July 1, 2025

Cody Campbell
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
211 E 11th Street
Austin, Texas 78701

Via Email: cody.campbell@tdhca.texas.gov

Re: 10 TAC §11.6(5) Credit Returns Resulting from Force Majeure Events
FishPond at Victoria (TDHCA #24823_23813_22212)

Mr. Campbell:

Fishpond Living at Victoria, LP (Owner), requests staff recommendation and board approval of return and reallocation of Competitive Housing Tax Credits (HTC) under 10 TAC §11.6(5) relating to *Credit Returns Resulting from Force Majeure Events* for FishPond at Victoria (TDHCA #24823_23813_22212). Upon approval, Owner will return 2024 Competitive HTCs and execute a 2025 Carryover Allocation Agreement resulting in a new Competitive HTC award. Our request is for a six (6) month extension of the Placed in Service (PIS) deadline to July 31, 2027 based on closing of the Multifamily Direct Loan (MDL) in August 2025.

FishPond at Victoria is a proposed new construction development housing 75 units in a single, four-story elevator-serviced building. The project targets the elderly population, and all (100%) of the units will be affordable under both the Housing Tax Credit and HOME programs. It should be noted:

- There is no change in the total number of units/affordable units
- There is no increase in total developer fee
- There is no request for a property tax abatement, full property taxes will be paid
- To date, Owner has invested $1,095,000 in predevelopment costs including land acquisition, engineering, TDHCA fees, and third-party reports

Following are significant dates associated with this project up to this request for an extension:

- December 2022 — Competitive HTC Carryover Allocation Agreement executed
- December 2022 — Owner acquisition of land
- December 2023 — Competitive HTC Carryover Allocation Agreement executed
- March 2024 — TDHCA Board approves publication of MDL
  Notice of Funding Availability 2024-2 and 2024-3
- April 2024 — MDL application submitted
- August 2024 — Expiration of equity letter of intent (Equity LOI)
- January 2025 — MDL award letter received
- February 2025 — Permit will-issue letter received
- March 2025 — MDL contract received

During the time between Notice of Funding Availability and award of the MDL HOME funds (12 months), the Equity LOI from PNC expired. Throughout the application review process, Developer continued to remain in touch with the investor, with whom he maintains a strong relationship. While many investors have substantially reduced their equity pricing, PNC has held close to their original pricing which is a testament to their relationship and confidence in the Developer's projects. With PNC's financial commitment and multiple value engineering iterations with the general contractor and engineer, Owner has able to maintain financial feasibility and will deliver much needed units in this challenging environment.

A new Equity LOI will be issued, and Owner and PNC continue to work in good faith towards closing of the transaction. However, closing of the transaction is contingent upon Owner obtaining an extension of the PIS date under the Competitive HTC program, see attached letter. Based on the projected closing in August 2025 and 15-month construction schedule, the project would not be complete and ready for occupancy until December 2026. This leaves no room for construction delays, hence PNC's hesitance to move forward without an extension.

Following are projected dates through project completion upon approval of the PIS extension:

- July 2025 Approval of Competitive HTC PIS extension through reallocation
- August 2025 Closing of financing including MDL HOME Loan
- September 2025 Notice to Proceed issued
- December 2026 Construction completion, see attached 15-month schedule

Based on the availability of our proposed equity partner, we are targeting the July 24, 2025 Board Meeting. Thank you for your consideration. If you have any follow-up questions, please contact Lisa Vecchietti at lisa@fishpondliving.com or (512) 627-8062.

Sincerely,

David M. Fournier
Managing Member of GP
FishPond Living at Victoria, LP

CC: Joshua Goldberger, Competitive (9%) Housing Tax Credit Manager, TDHCA
Connor Jones, Multifamily Direct Loan Program Manager, TDHCA
Rosalio Banuelos, Director of Multifamily Asset Management, TDHCA
Jessica Perez, Associate Asset Manager, TDHCA
Lora Myrick, Principal, BETCO Consulting (HUB Partner)

PNC REAL ESTATE

PNC Multi-Family Capital

June 17, 2025

Texas Department of Housing & Community Affairs
221 East 11th Street
Austin, Texas. 78701-2410

RE: FishPond at Victoria
(TDHCA # 22212) and
FishPond at Walker (TDHCA
22208)

To Whom It May Concern:

PNC continues to be interested in providing equity for Fishpond Development, LLC's projects: FishPond at Victoria and FishPond at Walker. PNC previously provided Equity Letters of Intent but given the delays stemming from the developer securing favorable financing from TDHCA, the Equity Letters of Intent have expired and are in review with PNC's investment committee for re-issue. Due to the currently anticipated completion date in December 2026, PNC's investment committee has requested that Fishpond Development, LLC obtain at least a 6-month extension prior to re-issuing these Letters of Intent to ensure that there is sufficient time for placement in service of the buildings.

Please do not hesitate to contact me at (503) 453-5332 or via email (robert.dicks@pnc.com) if you have any questions.

Robert Dicks
Vice President

FishPond at Victoria

Nations Construction, LLC

Project Start Date: 9/15/2025 (Monday)

Project Lead:

Display Week: 1

WBS	TASK	START	END	DAYS	% DONE	WORK DAYS
1	**Site Work**		-			-
1.1	On-Site Mobiliztion	Mon 9/15/25	Sun 9/21/25	7	0%	5
1.2	Install Trailer, Toilets & SWPPP	Mon 9/22/25	Fri 9/26/25	5	0%	5
1.3	Start Power & Tel Design	Sat 9/27/25	Sat 9/27/25	1	0%	0
1.4	Demo & Clear Site	Sat 9/27/25	Wed 10/08/25	12	0%	8
1.5	Grade Building Pads & Lifts	Thu 10/09/25	Thu 10/23/25	15	0%	11
1.6	Storm Installation	Thu 10/23/25	Fri 11/21/25	30	0%	22
1.7	Sewer Installation	Fri 11/21/25	Sat 12/20/25	30	0%	21
1.8	Fire/Water Installation	Sat 12/20/25	Tue 1/13/26	25	0%	17
1.9	Primary Conduit	Tue 1/13/26	Thu 1/22/26	10	0%	8
1.10	Telcomm Conduit	Thu 1/22/26	Mon 1/26/26	5	0%	3
2	**Building Areas A**		-			-
2.1	Set Building Corners & Batter Boards	Mon 11/17/25	Tue 11/18/25	2	0%	2
2.2	Plumbing Rough In & Inspection	Wed 11/19/25	Mon 11/24/25	6	0%	4
2.3	Set Forms	Tue 11/25/25	Fri 11/28/25	4	0%	4
2.4	Dig Footings	Sat 11/29/25	Mon 12/08/25	10	0%	6
2.5	Termite Treat	Tue 12/09/25	Tue 12/09/25	1	0%	1
2.6	Install Post Tension Cables	Wed 12/10/25	Tue 12/16/25	7	0%	5
2.7	Install electrical underground	Wed 12/17/25	Wed 12/17/25	1	0%	1
2.8	Foundation Inspection	Thu 12/18/25	Fri 12/19/25	2	0%	2
2.9	Pour Foundation	Sat 12/20/25	Sun 12/21/25	2	0%	0
2.10	Start Grading Street	Mon 12/22/25	Sun 1/04/26	14	0%	10
2.11	Install Irrigate, Telcom & Electric Sleeves	Mon 12/22/25	Wed 12/24/25	3	0%	3
2.12	Blue Top Paving	Thu 12/25/25	Wed 12/31/25	7	0%	5
2.13	Survey and Form Paving	Thu 1/01/26	Wed 1/07/26	7	0%	5
2.14	Pour paving & Start lumber delivery	Thu 1/08/26	Sat 1/10/26	3	0%	2
2.15	Frame 1st Floor	Sun 1/11/26	Sat 1/17/26	7	0%	5
2.16	Truss Top of 1st and Deck	Sun 1/18/26	Sat 1/24/26	7	0%	5
2.17	Frame 2nd Floor	Sun 1/25/26	Sat 1/31/26	7	0%	5
2.18	Truss Top of 2nd and Deck	Sun 2/01/26	Sat 2/07/26	7	0%	5
2.19	Frame 3rd Floor	Sun 2/08/26	Sat 2/14/26	7	0%	5
2.20	Set Roof Trusses	Sun 2/15/26	Tue 2/24/26	10	0%	7
2.21	Fascia & Windstorm	Wed 2/25/26	Tue 3/03/26	7	0%	5
2.22	Deck Roof & Sheathing Inspection	Wed 3/04/26	Tue 3/10/26	7	0%	5
2.23	House Wrap	Wed 3/11/26	Mon 3/30/26	20	0%	14
2.24	Set felt paper & shingles	Wed 3/11/26	Sun 3/22/26	12	0%	8
2.25	Set windoss & exterior doors	Wed 3/18/26	Fri 4/03/26	17	0%	13
2.26	Install Siding/stone/plaster	Wed 3/25/26	Wed 7/22/26	120	0%	86
2.27	Plumbing Rough In	Wed 3/18/26	Tue 4/07/26	21	0%	15
2.28	HVAC Rough In	Wed 3/18/26	Tue 4/14/26	28	0%	20
2.29	Fire Sprinkler Rough In	Wed 3/18/26	Tue 4/07/26	21	0%	15
2.30	Electrical Rough in	Wed 3/18/26	Tue 4/14/26	28	0%	20
2.31	TV & Tel & Low Voltage Rough In	Tue 4/14/26	Thu 4/16/26	3	0%	3
2.32	Install Steel Stairs	Sun 3/15/26	Sun 3/15/26	1	0%	0
2.33	MEP Inspections	Fri 4/17/26	Fri 4/17/26	1	0%	1
2.34	Framing Inspection	Fri 4/17/26	Fri 4/17/26	1	0%	1
2.35	Insulation & PolySeal	Fri 4/17/26	Tue 4/21/26	5	0%	3
2.36	Insulation Inspection	Wed 4/22/26	Thu 4/23/26	2	0%	2
2.37	Start Pool	Fri 4/24/26	Fri 4/24/26	0	0%	1
2.38	Hang Sheetrock	Sat 4/25/26	Fri 5/08/26	14	0%	10
2.39	Tape, Bed & Texture	Sat 5/09/26	Mon 5/18/26	10	0%	6
2.40	Primer Walls	Tue 5/19/26	Thu 5/21/26	3	0%	3
2.41	Pour Gypcrete & Light Weight	Fri 5/22/26	Mon 5/25/26	4	0%	2
2.42	Deliver & Install Trim	Tue 5/26/26	Wed 6/03/26	9	0%	7
2.43	Paint Trim and 1st Coat on Walls	Thu 6/04/26	Mon 6/08/26	5	0%	3
2.44	Start install Balconey Rails	Tue 6/09/26	Tue 6/09/26	1	0%	1
2.45	Deliver & Stage Cabinets	Wed 6/10/26	Thu 6/11/26	2	0%	2
2.46	Install Cabinets & Tops	Fri 6/12/26	Thu 6/25/26	14	0%	10
2.47	Install Electrical Service & Inspection	Fri 6/26/26	Sun 7/05/26	10	0%	6
2.48	Install Tubs & Shower Tile	Fri 6/26/26	Sat 7/04/26	9	0%	6
2.49	Start Sidewalks	Sun 7/05/26	Sun 7/05/26	1	0%	0
2.50	Box & Penetration Seal in units	Sat 6/13/26	Wed 6/17/26	5	0%	3
2.51	Install Second Trim & Hardware/Bath	Fri 6/26/26	Sun 7/05/26	10	0%	6
2.52	Del. Dishwashers & disposals	Mon 7/06/26	Tue 7/07/26	2	0%	2
2.53	Start plumbing Trim and Fixtures	Wed 7/08/26	Thu 7/16/26	9	0%	7
2.54	Set HVAC condensors and start trim	Fri 7/17/26	Sat 7/25/26	9	0%	6
2.55	Electrical Trim & Set Fixtures	Sun 7/26/26	Mon 8/03/26	9	0%	6
2.56	Start Landscaping	Tue 8/04/26	Tue 8/04/26	1	0%	1
2.57	Power Company Sets Meters	Wed 8/05/26	Thu 8/06/26	2	0%	2
2.58	Elevator Installation	Fri 8/07/26	Thu 9/03/26	28	0%	20
2.59	Electrical Hot punch	Fri 9/04/26	Thu 9/10/26	7	0%	5
2.60	AC Startup	Fri 9/11/26	Thu 9/17/26	7	0%	5
2.61	Patches and 2nd coat on walls	Fri 9/18/26	Thu 9/24/26	7	0%	5
2.62	Fire Alarm Trim	Fri 9/25/26	Sat 9/26/26	2	0%	1
2.63	Install Blinds	Sun 9/27/26	Mon 9/28/26	2	0%	1
2.64	Install Signage	Tue 9/29/26	Tue 9/29/26	1	0%	1
2.65	1st clean on units	Wed 9/30/26	Fri 10/02/26	3	0%	3
2.66	Install Vinyl Flooring & Carpet	Sat 10/03/26	Fri 10/09/26	7	0%	5
2.67	Set Toilets	Sat 10/10/26	Tue 10/13/26	4	0%	2
2.68	Nations Internal Punch	Wed 10/14/26	Wed 10/21/26	8	0%	6
2.69	Clean & Stripe Paving	Thu 10/22/26	Thu 10/22/26	1	0%	1
2.70	MEP Finals	Fri 10/23/26	Fri 10/23/26	1	0%	1
2.71	Building Finals & State Elevator Inspection	Sat 10/24/26	Mon 10/26/26	3	0%	1
2.72	Fire Marshall Final Inspection	Tue 10/27/26	Thu 10/29/26	3	0%	3
2.73	2nd Clean on Units	Fri 10/30/26	Tue 11/03/26	5	0%	3
2.74	Owner Punch Walk	Wed 11/04/26	Thu 11/05/26	2	0%	2
2.75	Complete Punchlist	Fri 11/06/26	Mon 11/16/26	11	0%	7
2.76	Certificate of Occupancy	Tue 11/17/26	Tue 11/17/26	1	0%	1
2.77	Powder Puff & Management Turn Over	Wed 11/18/26	Sat 11/21/26	4	0%	3

FishPond at Victoria

Nations Construction, LLC

Project Start Date: 9/15/2025 (Monday)
Project Lead:
Display Week: 1

WBS	TASK	START	END	DAYS	% DONE	WORK DAYS
3	**Building Area B**		-			-
3.1	Set Building Corners & Batter Boards	Wed 12/17/25	Thu 12/18/25	2	0%	2
3.2	Plumbing Rough In & Inspection	Fri 12/19/25	Wed 12/24/25	6	0%	4
3.3	Set Forms	Thu 12/25/25	Sun 12/28/25	4	0%	2
3.4	Dig Footings	Mon 12/29/25	Wed 1/07/26	10	0%	8
3.5	Termite Treat	Thu 1/08/26	Thu 1/08/26	1	0%	1
3.6	Install Post Tension Cables	Fri 1/09/26	Thu 1/15/26	7	0%	5
3.7	Install electrical underground	Fri 1/16/26	Fri 1/16/26	1	0%	1
3.8	Foundation Inspection	Sat 1/17/26	Sun 1/18/26	2	0%	0
3.9	Pour Foundation	Mon 1/19/26	Tue 1/20/26	2	0%	2
3.10	Start Grading Street	Wed 1/21/26	Tue 2/03/26	14	0%	10
3.11	Install Irrigate, Telcom & Electric Sleeves	Wed 1/21/26	Fri 1/23/26	3	0%	3
3.12	Blue Top Paving	Sat 1/24/26	Fri 1/30/26	7	0%	5
3.13	Survey and Form Paving	Sat 1/31/26	Fri 2/06/26	7	0%	5
3.14	Pour paving & Start lumber delivery	Sat 2/07/26	Mon 2/09/26	3	0%	1
3.15	Frame 1st Floor	Tue 2/10/26	Mon 2/16/26	7	0%	5
3.16	Truss Top of 1st and Deck	Tue 2/17/26	Mon 2/23/26	7	0%	5
3.17	Frame 2nd Floor	Tue 2/24/26	Mon 3/02/26	7	0%	5
3.18	Truss Top of 2nd and Deck	Tue 3/03/26	Mon 3/09/26	7	0%	5
3.19	Frame 3rd Floor	Tue 3/10/26	Mon 3/16/26	7	0%	5
3.20	Set Roof Trusses	Tue 3/17/26	Thu 3/26/26	10	0%	8
3.21	Fascia & Windstorm	Fri 3/27/26	Thu 4/02/26	7	0%	5
3.22	Deck Roof & Sheathing Inspection	Fri 4/03/26	Thu 4/09/26	7	0%	5
3.23	House Wrap	Fri 4/10/26	Wed 4/29/26	20	0%	14
3.24	Set felt paper & shingles	Fri 4/10/26	Tue 4/21/26	12	0%	8
3.25	Set windoss & exterior doors	Fri 4/17/26	Sun 5/03/26	17	0%	11
3.26	Install Siding/stone/plaster	Fri 4/24/26	Fri 8/21/26	120	0%	86
3.27	Plumbing Rough In	Fri 4/17/26	Thu 5/07/26	21	0%	15
3.28	HVAC Rough In	Fri 4/17/26	Thu 5/14/26	28	0%	20
3.29	Fire Sprinkler Rough In	Fri 4/17/26	Thu 5/07/26	21	0%	15
3.30	Electrical Rough in	Fri 4/17/26	Thu 5/14/26	28	0%	20
3.31	TV & Tel & Low Voltage Rough In	Thu 5/14/26	Sat 5/16/26	3	0%	2
3.32	Install Steel Stairs	Tue 4/14/26	Tue 4/14/26	1	0%	1
3.33	MEP Inspections	Sun 5/17/26	Sun 5/17/26	1	0%	0
3.34	Framing Inspection	Sun 5/17/26	Sun 5/17/26	1	0%	0
3.35	Insulation & PolySeal	Sun 5/17/26	Thu 5/21/26	5	0%	4
3.36	Insulation Inspection	Fri 5/22/26	Sat 5/23/26	2	0%	1
3.37	Start Pool	Sun 5/24/26	Sun 5/24/26	0	0%	0
3.38	Hang Sheetrock	Mon 5/25/26	Sun 6/07/26	14	0%	10
3.39	Tape, Bed & Texture	Mon 6/08/26	Wed 6/17/26	10	0%	8
3.40	Primer Walls	Thu 6/18/26	Sat 6/20/26	3	0%	2
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3.42	Deliver & Install Trim	Thu 6/25/26	Fri 7/03/26	9	0%	7
3.43	Paint Trim and 1st Coat on Walls	Sat 7/04/26	Wed 7/08/26	5	0%	3
3.44	Start install Balconey Rails	Thu 7/09/26	Thu 7/09/26	1	0%	1
3.45	Deliver & Stage Cabinets	Fri 7/10/26	Sat 7/11/26	2	0%	1
3.46	Install Cabinets & Tops	Sun 7/12/26	Sat 7/25/26	14	0%	10
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3.65	1st clean on units	Fri 10/30/26	Sun 11/01/26	3	0%	1
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3.69	Clean & Stripe Paving	Sat 11/21/26	Sat 11/21/26	1	0%	0
3.70	MEP Finals	Sun 11/22/26	Sun 11/22/26	1	0%	0
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FishPond at Victoria

