

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF: Two PAGES

TO ROOF CONSULTANT:

Florida Roof Consulting & Inspection Service, LLC
8606 Hunter Village Rd., Suite 260
Tampa, FL 33647

PROJECT: Gulf Front Lagoon Condo
502-504 S Florida Ave
Tarpon Springs, FL 34689

APPLICATION NO: Five(5)

Distribution to:

☒	OWNER
☐	ARCHITECT
☐	CONTRACTOR
☐	
☐	

FROM CONTRACTOR:

Service Works Commercial Roofing, Inc.
5423 North 59th Street
Tampa, Florida 33610

OWNER: Gulf Front Lagoon Condominium Assoc., Inc
502-504 S. Florida Ave
Tarpon Springs, FL 34689

PERIOD TO: 12-Aug-25

CONTRACT FOR Roof Replacement & Related Work

CONTRACT DATE: 12/16/2024

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.

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.

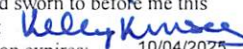
1. ORIGINAL CONTRACT SUM	\$	495,000.00
2. Net change by Change Orders	\$	40,065.23
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	535,065.23
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	535,065.23
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	\$	0.00
b. % of Stored Material (Column F on G703)	\$	0
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)	\$	535,065.23
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	475,438.71
8. CURRENT PAYMENT DUE	\$	59,626.52
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	0.00

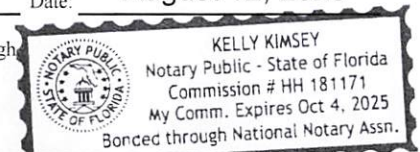
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner NO 1-3	\$40,065.23	
Total approved this Month	\$0.00	
TOTALS	\$40,065.23	\$0.00
NET CHANGES by Change Order	\$40,065.23	

CONTRACTOR: SERVICE WORKS COMMERCIAL ROOFING, INC.

By: 

Date: August 12, 2025

State of: Florida County of: Hillsborough
Subscribed and sworn to before me this August 12, 2025
Notary Public: 
My Commission expires: 10/04/2025



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 \$

(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.)
ARCHITECT:

By: _____ Date: _____

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.

CONTINUATION SHEET

AIA DOCUMENT G703

Page 2 of 2 Pages

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing
Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Service Works
5423 N. 59th Street
Tampa, FL 33610

APPLICATION NO: **Five (5)**
APPLICATION DATE: **12-Aug-25**

PERIOD TO: **12-Aug-25**
ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	GULF FRONT LAGOON								
1	MOBILIZATION	\$90,000.00	90,000.00	0.00	0.00	90,000.00	100%	0.00	9,000.00
2	GENERAL CONDITIONS	\$10,000.00	10,000.00	0.00	0.00	10,000.00	100%	0.00	1,000.00
3	ROOFING MATERIAL	\$176,500.00	176,500.00	0.00	0.00	176,500.00	100%	0.00	17,650.00
4	ROOFING LABOR	\$85,000.00	85,000.00	0.00	0.00	85,000.00	100%	0.00	8,500.00
5	SHEET METAL MATERIAL	\$12,500.00	12,500.00	0.00	0.00	12,500.00	100%	0.00	1,250.00
6	SHEET METAL LABOR	\$9,000.00	9,000.00	0.00	0.00	9,000.00	100%	0.00	900.00
7	MECHANICAL	\$100,000.00	100,000.00	0.00	0.00	100,000.00	100%	0.00	10,000.00
8	DOORS	\$12,000.00	12,000.00	0.00	0.00	12,000.00	100%	0.00	1,200.00
9	CO #1 TO ADJUST CONTRACT AMOUNT - Doors and T Stat Wires	\$34,000.00	\$27,200.00	6,800.00	\$0.00	34,000.00	100%	0.00	3,400.00
10	CO #2 - CONCRETE and PLYWOOD	\$2,265.23	\$2,265.23	0.00	\$0.00	2,265.23	100%	0.00	226.52
11	CO #3 - ACCESS PANELS	\$3,800.00	\$3,800.00	0.00	\$0.00	3,800.00	100%	0.00	380.00
	GRAND TOTALS	\$535,065.23	\$528,265.23	\$6,800.00	\$0.00	\$535,065.23	100%	\$0.00	\$53,506.52

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

Conditional Final Waiver and Release

State of Florida
COUNTY OF HILLSBOROUGH

The undersigned supplier, vendor, contractor and/or materialman has been employed by
GULF FRONT LAGOON CONDO ASSN to furnish RE-ROOF BUILDINGS 502 & 504
for the construction improvements known as GULF FRONT LAGOON CONDOMINIUM
which is located at 502 - 504 S FLORIDA AVE, TARPON SPRINGS

PORTION OF LAND LYING AND BEING IN SECTION 15, TOWNSHIP 27 SOUTH, RANGE 15 EAST,
GULF FRONT LAGOON CONDO, PINELLAS COUNTY, FLORIDA.

and is owned by
GULF FRONT LAGOON CONDO ASSN INC

This Lien Waiver is expressly contingent upon the receipt and clearance of funds in the amount of
\$ 59626.52 by the drawee bank and shall not be effective until such contingency occurs.

