



John C. Shackelford
9201 N. Central Expressway
Fourth Floor
Dallas, Texas 75231
(214) 780-1400 (Main)
(214) 780-1414 (Direct)
(214) 780-1401 (Fax)
jshack@shackelford.law

April 25, 2025

VIA ELECTRONIC MAIL

TDHCA Governing Board
Attention: Ysella Kaseman
221 East 11th Street
Austin, Texas 78701

RE: Appeal of Notice of Debarment Determination for Melissa Fisher

Dear Board Members:

Our Firm represents Melissa Fisher and we have been requested by Ms. Fisher to appeal the Texas Department of Housing and Community Affairs' ("TDHCA") decision to debar Ms. Fisher.

We are submitting this letter pursuant to 10 TAC §2.401(k) and 10 TAC § 1.7(f) which provides for a person to appeal in writing directly to the Board within seven calendar days after the date of the Executive Director's debarment determination.

Background

On February 14, 2025, Ms. Fisher received a notice of a Debarment Referral to the TDHCA's Enforcement Committee relating to Riverside Heights Senior Living AKA Legacy Riverside Senior Living Community (HTC #20613 / Bond #20613B) ("Riverside"). This was the first indication from TDHCA that it had escalated a rectified clerical error to a basis for potential debarment.

Previous email correspondence (included as Exhibit A) occurred on December 5, 2024, when Rosalio Banuelos (Director of Multifamily Asset Management at TDHCA) emailed Bill Fisher, a consultant, with a copy to Ms. Fisher asking about the construction inspection report submitted October 10, 2024 in the quarterly construction status report ("CSR"): (1) was it the original version prepared by CA Partners, Inc. (the third-party inspector), (2) was it edited by the third-party inspector or someone else, and (3) requesting the original report.

Mr. Fisher emailed the correct report within an hour and explained that the project manager made the edits as part of his review of the report for accuracy and completeness. Mr.

Fisher did not explicitly state in his email that he sent the project manager's review copy by mistake. He knew it was a mistake and gave the explanation of the marked-up copy with that understanding. The project manager's copy was not to be distributed in lieu of the actual report. It was for internal discussion to prepare Ms. Fisher to speak to the lender about the findings in the report regarding the pending change orders.

Debarment Requires Intent

10 TAC §2.401(a)(5) provides that "[t]he Department may debar a Responsible Party, a Consultant and/or a Vendor who has exhibited past failure to comply with any condition imposed by the Department in the administration of its programs. A Responsible Party, Consultant or Vendor may be referred to the Committee for Debarment for any of the following: [p]roviding fraudulent information, knowingly falsified documentation, or other intentional or negligent material misrepresentation or omission with regard to any documentation, certification or other representation made to the Department." (emphasis added)

TDHCA staff decided that the clerical error, which was promptly corrected, is the same as *providing fraudulent information, knowingly falsified documentation, or other intentional or negligent material misrepresentation or omission with regard to any documentation, certification or other representation made to the Department* under 10 TAC §2.401(a)(5). However, consideration for debarment pursuant to 10 TAC §2.401(a)(5) requires intent, knowledge, or negligence. Inadvertently including the project manager's review copy in a quarterly reporting package is a clerical error lacking intent, knowledge, and negligence.

The edits to the consultant's inspection report were obvious and extensive. The edits to the inspection report included varying fonts (including the color red), incomplete sentences, misspellings, and grammatical errors. Anyone reviewing the consultant's report submitted on behalf of Ms. Fisher would immediately realize this report was "doctored" without any chance of misleading or deceiving anyone to think it is the original consultant's inspection report. (See Exhibit B) Ms. Fisher does not deny the first three violations set forth on Exhibit 1 to Bobby Wilkinson's Notice of Debarment Determination dated April 11, 2025 (the "Letter"). Despite these violations the mere obviousness of the majority of edits in a large font and red color in no way caused anyone at TDHCA to believe in the authenticity of those edits as being written by the consultant. It is implausible and inconceivable. Accordingly, there can be no misrepresentation to or misleading of TDHCA Staff if the reader of the edited consultant's report was not misled or deceived. The obviousness of the edits and comments in the report that Mr. Fisher emailed to TDHCA on October 10, 2024, should have prompted TDHCA to email Mr. Fisher to request the original report.

The basis for the project manager editing the inspection report deserves an explanation. Ms. Fisher asks all her project managers on projects she's overseeing to get a copy of the inspection report sent to the lender and her company and go through it to correct errors and

provide commentary to equip Ms. Fisher with information she may need when she discusses the inspection report with her lenders and investors. This is standard operating procedure in Ms. Fisher's organization. The edited report is done solely for internal purposes and is not to be shared with anyone outside of the organization.

It is extremely important to acknowledge that Mr. Fisher emailed the quarterly reporting package to TDHCA while Ms. Fisher was out of the office attending a TDHCA Board meeting. This fact is in the email string in Exhibit A. She had neither the intent nor knowledge to provide the project manager's review copy to TDHCA. The report in question was due the day of the Board meeting Ms. Fisher was attending and Mr. Fisher, in his haste, selected the wrong report and sent it to the TDHCA.

As to the fourth violation listed on Exhibit 1 to the Letter, it is important to note that the G702 and G703 #42 drafts submitted in the CSR was for the period 8/26/24 to 9/25/24 and was unsigned by the architect. It was included to show current progress as the required first section of the CSR, but not intended to be part of CA Partners, Inc.'s report located in the second section of the CSR. A current G702 is a required section in the CSR each quarter. Separately, the G702 and G703 #41 originally attached to the consultant's inspection report submitted was for the period 7/26/24 to 8/25/24 and was signed by the architect. It appears that staff is suggesting that G702 #42 was intended to be an altered replacement for the G702 #41 originally included in CA Partners, Inc.'s report. That is completely inaccurate. The G702 and G703 #41 that CA Partners, Inc. had originally included in their report was not included in the notated report that was erroneously included in the CSR, but Ms. Fisher had no involvement in those revisions and she cannot presume to know why it was not included. These facts about the G702 and G703 clearly undermine the claim that Ms. Fisher attempted to make either an intentional or knowing misrepresentation to TDHCA Staff or attempted to mislead TDHCA Staff.

Debarment is Not Mandatory

Tex. Gov't. Code 2306.0504(b) states, "(b) The department may debar a person from participation in a department program on the basis of the person's past failure to comply with any condition imposed by the department in the administration of its programs." (emphasis added)

10 TAC §2.401(a) states, "The Department may debar a Responsible Party, a Consultant and/or a Vendor who has exhibited past failure to comply with any condition imposed by the Department in the administration of its programs. (emphasis added)

Further, the Debarment Referral letter acknowledges that "providing intentional or negligent material misrepresentation or omission with regard to any documentation, certification or other representation made to the Department is criteria for possible debarment in accordance with 10 TAC §2.401(a)(5)." (emphasis added)

Debarment is discretionary and is not required for a clerical error in one quarterly filing. The clerical error did not cause any type of loss.

Considering the Debarment Recommendation

The recommendation for debarment does not include any discussion of the factors considered in making the decision.

The Enforcement Committee's Debarment Referral and Notice of Informal Conference Regarding Potential Debarment includes a footnote with factors for a recommended period of debarment. They include repeated occurrences, seriousness of underlying issues, and presence or absence of corrective action taken or planned, including corrective action to install new responsible persons and ensure they are qualified and properly trained, along with any other mitigating factors that are relevant to the referral.

- Having developed over 10,000 affordable units, this is the first occurrence in twenty-two years that Ms. Fisher submitted the wrong copy of a quarterly inspection report. Ms. Fisher has no prior enforcement occurrences while partnering with TDHCA and filing hundreds of quarterly reports.
- The error is not serious. A clerical error in one quarterly report out of hundreds over twenty-two years is not a serious issue or indicative of serious underlying issues. The clerical error could not and did not cause loss of money, loss of affordable housing units, loss of jobs, loss of tax-exempt bond status, loss of tax credits, loss of qualified investors, or any other type of loss.
- Corrective action was promptly taken by providing the correct report in less than one hour of receiving the email alerting Ms. Fisher and Mr. Fisher to the error.
- A qualified employee can be trained to carefully review the reporting packages to ensure compliant reporting and to protect against future errors.

When the factors are applied to the facts, there is no reasonable basis for any debarment period.

