

Breakdown of expenses from The Springs At Stone Oak road reseal project:

\$28,150 - amount approved by the BOD for the road reseal project

\$35,445 - Final Bill for road reseal project

\$7,295 - Over budget that was approved for the road reseal project

Explanation for Overages:

\$2,000 for repair of a portion of the road that was in bad shape and discovered after the job began

\$2,150 cost for use of a jack-hammer to repair the curb outside the exit gate

\$3,145 of damage (repairs) caused by a tenant who drove around the barriers onto a freshly treated portion of the road in the middle of the resealing project

Separate Expenses for unplanned road repairs; on/around 12 August, a vendor was delivering building materials to a homeowner's house in a tractor-trailer vehicle, and using a heavy forklift to off-load the materials. This action caused damage to the recently resealed road and according to the BOD president and consultation received from the pavement company that completed our road resealing project over one month prior, the damage voided the warranty and significant rain could compromise the road and under-surface. Also, the BOD President was concerned about impending rain storms. The president ordered repairs to be conducted immediately for \$8,610, and simultaneously submitted a claim with the truck's insurance company - which is still being settled.

See Invoice Copies Below...

Original Bid and Scope of Work



JC Pavement

210-952-3072
San Antonio, TX

TO The Springs of Stone Oak
1115 Calico SPG San Antonio, TX 78258

**Checks payable to
Joseph Collins**

JOB DESCRIPTION:

Clean all roads with industrial street sweeper brooms and blowers removing any dirt, debris and moisture of pavement for a clean surface, severe cracked asphalt areas will be repaired with gator patch coatings and major cracks will be filled with TXDOT hot rubber, apply asphalt protective coatings around concrete curbs driveway or sidewalks by squeegee for no overspray and clean application, apply one coat of protective coating by self propelled squeegee machine for the proper thickness and equal coatings at 0.11 gal. Psy to help fill surface cracks and pores allowing to dry before applying second coat through industrial spray unit for full application of coating at 0.7 gal. Psy 2-2.5 pounds of pure silica sand per gallon to be more durable, longer lasting on the wear of traffic and weather

Asphalt repairs will be saw cut for clean edge, all asphalt will be removed from these area, base will be compressed with a vibratory roller or tamper to get compaction, top coat will be put on all joint for asphalt bondage, paved with type D hot mix asphalt leveled and rolled for a smooth transition, seam will be covered by TXDOT hot melt rubber to help water penetration, approximately 1500sf

Repair 1. along curb on east side will be dug out and tree root will be cut for rising of asphalt

Repair 2. the corner of calico spring and granite spring

Repair 3. along the curb on granite spring be the park \$ 3,750.00

Customer Signature

Deposit \$ 4000.00

Remaning Balance \$ 24,150.00

X

THIS ESTIMATE IS FOR COMPLETING THE JOB AS DESCRIBED ABOVE. IT IS BASED ON OUR EVALUATION AND DOES NOT INCLUDE MATERIAL PRICE INCREASES OR ADDITIONAL LABOR AND MATERIALS WHICH MAY BE REQUIRED SHOULD UNFORESEEN PROBLEMS OR ADVERSE WEATHER CONDITIONS ARISE AFTER THE WORK HAS STARTED.

ESTIMATED
JOB COST \$ 28,150.00

ESTIMATED
BY Joseph Collins

Original Bid with add-ons (jack-hammer, damage caused by a leasing tenant)



Invoice
JC Pavement @gmail.com
210-952-3072
San Antonio, TX

TO **The Springs of Stone Oak**
1115 Calico SPG San Antonio 78258

**Checks payable to
Joseph Collins**

JOB DESCRIPTION:

Job Bid	\$28,150.00
Deposit	\$4,000.00 (Paid)
	\$24,150.00

Front jack hammer and curb repair	\$2,150.00
Damaged from gray tundra Lp [REDACTED]	
to Granite Springs rd which was blocked	
with barricade	\$3,145.00

\$24,150.00 Balance
+ \$5,295.00 Adds
\$29,445.00 Total Bill

Customer Signature

X

**Deposit
Total**

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ESTIMATED
JOB COST **\$29,445.00**

ESTIMATED
BY **Joseph Collins**

Repair to a portion of the road after the project began



Invoice

JC Pavement

@gmail.com
210-952-3072
San Antonio ,TX

TO **The Springs of Stone Oak**
1115 Calico SPG San Antonio 78258

**Checks payable to
Joseph Collins**

JOB DESCRIPTION:

Saw cut and dig out alligator cracked area	\$ 2,000.00
Total Due	\$ 2,000.00

Customer Signature

X

**Deposit
Total**


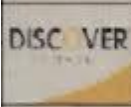


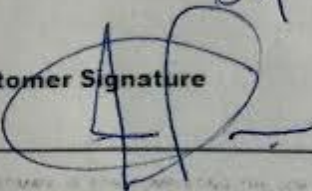
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ESTIMATED
JOB COST

ESTIMATED
BY

Joseph Collins

Damage Claim from Tractor-trailer and heavy equipment forklift

 	<h1 style="color: red;">Invoice</h1> <h1 style="color: red;">JC Pavement</h1> <p style="color: red;">@gmail.com 210-952-3072 San Antonio, TX</p>	 
<p>The Springs of Stone Oak 1115 Calico SPG San Antonio Tx 78258</p>	<p>Checks payable to Joseph Collins</p>	
<p><small>JOB DESCRIPTION</small></p> <p>Fork Lift Damages: Asphalt aggregate pulled apart from weight wheel loaded turning causing to saw cut and removal of asphalt and repave back to a level surface, sever cracking of asphalt due to heavy loading on wheel loader asphalt must be saw cut and removed and repaved \$2,370.00</p> <p>Truck and Trailer Damages: Rubber crack sealant must be heated and scraped and the crack sealant must be cleaned of any debris that may have reentered by heated lancing to dry any moisture that may prevent rubber bonding followed with resealing of cracks with rubber sealant due to heavy truck truning and maneuvering weight of the truck, trailer and equipment maneuvering has caused buckling in asphalt witch has to be saw cut, removed and repaved asphalt damage from trailer ramps causing indentions in new and old asphlt must be saw cut and removed and repaved \$ 4,760.00</p> <p>Sealcoating must be applied to entire road, sealing surface cracked that have opened caused by the process of delivery and heavy transportation \$ 1,480.00</p> <p style="font-size: 1.2em; color: blue;">Job to be replenished by Texas Stone & Soil Insur. Claim (Progressive # 163837970)</p>		
<p>Customer Signature</p> <p>X </p>	<p>Deposit Total <u>8610.-</u></p>	
<p><small>THIS ESTIMATE IS BASED ON THE JOB AS DESCRIBED ABOVE. IT IS BASED ON YOUR LOCATION AND DOES NOT INCLUDE MATERIAL PRICE INCREASES OR ADDITIONAL LABOR AND MATERIALS WHICH MAY BE REQUIRED DURING THE COURSE OF THE WORK. WEATHER CONDITIONS MAY AFFECT THE WORK NECESSARY.</small></p>	<p>ESTIMATED JOB COST</p> <p>ESTIMATED BY Joseph Collins</p>	