For and in consideration of the sum of \$ 59626.52 and other good and valuable consideration,
waives and releases any and all liens or claims of liens or any right against any labor and/or material
payment bond of Contractor it has upon the foregoing described property.

Dated on August 12th, 2025.

SERVICE WORKS COMMERCIAL
5423 N 59TH ST
TAMPA, FL 33610

By:  (Seal)

Name: GARRY TIPTON

Title: GENERAL MANAGER

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 12th day of August, 2025
by Garry Tipton (name of person making statement) who took an oath.

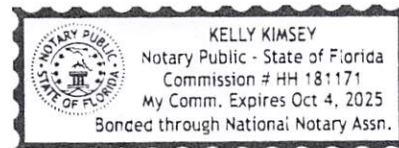

Signature of Notary Public-State of Florida
Print, type or stamp name of Notary Public:
☒ Personally known OR ☐ Produced Identification

Type of identification produced: _____

Ref: 24078

Pay App #5

Misc. Info:



SERVICE WORKS COMMERCIAL ROOFING, LLC.
ROOFING SYSTEMS WARRANTY
NON TRANSFERABLE

BUILDING OWNER: Gulf Front Lagoon Condominium Association, Inc
BUILDING NAME: Gulf Front Lagoon Building 504
LOCATION: 502 South Florida Ave., Tarpon Springs, FL 34689
DATE OF COMPLETION: 06/13/2025

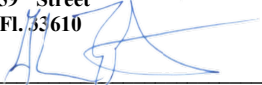
Service Works Commercial Roofing, LLC. warrants to the Building Owner, ("Owner"), of the building described above, that subject to the terms, conditions, and limitations stated herein, Service Works will repair any leaks from the work we completed per our scope but, not exceed the Owner's original cost, of work completed by Service Works for a period of **Five (5)** year commencing with the date of the final inspection and acceptance of the Roofing System installed by Service Works (except as stated in paragraph number 6).

TERMS, CONDITIONS, LIMITATIONS

1. Owner shall provide Service Works with written notice within (30) days of the discovery of any leaks in the Roofing System.
2. If, upon Service Work's inspection, Service Works determines that the leaks in the Roofing System are caused by defects in the Roofing System's material or workmanship of Service Works (except as provided in paragraphs number 3 and 4). Owner's remedies and Service Work's liability shall be limited to Service Work's repair of the Roofing System, subject to the cost limitation set forth above.
3. This warranty shall not be applicable, if in the judgment of Service Works, any of the following shall occur:
 - (a) The Roofing System is damaged by natural disasters, including but not limited to, lightening, gales, hurricanes, tornadoes, and earthquakes, or:
 - (b) The Roofing System is damaged by any acts of negligence, accidents, or misuse, including but not limited to, vandalism, civil disobedience, other trades or acts of war, or:
 - (c) Metal work or other material not furnished by Service Works is used in the Roofing Systems and causes leaks.
4. This Warranty shall be null and void if in the judgment of Service Works any of the following shall occur:
 - (a) If, after installation of the Roofing System by Service Works there are any alterations or repairs made on or through the roof or objects such as, but not limited to structures, fixtures, or utilities are placed upon or attached to the roof without first obtaining written authorization from Service Works or:
 - (b) Failure by the Owner lessee to use reasonable care in maintaining the roof, or:
 - (c) Owner fails to comply with every term or condition stated therein.
5. During the term of this Warranty, Service Works, its agents or employees, shall have free access to the roof during regular business hours.
6. Service Works shall have no obligation under this Warranty until all bills for installation, supplies, materials, and service have been paid in full to Service Works Commercial Roofing, LLC.
7. Service Work's failure at any time to enforce any of the terms or conditions stated herein shall not be construed to be a waiver of such provision.
8. This Warranty supersedes and is in lieu of any and all other expressed warranties that are in conflict with the terms and conditions stated herein.
9. Service Works does not, either itself or through its representatives, practice architecture or engineering. Service Works offers no opinion on, and expressly disclaims any responsibility for, the structural soundness of any roof deck on which its products may be applied. Opinions of competent structural engineers should be obtained by the owner as to the structural soundness of the roof deck, or its ability to properly support the contemplated roof installation. Service Works accepts no liability for any failure of the roof deck or resulting damages.

THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE FACE HEREOF, SERVICE WORKS SHALL NOT BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES.
NO REPRESENTATIVE OF SERVICE WORKS HAS AUTHORITY TO MAKE ANY REPRESENTATIONS OR PROMISES ACCEPTED AS STATED HEREIN.

