and Push bar. ADA Threshold. 1/4HS+0.090PVB+1/4HS.	L.S.	1.00	36,963.00	36,963.00	100.00	-	36,963.00
8	Supply and install new floor similar to existing with samples selected by Owner. It will be over steps/lower level area (dark color) and existing covered hallway area (Light color) in both buildings. Approximate area to be installed: 3,500 sq ft. Allowance of \$2.50 /sq ft of tile floor to be choose by Owner. (10% waste usage was considered). Metal corner will be installed on hallway step border.	L.S.	1.00	30,895.00	30,895.00	100.00	-	30,895.00
9	Due diligence for permits approvals with different agencies in Broward County, DERM and Town of Davie	L.S.	1.00	550.00	550.00	100.00	-	550.00
10	Supply and install new dumpster gate similar to picture required by City in black metal (72"x72" each gate). Proper disposition of existing damaged gate.	L.S.	2.00	3,185.00	6,370.00	100.00	-	6,370.00
11	Demolition of rusted and damaged wood awning located at school frontage. Supply and install new wood ceiling structure preserving main supports. Roof waterproofing or roof coverage is not included in this item	L.S.	1.00	4,985.00	4,985.00	100.00	-	4,985.00

ROY CONSTRUCTION, LLC

CGC 1505978

Owner: Varsity Square (Exterior Renovation)

Address: 3700 Davie Rd. Davie, FL (Varsity Square)

Application for Payment No.5
Proposal No.: 07112020-R7
DATE: January 9, 2022

12	Supply and install Two (2) Double doors Es 9000. Glass color grey, impact glass, grey aluminum with 3p lock. C-handle and push bar. ADA threshold. 1/4HS+0.090PVB+1/4HS (Located at Latin Market place)	L.S.	1.00	11,200.00	11,200.00	100.00	-	11,200.00
13	Supply and install new metal railings complying ADA regulations on ramp of building #2 with curve on both sides. Including anti-corrosion paint and extraction of existing damaged metal railing.	L.S.	1.00	1,988.00	1,988.00	100.00	-	1,988.00
14	Supply and install new exterior wood molding on three(3) windows on school façade (East side). Including extraction of the existing damaged moldings.	L.S.	1.00	695.00	695.00	100.00	-	695.00
15	Repair interior soffit borders of three (3) windows inside of school classrooms with painting. Take-off three and reinstall two blinds on windows. Cleaning debris, etc	L.S.	1.00	495.00	495.00	100.00	-	495.00
16	Supply and install drywall to repair wall opened by others due to a plumbing repair on school bathroom wall with finish and painting with matching color.	L.S.	1.00	415.00	415.00	100.00	-	415.00
17	Demolition to reduce thickness on concrete slabs requested by Owner for the steps in order to flat the new tiles installed on the steps with the concrete curbs. Not included on the scope of work at initial proposal.	L.S.	1.00	1,995.00	1,995.00	100.00	-	1,995.00
18	Supply and paint all metal structure for awning located at latin market, including cleaning and take-off all the fabric left between the wall and the metal structure left when the old fabric was take off by others.	L.S.	1.00	595.00	595.00	100.00	-	595.00
19	Supply and install wood in order to repair some borders of wood windows around the building. Approximately on eight of them. Not changing of jams or glass was included, only missing or damaged borders.	L.S.	1.00	480.00	480.00	100.00	-	480.00

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DATE: January 9, 2022

20	Supply and paint all metal poles matching a similar color of new lamps locate at parking lot.	L.S.	1.00	895.00	895.00	100.00	-	895.00
21	Supply and build new soffit for a fake beam with bonding, special foam inside and plaster/stucco brick-like as per request by Owner.	L.S.	1.00	1,785.00	1,785.00	100.00	-	1,785.00
22	Supply and install new printed numbers ' height in special glued vinyl according to Fire department requirements on all rear metal doors.	L.S.	1.00	250.00	250.00	100.00	-	250.00
23	Supply, repair and install caps on all holes due to the change of new light heads before painting at light poles located in the parking lot.	L.S.	1.00	275.00	275.00	100.00	-	275.00
24	Supply, install and paint new wood casing 2" inside of each bay. Fourteen (14) in total. Including repairs in Market due to difference on west wall inside.	L.S.	1.00	1,985.00	1,985.00	100.00	-	1,985.00
25	Supply and install Four (4) exterior lights outside of market place entrances. Including electrical repair and Disconnection of four existing. Disconnect other two alarm and elect devices, etc.	L.S.	1.00	962.00	962.00	100.00	-	962.00
26	Supply and install metal angle on floor/border of hallway in front of market place. Including painting on the whole rising step with yellow safety paint.	L.S.	1.00	490.00	490.00	100.00	-	490.00
27	Supply, clean and paint again metal back door at Pizza place due to a pizza box glued with expandable foam at to the door by Pizza staff.	L.S.	1.00	125.00	125.00	100.00	-	125.00
28	Reimbursement paid by Roy Construction, LLC: Notice of Commecement recording fee: \$13.00; Town of Davie permit fee: \$741.73; Sealed plans printout \$71.71.	L.S.	1.00	826.44	826.44	100.00	-	826.44
	Subtotal and reimbursement				160,274.44			160,274.44
	Payments made to date							(153,991.43)
	Total application for payment							6,283.71