Considering the Debarment Purpose

Operating in a compliant manner:

"One purpose of debarment is to allow Responsible Parties to focus on their current responsibilities and maintaining them in a compliant manner before taking on further obligations," according to the Notice of Debarment Determination letter.

As discussed above, this is a clerical error that does not indicate serious underlying issues. Mr. Fisher is a consultant who ordinarily does not send the quarterly inspection reports to the TDHCA. Ms. Fisher is willing to take steps to ensure Mr. Fisher is never in position to send materials to the TDHCA to avoid a repeat of his mistake.

As previously stated, Ms. Fisher's responsibilities include projects in the process to apply for bonds and tax credits to develop much-needed affordable housing in Texas. The applications require substantial lead time, predevelopment work, and investment by many parties. A debarment for any period of time directly harms all parties and delays provision of affordable housing in Texas. The estimated financial damage to Ms. Fisher's company would be enormous, possibly exceeding \$20,000,000. We anticipate having a witness at the Board meeting to speak about the cost to Ms. Fisher's company if she is debarred. From an equitable and just standpoint, a debarment of Ms. Fisher constitutes an egregious penalty for her having no part in the submission of an edited inspection report that is blatantly obvious to anyone and for having no past issues of non-compliance or submitting misleading or inaccurate materials, document or information.

The following projects are at TDHCA pending a decision:

- Lakeview supplemental bonds 17435
- Riverside supplemental bonds 20613
- Austin Manor supplemental bonds 19471
- Culebra 9% award pending 25210
- Liberty Seniors 9% award pending 25211
- Lancaster 9% application pending 25433
- Austin Manor owner transfer request 19471

Protecting affordable housing programs:

The other purpose of debarment is to protect the program and its funding from bad actors who are not committed to the provision of quality affordable housing.

Ms. Fisher has developed over 10,000 affordable homes in Texas without any previous issues. As Ms. Fisher observed in her response to the Debarment Referral letter, they have submitted hundreds of quarterly reports during their 22-year working relationship with TDHCA and their first error is a clerical error that did not cause any loss nor indicate serious underlying issues.

Debarring two of TDHCA's dedicated partners over a clerical error does not protect the affordable housing program. It reduces the number of qualified people and organizations who are committed to the affordable housing programs.

Considering the Severity of Debarment

A debarment is more than a forced pause in participating in new affordable housing projects. Debarments are published for all to see. A debarment is permanent and must be disclosed when a person or entity wants to work with any government agency. For individuals, their reputations and careers in affordable housing and other government programs are ruined. Agencies and investors will question their ethics and integrity and may choose to avoid working with them altogether for fear their past debarment will attract negative and unfair scrutiny of their applications and projects.

Inflicting permanent and far-reaching damage on Ms. Fisher, a well-known and respected professional in affordable housing, for a clerical error is grossly disproportionate punishment. Debarments for immaterial and questionable reasons can deter other strong, ethical professionals from pursuing work in affordable housing while the need grows greater each year.

Conclusion

Debarment should be reserved for bad actors that the Department wants to eliminate from its programs because they fail or refuse to pursue the Department's policy objectives. We respectfully request that you reverse the potential debarment of Ms. Fisher so that she may continue to provide quality affordable housing in partnership with the TDHCA and other government agencies and programs that rely on her work.

Lastly, Ms. Fisher greatly appreciates your granting an extended appeal submission deadline of April 25, 2025, and placing this matter on the agenda for the June 12, 2025, Board meeting.

Very truly yours,



John C. Shackelford

cc: Melissa Fisher (via email)
Bobby Wilkinson (via email)
Beau Eccles (via email)

R:\SHACKLAW\Rise Residential Construction, LP (50408)\7 - General Business Matters\ TDHCA Appeal Letter - Melissa Fisher Rise (clean 4.25.2025) no aff.docx

Shackelford, McKinley & Norton, LLP

Dallas Austin Fort Worth Houston New Orleans

EXHIBIT A
EMAIL CORRESPONDENCE

From: Bill Fisher <Bill.Fisher@sonomaadvisors.com>
Sent: Thursday, December 5, 2024 4:27 PM
To: Rosalio Banuelos; Lucy Weber
Cc: Melissa R Fisher
Subject: Re: Construction status report for Riverside

GC responses to their report comments are in red. Standard practice to respond to and correct issues in these reports. They go to the interim and permanent lender as well as the investor. So GC's do not leave inaccuracy un-rebutted in these circumstances.

Bill

James R. (Bill) Fisher
Sonoma Housing Advisors, LLC
16812 Dallas Parkway
Dallas, TX 75248
bill.fisher@sonomaadvisors.com
214-608-7201 Cell

From: Rosalio Banuelos <Rosalio.Banuelos@tdhca.texas.gov>
Sent: Thursday, December 5, 2024 3:54 PM
To: Bill Fisher <Bill.Fisher@sonomaadvisors.com>; Lucy Weber <Lucy.Weber@tdhca.texas.gov>
Cc: Melissa R Fisher <mfisher@rise-residential.com>
Subject: RE: Construction status report for Riverside

Bill,

The construction inspection report from CA Partners, Inc., as of September 25, 2024, submitted with the email below includes text in red font. Were these changes made by CA Partners, Inc.? If not, please submit the original version of this report and clarify who made the changes to the report submitted.

Thank you,

Rosalio Banuelos
Director of Multifamily Asset Management
Texas Department of Housing and Community Affairs
221 E. 11th Street | Austin, TX 78701
Office: 512.475.3357

From: Bill Fisher <Bill.Fisher@sonomaadvisors.com>
Sent: Thursday, October 10, 2024 5:18 PM
To: Lucy Weber <Lucy.Weber@tdhca.texas.gov>
Cc: Melissa R Fisher <mfisher@rise-residential.com>
Subject: Construction status report for Riverside

From: Bill Fisher <Bill.Fisher@sonomaadvisors.com>
Sent: Thursday, December 5, 2024 5:20 PM
To: Rosalio Banuelos; Lucy Weber
Cc: Melissa R Fisher
Subject: Re: Construction status report for Riverside

The PM on the job at the time made the response.

James R. (Bill) Fisher
Sonoma Housing Advisors, LLC
16812 Dallas Parkway
Dallas, TX 75248
bill.fisher@sonomaadvisors.com
214-608-7201 Cell

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To: Lucy Weber <Lucy.Weber@tdhca.texas.gov>
Cc: Melissa R Fisher <mfisher@rise-residential.com>
Subject: Construction status report for Riverside

Melissa appeared at the board meeting today. Here is the report. She has CMTS access and will also upload to the portal in the AM.

James R. (Bill) Fisher
Sonoma Housing Advisors, LLC

16812 Dallas Parkway
Dallas, TX 75248
214-608-7201
bill.fisher@sonomaadvisors.com

EXHIBIT B
QUARTERLY CONSTRUCTION
STATUS REPORTS

DRAFT G702 AND G703 FOR THE
PERIOD 8/26/24 TO 9/25/24
AND
PROJECT MANAGER'S MARKED REPORT
SUBMITTED IN CLERICAL ERROR

TO OWNER/CLIENT:

Garland Housing Finance Corporation
1675 W Campbell Rd
Garland, Texas 75044

PROJECT:

Riverside Senior Living
8000 N Riverside Dr.
Fort Worth, Texas 76137

APPLICATION NO:

25

INVOICE NO:

42

PERIOD:

08/26/24 - 09/25/24

PROJECT NO:

2020-LRFW

CONTRACT DATE:

FROM CONTRACTOR:

Rise Residential Construction Riverside, LLC
16812 Dallas Parkway
Dallas, Texas 75248

VIA ARCHITECT/ENGINEER:

Dan Burbine (Dan Burbine Associates)
12532 Renoir Ln.
Dallas, Texas 75230

CONTRACT FOR:

Legacy Riverside Senior Living

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.


1.	Original Contract Sum	\$33,500,000.00
2.	Net change by change orders	\$21,500,000.00
3.	Contract Sum to date (Line 1 ± 2)	\$55,000,000.00
4.	Total completed and stored to date (Column G on detail sheet)	\$36,884,628.41
5.	Retainage:	
	a. 3.37% of completed work	\$1,239,638.47
	b. 0.00% of stored material	\$0.00
	Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$1,239,638.47
6.	Total earned less retainage (Line 4 less Line 5 Total)	\$35,644,989.94
7.	Less previous certificates for payment (Line 6 from prior certificate)	\$34,483,522.83
8.	Current payment due:	\$1,161,467.11
9.	Balance to finish, including retainage (Line 3 less Line 6)	\$19,355,010.06

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$13,879,035.71	\$(7,210,065.30)
Total approved this month:	\$15,089,051.59	\$(258,022.00)
Totals:	\$28,968,087.30	\$(7,468,087.30)
Net change by change orders:	\$21,500,000.00	

The undersigned 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 which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

CONTRACTOR: Rise Residential Construction Riverside, LLC

DocuSigned by:

By: 

55DFEC86AA5B469...