SERVICE WORKS COMMERCIAL ROOFING, LLC.
5423 N. 59th Street
Tampa, FL 33610

BY 
Garry Tipton

TITLE: General Manager

DATE: 06/16/2025

SERVICE WORKS COMMERCIAL ROOFING, LLC.
ROOFING SYSTEMS WARRANTY
NON TRANSFERABLE

BUILDING OWNER: Gulf Front Lagoon Condominium Association, Inc
BUILDING NAME: Gulf Front Lagoon Building 504
LOCATION: 504 South Florida Ave., Tarpon Springs, FL 34689
DATE OF COMPLETION: 06/13/2025

Service Works Commercial Roofing, LLC. warrants to the Building Owner, ("Owner"), of the building described above, that subject to the terms, conditions, and limitations stated herein, Service Works will repair any leaks from the work we completed per our scope but, not exceed the Owner's original cost, of work completed by Service Works for a period of **Five (5)** year commencing with the date of the final inspection and acceptance of the Roofing System installed by Service Works (except as stated in paragraph number 6).

TERMS, CONDITIONS, LIMITATIONS

1. Owner shall provide Service Works with written notice within (30) days of the discovery of any leaks in the Roofing System.
2. If, upon Service Work's inspection, Service Works determines that the leaks in the Roofing System are caused by defects in the Roofing System's material or workmanship of Service Works (except as provided in paragraphs number 3 and 4). Owner's remedies and Service Work's liability shall be limited to Service Work's repair of the Roofing System, subject to the cost limitation set forth above.
3. This warranty shall not be applicable, if in the judgment of Service Works, any of the following shall occur:
 - (a) The Roofing System is damaged by natural disasters, including but not limited to, lightening, gales, hurricanes, tornadoes, and earthquakes, or:
 - (b) The Roofing System is damaged by any acts of negligence, accidents, or misuse, including but not limited to, vandalism, civil disobedience, other trades or acts of war, or:
 - (c) Metal work or other material not furnished by Service Works is used in the Roofing Systems and causes leaks.
4. This Warranty shall be null and void if in the judgment of Service Works any of the following shall occur:
 - (a) If, after installation of the Roofing System by Service Works there are any alterations or repairs made on or through the roof or objects such as, but not limited to structures, fixtures, or utilities are placed upon or attached to the roof without first obtaining written authorization from Service Works or:
 - (b) Failure by the Owner lessee to use reasonable care in maintaining the roof, or:
 - (c) Owner fails to comply with every term or condition stated therein.
5. During the term of this Warranty, Service Works, its agents or employees, shall have free access to the roof during regular business hours.
6. Service Works shall have no obligation under this Warranty until all bills for installation, supplies, materials, and service have been paid in full to Service Works Commercial Roofing, LLC.
7. Service Work's failure at any time to enforce any of the terms or conditions stated herein shall not be construed to be a waiver of such provision.
8. This Warranty supersedes and is in lieu of any and all other expressed warranties that are in conflict with the terms and conditions stated herein.
9. Service Works does not, either itself or through its representatives, practice architecture or engineering. Service Works offers no opinion on, and expressly disclaims any responsibility for, the structural soundness of any roof deck on which its products may be applied. Opinions of competent structural engineers should be obtained by the owner as to the structural soundness of the roof deck, or its ability to properly support the contemplated roof installation. Service Works accepts no liability for any failure of the roof deck or resulting damages.

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NO REPRESENTATIVE OF SERVICE WORKS HAS AUTHORITY TO MAKE ANY REPRESENTATIONS OR PROMISES ACCEPTED AS STATED HEREIN.

SERVICE WORKS COMMERCIAL ROOFING, LLC.
5423 N. 59th Street
Tampa, FL 33610

BY 
Garry Tipton

TITLE: General Manager

DATE: 06/16/2025

Click2GovBP

Inspection Status Permit List

Parcel ID:

15271534152000000102

Address:

504 S FLORIDA AVE

Application Date:

01/13/25

Owner:

GULF FRONT LAGOON 'A' CONDO

Application #:

25 - 78

Application Type:

ROOFING

Application Status:

FINALED

Related Structures and Permits

Select a structure / permit selection to view an inspection.

Str/Seq/Permit	Permit Description	Contractor/Sub
000 / 000 / ROO / 00	BUILDING PERMIT	SERVICE WORKS COMMERCIAL ROOFI

Showing 1 to 1 of 1 entries

Click2GovBP

Permit Status List

Parcel ID:

15271534152000000102

Address:

504 S FLORIDA AVE

Application Date:

01/13/25

Owner:

GULF FRONT LAGOON 'A' CONDO

Application #:

25 - 78

Application Type:

ROOFING

Application Status:

FINALED

Related Structures and Permits:

Select one of the following to view more information

Str/Seq/Permit	Permit Description	Contractor/Sub
000 / 000 / ROO / 00	BUILDING PERMIT	SERVICE WORKS COMMERCIAL ROOFI

Showing 1 to 1 of 1 entries

[Project Inspections](#)