Nations Construction, LLC

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Project Lead:

Display Week: 1

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1.5	Grade Building Pads & Lifts	Thu 10/09/25	Thu 10/23/25	15	0%	11
1.6	Storm Installation	Thu 10/23/25	Fri 11/21/25	30	0%	22
1.7	Sewer Installation	Fri 11/21/25	Sat 12/20/25	30	0%	21
1.8	Fire/Water Installation	Sat 12/20/25	Tue 1/13/26	25	0%	17
1.9	Primary Conduit	Tue 1/13/26	Thu 1/22/26	10	0%	8
1.10	Telcomm Conduit	Thu 1/22/26	Mon 1/26/26	5	0%	3
2	**Building Areas A**		-			-
2.1	Set Building Corners & Batter Boards	Mon 11/17/25	Tue 11/18/25	2	0%	2
2.2	Plumbing Rough In & Inspection	Wed 11/19/25	Mon 11/24/25	6	0%	4
2.3	Set Forms	Tue 11/25/25	Fri 11/28/25	4	0%	4
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2.5	Termite Treat	Tue 12/09/25	Tue 12/09/25	1	0%	1
2.6	Install Post Tension Cables	Wed 12/10/25	Tue 12/16/25	7	0%	5
2.7	Install electrical underground	Wed 12/17/25	Wed 12/17/25	1	0%	1
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2.9	Pour Foundation	Sat 12/20/25	Sun 12/21/25	2	0%	0
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2.16	Truss Top of 1st and Deck	Sun 1/18/26	Sat 1/24/26	7	0%	5
2.17	Frame 2nd Floor	Sun 1/25/26	Sat 1/31/26	7	0%	5
2.18	Truss Top of 2nd and Deck	Sun 2/01/26	Sat 2/07/26	7	0%	5
2.19	Frame 3rd Floor	Sun 2/08/26	Sat 2/14/26	7	0%	5
2.20	Set Roof Trusses	Sun 2/15/26	Tue 2/24/26	10	0%	7
2.21	Fascia & Windstorm	Wed 2/25/26	Tue 3/03/26	7	0%	5
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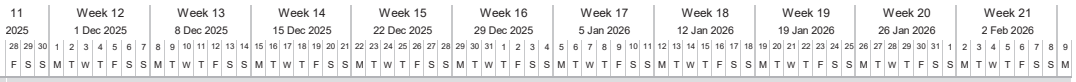
2.26	Install Siding/stone/plaster	Wed 3/25/26	Wed 7/22/26	120	0%	86
2.27	Plumbing Rough In	Wed 3/18/26	Tue 4/07/26	21	0%	15
2.28	HVAC Rough In	Wed 3/18/26	Tue 4/14/26	28	0%	20
2.29	Fire Sprinkler Rough In	Wed 3/18/26	Tue 4/07/26	21	0%	15
2.30	Electrical Rough in	Wed 3/18/26	Tue 4/14/26	28	0%	20
2.31	TV & Tel & Low Voltage Rough In	Tue 4/14/26	Thu 4/16/26	3	0%	3
2.32	Install Steel Stairs	Sun 3/15/26	Sun 3/15/26	1	0%	0
2.33	MEP Inspections	Fri 4/17/26	Fri 4/17/26	1	0%	1
2.34	Framing Inspection	Fri 4/17/26	Fri 4/17/26	1	0%	1
2.35	Insulation & PolySeal	Fri 4/17/26	Tue 4/21/26	5	0%	3
2.36	Insulation Inspection	Wed 4/22/26	Thu 4/23/26	2	0%	2
2.37	Start Pool	Fri 4/24/26	Fri 4/24/26	0	0%	1
2.38	Hang Sheetrock	Sat 4/25/26	Fri 5/08/26	14	0%	10
2.39	Tape, Bed & Texture	Sat 5/09/26	Mon 5/18/26	10	0%	6
2.40	Primer Walls	Tue 5/19/26	Thu 5/21/26	3	0%	3
2.41	Pour Gypcrete & Light Weight	Fri 5/22/26	Mon 5/25/26	4	0%	2
2.42	Deliver & Install Trim	Tue 5/26/26	Wed 6/03/26	9	0%	7
2.43	Paint Trim and 1st Coat on Walls	Thu 6/04/26	Mon 6/08/26	5	0%	3
2.44	Start install Balconey Rails	Tue 6/09/26	Tue 6/09/26	1	0%	1
2.45	Deliver & Stage Cabinets	Wed 6/10/26	Thu 6/11/26	2	0%	2
2.46	Install Cabinets & Tops	Fri 6/12/26	Thu 6/25/26	14	0%	10
2.47	Install Electrical Service & Inspection	Fri 6/26/26	Sun 7/05/26	10	0%	6
2.48	Install Tubs & Shower Tile	Fri 6/26/26	Sat 7/04/26	9	0%	6
2.49	Start Sidewalks	Sun 7/05/26	Sun 7/05/26	1	0%	0
2.50	Box & Penetration Seal in units	Sat 6/13/26	Wed 6/17/26	5	0%	3
2.51	Install Second Trim & Hardware/Bath	Fri 6/26/26	Sun 7/05/26	10	0%	6
2.52	Del. Dishwashers & disposals	Mon 7/06/26	Tue 7/07/26	2	0%	2
2.53	Start plumbing Trim and Fixtures	Wed 7/08/26	Thu 7/16/26	9	0%	7
2.54	Set HVAC condensors and start trim	Fri 7/17/26	Sat 7/25/26	9	0%	6
2.55	Electrical Trim & Set Fixtures	Sun 7/26/26	Mon 8/03/26	9	0%	6
2.56	Start Landscaping	Tue 8/04/26	Tue 8/04/26	1	0%	1
2.57	Power Company Sets Meters	Wed 8/05/26	Thu 8/06/26	2	0%	2
2.58	Elevator Installation	Fri 8/07/26	Thu 9/03/26	28	0%	20
2.59	Electrical Hot punch	Fri 9/04/26	Thu 9/10/26	7	0%	5
2.60	AC Startup	Fri 9/11/26	Thu 9/17/26	7	0%	5
2.61	Patches and 2nd coat on walls	Fri 9/18/26	Thu 9/24/26	7	0%	5
2.62	Fire Alarm Trim	Fri 9/25/26	Sat 9/26/26	2	0%	1
2.63	Install Blinds	Sun 9/27/26	Mon 9/28/26	2	0%	1
2.64	Install Signage	Tue 9/29/26	Tue 9/29/26	1	0%	1
2.65	1st clean on units	Wed 9/30/26	Fri 10/02/26	3	0%	3
2.66	Install Vinyl Flooring & Carpet	Sat 10/03/26	Fri 10/09/26	7	0%	5
2.67	Set Toilets	Sat 10/10/26	Tue 10/13/26	4	0%	2
2.68	Nations Internal Punch	Wed 10/14/26	Wed 10/21/26	8	0%	6
2.69	Clean & Stripe Paving	Thu 10/22/26	Thu 10/22/26	1	0%	1
2.70	MEP Finals	Fri 10/23/26	Fri 10/23/26	1	0%	1
2.71	Building Finals & State Elevator Inspection	Sat 10/24/26	Mon 10/26/26	3	0%	1
2.72	Fire Marshall Final Inspection	Tue 10/27/26	Thu 10/29/26	3	0%	3
2.73	2nd Clean on Units	Fri 10/30/26	Tue 11/03/26	5	0%	3
2.74	Owner Punch Walk	Wed 11/04/26	Thu 11/05/26	2	0%	2
2.75	Complete Punchlist	Fri 11/06/26	Mon 11/16/26	11	0%	7
2.76	Certificate of Occupancy	Tue 11/17/26	Tue 11/17/26	1	0%	1
2.77	Powder Puff & Management Turn Over	Wed 11/18/26	Sat 11/21/26	4	0%	3



FishPond at Victoria

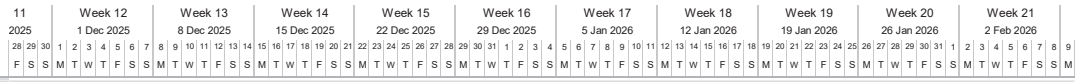
Nations Construction, LLC

Project Start Date: 9/15/2025 (Monday)

Display Week: 1

Project Lead:

WBS	TASK	START	END	DAYS	% DONE	WORK DAYS
3	**Building Area B**		-			-
3.1	Set Building Corners & Batter Boards	Wed 12/17/25	Thu 12/18/25	2	0%	2
3.2	Plumbing Rough In & Inspection	Fri 12/19/25	Wed 12/24/25	6	0%	4
3.3	Set Forms	Thu 12/25/25	Sun 12/28/25	4	0%	2
3.4	Dig Footings	Mon 12/29/25	Wed 1/07/26	10	0%	8
3.5	Termite Treat	Thu 1/08/26	Thu 1/08/26	1	0%	1
3.6	Install Post Tension Cables	Fri 1/09/26	Thu 1/15/26	7	0%	5
3.7	Install electrical underground	Fri 1/16/26	Fri 1/16/26	1	0%	1
3.8	Foundation Inspection	Sat 1/17/26	Sun 1/18/26	2	0%	0
3.9	Pour Foundation	Mon 1/19/26	Tue 1/20/26	2	0%	2
3.10	Start Grading Street	Wed 1/21/26	Tue 2/03/26	14	0%	10
3.11	Install Irrigate, Telcom & Electric Sleeves	Wed 1/21/26	Fri 1/23/26	3	0%	3
3.12	Blue Top Paving	Sat 1/24/26	Fri 1/30/26	7	0%	5
3.13	Survey and Form Paving	Sat 1/31/26	Fri 2/06/26	7	0%	5
3.14	Pour paving & Start lumber delivery	Sat 2/07/26	Mon 2/09/26	3	0%	1
3.15	Frame 1st Floor	Tue 2/10/26	Mon 2/16/26	7	0%	5
3.16	Truss Top of 1st and Deck	Tue 2/17/26	Mon 2/23/26	7	0%	5
3.17	Frame 2nd Floor	Tue 2/24/26	Mon 3/02/26	7	0%	5
3.18	Truss Top of 2nd and Deck	Tue 3/03/26	Mon 3/09/26	7	0%	5
3.19	Frame 3rd Floor	Tue 3/10/26	Mon 3/16/26	7	0%	5
3.20	Set Roof Trusses	Tue 3/17/26	Thu 3/26/26	10	0%	8
3.21	Fascia & Windstorm	Fri 3/27/26	Thu 4/02/26	7	0%	5
3.22	Deck Roof & Sheathing Inspection	Fri 4/03/26	Thu 4/09/26	7	0%	5
3.23	House Wrap	Fri 4/10/26	Wed 4/29/26	20	0%	14
3.24	Set felt paper & shingles	Fri 4/10/26	Tue 4/21/26	12	0%	8
3.25	Set windoss & exterior doors	Fri 4/17/26	Sun 5/03/26	17	0%	11
3.26	Install Siding/stone/plaster	Fri 4/24/26	Fri 8/21/26	120	0%	86
3.27	Plumbing Rough In	Fri 4/17/26	Thu 5/07/26	21	0%	15
3.28	HVAC Rough In	Fri 4/17/26	Thu 5/14/26	28	0%	20
3.29	Fire Sprinkler Rough In	Fri 4/17/26	Thu 5/07/26	21	0%	15
3.30	Electrical Rough in	Fri 4/17/26	Thu 5/14/26	28	0%	20
3.31	TV & Tel & Low Voltage Rough In	Thu 5/14/26	Sat 5/16/26	3	0%	2
3.32	Install Steel Stairs	Tue 4/14/26	Tue 4/14/26	1	0%	1
3.33	MEP Inspections	Sun 5/17/26	Sun 5/17/26	1	0%	0
3.34	Framing Inspection	Sun 5/17/26	Sun 5/17/26	1	0%	0
3.35	Insulation & PolySeal	Sun 5/17/26	Thu 5/21/26	5	0%	4
3.36	Insulation Inspection	Fri 5/22/26	Sat 5/23/26	2	0%	1
3.37	Start Pool	Sun 5/24/26	Sun 5/24/26	0	0%	0
3.38	Hang Sheetrock	Mon 5/25/26	Sun 6/07/26	14	0%	10
3.39	Tape, Bed & Texture	Mon 6/08/26	Wed 6/17/26	10	0%	8
3.40	Primer Walls	Thu 6/18/26	Sat 6/20/26	3	0%	2
3.41	Pour Gypcrete & Light Weight	Sun 6/21/26	Wed 6/24/26	4	0%	3
3.42	Deliver & Install Trim	Thu 6/25/26	Fri 7/03/26	9	0%	7
3.43	Paint Trim and 1st Coat on Walls	Sat 7/04/26	Wed 7/08/26	5	0%	3
3.44	Start install Balconey Rails	Thu 7/09/26	Thu 7/09/26	1	0%	1
3.45	Deliver & Stage Cabinets	Fri 7/10/26	Sat 7/11/26	2	0%	1
3.46	Install Cabinets & Tops	Sun 7/12/26	Sat 7/25/26	14	0%	10
3.47	Install Electrical Service & Inspection	Sun 7/26/26	Tue 8/04/26	10	0%	7
3.48	Install Tubs & Shower Tile	Sun 7/26/26	Mon 8/03/26	9	0%	6
3.49	Start Sidewalks	Tue 8/04/26	Tue 8/04/26	1	0%	1
3.50	Box & Penetration Seal in units	Mon 7/13/26	Fri 7/17/26	5	0%	5
3.51	Install Second Trim & Hardware/Bath	Sun 7/26/26	Tue 8/04/26	10	0%	7
3.52	Del. Dishwashers & disposals	Wed 8/05/26	Thu 8/06/26	2	0%	2
3.53	Start plumbing Trim and Fixtures	Fri 8/07/26	Sat 8/15/26	9	0%	6
3.54	Set HVAC condensors and start trim	Sun 8/16/26	Mon 8/24/26	9	0%	6
3.55	Electrical Trim & Set Fixtures	Tue 8/25/26	Wed 9/02/26	9	0%	7
3.56	Start Landscaping	Thu 9/03/26	Thu 9/03/26	1	0%	1
3.57	Power Company Sets Meters	Fri 9/04/26	Sat 9/05/26	2	0%	1
3.58	Elevator Installation	Sun 9/06/26	Sat 10/03/26	28	0%	20
3.59	Electrical Hot punch	Sun 10/04/26	Sat 10/10/26	7	0%	5
3.60	AC Startup	Sun 10/11/26	Sat 10/17/26	7	0%	5
3.61	Patches and 2nd coat on walls	Sun 10/18/26	Sat 10/24/26	7	0%	5
3.62	Fire Alarm Trim	Sun 10/25/26	Mon 10/26/26	2	0%	1
3.63	Install Blinds	Tue 10/27/26	Wed 10/28/26	2	0%	2
3.64	Install Signage	Thu 10/29/26	Thu 10/29/26	1	0%	1
3.65	1st clean on units	Fri 10/30/26	Sun 11/01/26	3	0%	1
3.66	Install Vinyl Flooring & Carpet	Mon 11/02/26	Sun 11/08/26	7	0%	5
3.67	Set Toilets	Mon 11/09/26	Thu 11/12/26	4	0%	4
3.68	Nations Internal Punch	Fri 11/13/26	Fri 11/20/26	8	0%	6
3.69	Clean & Stripe Paving	Sat 11/21/26	Sat 11/21/26	1	0%	0
3.70	MEP Finals	Sun 11/22/26	Sun 11/22/26	1	0%	0
3.71	Building Finals & State Elevator Inspection	Mon 11/23/26	Wed 11/25/26	3	0%	3
3.72	Fire Marshall Final Inspection	Thu 11/26/26	Sat 11/28/26	3	0%	2
3.73	2nd Clean on Units	Sun 11/29/26	Thu 12/03/26	5	0%	4
3.74	Owner Punch Walk	Fri 12/04/26	Sat 12/05/26	2	0%	1
3.75	Complete Punchlist	Sun 12/06/26	Wed 12/16/26	11	0%	8
3.76	Certificate of Occupancy	Thu 12/17/26	Thu 12/17/26	1	0%	1
3.77	Powder Puff & Management Turn Over	Fri 12/18/26	Mon 12/21/26	4	0%	2