Date: 10/9/2024 | 1:30 PM CD

State of: TEXAS

County of: DALLAS

Subscribed and sworn to before me this 9th day of October

DocuSigned by:

Notary Public: 

3121342B22A5464

My commission expires: 2/9/26

ARCHITECT'S/ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect/Engineer certifies to the Owner/Client that to the best of the Architect's/Engineer's knowledge, information and belief that Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$1,161,467.11

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to confirm the amount certified.)

ARCHITECT/ENGINEER:

By: Date:

This certificate is not negotiable. The amount certified is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner/Client or Contractor under this Contract.

Item Number	Value				Work Completed		Total Completed & Stored Materials			Retainage		
	Budget Changes Value	Prime Contract Value	Change Value	Scheduled Value	From Previous Application (\$)	This Period (\$)	Total to Date (\$)	Total to Date (%)	Balance to Finish	Work Retainage This Period (\$)	Work Retainage This Period (%)	Total
1 01 - General Conditions												
1.1 01-210000 - Mobilization Allowance	\$0.00	\$150,000.00	\$0.00	\$150,000.00	\$150,000.00	\$0.00	\$150,000.00	100.00%	\$0.00	\$0.00	0	\$0.00
1.2 01-210100 - Living & Vehicle Allowances/ Per Diem	\$0.00	\$27,000.00	\$0.00	\$27,000.00	\$26,257.00	\$0.00	\$26,257.00	97.25%	\$743.00	\$0.00	0	\$0.00
1.3 01-310010 - Project Management	\$0.00	\$180,000.00	\$470,000.00	\$650,000.00	\$364,695.41	\$11,453.14	\$376,148.55	57.87%	\$273,851.45	\$0.00	0.00%	\$0.00
1.4 01-310030 - Superintendent	\$0.00	\$180,000.00	\$420,000.00	\$600,000.00	\$401,232.60	\$12,134.04	\$413,366.64	68.89%	\$186,633.36	\$0.00	0.00%	\$0.00
1.5 01-310035 - Assistant Superintendent	\$0.00	\$117,000.00	\$283,000.00	\$400,000.00	\$195,785.49	\$10,021.26	\$205,806.75	51.45%	\$194,193.25	\$0.00	0.00%	\$0.00
1.6 01-310037 - Field Labor	\$0.00	\$18,000.00	\$438.00	\$18,438.00	\$18,438.00	\$0.00	\$18,438.00	100.00%	\$0.00	\$0.00	0	\$0.00
1.7 01-310040 - Field Administrative Staff	\$0.00	\$50,000.00	\$200,000.00	\$250,000.00	\$140,415.14	\$9,718.58	\$150,133.72	60.05%	\$99,866.28	\$0.00	0.00%	\$0.00
1.8 01-310045 - Payroll Burden	\$0.00	\$122,400.00	\$227,600.00	\$350,000.00	\$231,079.06	\$7,927.58	\$239,006.64	68.29%	\$110,993.36	\$0.00	0.00%	\$0.00
1.9 01-310050 - Travel Expenses	\$0.00	\$54,000.00	\$21,000.00	\$75,000.00	\$50,814.00	\$0.00	\$50,814.00	67.75%	\$24,186.00	\$0.00	0	\$0.00
1.10 01-323310 - Photography and Video	\$0.00	\$5,400.00	\$4,600.00	\$10,000.00	\$5,081.40	\$0.00	\$5,081.40	50.81%	\$4,918.60	\$0.00	0	\$0.00
1.11 01-331310 - Insurance - Builders Risk	\$0.00	\$71,920.00	\$128,080.00	\$200,000.00	\$126,388.25	\$0.00	\$126,388.25	63.19%	\$73,611.75	\$0.00	0	\$0.00
1.12 01-331315 - Insurance - General Liability	\$0.00	\$89,900.00	\$110,100.00	\$200,000.00	\$155,300.00	\$0.00	\$155,300.00	77.65%	\$44,700.00	\$0.00	0	\$0.00
1.13 01-331320 - Permits and Fees	\$0.00	\$0.00	\$560,000.00	\$560,000.00	\$560,000.00	\$0.00	\$560,000.00	100.00%	\$0.00	\$0.00	0	\$0.00
1.14 01-352310 - Safety and First Aid	\$0.00	\$0.00	\$11,064.25	\$11,064.25	\$0.00	\$0.00	\$0.00	0.00%	\$11,064.25	\$0.00	0	\$0.00
1.15 01-352320 - Termite & Pest Control	\$0.00	\$30,750.00	(\$1,814.25)	\$28,935.75	\$28,935.75	\$0.00	\$28,935.75	100.00%	\$0.00	\$0.00	0	\$0.00
1.16 01-355300 - Security	\$0.00	\$3,600.00	\$96,400.00	\$100,000.00	\$36,107.33	\$0.00	\$36,107.33	36.11%	\$63,892.67	\$0.00	0	\$0.00

Item Number	Value				Work Completed		Total Completed & Stored Materials			Retainage		
	Budget Changes Value	Prime Contract Value	Change Value	Scheduled Value	From Previous Application (\$)	This Period (\$)	Total to Date (\$)	Total to Date (%)	Balance to Finish	Work Retainage This Period (\$)	Work Retainage This Period (%)	Total
1.17 01-432610 - Quality Testing	\$0.00	\$50,000.00	\$51,892.00	\$101,892.00	\$54,574.00	\$21,845.00	\$76,419.00	75.00%	\$25,473.00	\$0.00	0.00%	\$0.00
1.18 01-510010 - Temporary Electric	\$0.00	\$6,300.00	\$193,700.00	\$200,000.00	\$88,686.56	\$32,969.13	\$121,655.69	60.83%	\$78,344.31	\$0.00	0.00%	\$0.00
1.19 01-510030 - Temporary Water	\$0.00	\$900.00	\$59,100.00	\$60,000.00	\$17,752.70	\$270.63	\$18,023.33	30.04%	\$41,976.67	\$0.00	0.00%	\$0.00
1.20 01-510040 - Temporary Phone, Internet	\$0.00	\$3,600.00	\$1,400.00	\$5,000.00	\$3,387.60	\$0.00	\$3,387.60	67.75%	\$1,612.40	\$0.00	0	\$0.00
1.21 01-511330 - Software	\$0.00	\$0.00	\$50,000.00	\$50,000.00	\$27,000.00	\$0.00	\$27,000.00	54.00%	\$23,000.00	\$0.00	0	\$0.00
1.22 01-521310 - Field Offices	\$0.00	\$9,360.00	\$70,640.00	\$80,000.00	\$38,217.53	\$0.00	\$38,217.53	47.77%	\$41,782.47	\$0.00	0	\$0.00
1.23 01-521315 - Temporary Toilets	\$0.00	\$3,600.00	\$16,400.00	\$20,000.00	\$15,000.00	\$0.00	\$15,000.00	75.00%	\$5,000.00	\$0.00	0	\$0.00
1.24 01-521320 - Office Supplies and Equipment	\$0.00	\$5,400.00	\$2,600.00	\$8,000.00	\$5,081.40	\$0.00	\$5,081.40	63.52%	\$2,918.60	\$0.00	0	\$0.00
1.25 01-541620 - Equipment Rental	\$0.00	\$13,500.00	\$31,561.00	\$45,061.00	\$33,083.01	\$0.00	\$33,083.01	73.42%	\$11,977.99	\$0.00	0	\$0.00
1.26 01-562610 - Temporary Fencing and Walkways	\$0.00	\$5,400.00	\$22,860.28	\$28,260.28	\$25,273.57	\$0.00	\$25,273.57	89.43%	\$2,986.71	\$0.00	0	\$0.00
1.27 01-581310 - Project Signs and Identification	\$0.00	\$5,000.00	(\$295.00)	\$4,705.00	\$4,705.00	\$0.00	\$4,705.00	100.00%	\$0.00	\$0.00	0	\$0.00
1.28 01-660010 - Trucking and Material Storage	\$0.00	\$3,600.00	\$3,465.60	\$7,065.60	\$7,065.60	\$0.00	\$7,065.60	100.00%	\$0.00	\$0.00	0	\$0.00
1.29 01-712312 - Estimator Expenses	\$0.00	\$20,000.00	(\$1,180.00)	\$18,820.00	\$18,820.00	\$0.00	\$18,820.00	100.00%	\$0.00	\$0.00	0	\$0.00
1.30 01-731930 - Small Tools	\$0.00	\$1,800.00	(\$106.20)	\$1,693.80	\$1,693.80	\$0.00	\$1,693.80	100.00%	\$0.00	\$0.00	0	\$0.00
1.31 01-741900 - General Debris and Dumpsters	\$0.00	\$237,600.00	(\$14,018.40)	\$223,581.60	\$223,581.60	\$0.00	\$223,581.60	100.00%	\$0.00	\$0.00	0	\$0.00
1.32 01-771610 - Punch List and Closeout	\$0.00	\$20,000.00	(\$1,180.00)	\$18,820.00	\$18,820.00	\$0.00	\$18,820.00	100.00%	\$0.00	\$0.00	0	\$0.00

