

#4

TOP SEAL

Property = Varsity Square, LLC

Payee Ledger

Payee Type	Payee	Invoice Number	Invoice Date	Due Date	Property	Expense Account	Amount npaid	Amount	Payment No	Payment Date	Description
Vendor	Top Seal Services Corp	3700	5/21/2021	6/2/2021	Varsity Square, LLC	17190000 - Building Improvements	14,000.00	0.00	213*	6/8/2021	Metal roof Deposit
Vendor	Top Seal Services Corp	3700B	9/15/2021	9/15/2021	Varsity Square, LLC	62850000 - Roof Repairs	22,300.00	0.00	241	9/15/2021	
Grand Total							36,300.00	0.00			

* Copy of Check 213 is not available. I have included the Bank Reconciliation to show that the check has cleared



TOP SEAL SERVICES, CORP

5/14/21

THIS PROPOSAL FOR WORK is prepared by Top Seal Services. 598 NW 54 st, Miami FL, 33127. For the exclusive consideration of **MICHAEL HERZFELD**. We submit the following specifications for work to be performed at **3700 DAVIE RD, DAVIE FL**; all materials shall meet or exceed ASTM and UL standards. Work shall be performed in accordance with manufacturer's specifications and the south Florida building code (SFBC) as specified below:

RE-ROOF: PETERSON PAC-CLAD 1.5 STANDING SEAM GALVALUME METAL ROOF. (3,500 SQF), TWO BUILDINGS FRONT MANSARD ROOF.

1. Obtain appropriate building permit.
1. Remove existing roofing materials to a smooth workable surface
2. Re-nail entire wood deck with 8D ring shank nail.
3. Clean and removal all dust and debris from roof surface.
4. Repair all damaged wood. 100 lineal/square feet of 5/8 plywood included in contract price. Additional wood to be billed at cost of material only.
5. Attach 30# base sheet with ring shank nails and tin caps.
6. Attach VERSA SHIELD fire barrier with ring shank nail and tin caps.
7. Set PETERSON PAC-CLAD GALVALUME 1.5" standing seam metal roofing panels.
8. Install all metal eve drip, valley, wall flashing and lead plumbing ventilation pipes.
9. Removal of all roofing related debris from property.

Charcoal will be the color.

Excluded: Gutters and down spouts.

Priced includes:

1. All labor, material and equipment necessary to perform proposed scope of work.
2. Ten years warranty for labor and material from Top Seal Services.

Based on the specifications above, the price for labor and materials shall be THIRTY-FIVE THOUSAND dollars. (\$35,000.00). Price includes taxes, permit and inspections.

ADDITIONAL \$950 FOR REPLACEMENT OF WOOD FACIA COST OF MATERIAL ONLY. *- EP.*

Payments shall be made on each building as follows:

1. 40% deposit , 40% dry in and balance on completion.

Terms and conditions:

1. Top Seal Services. will perform all work according to standard practices within the Florida Construction Industry.
2. This Agreement covers only the work specified herein and does not cover any additional repairs that may be found necessary after the commencement of the work. Any alteration or deviation from the specifications contained in this agreement, resulting in any cost not anticipated herein, shall be deemed the financial responsibility of the Owner, and shall be charged in addition to the amount of this Agreement.
3. Top Seal Roofing. carries, and will continue to carry, insurance coverage as required by Florida law. Notwithstanding said coverage, Top Seal roofing. shall not be held responsible for any circumstances beyond their control.
4. Top Seal Roofing. is not responsible for the condition of any existing equipment or fixtures.
5. Top Seal Roofing. will not commence work at the beginning of any day that the national weather service has declared 40% or greater change of rain.
6. Should a leak occur during the warranty period specified, due to defective materials or workmanship provided Top Seal Roofing. and such information is timely conveyed to Top Seal Roofing. in writing by the Owner; Top Seal Roofing. agrees to repair or replace such defective materials or workmanship without charge. Work done. Or attempted, by others than by Top Seal Roofing. or their authorized agents, fully negates this warranty and relieves Top Seal Roofing. of any further obligation of any kind whatsoever.
7. Warranty shall only honor when payment under this Agreement and any related charges are paid in full. Warranty is transferable.
8. This Agreement shall be considered void unless accepted within 60 days of the date stated above.
9. IN WITNESS WHEREOF, the parties execute this Agreement on the dates stated below.

Considerably handled,
Top Seal Services-ROOFING

Ronald Medina

Ronald Medina
Owner

TOP SEAL SERVICES.

SIGNATURE

OWNER:

usaya for

SIGNATURE

usaya for
usaya Square, LLC

Address: 598 NW 54 St, Miami, FL 33127 / Phone (305)986-3270 Fax (305)754-7844

<https://topsealservices.com/> email ronaldm@topsealservices.com

PRINTED NAME / DATE

Elvis Perez 5/20/21

PRINTED NAME / DATE

TOP SEAL SERVICES, CORP.

May 21, 2021

varying -
metal roof.