FishPond at Victoria

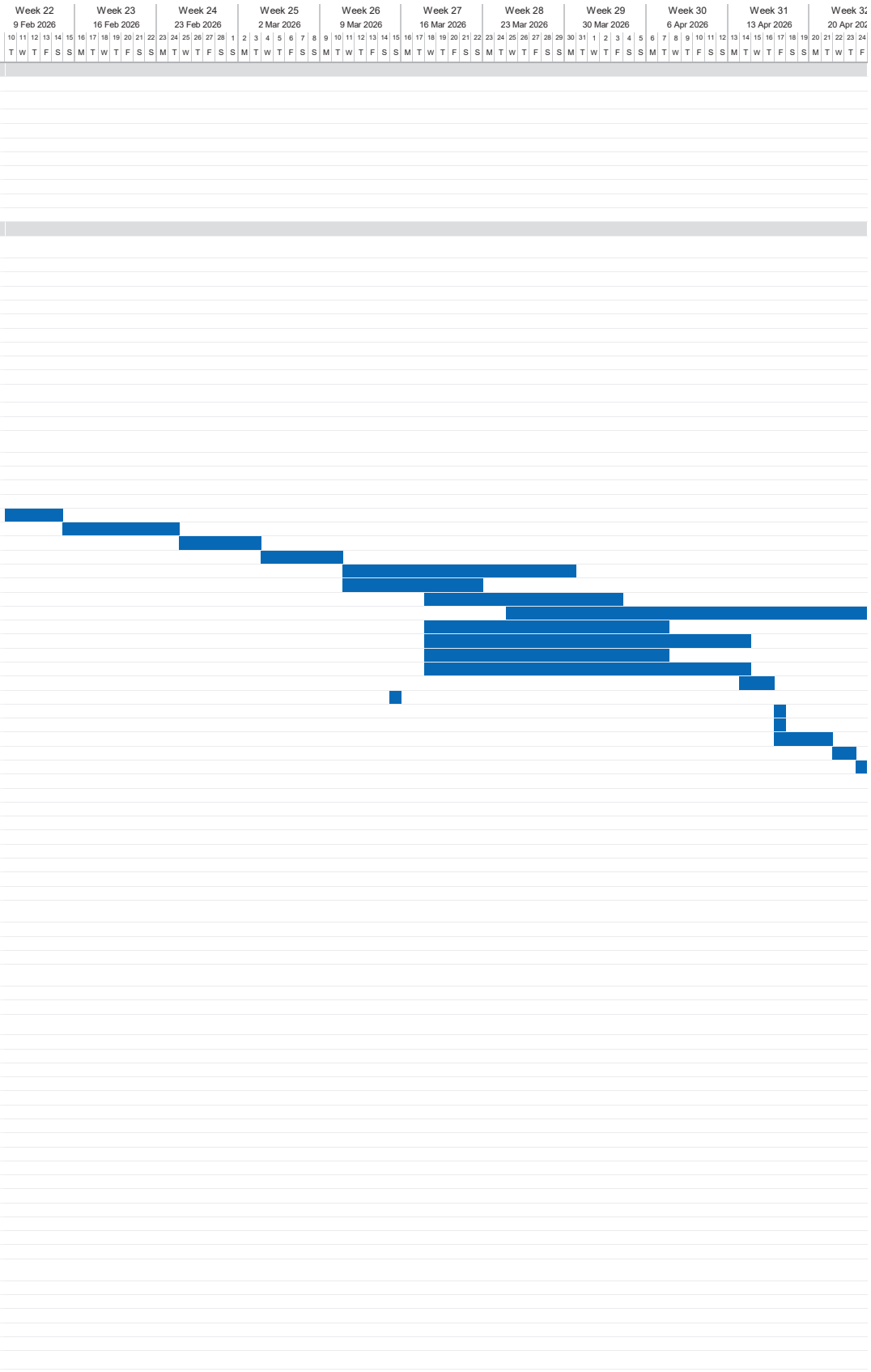
Nations Construction, LLC

Project Start Date: 9/15/2025 (Monday)

Project Lead:

Display Week: 1

WBS	TASK	START	END	DAYS	% DONE	WORK DAYS
1	**Site Work**		-			-
1.1	On-Site Mobiliztion	Mon 9/15/25	Sun 9/21/25	7	0%	5
1.2	Install Trailer, Toilets & SWPPP	Mon 9/22/25	Fri 9/26/25	5	0%	5
1.3	Start Power & Tel Design	Sat 9/27/25	Sat 9/27/25	1	0%	0
1.4	Demo & Clear Site	Sat 9/27/25	Wed 10/08/25	12	0%	8
1.5	Grade Building Pads & Lifts	Thu 10/09/25	Thu 10/23/25	15	0%	11
1.6	Storm Installation	Thu 10/23/25	Fri 11/21/25	30	0%	22
1.7	Sewer Installation	Fri 11/21/25	Sat 12/20/25	30	0%	21
1.8	Fire/Water Installation	Sat 12/20/25	Tue 1/13/26	25	0%	17
1.9	Primary Conduit	Tue 1/13/26	Thu 1/22/26	10	0%	8
1.10	Telcomm Conduit	Thu 1/22/26	Mon 1/26/26	5	0%	3
2	**Building Areas A**		-			-
2.1	Set Building Corners & Batter Boards	Mon 11/17/25	Tue 11/18/25	2	0%	2
2.2	Plumbing Rough In & Inspection	Wed 11/19/25	Mon 11/24/25	6	0%	4
2.3	Set Forms	Tue 11/25/25	Fri 11/28/25	4	0%	4
2.4	Dig Footings	Sat 11/29/25	Mon 12/08/25	10	0%	6
2.5	Termite Treat	Tue 12/09/25	Tue 12/09/25	1	0%	1
2.6	Install Post Tension Cables	Wed 12/10/25	Tue 12/16/25	7	0%	5
2.7	Install electrical underground	Wed 12/17/25	Wed 12/17/25	1	0%	1
2.8	Foundation Inspection	Thu 12/18/25	Fri 12/19/25	2	0%	2
2.9	Pour Foundation	Sat 12/20/25	Sun 12/21/25	2	0%	0
2.10	Start Grading Street	Mon 12/22/25	Sun 1/04/26	14	0%	10
2.11	Install Irrigate, Telcom & Electric Sleeves	Mon 12/22/25	Wed 12/24/25	3	0%	3
2.12	Blue Top Paving	Thu 12/25/25	Wed 12/31/25	7	0%	5
2.13	Survey and Form Paving	Thu 1/01/26	Wed 1/07/26	7	0%	5
2.14	Pour paving & Start lumber delivery	Thu 1/08/26	Sat 1/10/26	3	0%	2
2.15	Frame 1st Floor	Sun 1/11/26	Sat 1/17/26	7	0%	5
2.16	Truss Top of 1st and Deck	Sun 1/18/26	Sat 1/24/26	7	0%	5
2.17	Frame 2nd Floor	Sun 1/25/26	Sat 1/31/26	7	0%	5
2.18	Truss Top of 2nd and Deck	Sun 2/01/26	Sat 2/07/26	7	0%	5
2.19	Frame 3rd Floor	Sun 2/08/26	Sat 2/14/26	7	0%	5
2.20	Set Roof Trusses	Sun 2/15/26	Tue 2/24/26	10	0%	7
2.21	Fascia & Windstorm	Wed 2/25/26	Tue 3/03/26	7	0%	5
2.22	Deck Roof & Sheathing Inspection	Wed 3/04/26	Tue 3/10/26	7	0%	5
2.23	House Wrap	Wed 3/11/26	Mon 3/30/26	20	0%	14
2.24	Set felt paper & shingles	Wed 3/11/26	Sun 3/22/26	12	0%	8
2.25	Set windoss & exterior doors	Wed 3/18/26	Fri 4/03/26	17	0%	13
2.26	Install Siding/stone/plaster	Wed 3/25/26	Wed 7/22/26	120	0%	86
2.27	Plumbing Rough In	Wed 3/18/26	Tue 4/07/26	21	0%	15
2.28	HVAC Rough In	Wed 3/18/26	Tue 4/14/26	28	0%	20
2.29	Fire Sprinkler Rough In	Wed 3/18/26	Tue 4/07/26	21	0%	15
2.30	Electrical Rough in	Wed 3/18/26	Tue 4/14/26	28	0%	20
2.31	TV & Tel & Low Voltage Rough In	Tue 4/14/26	Thu 4/16/26	3	0%	3
2.32	Install Steel Stairs	Sun 3/15/26	Sun 3/15/26	1	0%	0
2.33	MEP Inspections	Fri 4/17/26	Fri 4/17/26	1	0%	1
2.34	Framing Inspection	Fri 4/17/26	Fri 4/17/26	1	0%	1
2.35	Insulation & PolySeal	Fri 4/17/26	Tue 4/21/26	5	0%	3
2.36	Insulation Inspection	Wed 4/22/26	Thu 4/23/26	2	0%	2
2.37	Start Pool	Fri 4/24/26	Fri 4/24/26	0	0%	1
2.38	Hang Sheetrock	Sat 4/25/26	Fri 5/08/26	14	0%	10
2.39	Tape, Bed & Texture	Sat 5/09/26	Mon 5/18/26	10	0%	6
2.40	Primer Walls	Tue 5/19/26	Thu 5/21/26	3	0%	3
2.41	Pour Gypcrete & Light Weight	Fri 5/22/26	Mon 5/25/26	4	0%	2
2.42	Deliver & Install Trim	Tue 5/26/26	Wed 6/03/26	9	0%	7
2.43	Paint Trim and 1st Coat on Walls	Thu 6/04/26	Mon 6/08/26	5	0%	3
2.44	Start install Balconey Rails	Tue 6/09/26	Tue 6/09/26	1	0%	1
2.45	Deliver & Stage Cabinets	Wed 6/10/26	Thu 6/11/26	2	0%	2
2.46	Install Cabinets & Tops	Fri 6/12/26	Thu 6/25/26	14	0%	10
2.47	Install Electrical Service & Inspection	Fri 6/26/26	Sun 7/05/26	10	0%	6
2.48	Install Tubs & Shower Tile	Fri 6/26/26	Sat 7/04/26	9	0%	6
2.49	Start Sidewalks	Sun 7/05/26	Sun 7/05/26	1	0%	0
2.50	Box & Penetration Seal in units	Sat 6/13/26	Wed 6/17/26	5	0%	3
2.51	Install Second Trim & Hardware/Bath	Fri 6/26/26	Sun 7/05/26	10	0%	6
2.52	Del. Dishwashers & disposals	Mon 7/06/26	Tue 7/07/26	2	0%	2
2.53	Start plumbing Trim and Fixtures	Wed 7/08/26	Thu 7/16/26	9	0%	7
2.54	Set HVAC condensors and start trim	Fri 7/17/26	Sat 7/25/26	9	0%	6
2.55	Electrical Trim & Set Fixtures	Sun 7/26/26	Mon 8/03/26	9	0%	6
2.56	Start Landscaping	Tue 8/04/26	Tue 8/04/26	1	0%	1
2.57	Power Company Sets Meters	Wed 8/05/26	Thu 8/06/26	2	0%	2
2.58	Elevator Installation	Fri 8/07/26	Thu 9/03/26	28	0%	20
2.59	Electrical Hot punch	Fri 9/04/26	Thu 9/10/26	7	0%	5
2.60	AC Startup	Fri 9/11/26	Thu 9/17/26	7	0%	5
2.61	Patches and 2nd coat on walls	Fri 9/18/26	Thu 9/24/26	7	0%	5
2.62	Fire Alarm Trim	Fri 9/25/26	Sat 9/26/26	2	0%	1
2.63	Install Blinds	Sun 9/27/26	Mon 9/28/26	2	0%	1
2.64	Install Signage	Tue 9/29/26	Tue 9/29/26	1	0%	1
2.65	1st clean on units	Wed 9/30/26	Fri 10/02/26	3	0%	3
2.66	Install Vinyl Flooring & Carpet	Sat 10/03/26	Fri 10/09/26	7	0%	5
2.67	Set Toilets	Sat 10/10/26	Tue 10/13/26	4	0%	2
2.68	Nations Internal Punch	Wed 10/14/26	Wed 10/21/26	8	0%	6
2.69	Clean & Stripe Paving	Thu 10/22/26	Thu 10/22/26	1	0%	1
2.70	MEP Finals	Fri 10/23/26	Fri 10/23/26	1	0%	1
2.71	Building Finals & State Elevator Inspection	Sat 10/24/26	Mon 10/26/26	3	0%	1
2.72	Fire Marshall Final Inspection	Tue 10/27/26	Thu 10/29/26	3	0%	3
2.73	2nd Clean on Units	Fri 10/30/26	Tue 11/03/26	5	0%	3
2.74	Owner Punch Walk	Wed 11/04/26	Thu 11/05/26	2	0%	2
2.75	Complete Punchlist	Fri 11/06/26	Mon 11/16/26	11	0%	7
2.76	Certificate of Occupancy	Tue 11/17/26	Tue 11/17/26	1	0%	1
2.77	Powder Puff & Management Turn Over	Wed 11/18/26	Sat 11/21/26	4	0%	3



FishPond at Victoria

Nations Construction, LLC

Project Start Date: 9/15/2025 (Monday)

Project Lead:

Display Week: 1

WBS	TASK	START	END	DAYS	% DONE	WORK DAYS
3	**Building Area B**		-			-
3.1	Set Building Corners & Batter Boards	Wed 12/17/25	Thu 12/18/25	2	0%	2
3.2	Plumbing Rough In & Inspection	Fri 12/19/25	Wed 12/24/25	6	0%	4
3.3	Set Forms	Thu 12/25/25	Sun 12/28/25	4	0%	2
3.4	Dig Footings	Mon 12/29/25	Wed 1/07/26	10	0%	8
3.5	Termite Treat	Thu 1/08/26	Thu 1/08/26	1	0%	1
3.6	Install Post Tension Cables	Fri 1/09/26	Thu 1/15/26	7	0%	5
3.7	Install electrical underground	Fri 1/16/26	Fri 1/16/26	1	0%	1
3.8	Foundation Inspection	Sat 1/17/26	Sun 1/18/26	2	0%	0
3.9	Pour Foundation	Mon 1/19/26	Tue 1/20/26	2	0%	2
3.10	Start Grading Street	Wed 1/21/26	Tue 2/03/26	14	0%	10
3.11	Install Irrigate, Telcom & Electric Sleeves	Wed 1/21/26	Fri 1/23/26	3	0%	3
3.12	Blue Top Paving	Sat 1/24/26	Fri 1/30/26	7	0%	5
3.13	Survey and Form Paving	Sat 1/31/26	Fri 2/06/26	7	0%	5
3.14	Pour paving & Start lumber delivery	Sat 2/07/26	Mon 2/09/26	3	0%	1
3.15	Frame 1st Floor	Tue 2/10/26	Mon 2/16/26	7	0%	5
3.16	Truss Top of 1st and Deck	Tue 2/17/26	Mon 2/23/26	7	0%	5
3.17	Frame 2nd Floor	Tue 2/24/26	Mon 3/02/26	7	0%	5
3.18	Truss Top of 2nd and Deck	Tue 3/03/26	Mon 3/09/26	7	0%	5
3.19	Frame 3rd Floor	Tue 3/10/26	Mon 3/16/26	7	0%	5
3.20	Set Roof Trusses	Tue 3/17/26	Thu 3/26/26	10	0%	8
3.21	Fascia & Windstorm	Fri 3/27/26	Thu 4/02/26	7	0%	5
3.22	Deck Roof & Sheathing Inspection	Fri 4/03/26	Thu 4/09/26	7	0%	5
3.23	House Wrap	Fri 4/10/26	Wed 4/29/26	20	0%	14
3.24	Set felt paper & shingles	Fri 4/10/26	Tue 4/21/26	12	0%	8
3.25	Set windoss & exterior doors	Fri 4/17/26	Sun 5/03/26	17	0%	11
3.26	Install Siding/stone/plaster	Fri 4/24/26	Fri 8/21/26	120	0%	86
3.27	Plumbing Rough In	Fri 4/17/26	Thu 5/07/26	21	0%	15
3.28	HVAC Rough In	Fri 4/17/26	Thu 5/14/26	28	0%	20
3.29	Fire Sprinkler Rough In	Fri 4/17/26	Thu 5/07/26	21	0%	15
3.30	Electrical Rough in	Fri 4/17/26	Thu 5/14/26	28	0%	20
3.31	TV & Tel & Low Voltage Rough In	Thu 5/14/26	Sat 5/16/26	3	0%	2
3.32	Install Steel Stairs	Tue 4/14/26	Tue 4/14/26	1	0%	1
3.33	MEP Inspections	Sun 5/17/26	Sun 5/17/26	1	0%	0
3.34	Framing Inspection	Sun 5/17/26	Sun 5/17/26	1	0%	0
3.35	Insulation & PolySeal	Sun 5/17/26	Thu 5/21/26	5	0%	4
3.36	Insulation Inspection	Fri 5/22/26	Sat 5/23/26	2	0%	1
3.37	Start Pool	Sun 5/24/26	Sun 5/24/26	0	0%	0
3.38	Hang Sheetrock	Mon 5/25/26	Sun 6/07/26	14	0%	10
3.39	Tape, Bed & Texture	Mon 6/08/26	Wed 6/17/26	10	0%	8
3.40	Primer Walls	Thu 6/18/26	Sat 6/20/26	3	0%	2
3.41	Pour Gypcrete & Light Weight	Sun 6/21/26	Wed 6/24/26	4	0%	3
3.42	Deliver & Install Trim	Thu 6/25/26	Fri 7/03/26	9	0%	7
3.43	Paint Trim and 1st Coat on Walls	Sat 7/04/26	Wed 7/08/26	5	0%	3
3.44	Start install Balconey Rails	Thu 7/09/26	Thu 7/09/26	1	0%	1
3.45	Deliver & Stage Cabinets	Fri 7/10/26	Sat 7/11/26	2	0%	1
3.46	Install Cabinets & Tops	Sun 7/12/26	Sat 7/25/26	14	0%	10
3.47	Install Electrical Service & Inspection	Sun 7/26/26	Tue 8/04/26	10	0%	7
3.48	Install Tubs & Shower Tile	Sun 7/26/26	Mon 8/03/26	9	0%	6
3.49	Start Sidewalks	Tue 8/04/26	Tue 8/04/26	1	0%	1
3.50	Box & Penetration Seal in units	Mon 7/13/26	Fri 7/17/26	5	0%	5
3.51	Install Second Trim & Hardware/Bath	Sun 7/26/26	Tue 8/04/26	10	0%	7
3.52	Del. Dishwashers & disposals	Wed 8/05/26	Thu 8/06/26	2	0%	2
3.53	Start plumbing Trim and Fixtures	Fri 8/07/26	Sat 8/15/26	9	0%	6
3.54	Set HVAC condensors and start trim	Sun 8/16/26	Mon 8/24/26	9	0%	6
3.55	Electrical Trim & Set Fixtures	Tue 8/25/26	Wed 9/02/26	9	0%	7
3.56	Start Landscaping	Thu 9/03/26	Thu 9/03/26	1	0%	1
3.57	Power Company Sets Meters	Fri 9/04/26	Sat 9/05/26	2	0%	1
3.58	Elevator Installation	Sun 9/06/26	Sat 10/03/26	28	0%	20
3.59	Electrical Hot punch	Sun 10/04/26	Sat 10/10/26	7	0%	5
3.60	AC Startup	Sun 10/11/26	Sat 10/17/26	7	0%	5
3.61	Patches and 2nd coat on walls	Sun 10/18/26	Sat 10/24/26	7	0%	5
3.62	Fire Alarm Trim	Sun 10/25/26	Mon 10/26/26	2	0%	1
3.63	Install Blinds	Tue 10/27/26	Wed 10/28/26	2	0%	2
3.64	Install Signage	Thu 10/29/26	Thu 10/29/26	1	0%	1
3.65	1st clean on units	Fri 10/30/26	Sun 11/01/26	3	0%	1
3.66	Install Vinyl Flooring & Carpet	Mon 11/02/26	Sun 11/08/26	7	0%	5
3.67	Set Toilets	Mon 11/09/26	Thu 11/12/26	4	0%	4
3.68	Nations Internal Punch	Fri 11/13/26	Fri 11/20/26	8	0%	6
3.69	Clean & Stripe Paving	Sat 11/21/26	Sat 11/21/26	1	0%	0
3.70	MEP Finals	Sun 11/22/26	Sun 11/22/26	1	0%	0
3.71	Building Finals & State Elevator Inspection	Mon 11/23/26	Wed 11/25/26	3	0%	3
3.72	Fire Marshall Final Inspection	Thu 11/26/26	Sat 11/28/26	3	0%	2
3.73	2nd Clean on Units	Sun 11/29/26	Thu 12/03/26	5	0%	4
3.74	Owner Punch Walk	Fri 12/04/26	Sat 12/05/26	2	0%	1
3.75	Complete Punchlist	Sun 12/06/26	Wed 12/16/26	11	0%	8
3.76	Certificate of Occupancy	Thu 12/17/26	Thu 12/17/26	1	0%	1
3.77	Powder Puff & Management Turn Over	Fri 12/18/26	Mon 12/21/26	4	0%	2