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	1.33 01-783910 - Project Documentation	\$0.00	\$3,600.00	(\$212.40)	\$3,387.60	\$3,387.60	\$0.00	\$3,387.60	100.00%	\$0.00	\$0.00	0	\$0.00
	1.34 01-784231 - Final Cleaning	\$0.00	\$192,185.00	(\$36,895.97)	\$155,289.03	\$155,289.03	\$0.00	\$155,289.03	100.00%	\$0.00	\$0.00	0	\$0.00
01 - General Conditions Subtotals		\$0.00	\$1,681,815.00	\$2,980,198.91	\$4,662,013.91	\$3,231,948.43	\$106,339.36	\$3,338,287.79	71.61%	\$1,323,726.12	\$0.00	0.00%	\$0.00
2 03 - Concrete													
	2.1 03-310024 - CIP Concrete Foundations	\$0.00	\$987,767.00	\$297,907.25	\$1,285,674.25	\$1,285,674.25	\$0.00	\$1,285,674.25	100.00%	\$0.00	\$0.00	0	\$64,283.72
	2.2 03-540010 - Lightweight/Gypcrete	\$0.00	\$592,660.00	\$307,340.00	\$900,000.00	\$289,096.40	\$55,351.40	\$344,447.80	38.27%	\$555,552.20	\$2,767.57	5.00%	\$17,222.39
03 - Concrete Subtotals		\$0.00	\$1,580,427.00	\$605,247.25	\$2,185,674.25	\$1,574,770.65	\$55,351.40	\$1,630,122.05	74.58%	\$555,552.20	\$2,767.57	5.00%	\$81,506.11
3 04 - Masonry													
	3.1 04-000010 - Masonry	\$0.00	\$900,000.00	\$900,000.00	\$1,800,000.00	\$1,013,302.38	\$60,015.74	\$1,073,318.12	59.63%	\$726,681.88	\$3,000.79	5.00%	\$29,051.92
	3.2 04-050000 - Dumpster Enclosure	\$0.00	\$40,000.00	(\$24,000.00)	\$16,000.00	\$16,000.00	\$0.00	\$16,000.00	100.00%	\$0.00	\$0.00	0	\$800.00
04 - Masonry Subtotals		\$0.00	\$940,000.00	\$876,000.00	\$1,816,000.00	\$1,029,302.38	\$60,015.74	\$1,089,318.12	59.98%	\$726,681.88	\$3,000.79	5.00%	\$29,851.92
4 05 - Metals													
	4.1 05-511300 - Metal Pan Stairs & Rails	\$0.00	\$336,000.00	\$1,059,081.09	\$1,395,081.09	\$892,822.00	\$129,174.09	\$1,021,996.09	73.26%	\$373,085.00	\$6,458.70	5.00%	\$36,099.80
	4.2 05-521320 - Pool Fence	\$0.00	\$25,000.00	\$24,775.00	\$49,775.00	\$25,000.00	\$0.00	\$25,000.00	50.23%	\$24,775.00	\$0.00	0	\$1,250.00
	4.3 05-540010 - Perimeter Fence	\$0.00	\$150,000.00	\$350,000.00	\$500,000.00	\$225,300.00	\$29,707.50	\$255,007.50	51.00%	\$244,992.50	\$1,485.38	5.00%	\$5,650.38
05 - Metals Subtotals		\$0.00	\$511,000.00	\$1,433,856.09	\$1,944,856.09	\$1,143,122.00	\$158,881.59	\$1,302,003.59	66.95%	\$642,852.50	\$7,944.08	5.00%	\$43,000.18
5 06 - Wood & Plastics													
	5.1 06-110002 - Wood Framing Labor	\$0.00	\$2,370,640.00	(\$460,787.50)	\$1,909,852.50	\$1,794,852.50	\$115,000.00	\$1,909,852.50	100.00%	\$0.00	\$0.00	0.00%	\$81,889.51
	5.2 06-110004 - Wood Framing Material	\$0.00	\$2,963,300.00	\$1,199,571.16	\$4,162,871.16	\$4,034,671.45	\$0.00	\$4,162,871.16	100.00%	\$0.00	\$0.00	0	\$128,509.40
	5.3 06-175300 - Trusses	\$0.00	\$888,990.00	\$1,751,010.00	\$2,640,000.00	\$2,150,094.16	\$0.00	\$2,150,094.16	81.44%	\$489,905.84	\$0.00	0	\$107,936.32

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5.4 06-460000 - Finish Trim Carpentry - Material		\$0.00	\$369,510.00	\$180,490.00	\$550,000.00	\$44,447.53	\$18,922.21	\$63,369.74	11.52%	\$486,630.26	\$0.00	0.00%	\$0.00
5.5 06-460004 - Finish Trim Carpentry - Labor		\$0.00	\$369,510.00	\$189,352.00	\$558,862.00	\$100,000.00	\$64,186.00	\$164,186.00	29.38%	\$394,676.00	\$3,209.30	5.00%	\$5,709.30
06 - Wood & Plastics Subtotals		\$0.00	\$6,961,950.00	\$2,859,635.66	\$9,821,585.66	\$8,124,065.64	\$198,108.21	\$8,450,373.56	86.04%	\$1,371,212.10	\$3,209.30	1.62%	\$324,044.53
6 07 - Thermal & Moisture Protection													
6.1 07-130000 - Waterproofing		\$0.00	\$0.00	\$37,350.00	\$37,350.00	\$37,350.00	\$0.00	\$37,350.00	100.00%	\$0.00	\$0.00	0	\$0.00
6.2 07-211610 - Batt Insulation		\$0.00	\$461,888.00	\$438,112.00	\$900,000.00	\$250,000.00	\$131,750.00	\$381,750.00	42.42%	\$518,250.00	\$6,587.50	5.00%	\$19,087.50
6.3 07-311300 - Shingles		\$0.00	\$0.00	\$500,000.00	\$500,000.00	\$265,290.33	\$0.00	\$265,290.33	53.06%	\$234,709.67	\$0.00	0	\$1,807.45
6.4 07-510000 - Metal Roofing		\$0.00	\$1,066,788.00	(\$26,188.00)	\$1,040,600.00	\$1,040,600.00	\$0.00	\$1,040,600.00	100.00%	\$0.00	\$0.00	0	\$11,000.00
6.5 07-712300 - Gutters and Downspouts		\$0.00	\$50,000.00	\$85,000.00	\$135,000.00	\$25,000.00	\$0.00	\$25,000.00	18.52%	\$110,000.00	\$0.00	0	\$1,250.00
07 - Thermal & Moisture Protection Subtotals		\$0.00	\$1,578,676.00	\$1,034,274.00	\$2,612,950.00	\$1,618,240.33	\$131,750.00	\$1,749,990.33	66.97%	\$862,959.67	\$6,587.50	5.00%	\$33,144.95
7 08 - Doors & Windows													
7.1 08-140002 - Doors - Interior		\$0.00	\$237,600.00	\$212,400.00	\$450,000.00	\$290,402.28	\$0.00	\$290,402.28	64.53%	\$159,597.72	\$0.00	0	\$0.00
7.2 08-161400 - Doors - Exterior		\$0.00	\$237,600.00	\$292,400.00	\$530,000.00	\$237,600.00	\$79,320.84	\$316,920.84	59.80%	\$213,079.16	\$0.00	0.00%	\$0.00
7.3 08-531300 - Windows		\$0.00	\$237,600.00	\$112,400.00	\$350,000.00	\$265,394.05	\$0.00	\$265,394.05	75.83%	\$84,605.95	\$0.00	0	\$7,500.00
7.4 08-531400 - Window Coverings		\$0.00	\$31,680.00	\$0.00	\$31,680.00	\$31,680.00	\$0.00	\$31,680.00	100.00%	\$0.00	\$0.00	0	\$0.00
7.5 08-800000 - Glass and Glazing		\$0.00	\$33,000.00	\$27,000.00	\$60,000.00	\$10,000.00	\$0.00	\$10,000.00	16.67%	\$50,000.00	\$0.00	0	\$0.00
08 - Doors & Windows Subtotals		\$0.00	\$777,480.00	\$644,200.00	\$1,421,680.00	\$835,076.33	\$79,320.84	\$914,397.17	64.32%	\$507,282.83	\$0.00	0.00%	\$7,500.00
8 09 - Finishes													

