

IN-HOUSE  
BILLING

Schedule  
of  
Values

1

500

AIA Document G702, APPLICATION AND CERTIFICATE 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.: 4  
APPLICATION DATE: 14-Aug-25  
PERIOD FROM: 1-Aug-25  
PERIOD TO: 31-Aug-25

5881 803 E. 5th St.

A	B	C			D	E	F		G	H
Item No.	DESCRIPTION OF WORK	Scheduled Value	Approved Changes	Revised Schedule	Previous Period	Current Period	Complete To Date	%	Remaining to Complete	Retention
1	Submittals	6,750.00		6,750.00	6,750.00	0.00	6,750.00	100%	0	675.00
2	Hollow Metal Frames - Materials	100,000.00		100,000.00	80,000.00	0.00	80,000.00	80%	20,000	8,000.00
3	Hollow Metal Doors - Materials	125,000.00		125,000.00	0.00	62,500.00	62,500.00	50%	62,500	6,250.00
4	Wood Doors and Frames - Materials	70,000.00		70,000.00	0.00	0.00	0.00	0%	70,000	0.00
5	Finish Hardware - Materials	250,000.00		250,000.00	0.00	125,000.00	125,000.00	50%	125,000	12,500.00
6	Closet Shelving - Materials	1,500.00		1,500.00	0.00	0.00	0.00	0%	1,500	0.00
7	Unit Bath Accessories - Materials	29,500.00		29,500.00	0.00	0.00	0.00	0%	29,500	0.00
8	Commons Bath Accessories - Materials	7,250.00		7,250.00	0.00	0.00	0.00	0%	7,250	0.00
9	Mailboxes - Materials	23,000.00		23,000.00	0.00	0.00	0.00	0%	23,000	0.00
10	Fire Extinguishers - Materials	12,750.00		12,750.00	0.00	0.00	0.00	0%	12,750	0.00
11	Hollow Metal Frames - Labor	20,000.00		20,000.00	5,000.00	5,000.00	10,000.00	50%	10,000	1,000.00
12	Hollow Metal Doors - Labor	100,000.00		100,000.00	0.00	0.00	0.00	0%	100,000	0.00
13	Wood Doors and Frames - Labor	17,750.00		17,750.00	0.00	0.00	0.00	0%	17,750	0.00
14	Closet Shelving - Labor	7,000.00		7,000.00	0.00	0.00	0.00	0%	7,000	0.00
15	Units Bath Accessories - Labor	10,000.00		10,000.00	0.00	0.00	0.00	0%	10,000	0.00
16	Commons Bath Accessories - Labor	2,000.00		2,000.00	0.00	0.00	0.00	0%	2,000	0.00
17	Mailboxes - Labor	3,000.00		3,000.00	0.00	0.00	0.00	0%	3,000	0.00
18	Fire Extinguishers - Labor	2,250.00		2,250.00	0.00	0.00	0.00	0%	2,250	0.00
19				0.00	0.00	0.00	0.00	0%	0	0.00
20				0.00	0.00	0.00	0.00	0%	0	0.00
CONTRACT TOTALS		787,750.00	0.00	787,750.00	91,750.00	192,500.00	284,250.00	36%	503,500	28,425
				0.00				0%	0	0.00
				0.00				0%	0	0.00
CHANGE ORDER TOTALS			0.00	0.00	0.00	0.00	0.00	#DIV/0!	0	0.00
TOTALS		787,750.00	0.00	787,750.00	91,750.00	192,500.00	284,250.00	36%	503,500.00	28,425.00

Note: In the initial schedule of values before the project starts, columns D, E, F, %, G, and H would all be zero.

This particular example is from a project several months along.



Project  
Manager

states what  
Percent of each  
line item is completed  
each month.

(2)

PM

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5881 803 E. 5th St.