ROY CONSTRUCTION, LLC

CGC 1505978

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Address: 3700 Davie Rd. Davie, FL (Varsity Square)

Application for Payment No.5

Proposal No.: 07112020-R7

DATE: January 9, 2022

[illegible]

ORIGINAL DOCUMENT PRINTED ON CHEMICAL-REACTIVE PAPER WITH MICROPRINTED BORDER

Varsity Square LLC
C/o Cimino Real Estate
2901 W Cypress Creek Rd #104
Ft Lauderdale, FL 33309

City National Bank
25 W Flagler Street
Miami, FL 33130

326

PAY **** SIX THOUSAND TWO HUNDRED EIGHTY THREE AND 71/100 DOLLARS

DATE 05/18/22

AMOUNT \$6,283.71***

TO THE ORDER OF Roy Construction LLC
1415 Sabal Trail
Weston, FL 33327


AUTHORIZED SIGNATURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE & INFO WILL DISAPPEAR WITH HEAT.

00003260 00660043670 300002248660

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Town of Davie Permits

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Welcome Page Public Search

Permit Summary

Permit Type S-Structural Miscellaneous
Permit # 2021-00008332
Application # 2021-00008332
Status **Permit Completed on 11/05/2021**
Issued To Contractor

Payment Summary

Total Charges \$720.48
Amount Collected \$720.48
Total Due \$0.00
Paid On 11/01/2021

Location

Primary Owner VARSITY SQUARE LLC % FLORIDA TRUST REALTY
Address 3700 DAVIE RD Davie FL, 33314
Parcel 504126390010
Description PROJECT DOX
Lot Number
Subdivision Shoppes of Davie

Permit Details

Description

Change 14 storefront doors to impact

Email freddyroye@yahoo.com

Phone Number (786) 426-1118

EXT.

Current Property Value

Est. Improvement Value \$33,000.00

Improvement Sq. Ft.

Printed

Master Permit

Comments

Change 14 storefront doors to impact Owner: Varsity Square 954-275-6272
 Roy Construction 786-426-1118

Inspections

REQUEST				
Date	Inspection Type	Request Inspection Comment	Status	Pass/Fail
11/02/2021	S1310 Structural Final	Add Comment	Completed	Fail
11/04/2021	S1310	Add Comment	Completed	Pass

**Structural
Final****Conditions**

Active	Code	Comment	Due Date
✓	Prescreen Rejected	Date: 9.8.21 Comments: file needs to be separated, see pdox.	
✓	Resubmit Rejection	Date: 09/28/2021 Rejected Corrections uploaded Incorrectly See Discussion Box in Pdox Task returned to Applicant	
✓	Corrections	Date: 09/29/2021 Correction routed to Str	10/07/2021
✓	Approved Structural Dept	Date: 10/22/21 Approved by MAL Returned to Hub	
✓	Permit Ready to be Issued	Date: 10/30/21 Permit ready to be issued. Balance due \$720.48 Emailed Customer at freddyroye@yahoo.com need to update liability batch stamp	
✓	Location of Plans	Date: 9.14.21 Permit routed to Struct Dept.	09/22/2021
✓	Project Dox Submittal	Date: 9/2/21 The application was created and uploaded in projectdox. Pending files to be uploaded from the applicant. Emailed freddyroye@yahoo.com	
✓	Rejected Structural Dept	Date: 9/24/21 Rejected by Maria See Notes for comments File returned to Hub	
✓	Plans On Hold	Date: 9/28/21 Plans rejected by: Struct Permit on hold for corrections. Comments were emailed to	

Notes

Subject	Note	Date
Str review #2	APPROVED	10/22/21
STR Rejected	Rejected #21- 8332 Structural Comments-Maria Date 09/24/21 1. Provide a sealed plan by a design professional with the design wind load. FBC107.3.4	09/24/21

**WAIVER AND RELEASE OF LIEN OR BOND
UPON FINAL PAYMENT**

The undersigned lienor, in consideration of the final payment in the amount of **\$6,283.71** hereby waives and releases its lien or bond claim and right to claim a lien or claim the bond including all claims, change orders or demand whatsoever for labor, services, or materials furnished to **Varsity Square, LLC on the job of Varsity Square, 3700-3788 Davie Rd., Davie, FL 33314.** The undersigned represents that he/she is an authorized agent of Lienor and has authority to execute this Final Waiver and Release of Lien on behalf of Lienor.

Dated on: May 18th. 2022

Lienor: **Roy Construction, LLC**

By 

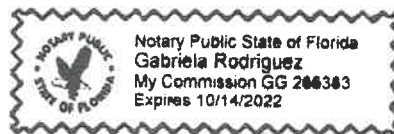
Printed Name FREDDY A. ROYE

Title MANAGER-DIRECTOR

State of Florida
County of FLORIDA

Sworn to and subscribed before me this 18th day of MAY 2022

GABRIELA RODRIGUEZ
Notary Public Gabriela Rodriguez



Personally known ✓ or Produced Identification