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8.1 09-000040 - Drywall	\$0.00	\$1,201,648.00	\$848,352.00	\$2,050,000.00	\$1,056,517.00	\$139,129.25	\$1,195,646.25	58.32%	\$854,353.75	\$6,956.47	5.00%	\$59,782.32
8.2 09-301300 - Ceramic	\$0.00	\$143,000.00	\$107,000.00	\$250,000.00	\$50,000.00	\$0.00	\$50,000.00	20.00%	\$200,000.00	\$0.00	0	\$2,500.00
8.3 09-651900 - Vinyl	\$0.00	\$580,659.00	\$259,220.75	\$839,879.75	\$50,000.00	\$0.00	\$50,000.00	5.95%	\$789,879.75	\$0.00	0	\$2,500.00
8.4 09-800000 - Clubhouse Flooring	\$0.00	\$25,000.00	\$20,000.00	\$45,000.00	\$0.00	\$0.00	\$0.00	0.00%	\$45,000.00	\$0.00	0	\$0.00
8.5 09-912300 - Painting	\$0.00	\$527,872.00	\$472,128.00	\$1,000,000.00	\$200,000.00	\$45,837.58	\$245,837.58	24.58%	\$754,162.42	\$2,291.88	5.00%	\$12,291.88
09 - Finishes Subtotals	\$0.00	\$2,478,179.00	\$1,706,700.75	\$4,184,879.75	\$1,356,517.00	\$184,966.83	\$1,541,483.83	36.83%	\$2,643,395.92	\$9,248.35	5.00%	\$77,074.20
9 10 - Specialties												
9.1 10-110000 - Door Hardware	\$0.00	\$75,240.00	(\$21,016.10)	\$54,223.90	\$54,223.90	\$0.00	\$54,223.90	100.00%	\$0.00	\$0.00	0	\$0.00
9.2 10-140000 - Exterior Signs	\$0.00	\$26,400.00	\$13,600.00	\$40,000.00	\$8,200.00	\$0.00	\$8,200.00	20.50%	\$31,800.00	\$0.00	0	\$0.00
9.3 10-140010 - Interior Signs	\$0.00	\$26,400.00	\$3,600.00	\$30,000.00	\$8,200.00	\$0.00	\$8,200.00	27.33%	\$21,800.00	\$0.00	0	\$0.00
9.4 10-140020 - Monument Sign	\$0.00	\$15,000.00	\$35,000.00	\$50,000.00	\$7,500.00	\$0.00	\$7,500.00	15.00%	\$42,500.00	\$0.00	0	\$0.00
9.5 10-211300 - Toilet Partitions	\$0.00	\$7,000.00	\$0.00	\$7,000.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,000.00	\$0.00	0	\$0.00
9.6 10-281300 - Toilet Accessories	\$0.00	\$33,000.00	\$12,000.00	\$45,000.00	\$24,987.54	\$0.00	\$24,987.54	55.53%	\$20,012.46	\$0.00	0	\$0.00
9.7 10-440000 - Fire Extinguishers	\$0.00	\$13,200.00	\$0.00	\$13,200.00	\$13,200.00	\$0.00	\$13,200.00	100.00%	\$0.00	\$0.00	0	\$0.00
9.8 10-550000 - Postal Equipment	\$0.00	\$30,000.00	\$70,000.00	\$100,000.00	\$15,000.00	\$0.00	\$15,000.00	15.00%	\$85,000.00	\$0.00	0	\$0.00
9.9 10-572313 - Closet and Utility Shelving	\$0.00	\$39,600.00	\$20,400.00	\$60,000.00	\$11,627.50	\$0.00	\$11,627.50	19.38%	\$48,372.50	\$0.00	0	\$0.00
10 - Specialties Subtotals	\$0.00	\$265,840.00	\$133,583.90	\$399,423.90	\$142,938.94	\$0.00	\$142,938.94	35.79%	\$256,484.96	\$0.00	0	\$0.00
10 11 - Equipment												
10.1 11-310000 - Kitchen Appliances	\$0.00	\$580,800.00	\$184,862.00	\$765,662.00	\$546,462.00	\$0.00	\$546,462.00	71.37%	\$219,200.00	\$0.00	0	\$0.00

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	10.2 11-310010 - Residential Laundry Equipment: Material	\$0.00	\$237,600.00	\$26,400.00	\$264,000.00	\$0.00	\$0.00	\$0.00	0.00%	\$264,000.00	\$0.00	0	\$0.00
	10.3 11-681300 - Playground Equipment	\$0.00	\$45,000.00	\$55,000.00	\$100,000.00	\$0.00	\$0.00	\$0.00	0.00%	\$100,000.00	\$0.00	0	\$0.00
11 - Equipment Subtotals		\$0.00	\$863,400.00	\$266,262.00	\$1,129,662.00	\$546,462.00	\$0.00	\$546,462.00	48.37%	\$583,200.00	\$0.00	0	\$0.00
11 12 - Furnishings													
	11.1 12-353013 - Cabinets	\$0.00	\$594,000.00	\$206,000.00	\$800,000.00	\$141,000.00	\$0.00	\$141,000.00	17.62%	\$659,000.00	\$0.00	0	\$0.00
	11.2 12-353015 - Granite	\$0.00	\$264,000.00	\$236,000.00	\$500,000.00	\$299,019.40	\$0.00	\$299,019.40	59.80%	\$200,980.60	\$0.00	0	\$8,449.17
	11.3 12-930000 - Site Furnishings	\$0.00	\$0.00	\$200,000.00	\$200,000.00	\$50,000.00	\$0.00	\$50,000.00	25.00%	\$150,000.00	\$0.00	0	\$2,500.00
12 - Furnishings Subtotals		\$0.00	\$858,000.00	\$642,000.00	\$1,500,000.00	\$490,019.40	\$0.00	\$490,019.40	32.67%	\$1,009,980.60	\$0.00	0	\$10,949.17
12 13 - Special Construction													
	12.1 13-000020 - Carports	\$0.00	\$264,000.00	\$264,000.00	\$528,000.00	\$0.00	\$0.00	\$0.00	0.00%	\$528,000.00	\$0.00	0	\$0.00
	12.2 13-000040 - Maintenance Facility	\$0.00	\$20,000.00	\$30,000.00	\$50,000.00	\$0.00	\$0.00	\$0.00	0.00%	\$50,000.00	\$0.00	0	\$0.00
	12.3 13-000050 - Mail Kiosks	\$0.00	\$20,000.00	\$80,000.00	\$100,000.00	\$0.00	\$0.00	\$0.00	0.00%	\$100,000.00	\$0.00	0	\$0.00
	12.4 13-000080 - Sport Court	\$0.00	\$35,000.00	\$65,000.00	\$100,000.00	\$0.00	\$0.00	\$0.00	0.00%	\$100,000.00	\$0.00	0	\$0.00
	12.5 13-000090 - Gazebos	\$0.00	\$25,000.00	\$25,000.00	\$50,000.00	\$0.00	\$0.00	\$0.00	0.00%	\$50,000.00	\$0.00	0	\$0.00
	12.6 13-110000 - Pools and Pool Equipment	\$0.00	\$300,000.00	\$300,000.00	\$600,000.00	\$0.00	\$0.00	\$0.00	0.00%	\$600,000.00	\$0.00	0	\$0.00
13 - Special Construction Subtotals		\$0.00	\$664,000.00	\$764,000.00	\$1,428,000.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,428,000.00	\$0.00	0	\$0.00
13 14 - Conveying Systems													
	13.1 14-240000 - Elevators	\$0.00	\$735,000.00	\$765,000.00	\$1,500,000.00	\$996,959.00	\$0.00	\$996,959.00	66.46%	\$503,041.00	\$0.00	0	\$25,447.95
14 - Conveying Systems Subtotals		\$0.00	\$735,000.00	\$765,000.00	\$1,500,000.00	\$996,959.00	\$0.00	\$996,959.00	66.46%	\$503,041.00	\$0.00	0	\$25,447.95