APPLICATION NO.: 3  
APPLICATION DATE: 13-Aug-25  
PERIOD FROM: 1-Aug-25  
PERIOD TO: 31-Aug-25

A	B	C			D	E	F		G	H
Item No.	DESCRIPTION OF WORK	Scheduled Value	Approved Changes	Revised Schedule	Previous Period	Current Period	Complete To Date	%	Remaining to Complete	Retention
1	Submittals	6,750.00		6,750.00	6,750.00	0.00	6,750.00	100%	0	675.00
2	Hollow Metal Frames - Materials	100,000.00		100,000.00	40,000.00	0.00	40,000.00	40%	60,000	4,000.00
3	Hollow Metal Doors - Materials	125,000.00		125,000.00	0.00	0.00	0.00	0%	125,000	0.00
4	Wood Doors and Frames - Materials	70,000.00		70,000.00	0.00	0.00	0.00	0%	70,000	0.00
5	Finish Hardware - Materials	250,000.00		250,000.00	0.00	0.00	0.00	0%	250,000	0.00
6	Closet Shelving - Materials	1,500.00		1,500.00	0.00	0.00	0.00	0%	1,500	0.00
7	Unit Bath Accessories - Materials	29,500.00		29,500.00	0.00	0.00	0.00	0%	29,500	0.00
8	Commons Bath Accessories - Materials	7,250.00		7,250.00	0.00	0.00	0.00	0%	7,250	0.00
9	Mailboxes - Materials	23,000.00		23,000.00	0.00	0.00	0.00	0%	23,000	0.00
10	Fire Extinguishers - Materials	12,750.00		12,750.00	0.00	0.00	0.00	0%	12,750	0.00
11	Hollow Metal Frames - Labor	20,000.00		20,000.00	5,000.00	0.00	5,000.00	25%	15,000	500.00
12	Hollow Metal Doors - Labor	100,000.00		100,000.00	0.00	0.00	0.00	0%	100,000	0.00
13	Wood Doors and Frames - Labor	17,750.00		17,750.00	0.00	0.00	0.00	0%	17,750	0.00
14	Closet Shelving - Labor	7,000.00		7,000.00	0.00	0.00	0.00	0%	7,000	0.00
15	Units Bath Accessories - Labor	10,000.00		10,000.00	0.00	0.00	0.00	0%	10,000	0.00
16	Commons Bath Accessories - Labor	2,000.00		2,000.00	0.00	0.00	0.00	0%	2,000	0.00
17	Mailboxes - Labor	3,000.00		3,000.00	0.00	0.00	0.00	0%	3,000	0.00
18	Fire Extinguishers - Labor	2,250.00		2,250.00	0.00	0.00	0.00	0%	2,250	0.00
19				0.00	0.00	0.00	0.00	0%	0	0.00
20				0.00	0.00	0.00	0.00	0%	0	0.00
CONTRACT TOTALS		787,750.00	0.00	787,750.00	51,750.00	0.00	51,750.00	7%	736,000	5,175
				0.00				0%	0	0.00
				0.00				0%	0	0.00
CHANGE ORDER TOTALS			0.00	0.00	0.00	0.00	0.00	#DIV/0!	0	0.00
TOTALS		787,750.00	0.00	787,750.00	51,750.00	0.00	51,750.00	7%	736,000.00	5,175.00

Based on the % completed,  
we bill the general contractor  
on the form attached labeled  
#3. (See #1 which has the  
% input)

all of these figures  
come from #

3

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

TO (Contractor): **WPIC Construction, LLC.**  
125 W. Maple Ave.  
Monrovia, CA 91016

Project: **803 E. 5th St.**  
803 E. 5th St.  
Los Angeles, CA 90013

APPLICATION NO.: 4  
Star Job # 5881

FROM (Sub-Contractor): **Star Hardware, Inc.**  
201 N. Ponderosa Avenue  
Ontario, CA 91761

Owner: **CRCD 5th Street LP**  
A California Limited Partnership  
3101 S. Grand Ave  
Los Angeles, CA 90007

PERIOD TO: 31-Aug-25

CONTRACT FOR: :

CONTRACT DATE:

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.

Change Orders Approved Previously by Owner - Total	ADDITIONS	DEDUCTIONS
Approved this Month		0
TOTALS	0	0
Net change by Change Orders		0

1. ORIGINAL CONTRACT SUM 787,750.00  
2. NET CHANGE BY CHANGE ORDERS 0.00  
3. CONTRACT SUM TO DATE 787,750.00  
4. TOTAL COMPLETED & STORED TO DATE 36% 284,250.00

5. RETAINAGE

- a. 10% OF CONSTRUCTION  
b. 10% OF FEE & GENERAL CONDITIONS:  
TOTAL RETAINAGE

28,425.00

6. TOTAL EARNED LESS RETAINAGE 255,825.00  
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT 82,575.00  
8. CURRENT PAYMENT DUE 173,250.00  
9. BALANCE TO FINISH, PLUS RETAINAGE 531,925.00

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.

FROM (Sub-Contractor): Star Hardware, Inc.

By: Heidy Reynoso Date: 08/14/25  
Heidy Reynoso, Project Accountant

HOLD FOR OWNER PAYMENT ON APP. #

APPROVED: SAME

AMOUNT CERTIFIED: 173,250.00

A/P

BY:

DATE:

"To the best of our knowledge, the Contractor believes that all Subcontractor Charges and Direct Costs submitted include the appropriate Sales Tax"

91,750 (from previous month) less 10% retainage included in 5a and 5b above.



# CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

CALIFORNIA CIVIL CODE SECTION 8132

**NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.**

Name of Claimant	<b>Star Hardware, Inc.</b>
Name of Customer	<b>WPIC Construction, LLC.</b>
Job Location	<b>803 E. 5th St.</b>
Owner	<b>CRCD 5th Street LP</b>
Through Date	<b>8/31/2025</b>

This document waives and releases lien, stop payment notice and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the "Through Date" of this document. Rights based upon labor or service provided, or equipment or materials delivered, pursuant to a written change order that has been fully executed by parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check	<b>WPIC Construction, LLC.</b>
Amount of Check	<b>173,250.00</b>
Check Payable to:	<b>Star Hardware, Inc.</b>

## Exceptions:

This document does not affect any of the following:

- (1) Retentions
- (2) Extras for which the claimant has not received payment
- (3) The following progress payments for which the claimant has previously given a conditional waiver and release, but has not received payment:

Previous Date: \_\_\_\_\_

Unpaid Amount: \_\_\_\_\_

- (4) Contract rights, including (A) a right based upon rescission, abandonment, or breach of contract and (B) the right to recover compensation for work not compensated by payment.

Claimant's Signature

Heidy Reynoso

Claimant's Title

Heidy Reynoso - Project Accountant

Dated

August 14, 2025

Note: When we generate the billing each month, we give the general contractor this conditional waiver for the amount billed.