FishPond at Victoria

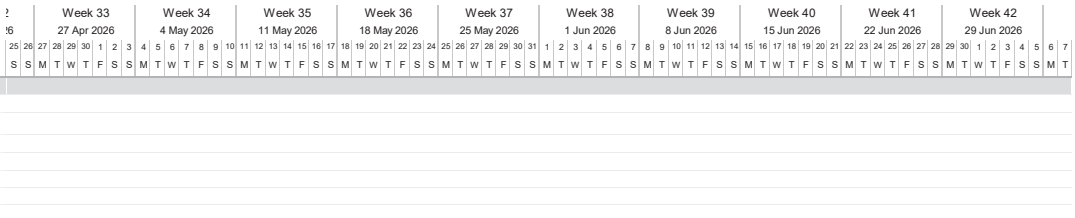
Nations Construction, LLC

Project Start Date: 9/15/2025 (Monday)

Project Lead:

Display Week: 1

WBS	TASK	START	END	DAYS	% DONE	WORK DAYS
1	**Site Work**		-			-
1.1	On-Site Mobiliztion	Mon 9/15/25	Sun 9/21/25	7	0%	5
1.2	Install Trailer, Toilets & SWPPP	Mon 9/22/25	Fri 9/26/25	5	0%	5
1.3	Start Power & Tel Design	Sat 9/27/25	Sat 9/27/25	1	0%	0
1.4	Demo & Clear Site	Sat 9/27/25	Wed 10/08/25	12	0%	8
1.5	Grade Building Pads & Lifts	Thu 10/09/25	Thu 10/23/25	15	0%	11
1.6	Storm Installation	Thu 10/23/25	Fri 11/21/25	30	0%	22
1.7	Sewer Installation	Fri 11/21/25	Sat 12/20/25	30	0%	21
1.8	Fire/Water Installation	Sat 12/20/25	Tue 1/13/26	25	0%	17
1.9	Primary Conduit	Tue 1/13/26	Thu 1/22/26	10	0%	8
1.10	Telcomm Conduit	Thu 1/22/26	Mon 1/26/26	5	0%	3
2	**Building Areas A**		-			-
2.1	Set Building Corners & Batter Boards	Mon 11/17/25	Tue 11/18/25	2	0%	2
2.2	Plumbing Rough In & Inspection	Wed 11/19/25	Mon 11/24/25	6	0%	4
2.3	Set Forms	Tue 11/25/25	Fri 11/28/25	4	0%	4
2.4	Dig Footings	Sat 11/29/25	Mon 12/08/25	10	0%	6
2.5	Termite Treat	Tue 12/09/25	Tue 12/09/25	1	0%	1
2.6	Install Post Tension Cables	Wed 12/10/25	Tue 12/16/25	7	0%	5
2.7	Install electrical underground	Wed 12/17/25	Wed 12/17/25	1	0%	1
2.8	Foundation Inspection	Thu 12/18/25	Fri 12/19/25	2	0%	2
2.9	Pour Foundation	Sat 12/20/25	Sun 12/21/25	2	0%	0
2.10	Start Grading Street	Mon 12/22/25	Sun 1/04/26	14	0%	10
2.11	Install Irrigate, Telcom & Electric Sleeves	Mon 12/22/25	Wed 12/24/25	3	0%	3
2.12	Blue Top Paving	Thu 12/25/25	Wed 12/31/25	7	0%	5
2.13	Survey and Form Paving	Thu 1/01/26	Wed 1/07/26	7	0%	5
2.14	Pour paving & Start lumber delivery	Thu 1/08/26	Sat 1/10/26	3	0%	2
2.15	Frame 1st Floor	Sun 1/11/26	Sat 1/17/26	7	0%	5
2.16	Truss Top of 1st and Deck	Sun 1/18/26	Sat 1/24/26	7	0%	5
2.17	Frame 2nd Floor	Sun 1/25/26	Sat 1/31/26	7	0%	5
2.18	Truss Top of 2nd and Deck	Sun 2/01/26	Sat 2/07/26	7	0%	5
2.19	Frame 3rd Floor	Sun 2/08/26	Sat 2/14/26	7	0%	5
2.20	Set Roof Trusses	Sun 2/15/26	Tue 2/24/26	10	0%	7
2.21	Fascia & Windstorm	Wed 2/25/26	Tue 3/03/26	7	0%	5
2.22	Deck Roof & Sheathing Inspection	Wed 3/04/26	Tue 3/10/26	7	0%	5
2.23	House Wrap	Wed 3/11/26	Mon 3/30/26	20	0%	14
2.24	Set felt paper & shingles	Wed 3/11/26	Sun 3/22/26	12	0%	8
2.25	Set windoss & exterior doors	Wed 3/18/26	Fri 4/03/26	17	0%	13
2.26	Install Siding/stone/plaster	Wed 3/25/26	Wed 7/22/26	120	0%	86
2.27	Plumbing Rough In	Wed 3/18/26	Tue 4/07/26	21	0%	15
2.28	HVAC Rough In	Wed 3/18/26	Tue 4/14/26	28	0%	20
2.29	Fire Sprinkler Rough In	Wed 3/18/26	Tue 4/07/26	21	0%	15
2.30	Electrical Rough in	Wed 3/18/26	Tue 4/14/26	28	0%	20
2.31	TV & Tel & Low Voltage Rough In	Tue 4/14/26	Thu 4/16/26	3	0%	3
2.32	Install Steel Stairs	Sun 3/15/26	Sun 3/15/26	1	0%	0
2.33	MEP Inspections	Fri 4/17/26	Fri 4/17/26	1	0%	1
2.34	Framing Inspection	Fri 4/17/26	Fri 4/17/26	1	0%	1
2.35	Insulation & PolySeal	Fri 4/17/26	Tue 4/21/26	5	0%	3
2.36	Insulation Inspection	Wed 4/22/26	Thu 4/23/26	2	0%	2
2.37	Start Pool	Fri 4/24/26	Fri 4/24/26	0	0%	1
2.38	Hang Sheetrock	Sat 4/25/26	Fri 5/08/26	14	0%	10
2.39	Tape, Bed & Texture	Sat 5/09/26	Mon 5/18/26	10	0%	6
2.40	Primer Walls	Tue 5/19/26	Thu 5/21/26	3	0%	3
2.41	Pour Gypcrete & Light Weight	Fri 5/22/26	Mon 5/25/26	4	0%	2
2.42	Deliver & Install Trim	Tue 5/26/26	Wed 6/03/26	9	0%	7
2.43	Paint Trim and 1st Coat on Walls	Thu 6/04/26	Mon 6/08/26	5	0%	3
2.44	Start install Balconey Rails	Tue 6/09/26	Tue 6/09/26	1	0%	1
2.45	Deliver & Stage Cabinets	Wed 6/10/26	Thu 6/11/26	2	0%	2
2.46	Install Cabinets & Tops	Fri 6/12/26	Thu 6/25/26	14	0%	10
2.47	Install Electrical Service & Inspection	Fri 6/26/26	Sun 7/05/26	10	0%	6
2.48	Install Tubs & Shower Tile	Fri 6/26/26	Sat 7/04/26	9	0%	6
2.49	Start Sidewalks	Sun 7/05/26	Sun 7/05/26	1	0%	0
2.50	Box & Penetration Seal in units	Sat 6/13/26	Wed 6/17/26	5	0%	3
2.51	Install Second Trim & Hardware/Bath	Fri 6/26/26	Sun 7/05/26	10	0%	6
2.52	Del. Dishwashers & disposals	Mon 7/06/26	Tue 7/07/26	2	0%	2
2.53	Start plumbing Trim and Fixtures	Wed 7/08/26	Thu 7/16/26	9	0%	7
2.54	Set HVAC condensors and start trim	Fri 7/17/26	Sat 7/25/26	9	0%	6
2.55	Electrical Trim & Set Fixtures	Sun 7/26/26	Mon 8/03/26	9	0%	6
2.56	Start Landscaping	Tue 8/04/26	Tue 8/04/26	1	0%	1
2.57	Power Company Sets Meters	Wed 8/05/26	Thu 8/06/26	2	0%	2
2.58	Elevator Installation	Fri 8/07/26	Thu 9/03/26	28	0%	20
2.59	Electrical Hot punch	Fri 9/04/26	Thu 9/10/26	7	0%	5
2.60	AC Startup	Fri 9/11/26	Thu 9/17/26	7	0%	5
2.61	Patches and 2nd coat on walls	Fri 9/18/26	Thu 9/24/26	7	0%	5
2.62	Fire Alarm Trim	Fri 9/25/26	Sat 9/26/26	2	0%	1
2.63	Install Blinds	Sun 9/27/26	Mon 9/28/26	2	0%	1
2.64	Install Signage	Tue 9/29/26	Tue 9/29/26	1	0%	1
2.65	1st clean on units	Wed 9/30/26	Fri 10/02/26	3	0%	3
2.66	Install Vinyl Flooring & Carpet	Sat 10/03/26	Fri 10/09/26	7	0%	5
2.67	Set Toilets	Sat 10/10/26	Tue 10/13/26	4	0%	2
2.68	Nations Internal Punch	Wed 10/14/26	Wed 10/21/26	8	0%	6
2.69	Clean & Stripe Paving	Thu 10/22/26	Thu 10/22/26	1	0%	1
2.70	MEP Finals	Fri 10/23/26	Fri 10/23/26	1	0%	1
2.71	Building Finals & State Elevator Inspection	Sat 10/24/26	Mon 10/26/26	3	0%	1
2.72	Fire Marshall Final Inspection	Tue 10/27/26	Thu 10/29/26	3	0%	3
2.73	2nd Clean on Units	Fri 10/30/26	Tue 11/03/26	5	0%	3
2.74	Owner Punch Walk	Wed 11/04/26	Thu 11/05/26	2	0%	2
2.75	Complete Punchlist	Fri 11/06/26	Mon 11/16/26	11	0%	7
2.76	Certificate of Occupancy	Tue 11/17/26	Tue 11/17/26	1	0%	1
2.77	Powder Puff & Management Turn Over	Wed 11/18/26	Sat 11/21/26	4	0%	3



FishPond at Victoria

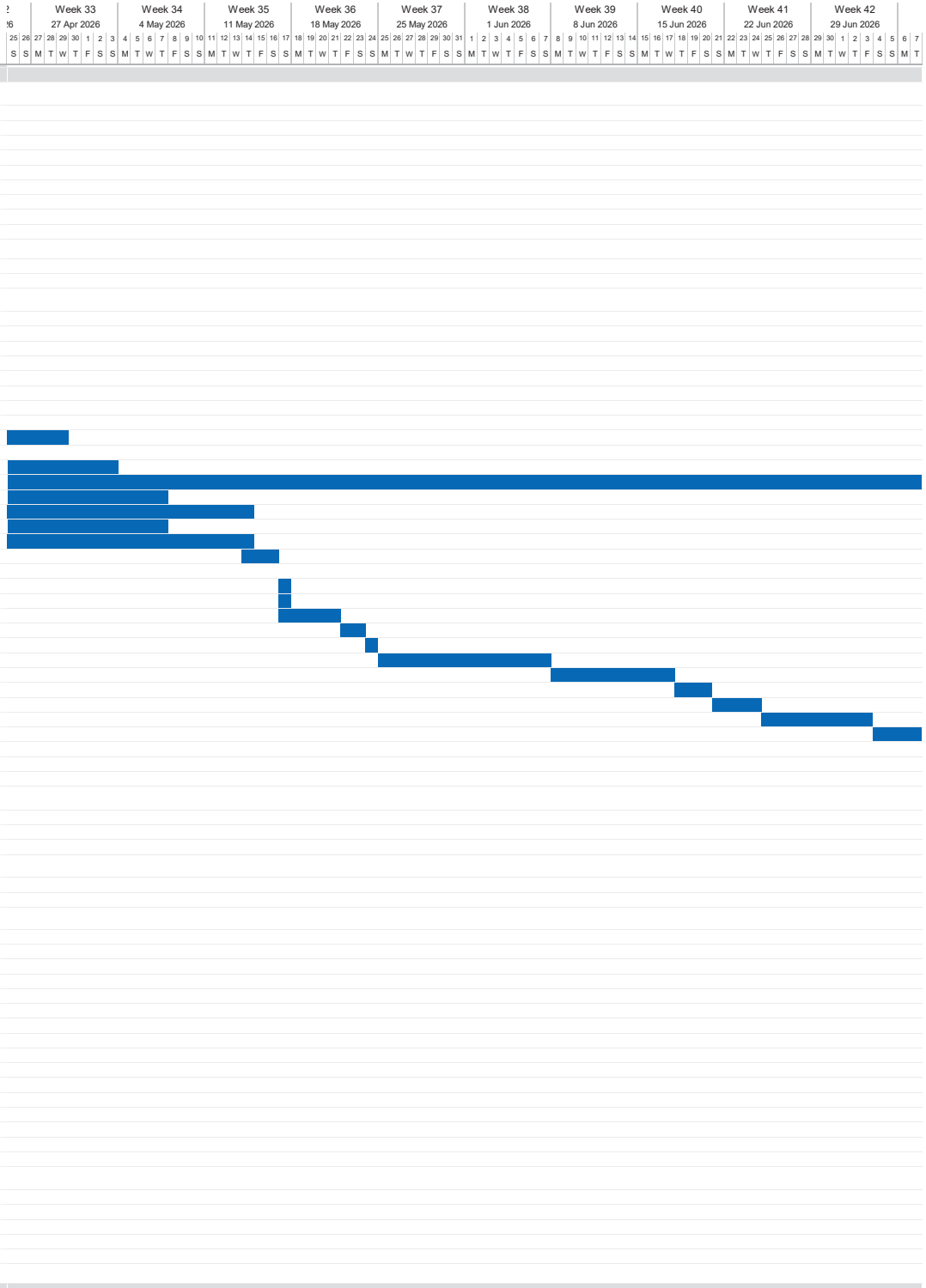
Nations Construction, LLC

Project Start Date: 9/15/2025 (Monday)

Project Lead:

Display Week: 1

WBS	TASK	START	END	DAYS	% DONE	WORK DAYS
3	**Building Area B**		-			-
3.1	Set Building Corners & Batter Boards	Wed 12/17/25	Thu 12/18/25	2	0%	2
3.2	Plumbing Rough In & Inspection	Fri 12/19/25	Wed 12/24/25	6	0%	4
3.3	Set Forms	Thu 12/25/25	Sun 12/28/25	4	0%	2
3.4	Dig Footings	Mon 12/29/25	Wed 1/07/26	10	0%	8
3.5	Termite Treat	Thu 1/08/26	Thu 1/08/26	1	0%	1
3.6	Install Post Tension Cables	Fri 1/09/26	Thu 1/15/26	7	0%	5
3.7	Install electrical underground	Fri 1/16/26	Fri 1/16/26	1	0%	1
3.8	Foundation Inspection	Sat 1/17/26	Sun 1/18/26	2	0%	0
3.9	Pour Foundation	Mon 1/19/26	Tue 1/20/26	2	0%	2
3.10	Start Grading Street	Wed 1/21/26	Tue 2/03/26	14	0%	10
3.11	Install Irrigate, Telcom & Electric Sleeves	Wed 1/21/26	Fri 1/23/26	3	0%	3
3.12	Blue Top Paving	Sat 1/24/26	Fri 1/30/26	7	0%	5
3.13	Survey and Form Paving	Sat 1/31/26	Fri 2/06/26	7	0%	5
3.14	Pour paving & Start lumber delivery	Sat 2/07/26	Mon 2/09/26	3	0%	1
3.15	Frame 1st Floor	Tue 2/10/26	Mon 2/16/26	7	0%	5
3.16	Truss Top of 1st and Deck	Tue 2/17/26	Mon 2/23/26	7	0%	5
3.17	Frame 2nd Floor	Tue 2/24/26	Mon 3/02/26	7	0%	5
3.18	Truss Top of 2nd and Deck	Tue 3/03/26	Mon 3/09/26	7	0%	5
3.19	Frame 3rd Floor	Tue 3/10/26	Mon 3/16/26	7	0%	5
3.20	Set Roof Trusses	Tue 3/17/26	Thu 3/26/26	10	0%	8
3.21	Fascia & Windstorm	Fri 3/27/26	Thu 4/02/26	7	0%	5
3.22	Deck Roof & Sheathing Inspection	Fri 4/03/26	Thu 4/09/26	7	0%	5
3.23	House Wrap	Fri 4/10/26	Wed 4/29/26	20	0%	14
3.24	Set felt paper & shingles	Fri 4/10/26	Tue 4/21/26	12	0%	8
3.25	Set windoss & exterior doors	Fri 4/17/26	Sun 5/03/26	17	0%	11
3.26	Install Siding/stone/plaster	Fri 4/24/26	Fri 8/21/26	120	0%	86
3.27	Plumbing Rough In	Fri 4/17/26	Thu 5/07/26	21	0%	15
3.28	HVAC Rough In	Fri 4/17/26	Thu 5/14/26	28	0%	20
3.29	Fire Sprinkler Rough In	Fri 4/17/26	Thu 5/07/26	21	0%	15
3.30	Electrical Rough in	Fri 4/17/26	Thu 5/14/26	28	0%	20
3.31	TV & Tel & Low Voltage Rough In	Thu 5/14/26	Sat 5/16/26	3	0%	2
3.32	Install Steel Stairs	Tue 4/14/26	Tue 4/14/26	1	0%	1
3.33	MEP Inspections	Sun 5/17/26	Sun 5/17/26	1	0%	0
3.34	Framing Inspection	Sun 5/17/26	Sun 5/17/26	1	0%	0
3.35	Insulation & PolySeal	Sun 5/17/26	Thu 5/21/26	5	0%	4
3.36	Insulation Inspection	Fri 5/22/26	Sat 5/23/26	2	0%	1
3.37	Start Pool	Sun 5/24/26	Sun 5/24/26	0	0%	0
3.38	Hang Sheetrock	Mon 5/25/26	Sun 6/07/26	14	0%	10
3.39	Tape, Bed & Texture	Mon 6/08/26	Wed 6/17/26	10	0%	8
3.40	Primer Walls	Thu 6/18/26	Sat 6/20/26	3	0%	2
3.41	Pour Gypcrete & Light Weight	Sun 6/21/26	Wed 6/24/26	4	0%	3
3.42	Deliver & Install Trim	Thu 6/25/26	Fri 7/03/26	9	0%	7
3.43	Paint Trim and 1st Coat on Walls	Sat 7/04/26	Wed 7/08/26	5	0%	3
3.44	Start install Balconey Rails	Thu 7/09/26	Thu 7/09/26	1	0%	1
3.45	Deliver & Stage Cabinets	Fri 7/10/26	Sat 7/11/26	2	0%	1
3.46	Install Cabinets & Tops	Sun 7/12/26	Sat 7/25/26	14	0%	10
3.47	Install Electrical Service & Inspection	Sun 7/26/26	Tue 8/04/26	10	0%	7
3.48	Install Tubs & Shower Tile	Sun 7/26/26	Mon 8/03/26	9	0%	6
3.49	Start Sidewalks	Tue 8/04/26	Tue 8/04/26	1	0%	1
3.50	Box & Penetration Seal in units	Mon 7/13/26	Fri 7/17/26	5	0%	5
3.51	Install Second Trim & Hardware/Bath	Sun 7/26/26	Tue 8/04/26	10	0%	7
3.52	Del. Dishwashers & disposals	Wed 8/05/26	Thu 8/06/26	2	0%	2
3.53	Start plumbing Trim and Fixtures	Fri 8/07/26	Sat 8/15/26	9	0%	6
3.54	Set HVAC condensors and start trim	Sun 8/16/26	Mon 8/24/26	9	0%	6
3.55	Electrical Trim & Set Fixtures	Tue 8/25/26	Wed 9/02/26	9	0%	7
3.56	Start Landscaping	Thu 9/03/26	Thu 9/03/26	1	0%	1
3.57	Power Company Sets Meters	Fri 9/04/26	Sat 9/05/26	2	0%	1
3.58	Elevator Installation	Sun 9/06/26	Sat 10/03/26	28	0%	20
3.59	Electrical Hot punch	Sun 10/04/26	Sat 10/10/26	7	0%	5
3.60	AC Startup	Sun 10/11/26	Sat 10/17/26	7	0%	5
3.61	Patches and 2nd coat on walls	Sun 10/18/26	Sat 10/24/26	7	0%	5
3.62	Fire Alarm Trim	Sun 10/25/26	Mon 10/26/26	2	0%	1
3.63	Install Blinds	Tue 10/27/26	Wed 10/28/26	2	0%	2
3.64	Install Signage	Thu 10/29/26	Thu 10/29/26	1	0%	1
3.65	1st clean on units	Fri 10/30/26	Sun 11/01/26	3	0%	1
3.66	Install Vinyl Flooring & Carpet	Mon 11/02/26	Sun 11/08/26	7	0%	5
3.67	Set Toilets	Mon 11/09/26	Thu 11/12/26	4	0%	4
3.68	Nations Internal Punch	Fri 11/13/26	Fri 11/20/26	8	0%	6
3.69	Clean & Stripe Paving	Sat 11/21/26	Sat 11/21/26	1	0%	0
3.70	MEP Finals	Sun 11/22/26	Sun 11/22/26	1	0%	0
3.71	Building Finals & State Elevator Inspection	Mon 11/23/26	Wed 11/25/26	3	0%	3
3.72	Fire Marshall Final Inspection	Thu 11/26/26	Sat 11/28/26	3	0%	2
3.73	2nd Clean on Units	Sun 11/29/26	Thu 12/03/26	5	0%	4
3.74	Owner Punch Walk	Fri 12/04/26	Sat 12/05/26	2	0%	1
3.75	Complete Punchlist	Sun 12/06/26	Wed 12/16/26	11	0%	8
3.76	Certificate of Occupancy	Thu 12/17/26	Thu 12/17/26	1	0%	1
3.77	Powder Puff & Management Turn Over	Fri 12/18/26	Mon 12/21/26	4	0%	2



FishPond at Victoria

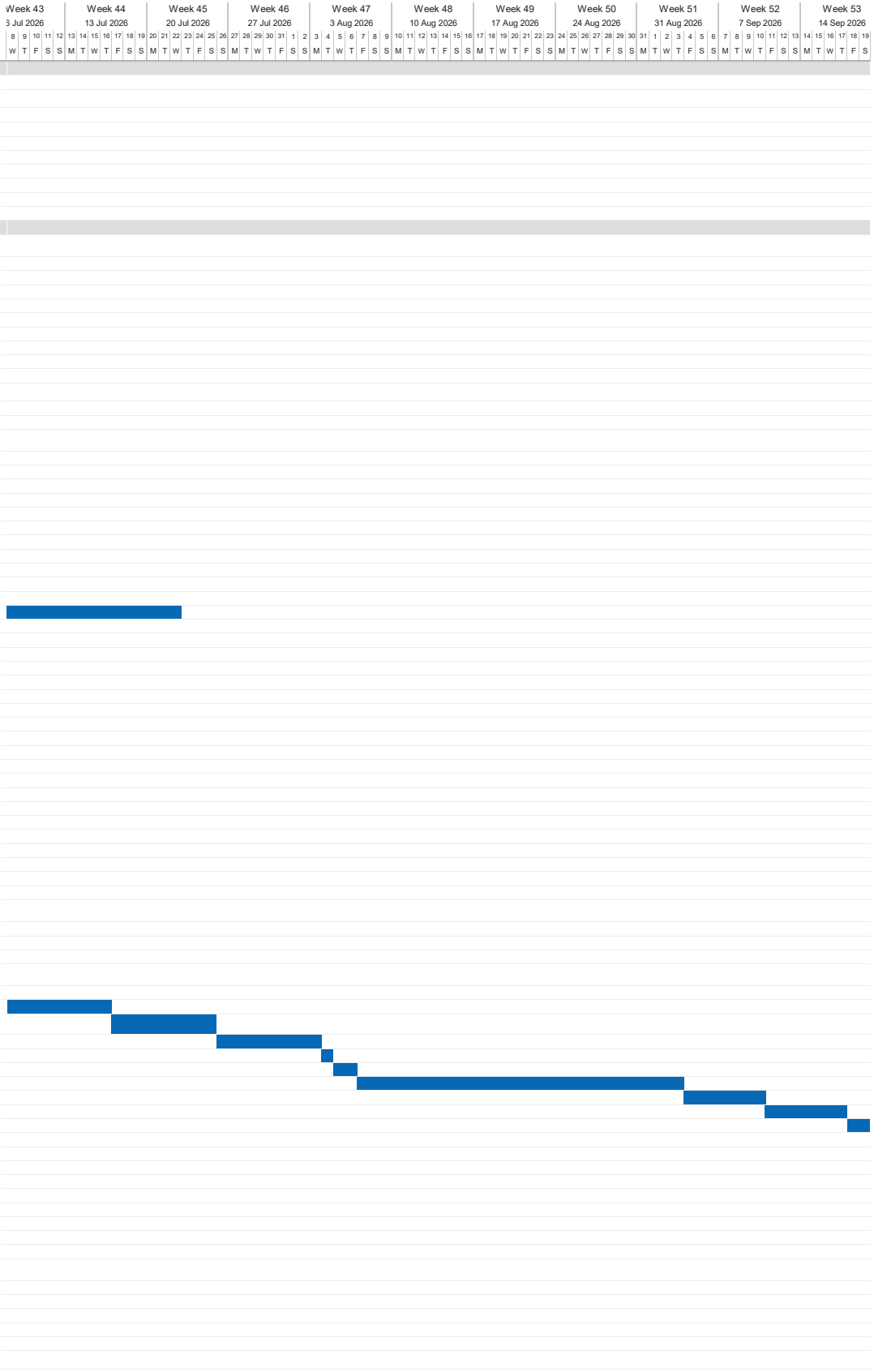
Nations Construction, LLC

Project Start Date: 9/15/2025 (Monday)

Project Lead:

Display Week: 1

WBS	TASK	START	END	DAYS	% DONE	WORK DAYS
1	**Site Work**		-			-
1.1	On-Site Mobiliztion	Mon 9/15/25	Sun 9/21/25	7	0%	5
1.2	Install Trailer, Toilets & SWPPP	Mon 9/22/25	Fri 9/26/25	5	0%	5
1.3	Start Power & Tel Design	Sat 9/27/25	Sat 9/27/25	1	0%	0
1.4	Demo & Clear Site	Sat 9/27/25	Wed 10/08/25	12	0%	8
1.5	Grade Building Pads & Lifts	Thu 10/09/25	Thu 10/23/25	15	0%	11
1.6	Storm Installation	Thu 10/23/25	Fri 11/21/25	30	0%	22
1.7	Sewer Installation	Fri 11/21/25	Sat 12/20/25	30	0%	21
1.8	Fire/Water Installation	Sat 12/20/25	Tue 1/13/26	25	0%	17
1.9	Primary Conduit	Tue 1/13/26	Thu 1/22/26	10	0%	8
1.10	Telcomm Conduit	Thu 1/22/26	Mon 1/26/26	5	0%	3
2	**Building Areas A**		-			-
2.1	Set Building Corners & Batter Boards	Mon 11/17/25	Tue 11/18/25	2	0%	2
2.2	Plumbing Rough In & Inspection	Wed 11/19/25	Mon 11/24/25	6	0%	4
2.3	Set Forms	Tue 11/25/25	Fri 11/28/25	4	0%	4
2.4	Dig Footings	Sat 11/29/25	Mon 12/08/25	10	0%	6
2.5	Termite Treat	Tue 12/09/25	Tue 12/09/25	1	0%	1
2.6	Install Post Tension Cables	Wed 12/10/25	Tue 12/16/25	7	0%	5
2.7	Install electrical underground	Wed 12/17/25	Wed 12/17/25	1	0%	1
2.8	Foundation Inspection	Thu 12/18/25	Fri 12/19/25	2	0%	2
2.9	Pour Foundation	Sat 12/20/25	Sun 12/21/25	2	0%	0
2.10	Start Grading Street	Mon 12/22/25	Sun 1/04/26	14	0%	10
2.11	Install Irrigate, Telcom & Electric Sleeves	Mon 12/22/25	Wed 12/24/25	3	0%	3
2.12	Blue Top Paving	Thu 12/25/25	Wed 12/31/25	7	0%	5
2.13	Survey and Form Paving	Thu 1/01/26	Wed 1/07/26	7	0%	5
2.14	Pour paving & Start lumber delivery	Thu 1/08/26	Sat 1/10/26	3	0%	2
2.15	Frame 1st Floor	Sun 1/11/26	Sat 1/17/26	7	0%	5
2.16	Truss Top of 1st and Deck	Sun 1/18/26	Sat 1/24/26	7	0%	5
2.17	Frame 2nd Floor	Sun 1/25/26	Sat 1/31/26	7	0%	5
2.18	Truss Top of 2nd and Deck	Sun 2/01/26	Sat 2/07/26	7	0%	5
2.19	Frame 3rd Floor	Sun 2/08/26	Sat 2/14/26	7	0%	5
2.20	Set Roof Trusses	Sun 2/15/26	Tue 2/24/26	10	0%	7
2.21	Fascia & Windstorm	Wed 2/25/26	Tue 3/03/26	7	0%	5
2.22	Deck Roof & Sheathing Inspection	Wed 3/04/26	Tue 3/10/26	7	0%	5
2.23	House Wrap	Wed 3/11/26	Mon 3/30/26	20	0%	14
2.24	Set felt paper & shingles	Wed 3/11/26	Sun 3/22/26	12	0%	8
2.25	Set windoss & exterior doors	Wed 3/18/26	Fri 4/03/26	17	0%	13
2.26	Install Siding/stone/plaster	Wed 3/25/26	Wed 7/22/26	120	0%	86
2.27	Plumbing Rough In	Wed 3/18/26	Tue 4/07/26	21	0%	15
2.28	HVAC Rough In	Wed 3/18/26	Tue 4/14/26	28	0%	20
2.29	Fire Sprinkler Rough In	Wed 3/18/26	Tue 4/07/26	21	0%	15
2.30	Electrical Rough in	Wed 3/18/26	Tue 4/14/26	28	0%	20
2.31	TV & Tel & Low Voltage Rough In	Tue 4/14/26	Thu 4/16/26	3	0%	3
2.32	Install Steel Stairs	Sun 3/15/26	Sun 3/15/26	1	0%	0
2.33	MEP Inspections	Fri 4/17/26	Fri 4/17/26	1	0%	1
2.34	Framing Inspection	Fri 4/17/26	Fri 4/17/26	1	0%	1
2.35	Insulation & PolySeal	Fri 4/17/26	Tue 4/21/26	5	0%	3
2.36	Insulation Inspection	Wed 4/22/26	Thu 4/23/26	2	0%	2
2.37	Start Pool	Fri 4/24/26	Fri 4/24/26	0	0%	1
2.38	Hang Sheetrock	Sat 4/25/26	Fri 5/08/26	14	0%	10
2.39	Tape, Bed & Texture	Sat 5/09/26	Mon 5/18/26	10	0%	6
2.40	Primer Walls	Tue 5/19/26	Thu 5/21/26	3	0%	3
2.41	Pour Gypcrete & Light Weight	Fri 5/22/26	Mon 5/25/26	4	0%	2
2.42	Deliver & Install Trim	Tue 5/26/26	Wed 6/03/26	9	0%	7
2.43	Paint Trim and 1st Coat on Walls	Thu 6/04/26	Mon 6/08/26	5	0%	3
2.44	Start install Balconey Rails	Tue 6/09/26	Tue 6/09/26	1	0%	1
2.45	Deliver & Stage Cabinets	Wed 6/10/26	Thu 6/11/26	2	0%	2
2.46	Install Cabinets & Tops	Fri 6/12/26	Thu 6/25/26	14	0%	10
2.47	Install Electrical Service & Inspection	Fri 6/26/26	Sun 7/05/26	10	0%	6
2.48	Install Tubs & Shower Tile	Fri 6/26/26	Sat 7/04/26	9	0%	6
2.49	Start Sidewalks	Sun 7/05/26	Sun 7/05/26	1	0%	0
2.50	Box & Penetration Seal in units	Sat 6/13/26	Wed 6/17/26	5	0%	3
2.51	Install Second Trim & Hardware/Bath	Fri 6/26/26	Sun 7/05/26	10	0%	6
2.52	Del. Dishwashers & disposals	Mon 7/06/26	Tue 7/07/26	2	0%	2
2.53	Start plumbing Trim and Fixtures	Wed 7/08/26	Thu 7/16/26	9	0%	7
2.54	Set HVAC condensors and start trim	Fri 7/17/26	Sat 7/25/26	9	0%	6
2.55	Electrical Trim & Set Fixtures	Sun 7/26/26	Mon 8/03/26	9	0%	6
2.56	Start Landscaping	Tue 8/04/26	Tue 8/04/26	1	0%	1
2.57	Power Company Sets Meters	Wed 8/05/26	Thu 8/06/26	2	0%	2
2.58	Elevator Installation	Fri 8/07/26	Thu 9/03/26	28	0%	20
2.59	Electrical Hot punch	Fri 9/04/26	Thu 9/10/26	7	0%	5
2.60	AC Startup	Fri 9/11/26	Thu 9/17/26	7	0%	5
2.61	Patches and 2nd coat on walls	Fri 9/18/26	Thu 9/24/26	7	0%	5
2.62	Fire Alarm Trim	Fri 9/25/26	Sat 9/26/26	2	0%	1
2.63	Install Blinds	Sun 9/27/26	Mon 9/28/26	2	0%	1
2.64	Install Signage	Tue 9/29/26	Tue 9/29/26	1	0%	1
2.65	1st clean on units	Wed 9/30/26	Fri 10/02/26	3	0%	3
2.66	Install Vinyl Flooring & Carpet	Sat 10/03/26	Fri 10/09/26	7	0%	5
2.67	Set Toilets	Sat 10/10/26	Tue 10/13/26	4	0%	2
2.68	Nations Internal Punch	Wed 10/14/26	Wed 10/21/26	8	0%	6
2.69	Clean & Stripe Paving	Thu 10/22/26	Thu 10/22/26	1	0%	1
2.70	MEP Finals	Fri 10/23/26	Fri 10/23/26	1	0%	1
2.71	Building Finals & State Elevator Inspection	Sat 10/24/26	Mon 10/26/26	3	0%	1
2.72	Fire Marshall Final Inspection	Tue 10/27/26	Thu 10/29/26	3	0%	3
2.73	2nd Clean on Units	Fri 10/30/26	Tue 11/03/26	5	0%	3
2.74	Owner Punch Walk	Wed 11/04/26	Thu 11/05/26	2	0%	2
2.75	Complete Punchlist	Fri 11/06/26	Mon 11/16/26	11	0%	7
2.76	Certificate of Occupancy	Tue 11/17/26	Tue 11/17/26	1	0%	1
2.77	Powder Puff & Management Turn Over	Wed 11/18/26	Sat 11/21/26	4	0%	3