INVOICE # 3700

Bill To	
	MICHAEL HERZFELD
Customer ID#	3700
Address	3700 DAVIE RD DAVIE FL
Phone	
Payment Due	May 21, 2021
Salesperson	RONALD MEDINA
Payment Terms	UPON RECEIPT

MAY 26 2021

Description	Line Total	
RE-ROOF METAL	\$35,000.00	
DEPOSIT	\$14,000.00	
	Subtotal	\$14,000.00
	Sales Tax	
	Total	\$14,000.00

Thank you for your business!

Please mail check to address below.

TOP SEAL SERVICES, CORP.

5025 SW 75 ST, MIAMI FL 33143 | WWW.TOPSEALSERVICES.COM
p. 305-986-3270 | f. 305-754-7844 | RONALDM@TOPSEALSERVICES.COM

City National Bank of FL
Varsity Square, LLC
Bank Rec In-Progress Report
Balance Per Bank Statement as of 6/30/2021

Page 1

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 GL

Difference	0.00
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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

TO THE ORDER OF	DATE	AMOUNT
Varsity Square LLC C/o China New Glass 1000 Weymouth Court Fort Worth, Texas 76107	06/08/21	\$14,000.00**
To the Order of Top Seal Services Corp 1111 E. 7th Street Hialeah, Fl. 33013		
***** FOURTEEN THOUSAND AND 00/100 DOLLARS		
City National Bank 29 N. Flagler Street Miami, FL 33130		
213		
#0000213* 40660043574 30000324856*		

[illegible]

Varsity Square LLCC/o Ciminel Real Estate
2901 W Cypress Creek Rd #104
FL Lauderdale, FL 33309City National Bank
25 W Flagler Street
Miami, FL 33130

241

RAY

***** TWENTY TWO THOUSAND THREE HUNDRED AND 00/100 DOLLARS *****

DATE

AMOUNT

09/15/21

\$22,300.00**

TO THE
ORDER OFTop Seal Services Corp
12420 NW 5 Ave.

Miami, FL 33168

AUTHORIZED SIGNATURE

⑈000241⑈ ⑈066004367⑈ 30000224866⑈

● ENDORSE HERE

TOP seal
20002251574☐ CHECK HERE AFTER

MOBILE OR REMOTE DEPOSIT DATE

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE0092393786
2021-09-22

Security Features The security features listed below, as well as those not listed, exceed industry guidelines.	
Microprint Number Watermark Security Thread Color Shifting Ink Clear Security Paper Heat Sensitive Ink	Registered with the Federal Reserve Registered with the Treasury Department Registered with the SEC Registered with the FDIC Registered with the CFPB Registered with the FTC Registered with the DOJ Registered with the EPA Registered with the GSA Registered with the HHS Registered with the IHS Registered with the JHS Registered with the KHS Registered with the LHS Registered with the MHS Registered with the NHS Registered with the OHS Registered with the PHS Registered with the RHS Registered with the SHS Registered with the THS Registered with the VHS Registered with the WHS Registered with the XHS Registered with the YHS Registered with the ZHS

Town of Davie Permits

Powered by Tyler Technologies

Welcome Page Public Search

Permit Summary

Permit Type S-Commercial Re-roof
Permit # 2021-00006731
Application # 2021-00006731
Status **Permit Completed on 08/17/2021**
Issued To Contractor

Payment Summary

Total Charges \$764.14
Amount Collected \$764.14
Total Due \$0.00
Paid On 07/26/2021

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

Commercial metal roof

Email RONALDM@TOPSEALSERVICES.COM

Phone Number (305) 986-3270

EXT.

Current Property Value

Est. Improvement Value \$35,000.00

Improvement Sq. Ft. 3,500

Printed

Master Permit

Comments Commercial metal roof

Inspections

REQUEST				
Date	Inspection Type	Request Inspection Comment	Status	Pass/Fail
08/04/2021	S1220 Roof in Progress	Add Comment	Completed	Pass
08/04/2021	S1225 Roof Sheathing	Add Comment	Completed	Pass

08/04/2021	S1335 Tin Cap	Add Comment	Completed	Pass
08/04/2021	S1345 Versashield	Add Comment	Completed	Pass
08/17/2021	S1215 Roof Final	Add Comment	Completed	Pass

Conditions

Active	Code	Comment	Due Date
✓	Project Dox Submittal	Date: 7.1.21 The application was created and uploaded in projectdox. Pending files to be uploaded from the applicant. Emailed nickmedina1995@gmail.com	
✓	Location of Plans	Date: 7.12.21 Permit routed to Struct Dept.	07/22/2021
✓	Prescreen Rejected	Date: 7.7.21 Comments: need gen liab & addendum, see pdox.	
✓	Approved Structural Dept	Date: 7/20/21 Approved by Maria Returned to Hub	
✓	Permit Ready to be Issued	Date: 7/26/21 Permit ready to be issued. Balance due \$764.14 Emailed Customer at ronaldm@topsealservices.com batch stamp	

Notes

Subject	Note	Date
STR Approved	Approved	07/20/21

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

The undersigned lienor, in consideration of the final payment in the amount of **\$22,300.00** 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: September 16, 2021

Lienor: **Top Seal Services Corp**

By 

Printed Name Nicholas Medina

Title _____

State of Florida
County of Broward

Sworn to and subscribed before me this 20th day of September 2021


Notary Public

Personally known _____ or Produced Identification