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14 21 - Fire Protection												
14.1 21-100000 - Fire Sprinkler	\$0.00	\$396,000.00	\$854,000.00	\$1,250,000.00	\$736,896.68	\$0.00	\$736,896.68	58.95%	\$513,103.32	\$0.00	0	\$36,844.83
21 - Fire Protection Subtotals	\$0.00	\$396,000.00	\$854,000.00	\$1,250,000.00	\$736,896.68	\$0.00	\$736,896.68	58.95%	\$513,103.32	\$0.00	0	\$36,844.83
15 22 - Plumbing												
15.1 22-000010 - Plumbing	\$0.00	\$1,273,687.39	\$976,312.61	\$2,250,000.00	\$1,664,950.00	\$0.00	\$1,664,950.00	74.00%	\$585,050.00	\$0.00	0	\$73,247.50
15.2 22-000020 - Plumbing Fixtures	\$0.00	\$352,539.66	\$147,460.34	\$500,000.00	\$352,539.66	\$0.00	\$352,539.66	70.51%	\$147,460.34	\$0.00	0	\$0.00
15.3 22-000090 - Hot Water Heaters	\$0.00	\$158,400.00	\$141,600.00	\$300,000.00	\$50,200.00	\$50,200.00	\$100,400.00	33.47%	\$199,600.00	\$0.00	0.00%	\$0.00
15.4 22-000100 - Tub Repairs	\$0.00	\$6,600.00	(\$405.09)	\$6,194.91	\$0.00	\$0.00	\$0.00	0.00%	\$6,194.91	\$0.00	0	\$0.00
15.5 22-000110 - Sub-Metering (Water)	\$0.00	\$46,200.00	\$13,800.00	\$60,000.00	\$15,576.00	\$0.00	\$15,576.00	25.96%	\$44,424.00	\$0.00	0	\$778.80
22 - Plumbing Subtotals	\$0.00	\$1,837,427.05	\$1,278,767.86	\$3,116,194.91	\$2,083,265.66	\$50,200.00	\$2,133,465.66	68.46%	\$982,729.25	\$0.00	0.00%	\$74,026.30
16 23 - HVAC												
16.1 23-000010 - HVAC	\$0.00	\$1,161,600.00	\$1,338,400.00	\$2,500,000.00	\$1,262,643.00	\$174,657.00	\$1,437,300.00	57.49%	\$1,062,700.00	\$8,732.85	5.00%	\$71,864.99
16.2 23-000080 - Testing, Balancing, Adjusting	\$0.00	\$92,400.00	\$32,600.00	\$125,000.00	\$0.00	\$0.00	\$0.00	0.00%	\$125,000.00	\$0.00	0	\$0.00
23 - HVAC Subtotals	\$0.00	\$1,254,000.00	\$1,371,000.00	\$2,625,000.00	\$1,262,643.00	\$174,657.00	\$1,437,300.00	54.75%	\$1,187,700.00	\$8,732.85	5.00%	\$71,864.99
17 26 - Electrical												
17.1 26-000010 - Electrical	\$0.00	\$1,557,831.98	\$1,192,168.02	\$2,750,000.00	\$1,893,454.26	\$0.00	\$1,893,454.26	68.85%	\$856,545.74	\$0.00	0	\$69,850.78
17.2 26-000014 - Electrical Material	\$0.00	\$0.00	\$52,400.00	\$52,400.00	\$52,400.00	\$0.00	\$52,400.00	100.00%	\$0.00	\$0.00	0	\$0.00
17.3 26-000020 - Telephone & Cable Underground	\$0.00	\$50,000.00	\$0.00	\$50,000.00	\$50,000.00	\$0.00	\$50,000.00	100.00%	\$0.00	\$0.00	0	\$2,500.00
17.4 26-000030 - Low-Voltage Distribution	\$0.00	\$132,000.00	\$0.00	\$132,000.00	\$132,000.00	\$0.00	\$132,000.00	100.00%	\$0.00	\$0.00	0	\$6,600.00

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17.5 26-000040 - Electrical Fixtures	\$0.00	\$264,000.00	\$336,000.00	\$600,000.00	\$0.00	\$0.00	\$0.00	0.00%	\$600,000.00	\$0.00	0	\$0.00
17.6 26-560020 - Secondary Underground	\$0.00	\$75,000.00	\$15,000.00	\$90,000.00	\$90,000.00	\$0.00	\$90,000.00	100.00%	\$0.00	\$0.00	0	\$9,750.00
17.7 26-560040 - Fire Alarm	\$0.00	\$165,000.00	(\$28,750.00)	\$136,250.00	\$136,250.00	\$0.00	\$136,250.00	100.00%	\$0.00	\$0.00	0	\$6,812.50
26 - Electrical Subtotals	\$0.00	\$2,243,831.98	\$1,566,818.02	\$3,810,650.00	\$2,354,104.26	\$0.00	\$2,354,104.26	61.78%	\$1,456,545.74	\$0.00	0	\$95,513.28
18 28 - Electronic Safety												
18.1 28-000020 - Access Control	\$0.00	\$66,000.00	\$34,000.00	\$100,000.00	\$0.00	\$0.00	\$0.00	0.00%	\$100,000.00	\$0.00	0	\$0.00
28 - Electronic Safety Subtotals	\$0.00	\$66,000.00	\$34,000.00	\$100,000.00	\$0.00	\$0.00	\$0.00	0.00%	\$100,000.00	\$0.00	0	\$0.00
19 31 - Earthwork												
19.1 31-000030 - Earthwork Grading	\$0.00	\$771,983.62	\$0.00	\$771,983.62	\$771,983.62	\$0.00	\$771,983.62	100.00%	\$0.00	\$0.00	0	\$37,302.67
19.2 31-100000 - Site Clearing	\$0.00	\$230,000.00	\$0.00	\$230,000.00	\$230,000.00	\$0.00	\$230,000.00	100.00%	\$0.00	\$0.00	0	\$11,654.81
19.3 31-230660 - Utility Spoil Disposal	\$0.00	\$205,121.00	(\$10,256.05)	\$194,864.95	\$194,864.95	\$0.00	\$194,864.95	100.00%	\$0.00	\$0.00	0	\$9,743.25
19.4 31-250000 - Erosion & Sediment Control	\$0.00	\$37,831.00	\$1,810.00	\$39,641.00	\$39,641.00	\$0.00	\$39,641.00	100.00%	\$0.00	\$0.00	0	\$1,334.08
31 - Earthwork Subtotals	\$0.00	\$1,244,935.62	(\$8,446.05)	\$1,236,489.57	\$1,236,489.57	\$0.00	\$1,236,489.57	100.00%	\$0.00	\$0.00	0	\$60,034.81
20 32 - Exterior Improvemets												
20.1 32-000005 - City Required Infrastructure	\$0.00	\$85,000.00	(\$17,674.48)	\$67,325.52	\$67,325.52	\$0.00	\$67,325.52	100.00%	\$0.00	\$0.00	0	\$1,241.28
20.2 32-000010 - Exterior Improvements	\$0.00	\$445,497.00	(\$14,044.41)	\$431,452.59	\$431,452.59	\$0.00	\$431,452.59	100.00%	\$0.00	\$0.00	0	\$21,372.63
20.3 32-131300 - Concrete Paving	\$0.00	\$1,326,800.00	\$186,655.52	\$1,513,455.52	\$1,513,455.52	\$0.00	\$1,513,455.52	100.00%	\$0.00	\$0.00	0	\$153,590.43
20.4 32-162300 - Sidewalks	\$0.00	\$348,447.00	\$0.00	\$348,447.00	\$348,447.00	\$0.00	\$348,447.00	100.00%	\$0.00	\$0.00	0	\$17,422.35