FishPond at Victoria

Nations Construction, LLC

Project Start Date: 9/15/2025 (Monday)

Project Lead:

Display Week: 1

WBS	TASK	START	END	DAYS	% DONE	WORK DAYS
3	**Building Area B**		-			-
3.1	Set Building Corners & Batter Boards	Wed 12/17/25	Thu 12/18/25	2	0%	2
3.2	Plumbing Rough In & Inspection	Fri 12/19/25	Wed 12/24/25	6	0%	4
3.3	Set Forms	Thu 12/25/25	Sun 12/28/25	4	0%	2
3.4	Dig Footings	Mon 12/29/25	Wed 1/07/26	10	0%	8
3.5	Termite Treat	Thu 1/08/26	Thu 1/08/26	1	0%	1
3.6	Install Post Tension Cables	Fri 1/09/26	Thu 1/15/26	7	0%	5
3.7	Install electrical underground	Fri 1/16/26	Fri 1/16/26	1	0%	1
3.8	Foundation Inspection	Sat 1/17/26	Sun 1/18/26	2	0%	0
3.9	Pour Foundation	Mon 1/19/26	Tue 1/20/26	2	0%	2
3.10	Start Grading Street	Wed 1/21/26	Tue 2/03/26	14	0%	10
3.11	Install Irrigate, Telcom & Electric Sleeves	Wed 1/21/26	Fri 1/23/26	3	0%	3
3.12	Blue Top Paving	Sat 1/24/26	Fri 1/30/26	7	0%	5
3.13	Survey and Form Paving	Sat 1/31/26	Fri 2/06/26	7	0%	5
3.14	Pour paving & Start lumber delivery	Sat 2/07/26	Mon 2/09/26	3	0%	1
3.15	Frame 1st Floor	Tue 2/10/26	Mon 2/16/26	7	0%	5
3.16	Truss Top of 1st and Deck	Tue 2/17/26	Mon 2/23/26	7	0%	5
3.17	Frame 2nd Floor	Tue 2/24/26	Mon 3/02/26	7	0%	5
3.18	Truss Top of 2nd and Deck	Tue 3/03/26	Mon 3/09/26	7	0%	5
3.19	Frame 3rd Floor	Tue 3/10/26	Mon 3/16/26	7	0%	5
3.20	Set Roof Trusses	Tue 3/17/26	Thu 3/26/26	10	0%	8
3.21	Fascia & Windstorm	Fri 3/27/26	Thu 4/02/26	7	0%	5
3.22	Deck Roof & Sheathing Inspection	Fri 4/03/26	Thu 4/09/26	7	0%	5
3.23	House Wrap	Fri 4/10/26	Wed 4/29/26	20	0%	14
3.24	Set felt paper & shingles	Fri 4/10/26	Tue 4/21/26	12	0%	8
3.25	Set windoss & exterior doors	Fri 4/17/26	Sun 5/03/26	17	0%	11
3.26	Install Siding/stone/plaster	Fri 4/24/26	Fri 8/21/26	120	0%	86
3.27	Plumbing Rough In	Fri 4/17/26	Thu 5/07/26	21	0%	15
3.28	HVAC Rough In	Fri 4/17/26	Thu 5/14/26	28	0%	20
3.29	Fire Sprinkler Rough In	Fri 4/17/26	Thu 5/07/26	21	0%	15
3.30	Electrical Rough in	Fri 4/17/26	Thu 5/14/26	28	0%	20
3.31	TV & Tel & Low Voltage Rough In	Thu 5/14/26	Sat 5/16/26	3	0%	2
3.32	Install Steel Stairs	Tue 4/14/26	Tue 4/14/26	1	0%	1
3.33	MEP Inspections	Sun 5/17/26	Sun 5/17/26	1	0%	0
3.34	Framing Inspection	Sun 5/17/26	Sun 5/17/26	1	0%	0
3.35	Insulation & PolySeal	Sun 5/17/26	Thu 5/21/26	5	0%	4
3.36	Insulation Inspection	Fri 5/22/26	Sat 5/23/26	2	0%	1
3.37	Start Pool	Sun 5/24/26	Sun 5/24/26	0	0%	0
3.38	Hang Sheetrock	Mon 5/25/26	Sun 6/07/26	14	0%	10
3.39	Tape, Bed & Texture	Mon 6/08/26	Wed 6/17/26	10	0%	8
3.40	Primer Walls	Thu 6/18/26	Sat 6/20/26	3	0%	2
3.41	Pour Gypcrete & Light Weight	Sun 6/21/26	Wed 6/24/26	4	0%	3
3.42	Deliver & Install Trim	Thu 6/25/26	Fri 7/03/26	9	0%	7
3.43	Paint Trim and 1st Coat on Walls	Sat 7/04/26	Wed 7/08/26	5	0%	3
3.44	Start install Balconey Rails	Thu 7/09/26	Thu 7/09/26	1	0%	1
3.45	Deliver & Stage Cabinets	Fri 7/10/26	Sat 7/11/26	2	0%	1
3.46	Install Cabinets & Tops	Sun 7/12/26	Sat 7/25/26	14	0%	10
3.47	Install Electrical Service & Inspection	Sun 7/26/26	Tue 8/04/26	10	0%	7
3.48	Install Tubs & Shower Tile	Sun 7/26/26	Mon 8/03/26	9	0%	6
3.49	Start Sidewalks	Tue 8/04/26	Tue 8/04/26	1	0%	1
3.50	Box & Penetration Seal in units	Mon 7/13/26	Fri 7/17/26	5	0%	5
3.51	Install Second Trim & Hardware/Bath	Sun 7/26/26	Tue 8/04/26	10	0%	7
3.52	Del. Dishwashers & disposals	Wed 8/05/26	Thu 8/06/26	2	0%	2
3.53	Start plumbing Trim and Fixtures	Fri 8/07/26	Sat 8/15/26	9	0%	6
3.54	Set HVAC condensors and start trim	Sun 8/16/26	Mon 8/24/26	9	0%	6
3.55	Electrical Trim & Set Fixtures	Tue 8/25/26	Wed 9/02/26	9	0%	7
3.56	Start Landscaping	Thu 9/03/26	Thu 9/03/26	1	0%	1
3.57	Power Company Sets Meters	Fri 9/04/26	Sat 9/05/26	2	0%	1
3.58	Elevator Installation	Sun 9/06/26	Sat 10/03/26	28	0%	20
3.59	Electrical Hot punch	Sun 10/04/26	Sat 10/10/26	7	0%	5
3.60	AC Startup	Sun 10/11/26	Sat 10/17/26	7	0%	5
3.61	Patches and 2nd coat on walls	Sun 10/18/26	Sat 10/24/26	7	0%	5
3.62	Fire Alarm Trim	Sun 10/25/26	Mon 10/26/26	2	0%	1
3.63	Install Blinds	Tue 10/27/26	Wed 10/28/26	2	0%	2
3.64	Install Signage	Thu 10/29/26	Thu 10/29/26	1	0%	1
3.65	1st clean on units	Fri 10/30/26	Sun 11/01/26	3	0%	1
3.66	Install Vinyl Flooring & Carpet	Mon 11/02/26	Sun 11/08/26	7	0%	5
3.67	Set Toilets	Mon 11/09/26	Thu 11/12/26	4	0%	4
3.68	Nations Internal Punch	Fri 11/13/26	Fri 11/20/26	8	0%	6
3.69	Clean & Stripe Paving	Sat 11/21/26	Sat 11/21/26	1	0%	0
3.70	MEP Finals	Sun 11/22/26	Sun 11/22/26	1	0%	0
3.71	Building Finals & State Elevator Inspection	Mon 11/23/26	Wed 11/25/26	3	0%	3
3.72	Fire Marshall Final Inspection	Thu 11/26/26	Sat 11/28/26	3	0%	2
3.73	2nd Clean on Units	Sun 11/29/26	Thu 12/03/26	5	0%	4
3.74	Owner Punch Walk	Fri 12/04/26	Sat 12/05/26	2	0%	1
3.75	Complete Punchlist	Sun 12/06/26	Wed 12/16/26	11	0%	8
3.76	Certificate of Occupancy	Thu 12/17/26	Thu 12/17/26	1	0%	1
3.77	Powder Puff & Management Turn Over	Fri 12/18/26	Mon 12/21/26	4	0%	2

FishPond at Victoria

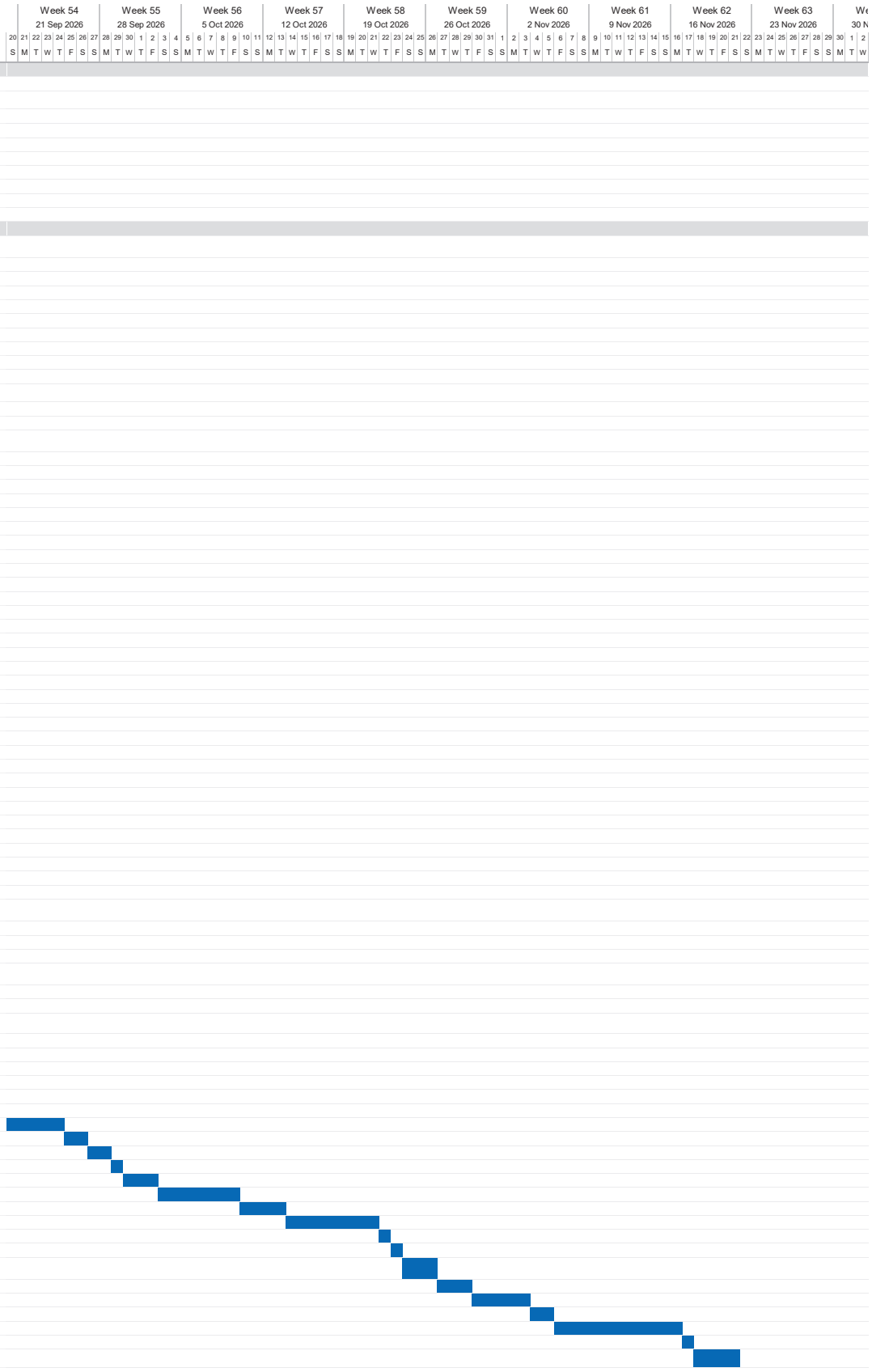
Nations Construction, LLC

Project Start Date: 9/15/2025 (Monday)

Project Lead:

Display Week: 1

WBS	TASK	START	END	DAYS	% DONE	WORK DAYS
1	**Site Work**		-			-
1.1	On-Site Mobiliztion	Mon 9/15/25	Sun 9/21/25	7	0%	5
1.2	Install Trailer, Toilets & SWPPP	Mon 9/22/25	Fri 9/26/25	5	0%	5
1.3	Start Power & Tel Design	Sat 9/27/25	Sat 9/27/25	1	0%	0
1.4	Demo & Clear Site	Sat 9/27/25	Wed 10/08/25	12	0%	8
1.5	Grade Building Pads & Lifts	Thu 10/09/25	Thu 10/23/25	15	0%	11
1.6	Storm Installation	Thu 10/23/25	Fri 11/21/25	30	0%	22
1.7	Sewer Installation	Fri 11/21/25	Sat 12/20/25	30	0%	21
1.8	Fire/Water Installation	Sat 12/20/25	Tue 1/13/26	25	0%	17
1.9	Primary Conduit	Tue 1/13/26	Thu 1/22/26	10	0%	8
1.10	Telcomm Conduit	Thu 1/22/26	Mon 1/26/26	5	0%	3
2	**Building Areas A**		-			-
2.1	Set Building Corners & Batter Boards	Mon 11/17/25	Tue 11/18/25	2	0%	2
2.2	Plumbing Rough In & Inspection	Wed 11/19/25	Mon 11/24/25	6	0%	4
2.3	Set Forms	Tue 11/25/25	Fri 11/28/25	4	0%	4
2.4	Dig Footings	Sat 11/29/25	Mon 12/08/25	10	0%	6
2.5	Termite Treat	Tue 12/09/25	Tue 12/09/25	1	0%	1
2.6	Install Post Tension Cables	Wed 12/10/25	Tue 12/16/25	7	0%	5
2.7	Install electrical underground	Wed 12/17/25	Wed 12/17/25	1	0%	1
2.8	Foundation Inspection	Thu 12/18/25	Fri 12/19/25	2	0%	2
2.9	Pour Foundation	Sat 12/20/25	Sun 12/21/25	2	0%	0
2.10	Start Grading Street	Mon 12/22/25	Sun 1/04/26	14	0%	10
2.11	Install Irrigate, Telcom & Electric Sleeves	Mon 12/22/25	Wed 12/24/25	3	0%	3
2.12	Blue Top Paving	Thu 12/25/25	Wed 12/31/25	7	0%	5
2.13	Survey and Form Paving	Thu 1/01/26	Wed 1/07/26	7	0%	5
2.14	Pour paving & Start lumber delivery	Thu 1/08/26	Sat 1/10/26	3	0%	2
2.15	Frame 1st Floor	Sun 1/11/26	Sat 1/17/26	7	0%	5
2.16	Truss Top of 1st and Deck	Sun 1/18/26	Sat 1/24/26	7	0%	5
2.17	Frame 2nd Floor	Sun 1/25/26	Sat 1/31/26	7	0%	5
2.18	Truss Top of 2nd and Deck	Sun 2/01/26	Sat 2/07/26	7	0%	5
2.19	Frame 3rd Floor	Sun 2/08/26	Sat 2/14/26	7	0%	5
2.20	Set Roof Trusses	Sun 2/15/26	Tue 2/24/26	10	0%	7
2.21	Fascia & Windstorm	Wed 2/25/26	Tue 3/03/26	7	0%	5
2.22	Deck Roof & Sheathing Inspection	Wed 3/04/26	Tue 3/10/26	7	0%	5
2.23	House Wrap	Wed 3/11/26	Mon 3/30/26	20	0%	14
2.24	Set felt paper & shingles	Wed 3/11/26	Sun 3/22/26	12	0%	8
2.25	Set windoss & exterior doors	Wed 3/18/26	Fri 4/03/26	17	0%	13
2.26	Install Siding/stone/plaster	Wed 3/25/26	Wed 7/22/26	120	0%	86
2.27	Plumbing Rough In	Wed 3/18/26	Tue 4/07/26	21	0%	15
2.28	HVAC Rough In	Wed 3/18/26	Tue 4/14/26	28	0%	20
2.29	Fire Sprinkler Rough In	Wed 3/18/26	Tue 4/07/26	21	0%	15
2.30	Electrical Rough in	Wed 3/18/26	Tue 4/14/26	28	0%	20
2.31	TV & Tel & Low Voltage Rough In	Tue 4/14/26	Thu 4/16/26	3	0%	3
2.32	Install Steel Stairs	Sun 3/15/26	Sun 3/15/26	1	0%	0
2.33	MEP Inspections	Fri 4/17/26	Fri 4/17/26	1	0%	1
2.34	Framing Inspection	Fri 4/17/26	Fri 4/17/26	1	0%	1
2.35	Insulation & PolySeal	Fri 4/17/26	Tue 4/21/26	5	0%	3
2.36	Insulation Inspection	Wed 4/22/26	Thu 4/23/26	2	0%	2
2.37	Start Pool	Fri 4/24/26	Fri 4/24/26	0	0%	1
2.38	Hang Sheetrock	Sat 4/25/26	Fri 5/08/26	14	0%	10
2.39	Tape, Bed & Texture	Sat 5/09/26	Mon 5/18/26	10	0%	6
2.40	Primer Walls	Tue 5/19/26	Thu 5/21/26	3	0%	3
2.41	Pour Gypcrete & Light Weight	Fri 5/22/26	Mon 5/25/26	4	0%	2
2.42	Deliver & Install Trim	Tue 5/26/26	Wed 6/03/26	9	0%	7
2.43	Paint Trim and 1st Coat on Walls	Thu 6/04/26	Mon 6/08/26	5	0%	3
2.44	Start install Balconey Rails	Tue 6/09/26	Tue 6/09/26	1	0%	1
2.45	Deliver & Stage Cabinets	Wed 6/10/26	Thu 6/11/26	2	0%	2
2.46	Install Cabinets & Tops	Fri 6/12/26	Thu 6/25/26	14	0%	10
2.47	Install Electrical Service & Inspection	Fri 6/26/26	Sun 7/05/26	10	0%	6
2.48	Install Tubs & Shower Tile	Fri 6/26/26	Sat 7/04/26	9	0%	6
2.49	Start Sidewalks	Sun 7/05/26	Sun 7/05/26	1	0%	0
2.50	Box & Penetration Seal in units	Sat 6/13/26	Wed 6/17/26	5	0%	3
2.51	Install Second Trim & Hardware/Bath	Fri 6/26/26	Sun 7/05/26	10	0%	6
2.52	Del. Dishwashers & disposals	Mon 7/06/26	Tue 7/07/26	2	0%	2
2.53	Start plumbing Trim and Fixtures	Wed 7/08/26	Thu 7/16/26	9	0%	7
2.54	Set HVAC condensors and start trim	Fri 7/17/26	Sat 7/25/26	9	0%	6
2.55	Electrical Trim & Set Fixtures	Sun 7/26/26	Mon 8/03/26	9	0%	6
2.56	Start Landscaping	Tue 8/04/26	Tue 8/04/26	1	0%	1
2.57	Power Company Sets Meters	Wed 8/05/26	Thu 8/06/26	2	0%	2
2.58	Elevator Installation	Fri 8/07/26	Thu 9/03/26	28	0%	20
2.59	Electrical Hot punch	Fri 9/04/26	Thu 9/10/26	7	0%	5
2.60	AC Startup	Fri 9/11/26	Thu 9/17/26	7	0%	5
2.61	Patches and 2nd coat on walls	Fri 9/18/26	Thu 9/24/26	7	0%	5
2.62	Fire Alarm Trim	Fri 9/25/26	Sat 9/26/26	2	0%	1
2.63	Install Blinds	Sun 9/27/26	Mon 9/28/26	2	0%	1
2.64	Install Signage	Tue 9/29/26	Tue 9/29/26	1	0%	1
2.65	1st clean on units	Wed 9/30/26	Fri 10/02/26	3	0%	3
2.66	Install Vinyl Flooring & Carpet	Sat 10/03/26	Fri 10/09/26	7	0%	5
2.67	Set Toilets	Sat 10/10/26	Tue 10/13/26	4	0%	2
2.68	Nations Internal Punch	Wed 10/14/26	Wed 10/21/26	8	0%	6
2.69	Clean & Stripe Paving	Thu 10/22/26	Thu 10/22/26	1	0%	1
2.70	MEP Finals	Fri 10/23/26	Fri 10/23/26	1	0%	1
2.71	Building Finals & State Elevator Inspection	Sat 10/24/26	Mon 10/26/26	3	0%	1
2.72	Fire Marshall Final Inspection	Tue 10/27/26	Thu 10/29/26	3	0%	3
2.73	2nd Clean on Units	Fri 10/30/26	Tue 11/03/26	5	0%	3
2.74	Owner Punch Walk	Wed 11/04/26	Thu 11/05/26	2	0%	2
2.75	Complete Punchlist	Fri 11/06/26	Mon 11/16/26	11	0%	7
2.76	Certificate of Occupancy	Tue 11/17/26	Tue 11/17/26	1	0%	1
2.77	Powder Puff & Management Turn Over	Wed 11/18/26	Sat 11/21/26	4	0%	3



