

TO OWNER: Harbor Island Beach House and Oc
C/O Coastal Resort Assn. Management
2123 Sea Island Parkway
St. Helena Island Island, SC 29920

PROJECT: Harbor Island Condos M
Oceanside Exterior Renovations
St. Helena Island, SC

APPLICATION NO: 2

Distribution to:

☒ OWNER

☒ ARCHITECT

☒ CONTRACTOR

☐

☐

PERIOD TO: 2/28/2025

FROM CONTRACTOR:
Beau Allen America, LLC
11 Professional Village Circle
Beaufort, SC 29907

VIA ARCHITECT: A101
518 Martin Luther King Jr. Bl
Savannah, GA

PROJECT NOS: 375

CONTRACT FOR:

CONTRACT DATE: 12/20/2024

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.

1. ORIGINAL CONTRACT SUM

\$ 1,182,700.00

2. Net change by Change Orders

\$ 0.00

3. CONTRACT SUM TO DATE (Line 1 + 2)

\$ 1,182,700.00

4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)

\$ 479,450.00

5. RETAINAGE:

a. 10 % of Completed Work (Column D + E on G703)

\$ 39,935.00

b. 10 % of Stored Material (Column F on G703)

\$ 8,010.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 47,945.00

6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)

\$ 431,505.00

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)

\$ 261,000.00

8. CURRENT PAYMENT DUE

\$ 170,505.00


9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)

\$

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

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:

By:  Date: 2-28-2025

State of: County of:

Subscribed and sworn to before me this day of

Notary Public:

My Commission expires:


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 \$ 170,505

(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: 3/5/2025

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.

SCHEDULE OF VALUES

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.

APPLICATION NO: 2

APPLICATION DATE: 2/28/2025

PERIOD TO: 2/28/2025

CONTRACTORS PROJECT NO: 375

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD			% (G ÷ C)	
1	Mobilization	\$ 122,000.00	\$ 122,000.00	\$ -	\$ -	\$ 122,000.00	100.00%	\$ 12,200.00
2	General Requirements	\$ 174,400.00	\$ 42,000.00	\$ 27,000.00	\$ -	\$ 69,000.00	39.56%	\$ 6,900.00
3	Demolition Building M	\$ 49,200.00	\$ 28,000.00	\$ 21,200.00	\$ -	\$ 49,200.00	100.00%	\$ 4,920.00
4	Sheathing M Material	\$ 28,000.00		\$ 26,000.00	\$ -	\$ 26,000.00	92.86%	\$ 2,600.00
5	Sheathing M Labor	\$ 37,250.00		\$ 35,250.00	\$ -	\$ 35,250.00	94.63%	\$ 3,525.00
6	Windows & Doors M Material	\$ 178,000.00	\$ 97,900.00	\$ -	\$ 80,100.00	\$ 178,000.00	100.00%	\$ 17,800.00
7	Windows & Doors M Labor	\$ 74,100.00			\$ -	\$ -	0.00%	\$ -
8	Waterproofing M	\$ 82,000.00			\$ -	\$ -	0.00%	\$ -
9	Deck Framing M Material	\$ 64,000.00			\$ -	\$ -	0.00%	\$ -
10	Deck Framing M Labor	\$ 48,000.00			\$ -	\$ -	0.00%	\$ -
11	Cladding/Decking M Material	\$ 128,000.00			\$ -	\$ -	0.00%	\$ -
12	Cladding/Decking M Labor	\$ 94,000.00			\$ -	\$ -	0.00%	\$ -
13	Interior Finishes M Material	\$ 11,250.00			\$ -	\$ -	0.00%	\$ -
14	Interior Finishes M Labor	\$ 22,500.00			\$ -	\$ -	0.00%	\$ -
15	Ext. Painting Building M	\$ 40,000.00			\$ -	\$ -	0.00%	\$ -
16	Gutters Building M	\$ 30,000.00			\$ -	\$ -	0.00%	\$ -
17	CO1							
18								
19								
	GRAND TOTALS	\$ 1,182,700.00	\$ 289,900.00	\$ 109,450.00	\$ 80,100.00	\$ 479,450.00	40.54%	\$ 47,945.00

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

INTERIM WAIVER AND RELEASE UPON PAYMENT

Date: 02/28/2025

Job No: 375

Job Name: Harbor Island Condos M Oceanside Exterior Renovations

State: South Carolina


County: Beaufort

The undersigned General Contractor has been employed by Harbor Island Beach House and Ocean Villas to furnish Labor, Materials, Workmen's Compensation Insurance, General Liability Insurance, Supervision, etc. for the improvements known as M Oceanside Exterior Renovations which is located in the City of St. Helena Island, County of Beaufort, and is owned by Harbor Island Beach House and Ocean Villas and more particularly described as follows: Harbor Island Condos M Oceanside Exterior Renovations.

Upon the receipt of the sum of \$ 170,505.00 the mechanics and/ or materialman waives and releases any and all claims of liens upon foregoing described property through the date of 02/28/2025 and excepting those rights and liens that the mechanic and/or materialman might have in retained amounts, on account of labor or materials, or both, furnished by the undersigned to or on account of said contractor for said building premises.

Given under hand and seal this 28th day of February, 2025

Company: Beau Allen America, LLC DBA Summerall Custom Construction

Signed: 

Address: 11 Professional Village Circle, Beaufort, SC 29907

Subscribed and sworn before me this ____ day of _____, 20____

Notary Public

My Commission Expires: _____