

UNITED ENGINEERING CONSULTANTS
4240 S. Ridgewood Avenue, Suite #4
Port Orange, FL 32127
Tel. (386) 256-7684

LETTER OF TRANSMITTAL

Date: January 15, 2025

TO: Oceans West One Condominium
One Oceans West Blvd
Daytona Beach Shores, FL 32118

Attention: Kris Balch, Condominium Board Member
Ray Reynolds, SPEC Contractor Services

PROJECT: Oceans West One Shoring Project, Project No. 20-1153

SUBJECT: Contractor Final Payment Application #5

No.	Date	Pages	Description
1.	01/15/2025	2	Pay Application #5- Signed & Approved by UEC
2.	01/15/2025	1	Releases of Lien: SPEC

These are transmitted as checked below:

☐ For approval	☐ Approved as submitted	☐ Resubmit for approval
☐ For Payment	☒ Approved as noted	☐ Submit copies for distribution
☐ As requested	☐ Returned for corrections	☐ For review and comment

REMARKS: UEC has verified the work claimed for payment has been completed and the amounts claimed are consistent with the approved schedule of values.



Christopher B. Longman, P.E.

COPY TO: SPEC
UEC File, Pay App
Oceans West One

APPLICATION AND CERTIFICATION FOR PAYMENT

TO: Oceans West One Condominium
One Oceans West Blvd.
Daytona Beach Shores, FL 32118
FROM: SPEC Contractor Services, LLC
P.O. Box 2249
Winter Park, FL 32790

PROJECT: Oceans West One Condo
Exterior Building Restoration

APPLICATION NO: 5

PERIOD TO: 31-Dec-24
APPLICATION DATE: 6-Jan-25

PROJECT NOS: 24-01-036

Distribution to:

☐	OWNER
☐	ARCHITECT
☐	CONTRACTOR

CONTRACT FOR: Exterior Building Restoration

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	187,331.00
2. Net change by Change Orders	\$	\$0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	187,331.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	101,612.50
5. RETAINAGE: (Original Contract Only)	\$	
a. 00 % of Completed Work (Column D + E on G703)	\$	0.00
b. 0 % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	101,612.50
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	81,414.00
8. CURRENT PAYMENT DUE	\$	20,198.50
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	85,718.50

Payment Terms: NET 15 days

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the 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 for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: SPEC Contractor Services, LLC

By: [Signature] Date: 1/7/25

State of Florida
County of Volusia
Subscribed and sworn to before me this 6th day of January, 2025
Notary Public: [Signature]
My Commission expires: 5/1/2027

IRMA MIRELLA BELTI
Notary Public
State of Florida
Comm# 114392852
Expires 5/1/2027



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect'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.

AMOUNT CERTIFIED \$ 20,198.50

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

By: [Signature] Date: 1/15/25

ARCHITECT: This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month (#1)		\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	\$0.00

TO: Oceans West One Condominium
One Oceans West Blvd.
Daytona Beach Shores , FL 32118

FROM: SPEC Contractor Services, LLC
P.O. Box 2249
Winter Park, FL 32790

PROJECT: Oceans West One Condo
Exterior Building Restoration

APPLICATION NO: 3
APPLICATION DATE: 6-Jan-25
PERIOD TO: 31-Dec-24
ARCHITECT'S PROJECT NO:
PROJECT NO: 24-01-036

AIA DOCUMENT G703 · CONTINUATION SHEET FOR G702 · 1992 EDITION · AIA ©1992
THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W. WASHINGTON, D.C. 20006-5232

WAIVER AND RELEASE OF LIEN
UPON PARTIAL PAYMENT

The undersigned lienor, in consideration of partial payment in the amount of \$ 20,198.50
hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished
through December 31, 2024 to Oceans West One Condominium Ass. on the job of Building Restoration
to the following described property:

Oceans West One Condominium
1 Oceans West Blvd.
Daytona Beach Shores , FL 32118

DATED on January 6, 2025

Lienor's Name: SPEC Contractor Services

Address: P.O. Box 2249

Winter Park, FL 32790

By: [Signature]

Printed Name: GREGORY P. BRUCE

STATE OF Florida
COUNTY OF Volusia

Personally appeared before me, this 6th day of January, 2025
Gregory P. Bruce who being duly sworn on oath says that he/she is
Manager of SPEC Contractor Services and that he/she hereby
acknowledges the execution of the foregoing instrument for and on special instance and request.

Personally Known X OR Produced Identification _____

Type of Identification Produced _____



IRMA MIRELLA BELTRAN
Notary Public
State of Florida
Comm# HH392852
Expires 5/1/2027

[Signature]
Printed Name: Irma Mirella Beltran

NOTARY PUBLIC - STATE OF Florida