FishPond at Victoria

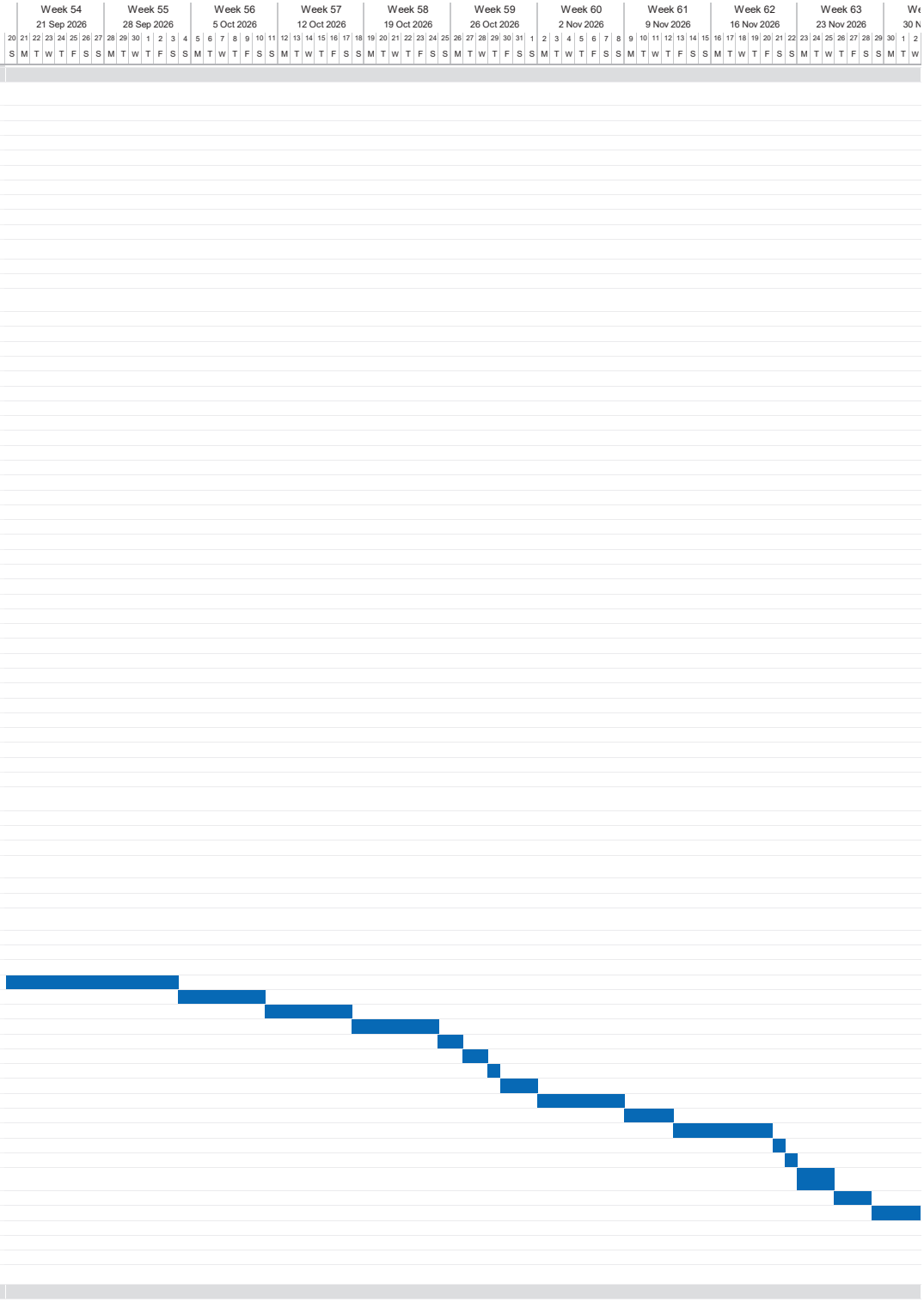
Nations Construction, LLC

Project Start Date: 9/15/2025 (Monday)

Project Lead:

Display Week: 1

WBS	TASK	START	END	DAYS	% DONE	WORK DAYS
3	**Building Area B**		-			-
3.1	Set Building Corners & Batter Boards	Wed 12/17/25	Thu 12/18/25	2	0%	2
3.2	Plumbing Rough In & Inspection	Fri 12/19/25	Wed 12/24/25	6	0%	4
3.3	Set Forms	Thu 12/25/25	Sun 12/28/25	4	0%	2
3.4	Dig Footings	Mon 12/29/25	Wed 1/07/26	10	0%	8
3.5	Termite Treat	Thu 1/08/26	Thu 1/08/26	1	0%	1
3.6	Install Post Tension Cables	Fri 1/09/26	Thu 1/15/26	7	0%	5
3.7	Install electrical underground	Fri 1/16/26	Fri 1/16/26	1	0%	1
3.8	Foundation Inspection	Sat 1/17/26	Sun 1/18/26	2	0%	0
3.9	Pour Foundation	Mon 1/19/26	Tue 1/20/26	2	0%	2
3.10	Start Grading Street	Wed 1/21/26	Tue 2/03/26	14	0%	10
3.11	Install Irrigate, Telcom & Electric Sleeves	Wed 1/21/26	Fri 1/23/26	3	0%	3
3.12	Blue Top Paving	Sat 1/24/26	Fri 1/30/26	7	0%	5
3.13	Survey and Form Paving	Sat 1/31/26	Fri 2/06/26	7	0%	5
3.14	Pour paving & Start lumber delivery	Sat 2/07/26	Mon 2/09/26	3	0%	1
3.15	Frame 1st Floor	Tue 2/10/26	Mon 2/16/26	7	0%	5
3.16	Truss Top of 1st and Deck	Tue 2/17/26	Mon 2/23/26	7	0%	5
3.17	Frame 2nd Floor	Tue 2/24/26	Mon 3/02/26	7	0%	5
3.18	Truss Top of 2nd and Deck	Tue 3/03/26	Mon 3/09/26	7	0%	5
3.19	Frame 3rd Floor	Tue 3/10/26	Mon 3/16/26	7	0%	5
3.20	Set Roof Trusses	Tue 3/17/26	Thu 3/26/26	10	0%	8
3.21	Fascia & Windstorm	Fri 3/27/26	Thu 4/02/26	7	0%	5
3.22	Deck Roof & Sheathing Inspection	Fri 4/03/26	Thu 4/09/26	7	0%	5
3.23	House Wrap	Fri 4/10/26	Wed 4/29/26	20	0%	14
3.24	Set felt paper & shingles	Fri 4/10/26	Tue 4/21/26	12	0%	8
3.25	Set windoss & exterior doors	Fri 4/17/26	Sun 5/03/26	17	0%	11
3.26	Install Siding/stone/plaster	Fri 4/24/26	Fri 8/21/26	120	0%	86
3.27	Plumbing Rough In	Fri 4/17/26	Thu 5/07/26	21	0%	15
3.28	HVAC Rough In	Fri 4/17/26	Thu 5/14/26	28	0%	20
3.29	Fire Sprinkler Rough In	Fri 4/17/26	Thu 5/07/26	21	0%	15
3.30	Electrical Rough in	Fri 4/17/26	Thu 5/14/26	28	0%	20
3.31	TV & Tel & Low Voltage Rough In	Thu 5/14/26	Sat 5/16/26	3	0%	2
3.32	Install Steel Stairs	Tue 4/14/26	Tue 4/14/26	1	0%	1
3.33	MEP Inspections	Sun 5/17/26	Sun 5/17/26	1	0%	0
3.34	Framing Inspection	Sun 5/17/26	Sun 5/17/26	1	0%	0
3.35	Insulation & PolySeal	Sun 5/17/26	Thu 5/21/26	5	0%	4
3.36	Insulation Inspection	Fri 5/22/26	Sat 5/23/26	2	0%	1
3.37	Start Pool	Sun 5/24/26	Sun 5/24/26	0	0%	0
3.38	Hang Sheetrock	Mon 5/25/26	Sun 6/07/26	14	0%	10
3.39	Tape, Bed & Texture	Mon 6/08/26	Wed 6/17/26	10	0%	8
3.40	Primer Walls	Thu 6/18/26	Sat 6/20/26	3	0%	2
3.41	Pour Gypcrete & Light Weight	Sun 6/21/26	Wed 6/24/26	4	0%	3
3.42	Deliver & Install Trim	Thu 6/25/26	Fri 7/03/26	9	0%	7
3.43	Paint Trim and 1st Coat on Walls	Sat 7/04/26	Wed 7/08/26	5	0%	3
3.44	Start install Balconey Rails	Thu 7/09/26	Thu 7/09/26	1	0%	1
3.45	Deliver & Stage Cabinets	Fri 7/10/26	Sat 7/11/26	2	0%	1
3.46	Install Cabinets & Tops	Sun 7/12/26	Sat 7/25/26	14	0%	10
3.47	Install Electrical Service & Inspection	Sun 7/26/26	Tue 8/04/26	10	0%	7
3.48	Install Tubs & Shower Tile	Sun 7/26/26	Mon 8/03/26	9	0%	6
3.49	Start Sidewalks	Tue 8/04/26	Tue 8/04/26	1	0%	1
3.50	Box & Penetration Seal in units	Mon 7/13/26	Fri 7/17/26	5	0%	5
3.51	Install Second Trim & Hardware/Bath	Sun 7/26/26	Tue 8/04/26	10	0%	7
3.52	Del. Dishwashers & disposals	Wed 8/05/26	Thu 8/06/26	2	0%	2
3.53	Start plumbing Trim and Fixtures	Fri 8/07/26	Sat 8/15/26	9	0%	6
3.54	Set HVAC condensors and start trim	Sun 8/16/26	Mon 8/24/26	9	0%	6
3.55	Electrical Trim & Set Fixtures	Tue 8/25/26	Wed 9/02/26	9	0%	7
3.56	Start Landscaping	Thu 9/03/26	Thu 9/03/26	1	0%	1
3.57	Power Company Sets Meters	Fri 9/04/26	Sat 9/05/26	2	0%	1
3.58	Elevator Installation	Sun 9/06/26	Sat 10/03/26	28	0%	20
3.59	Electrical Hot punch	Sun 10/04/26	Sat 10/10/26	7	0%	5
3.60	AC Startup	Sun 10/11/26	Sat 10/17/26	7	0%	5
3.61	Patches and 2nd coat on walls	Sun 10/18/26	Sat 10/24/26	7	0%	5
3.62	Fire Alarm Trim	Sun 10/25/26	Mon 10/26/26	2	0%	1
3.63	Install Blinds	Tue 10/27/26	Wed 10/28/26	2	0%	2
3.64	Install Signage	Thu 10/29/26	Thu 10/29/26	1	0%	1
3.65	1st clean on units	Fri 10/30/26	Sun 11/01/26	3	0%	1
3.66	Install Vinyl Flooring & Carpet	Mon 11/02/26	Sun 11/08/26	7	0%	5
3.67	Set Toilets	Mon 11/09/26	Thu 11/12/26	4	0%	4
3.68	Nations Internal Punch	Fri 11/13/26	Fri 11/20/26	8	0%	6
3.69	Clean & Stripe Paving	Sat 11/21/26	Sat 11/21/26	1	0%	0
3.70	MEP Finals	Sun 11/22/26	Sun 11/22/26	1	0%	0
3.71	Building Finals & State Elevator Inspection	Mon 11/23/26	Wed 11/25/26	3	0%	3
3.72	Fire Marshall Final Inspection	Thu 11/26/26	Sat 11/28/26	3	0%	2
3.73	2nd Clean on Units	Sun 11/29/26	Thu 12/03/26	5	0%	4
3.74	Owner Punch Walk	Fri 12/04/26	Sat 12/05/26	2	0%	1
3.75	Complete Punchlist	Sun 12/06/26	Wed 12/16/26	11	0%	8
3.76	Certificate of Occupancy	Thu 12/17/26	Thu 12/17/26	1	0%	1
3.77	Powder Puff & Management Turn Over	Fri 12/18/26	Mon 12/21/26	4	0%	2



FishPond at Victoria

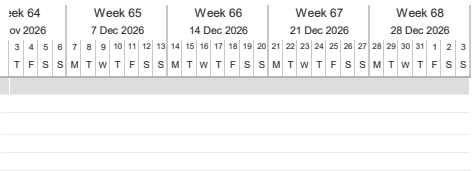
Nations Construction, LLC

Project Start Date: 9/15/2025 (Monday)

Project Lead:

Display Week: 1

WBS	TASK	START	END	DAYS	% DONE	WORK DAYS
1	**Site Work**		-			-
1.1	On-Site Mobiliztion	Mon 9/15/25	Sun 9/21/25	7	0%	5
1.2	Install Trailer, Toilets & SWPPP	Mon 9/22/25	Fri 9/26/25	5	0%	5
1.3	Start Power & Tel Design	Sat 9/27/25	Sat 9/27/25	1	0%	0
1.4	Demo & Clear Site	Sat 9/27/25	Wed 10/08/25	12	0%	8
1.5	Grade Building Pads & Lifts	Thu 10/09/25	Thu 10/23/25	15	0%	11
1.6	Storm Installation	Thu 10/23/25	Fri 11/21/25	30	0%	22
1.7	Sewer Installation	Fri 11/21/25	Sat 12/20/25	30	0%	21
1.8	Fire/Water Installation	Sat 12/20/25	Tue 1/13/26	25	0%	17
1.9	Primary Conduit	Tue 1/13/26	Thu 1/22/26	10	0%	8
1.10	Telcomm Conduit	Thu 1/22/26	Mon 1/26/26	5	0%	3
2	**Building Areas A**		-			-
2.1	Set Building Corners & Batter Boards	Mon 11/17/25	Tue 11/18/25	2	0%	2
2.2	Plumbing Rough In & Inspection	Wed 11/19/25	Mon 11/24/25	6	0%	4
2.3	Set Forms	Tue 11/25/25	Fri 11/28/25	4	0%	4
2.4	Dig Footings	Sat 11/29/25	Mon 12/08/25	10	0%	6
2.5	Termite Treat	Tue 12/09/25	Tue 12/09/25	1	0%	1
2.6	Install Post Tension Cables	Wed 12/10/25	Tue 12/16/25	7	0%	5
2.7	Install electrical underground	Wed 12/17/25	Wed 12/17/25	1	0%	1
2.8	Foundation Inspection	Thu 12/18/25	Fri 12/19/25	2	0%	2
2.9	Pour Foundation	Sat 12/20/25	Sun 12/21/25	2	0%	0
2.10	Start Grading Street	Mon 12/22/25	Sun 1/04/26	14	0%	10
2.11	Install Irrigate, Telcom & Electric Sleeves	Mon 12/22/25	Wed 12/24/25	3	0%	3
2.12	Blue Top Paving	Thu 12/25/25	Wed 12/31/25	7	0%	5
2.13	Survey and Form Paving	Thu 1/01/26	Wed 1/07/26	7	0%	5
2.14	Pour paving & Start lumber delivery	Thu 1/08/26	Sat 1/10/26	3	0%	2
2.15	Frame 1st Floor	Sun 1/11/26	Sat 1/17/26	7	0%	5
2.16	Truss Top of 1st and Deck	Sun 1/18/26	Sat 1/24/26	7	0%	5
2.17	Frame 2nd Floor	Sun 1/25/26	Sat 1/31/26	7	0%	5
2.18	Truss Top of 2nd and Deck	Sun 2/01/26	Sat 2/07/26	7	0%	5
2.19	Frame 3rd Floor	Sun 2/08/26	Sat 2/14/26	7	0%	5
2.20	Set Roof Trusses	Sun 2/15/26	Tue 2/24/26	10	0%	7
2.21	Fascia & Windstorm	Wed 2/25/26	Tue 3/03/26	7	0%	5
2.22	Deck Roof & Sheathing Inspection	Wed 3/04/26	Tue 3/10/26	7	0%	5
2.23	House Wrap	Wed 3/11/26	Mon 3/30/26	20	0%	14
2.24	Set felt paper & shingles	Wed 3/11/26	Sun 3/22/26	12	0%	8
2.25	Set windoss & exterior doors	Wed 3/18/26	Fri 4/03/26	17	0%	13
2.26	Install Siding/stone/plaster	Wed 3/25/26	Wed 7/22/26	120	0%	86
2.27	Plumbing Rough In	Wed 3/18/26	Tue 4/07/26	21	0%	15
2.28	HVAC Rough In	Wed 3/18/26	Tue 4/14/26	28	0%	20
2.29	Fire Sprinkler Rough In	Wed 3/18/26	Tue 4/07/26	21	0%	15
2.30	Electrical Rough in	Wed 3/18/26	Tue 4/14/26	28	0%	20
2.31	TV & Tel & Low Voltage Rough In	Tue 4/14/26	Thu 4/16/26	3	0%	3
2.32	Install Steel Stairs	Sun 3/15/26	Sun 3/15/26	1	0%	0
2.33	MEP Inspections	Fri 4/17/26	Fri 4/17/26	1	0%	1
2.34	Framing Inspection	Fri 4/17/26	Fri 4/17/26	1	0%	1
2.35	Insulation & PolySeal	Fri 4/17/26	Tue 4/21/26	5	0%	3
2.36	Insulation Inspection	Wed 4/22/26	Thu 4/23/26	2	0%	2
2.37	Start Pool	Fri 4/24/26	Fri 4/24/26	0	0%	1
2.38	Hang Sheetrock	Sat 4/25/26	Fri 5/08/26	14	0%	10
2.39	Tape, Bed & Texture	Sat 5/09/26	Mon 5/18/26	10	0%	6
2.40	Primer Walls	Tue 5/19/26	Thu 5/21/26	3	0%	3
2.41	Pour Gypcrete & Light Weight	Fri 5/22/26	Mon 5/25/26	4	0%	2
2.42	Deliver & Install Trim	Tue 5/26/26	Wed 6/03/26	9	0%	7
2.43	Paint Trim and 1st Coat on Walls	Thu 6/04/26	Mon 6/08/26	5	0%	3
2.44	Start install Balconey Rails	Tue 6/09/26	Tue 6/09/26	1	0%	1
2.45	Deliver & Stage Cabinets	Wed 6/10/26	Thu 6/11/26	2	0%	2
2.46	Install Cabinets & Tops	Fri 6/12/26	Thu 6/25/26	14	0%	10
2.47	Install Electrical Service & Inspection	Fri 6/26/26	Sun 7/05/26	10	0%	6
2.48	Install Tubs & Shower Tile	Fri 6/26/26	Sat 7/04/26	9	0%	6
2.49	Start Sidewalks	Sun 7/05/26	Sun 7/05/26	1	0%	0
2.50	Box & Penetration Seal in units	Sat 6/13/26	Wed 6/17/26	5	0%	3
2.51	Install Second Trim & Hardware/Bath	Fri 6/26/26	Sun 7/05/26	10	0%	6
2.52	Del. Dishwashers & disposals	Mon 7/06/26	Tue 7/07/26	2	0%	2
2.53	Start plumbing Trim and Fixtures	Wed 7/08/26	Thu 7/16/26	9	0%	7
2.54	Set HVAC condensors and start trim	Fri 7/17/26	Sat 7/25/26	9	0%	6
2.55	Electrical Trim & Set Fixtures	Sun 7/26/26	Mon 8/03/26	9	0%	6
2.56	Start Landscaping	Tue 8/04/26	Tue 8/04/26	1	0%	1
2.57	Power Company Sets Meters	Wed 8/05/26	Thu 8/06/26	2	0%	2
2.58	Elevator Installation	Fri 8/07/26	Thu 9/03/26	28	0%	20
2.59	Electrical Hot punch	Fri 9/04/26	Thu 9/10/26	7	0%	5
2.60	AC Startup	Fri 9/11/26	Thu 9/17/26	7	0%	5
2.61	Patches and 2nd coat on walls	Fri 9/18/26	Thu 9/24/26	7	0%	5
2.62	Fire Alarm Trim	Fri 9/25/26	Sat 9/26/26	2	0%	1
2.63	Install Blinds	Sun 9/27/26	Mon 9/28/26	2	0%	1
2.64	Install Signage	Tue 9/29/26	Tue 9/29/26	1	0%	1
2.65	1st clean on units	Wed 9/30/26	Fri 10/02/26	3	0%	3
2.66	Install Vinyl Flooring & Carpet	Sat 10/03/26	Fri 10/09/26	7	0%	5
2.67	Set Toilets	Sat 10/10/26	Tue 10/13/26	4	0%	2
2.68	Nations Internal Punch	Wed 10/14/26	Wed 10/21/26	8	0%	6
2.69	Clean & Stripe Paving	Thu 10/22/26	Thu 10/22/26	1	0%	1
2.70	MEP Finals	Fri 10/23/26	Fri 10/23/26	1	0%	1
2.71	Building Finals & State Elevator Inspection	Sat 10/24/26	Mon 10/26/26	3	0%	1
2.72	Fire Marshall Final Inspection	Tue 10/27/26	Thu 10/29/26	3	0%	3
2.73	2nd Clean on Units	Fri 10/30/26	Tue 11/03/26	5	0%	3
2.74	Owner Punch Walk	Wed 11/04/26	Thu 11/05/26	2	0%	2
2.75	Complete Punchlist	Fri 11/06/26	Mon 11/16/26	11	0%	7
2.76	Certificate of Occupancy	Tue 11/17/26	Tue 11/17/26	1	0%	1
2.77	Powder Puff & Management Turn Over	Wed 11/18/26	Sat 11/21/26	4	0%	3



FishPond at Victoria

Nations Construction, LLC

Project Start Date: 9/15/2025 (Monday)

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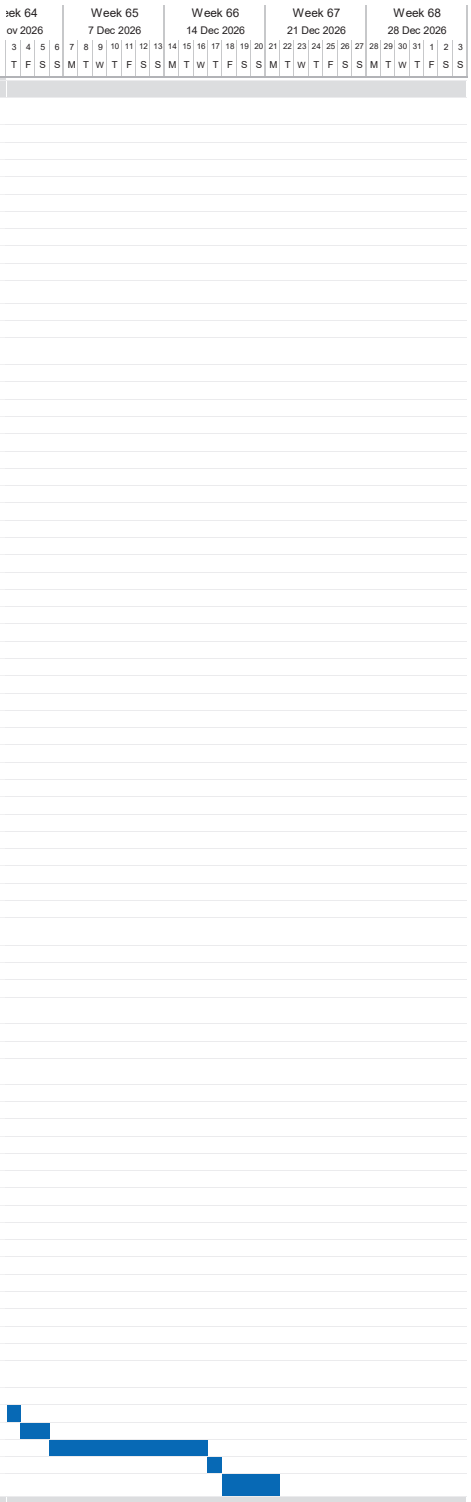
Display Week: 1

WBS	TASK	START	END	DAYS	% DONE	WORK DAYS
3	**Building Area B**		-			-
3.1	Set Building Corners & Batter Boards	Wed 12/17/25	Thu 12/18/25	2	0%	2
3.2	Plumbing Rough In & Inspection	Fri 12/19/25	Wed 12/24/25	6	0%	4
3.3	Set Forms	Thu 12/25/25	Sun 12/28/25	4	0%	2
3.4	Dig Footings	Mon 12/29/25	Wed 1/07/26	10	0%	8
3.5	Termite Treat	Thu 1/08/26	Thu 1/08/26	1	0%	1
3.6	Install Post Tension Cables	Fri 1/09/26	Thu 1/15/26	7	0%	5
3.7	Install electrical underground	Fri 1/16/26	Fri 1/16/26	1	0%	1
3.8	Foundation Inspection	Sat 1/17/26	Sun 1/18/26	2	0%	0
3.9	Pour Foundation	Mon 1/19/26	Tue 1/20/26	2	0%	2
3.10	Start Grading Street	Wed 1/21/26	Tue 2/03/26	14	0%	10
3.11	Install Irrigate, Telcom & Electric Sleeves	Wed 1/21/26	Fri 1/23/26	3	0%	3
3.12	Blue Top Paving	Sat 1/24/26	Fri 1/30/26	7	0%	5
3.13	Survey and Form Paving	Sat 1/31/26	Fri 2/06/26	7	0%	5
3.14	Pour paving & Start lumber delivery	Sat 2/07/26	Mon 2/09/26	3	0%	1
3.15	Frame 1st Floor	Tue 2/10/26	Mon 2/16/26	7	0%	5
3.16	Truss Top of 1st and Deck	Tue 2/17/26	Mon 2/23/26	7	0%	5
3.17	Frame 2nd Floor	Tue 2/24/26	Mon 3/02/26	7	0%	5
3.18	Truss Top of 2nd and Deck	Tue 3/03/26	Mon 3/09/26	7	0%	5
3.19	Frame 3rd Floor	Tue 3/10/26	Mon 3/16/26	7	0%	5
3.20	Set Roof Trusses	Tue 3/17/26	Thu 3/26/26	10	0%	8
3.21	Fascia & Windstorm	Fri 3/27/26	Thu 4/02/26	7	0%	5
3.22	Deck Roof & Sheathing Inspection	Fri 4/03/26	Thu 4/09/26	7	0%	5
3.23	House Wrap	Fri 4/10/26	Wed 4/29/26	20	0%	14
3.24	Set felt paper & shingles	Fri 4/10/26	Tue 4/21/26	12	0%	8
3.25	Set windoss & exterior doors	Fri 4/17/26	Sun 5/03/26	17	0%	11
3.26	Install Siding/stone/plaster	Fri 4/24/26	Fri 8/21/26	120	0%	86
3.27	Plumbing Rough In	Fri 4/17/26	Thu 5/07/26	21	0%	15
3.28	HVAC Rough In	Fri 4/17/26	Thu 5/14/26	28	0%	20
3.29	Fire Sprinkler Rough In	Fri 4/17/26	Thu 5/07/26	21	0%	15
3.30	Electrical Rough in	Fri 4/17/26	Thu 5/14/26	28	0%	20
3.31	TV & Tel & Low Voltage Rough In	Thu 5/14/26	Sat 5/16/26	3	0%	2
3.32	Install Steel Stairs	Tue 4/14/26	Tue 4/14/26	1	0%	1
3.33	MEP Inspections	Sun 5/17/26	Sun 5/17/26	1	0%	0
3.34	Framing Inspection	Sun 5/17/26	Sun 5/17/26	1	0%	0
3.35	Insulation & PolySeal	Sun 5/17/26	Thu 5/21/26	5	0%	4
3.36	Insulation Inspection	Fri 5/22/26	Sat 5/23/26	2	0%	1
3.37	Start Pool	Sun 5/24/26	Sun 5/24/26	0	0%	0
3.38	Hang Sheetrock	Mon 5/25/26	Sun 6/07/26	14	0%	10
3.39	Tape, Bed & Texture	Mon 6/08/26	Wed 6/17/26	10	0%	8
3.40	Primer Walls	Thu 6/18/26	Sat 6/20/26	3	0%	2
3.41	Pour Gypcrete & Light Weight	Sun 6/21/26	Wed 6/24/26	4	0%	3
3.42	Deliver & Install Trim	Thu 6/25/26	Fri 7/03/26	9	0%	7
3.43	Paint Trim and 1st Coat on Walls	Sat 7/04/26	Wed 7/08/26	5	0%	3
3.44	Start install Balconey Rails	Thu 7/09/26	Thu 7/09/26	1	0%	1
3.45	Deliver & Stage Cabinets	Fri 7/10/26	Sat 7/11/26	2	0%	1
3.46	Install Cabinets & Tops	Sun 7/12/26	Sat 7/25/26	14	0%	10
3.47	Install Electrical Service & Inspection	Sun 7/26/26	Tue 8/04/26	10	0%	7
3.48	Install Tubs & Shower Tile	Sun 7/26/26	Mon 8/03/26	9	0%	6
3.49	Start Sidewalks	Tue 8/04/26	Tue 8/04/26	1	0%	1
3.50	Box & Penetration Seal in units	Mon 7/13/26	Fri 7/17/26	5	0%	5
3.51	Install Second Trim & Hardware/Bath	Sun 7/26/26	Tue 8/04/26	10	0%	7
3.52	Del. Dishwashers & disposals	Wed 8/05/26	Thu 8/06/26	2	0%	2
3.53	Start plumbing Trim and Fixtures	Fri 8/07/26	Sat 8/15/26	9	0%	6
3.54	Set HVAC condensors and start trim	Sun 8/16/26	Mon 8/24/26	9	0%	6
3.55	Electrical Trim & Set Fixtures	Tue 8/25/26	Wed 9/02/26	9	0%	7
3.56	Start Landscaping	Thu 9/03/26	Thu 9/03/26	1	0%	1
3.57	Power Company Sets Meters	Fri 9/04/26	Sat 9/05/26	2	0%	1
3.58	Elevator Installation	Sun 9/06/26	Sat 10/03/26	28	0%	20
3.59	Electrical Hot punch	Sun 10/04/26	Sat 10/10/26	7	0%	5
3.60	AC Startup	Sun 10/11/26	Sat 10/17/26	7	0%	5
3.61	Patches and 2nd coat on walls	Sun 10/18/26	Sat 10/24/26	7	0%	5
3.62	Fire Alarm Trim	Sun 10/25/26	Mon 10/26/26	2	0%	1
3.63	Install Blinds	Tue 10/27/26	Wed 10/28/26	2	0%	2
3.64	Install Signage	Thu 10/29/26	Thu 10/29/26	1	0%	1
3.65	1st clean on units	Fri 10/30/26	Sun 11/01/26	3	0%	1
3.66	Install Vinyl Flooring & Carpet	Mon 11/02/26	Sun 11/08/26	7	0%	5
3.67	Set Toilets	Mon 11/09/26	Thu 11/12/26	4	0%	4
3.68	Nations Internal Punch	Fri 11/13/26	Fri 11/20/26	8	0%	6
3.69	Clean & Stripe Paving	Sat 11/21/26	Sat 11/21/26	1	0%	0
3.70	MEP Finals	Sun 11/22/26	Sun 11/22/26	1	0%	0
3.71	Building Finals & State Elevator Inspection	Mon 11/23/26	Wed 11/25/26	3	0%	3
3.72	Fire Marshall Final Inspection	Thu 11/26/26	Sat 11/28/26	3	0%	2
3.73	2nd Clean on Units	Sun 11/29/26	Thu 12/03/26	5	0%	4
3.74	Owner Punch Walk	Fri 12/04/26	Sat 12/05/26	2	0%	1
3.75	Complete Punchlist	Sun 12/06/26	Wed 12/16/26	11	0%	8
3.76	Certificate of Occupancy	Thu 12/17/26	Thu 12/17/26	1	0%	1
3.77	Powder Puff & Management Turn Over	Fri 12/18/26	Mon 12/21/26	4	0%	2