Item Number	Value				Work Completed		Total Completed & Stored Materials			Retainage		
	Budget Changes Value	Prime Contract Value	Change Value	Scheduled Value	From Previous Application (\$)	This Period (\$)	Total to Date (\$)	Total to Date (%)	Balance to Finish	Work Retainage This Period (\$)	Work Retainage This Period (%)	Total
20.5 32-172300 - Pavement Marking	\$0.00	\$43,560.00	\$16,440.00	\$60,000.00	\$0.00	\$0.00	\$0.00	0.00%	\$60,000.00	\$0.00	0	\$0.00
20.6 32-172500 - Surveying & Layouts	\$0.00	\$70,000.00	(\$7,000.00)	\$63,000.00	\$63,000.00	\$0.00	\$63,000.00	100.00%	\$0.00	\$0.00	0	\$0.00
20.7 32-800000 - Irrigation Systems	\$0.00	\$200,000.00	\$139,200.00	\$339,200.00	\$34,072.88	\$0.00	\$34,072.88	10.05%	\$305,127.12	\$0.00	0	\$4,654.58
20.8 32-930000 - Landscaping	\$0.00	\$264,000.00	\$36,000.00	\$300,000.00	\$56,584.80	\$3,366.58	\$59,951.38	19.98%	\$240,048.62	\$0.00	0.00%	\$2,354.68
32 - Exterior Improvemets Subtotals	\$0.00	\$2,783,304.00	\$339,576.63	\$3,122,880.63	\$2,514,338.31	\$3,366.58	\$2,517,704.89	80.62%	\$605,175.74	\$0.00	0.00%	\$200,635.95
21 33 - Utilities												
21.1 33-000010 - Site Utilites	\$0.00	\$196,326.35	\$8,073.31	\$204,399.66	\$204,399.66	\$0.00	\$204,399.66	100.00%	\$0.00	\$0.00	0	\$9,816.32
21.2 33-100000 - Water	\$0.00	\$350,000.00	\$0.00	\$350,000.00	\$350,000.00	\$0.00	\$350,000.00	100.00%	\$0.00	\$0.00	0	\$17,500.00
21.3 33-300000 - Sanitary Sewer	\$0.00	\$250,000.00	\$0.00	\$250,000.00	\$250,000.00	\$0.00	\$250,000.00	100.00%	\$0.00	\$0.00	0	\$12,500.00
21.4 33-400000 - Storm Drain	\$0.00	\$575,000.00	(\$7,340.33)	\$567,659.67	\$567,659.67	\$0.00	\$567,659.67	100.00%	\$0.00	\$0.00	0	\$28,382.98
33 - Utilities Subtotals	\$0.00	\$1,371,326.35	\$732.98	\$1,372,059.33	\$1,372,059.33	\$0.00	\$1,372,059.33	100.00%	\$0.00	\$0.00	0	\$68,199.30
22 50 - Fees												
22.1 50-000010 - Overhead	\$0.00	\$601,852.00	\$358,148.00	\$960,000.00	\$726,063.06	\$0.00	\$726,063.06	75.63%	\$233,936.94	\$0.00	0	\$0.00
22.2 50-000020 - GC Fee	\$0.00	\$1,805,556.00	\$994,444.00	\$2,800,000.00	\$2,178,189.18	\$0.00	\$2,178,189.18	77.79%	\$621,810.82	\$0.00	0	\$0.00
50 - Fees Subtotals	\$0.00	\$2,407,408.00	\$1,352,592.00	\$3,760,000.00	\$2,904,252.24	\$0.00	\$2,904,252.24	77.24%	\$855,747.76	\$0.00	0	\$0.00
Grand Totals	\$0.00	\$33,500,000.00	\$21,500,000.00	\$55,000,000.00	\$35,553,471.15	\$1,202,957.55	\$36,884,628.41	67.06%	\$18,115,371.59	\$41,490.44	3.45%	\$1,239,638.47



PCCO #023

RISE Residential Construction Riverside, LLC
16812 Dallas Parkway
Dallas, Texas 75248
Phone: (972) 701-5555

Project: 2020-LRFW - Riverside Senior Living
8000 N Riverside Dr.
Fort Worth, Texas 76137

Prime Contract Change Order #023: CE #205 - September Reallocation

TO:	Garland Housing Finance Corporation 1675 W Campbell Rd Garland, Texas 75044	FROM:	Rise Residential Construction Riverside, LLC 16812 Dallas Parkway Dallas, Texas 75248
DATE CREATED:	10/04/2024	CREATED BY:	Shayla Cerrone (Rise Residential Construction)
CONTRACT STATUS:	Approved	REVISION:	0
REQUEST RECEIVED FROM:		LOCATION:	
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	10/04/2024
INVOICED DATE:		PAID DATE:	
REFERENCE:		CHANGE REASON:	Budget Constraints or Reallocations
PAID IN FULL:	No	EXECUTED:	No
ACCOUNTING METHOD:	Amount Based	SCHEDULE IMPACT:	
SIGNED CHANGE ORDER RECEIVED DATE:			
FIELD CHANGE:	No	CONTRACT FOR:	20-0168:Legacy Riverside Senior Living
		TOTAL AMOUNT:	\$0.00

DESCRIPTION:
CE #205 - September Reallocations

ATTACHMENTS:

CHANGE ORDER LINE ITEMS:

#	Budget Code	Description	Amount
1	05.05-511300.SUB Metals.Metal Pan Stairs & Rails.Subcontracts		\$(167,940.91)
2	05.05-511300.MAT Metals.Metal Pan Stairs & Rails.Materials		\$63,022.00
3	06.06-110002.SUB Wood & Plastics.Wood Framing Labor.Subcontracts		\$115,000.00
4	06.06-460004.SUB Wood & Plastics.Finish Trim Carpentry - Labor.Subcontracts		\$(41,138.00)
5	08.08-161400.MAT Doors & Windows.Doors - Exterior.Materials		\$80,000.00
6	11.11-310000.MAT Equipment.Kitchen Appliances.Materials		\$(34,338.00)
7	22.22-000100.SUB Plumbing.Tub Repairs.Subcontracts		\$(3,805.09)
8	32.32-800000.SUB Exterior Improvements.Irrigation Systems.Subcontracts		\$(10,800.00)
Grand Total:			\$0.00



PCCO #023

The original (Contract Sum)	\$33,500,000.00
Net change by previously authorized Change Orders	\$6,668,970.41
The contract sum prior to this Change Order was	\$40,168,970.41
The contract sum will not be changed by this Change Order in the amount of	\$0.00
The new contract sum including this Change Order will be	\$40,168,970.41
The contract time will not be changed by this Change Order.	

Dan Burbine (Dan Burbine Associates)

12532 Renoir Ln.
Dallas, Texas 75230

Garland Housing Finance Corporation

1675 W Campbell Rd
Garland, Texas 75044

Rise Residential Construction Riverside, LLC

16812 Dallas Parkway
Dallas, Texas 75248

DocuSigned by:

Melissa Fisher

10/9/2024 | 1:30 PM C

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SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



PCCO #022

RISE Residential Construction Riverside, LLC
16812 Dallas Parkway
Dallas, Texas 75248
Phone: (972) 701-5555

Project: 2020-LRFW - Riverside Senior Living
8000 N Riverside Dr.
Fort Worth, Texas 76137

Prime Contract Change Order #022: CE #200 - Increase Request

TO:	Garland Housing Finance Corporation 1675 W Campbell Rd Garland, Texas 75044	FROM:	Rise Residential Construction Riverside, LLC 16812 Dallas Parkway Dallas, Texas 75248
DATE CREATED:	9/20/2024	CREATED BY:	Shayla Cerrone (Rise Residential Construction)
CONTRACT STATUS:	Approved	REVISION:	0
REQUEST RECEIVED FROM:		LOCATION:	
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	10/09/2024
INVOICED DATE:		PAID DATE:	
REFERENCE:		CHANGE REASON:	Other: Please specify the reason by entering the reason in the "Other: Reason" field
PAID IN FULL:	No	EXECUTED:	No
ACCOUNTING METHOD:	Amount Based	SCHEDULE IMPACT:	
SIGNED CHANGE ORDER RECEIVED DATE:			
FIELD CHANGE:	No	CONTRACT FOR:	20-0168:Legacy Riverside Senior Living
		TOTAL AMOUNT:	\$14,831,029.59

DESCRIPTION:
CE #200 - Increase Request

ATTACHMENTS:

CHANGE ORDER LINE ITEMS:

#	Budget Code	Description	Amount
1	01.01-310010.LABOR General Conditions.Project Management.Labor		\$234,362.32
2	01.01-310030.LABOR General Conditions.Superintendent.Labor		\$150,654.65
3	01.01-310035.LABOR General Conditions.Assistant Superintendent.Labor		\$157,329.60
4	01.01-310040.LABOR General Conditions.Field Administrative Staff.Labor		\$74,715.38
5	01.01-310045.OTHER General Conditions.Payroll Burden.Other		\$88,531.88
6	01.01-310050.OTHER General Conditions.Travel Expenses.Other		\$24,186.00
7	01.01-323310.OTHER General Conditions.Photography and Video.Other		\$4,918.60
8	01.01-331310.OTHER General Conditions.Insurance - Builders Risk.Other		\$73,611.75



PCCO #022

#	Budget Code	Description	Amount
9	01.01-331315.OTHER General Conditions.Insurance - General Liability.Other		\$44,700.00
10	01.01-352310.OTHER General Conditions.Safety and First Aid.Other		\$11,064.25
11	01.01-355300.OTHER General Conditions.Security.Other		\$63,892.67
12	01.01-510010.OTHER General Conditions.Temporary Electric.Other		\$37,792.42
13	01.01-510030.OTHER General Conditions.Temporary Water.Other		\$34,100.00
14	01.01-510040.OTHER General Conditions.Temporary Phone, Internet.Other		\$1,612.40
15	01.01-511330.OTHER General Conditions.Software.Other		\$23,000.00
16	01.01-521310.OTHER General Conditions.Field Offices.Other		\$14,911.22
17	01.01-521315.OTHER General Conditions.Temporary Toilets.Other		\$5,000.00
18	01.01-521320.OTHER General Conditions.Office Supplies and Equipment.Other		\$2,918.60
19	03.03-540010.MAT Concrete.Lightweight/Gypcrete.Materials		\$379,600.00
20	04.04-000010.SUB Masonry.Masonry.Subcontracts		\$368,909.17
21	05.05-511300.SUB Metals.Metal Pan Stairs & Rails.Subcontracts		\$373,085.00
22	05.05-540010.SUB Metals.Perimeter Fence.Subcontracts		\$159,990.00
23	06.06-175300.MAT Wood & Plastics.Trusses.Materials		\$489,905.84
24	06.06-460000.MAT Wood & Plastics.Finish Trim Carpentry - Material.Materials		\$486,630.26
25	06.06-460004.SUB Wood & Plastics.Finish Trim Carpentry - Labor.Subcontracts		\$230,490.00
26	07.07-211610.SUB Thermal & Moisture Protection.Batt Insulation.Subcontracts		\$391,000.00
27	07.07-311300.SUB Thermal & Moisture Protection.Shingles.Subcontracts		\$234,709.67
28	07.07-712300.MAT Thermal & Moisture Protection.Gutters and Downspouts.Materials		\$50,000.00
29	08.08-140002.MAT Doors & Windows.Doors - Interior.Materials		\$159,597.72
30	08.08-161400.MAT Doors & Windows.Doors - Exterior.Materials		\$212,400.00
31	08.08-531300.MAT Doors & Windows.Windows.Materials		\$84,605.95
32	08.08-800000.SUB Doors & Windows.Glass and Glazing.Subcontracts		\$37,000.00
33	09.09-000040.SUB Finishes.Drywall.Subcontracts		\$455,805.00
34	09.09-301300.MAT Finishes.Ceramic.Materials		\$107,000.00
35	09.09-651900.SUB Finishes.Vinyl.Subcontracts		\$508,060.75
36	09.09-800000.SUB Finishes.Clubhouse Flooring.Subcontracts		\$30,000.00
37	09.09-912300.SUB Finishes.Painting.Subcontracts		\$230,000.00
38	10.10-140000.SUB Specialties.Exterior Signs.Subcontracts		\$23,600.00
39	10.10-140010.SUB Specialties.Interior Signs.Subcontracts		\$13,600.00



PCCO #022

#	Budget Code	Description	Amount
40	10.10-140020.SUB Specialties.Monument Sign.Subcontracts		\$35,000.00
41	10.10-281300.MAT Specialties.Toilet Accessories.Materials		\$20,012.46
42	10.10-550000.SUB Specialties.Postal Equipment.Subcontracts		\$70,000.00
43	10.10-572313.SUB Specialties.Closet and Utility Shelving.Subcontracts		\$36,745.00
44	11.11-310000.MAT Equipment.Kitchen Appliances.Materials		\$219,200.00
45	11.11-310010.MAT Equipment.Residential Laundry Equipment: Material.Materials		\$264,000.00
46	11.11-681300.SUB Equipment.Playground Equipment.Subcontracts		\$100,000.00
47	12.12-353013.MAT Furnishings.Cabinets.Materials		\$659,000.00
48	12.12-353015.MAT Furnishings.Granite.Materials		\$144,258.00
49	12.12-930000.MAT Furnishings.Site Furnishings.Materials		\$78,624.57
50	13.13-000020.SUB Special Construction.Carports.Subcontracts		\$528,000.00
51	13.13-000040.SUB Special Construction.Maintenance Facility.Subcontracts		\$30,000.00
52	13.13-000050.SUB Special Construction.Mail Kiosks.Subcontracts		\$34,174.51
53	13.13-000080.SUB Special Construction.Sport Court.Subcontracts		\$100,000.00
54	13.13-000090.SUB Special Construction.Gazebos.Subcontracts		\$50,000.00
55	13.13-110000.SUB Special Construction.Pools and Pool Equipment.Subcontracts		\$576,963.00
56	14.14-240000.SUB Conveying Systems.Elevators.Subcontracts		\$503,041.00
57	21.21-100000.SUB Fire Protection.Fire Sprinkler.Subcontracts		\$513,103.32
58	22.22-000010.SUB Plumbing.Plumbing.Subcontracts		\$585,050.00
59	22.22-000020.MAT Plumbing.Plumbing Fixtures.Materials		\$147,460.34
60	22.22-000090.SUB Plumbing.Hot Water Heaters.Subcontracts		\$199,600.00
61	22.22-000100.SUB Plumbing.Tub Repairs.Subcontracts		\$3,400.00
62	22.22-000110.SUB Plumbing.Sub-Metering (Water).Subcontracts		\$28,848.00
63	23.23-000010.SUB HVAC.HVAC.Subcontracts		\$1,062,700.00
64	23.23-000080.SUB HVAC.Testing, Balancing, Adjusting.Subcontracts		\$125,000.00
65	26.26-000010.SUB Electrical.Electrical.Subcontracts		\$856,545.74
66	26.26-000040.MAT Electrical.Electrical Fixtures.Materials		\$600,000.00
67	28.28-000020.SUB Electronics Safety.Access Control.Subcontracts		\$34,000.00
68	32.32-172300.SUB Exterior Improvements.Pavement Marking.Subcontracts		\$60,000.00
69	32.32-800000.SUB Exterior Improvements.Irrigation Systems.Subcontracts		\$184,598.39



PCCO #022

#	Budget Code	Description	Amount
70	32.32-930000.SUB Exterior Improvements.Landscaping.Subcontracts		\$52,666.40
71	50.50-000010.ZCOSTS Fees.Overhead.ZCOSTS		\$233,936.94
72	50.50-000020.ZCOSTS Fees.GC Fee.ZCOSTS		\$621,810.82
Grand Total:			\$14,831,029.59

The original (Contract Sum)	\$33,500,000.00
Net change by previously authorized Change Orders	\$6,668,970.41
The contract sum prior to this Change Order was	\$40,168,970.41
The contract sum will be increased by this Change Order in the amount of	\$14,831,029.59
The new contract sum including this Change Order will be	\$55,000,000.00
The contract time will not be changed by this Change Order.	

Dan Burbine (Dan Burbine Associates)

12532 Renoir Ln.
Dallas, Texas 75230

Garland Housing Finance Corporation

1675 W Campbell Rd
Garland, Texas 75044

Rise Residential Construction Riverside, LLC

16812 Dallas Parkway
Dallas, Texas 75248

SIGNATURE DATE

SIGNATURE DATE

DocuSigned by:
Melissa Fisher
10/9/2024 | 1:30 PM C
SIGNATURE DATE



Partners, Inc.
Construction Advisors

LEGACY RIVERSIDE Fort Worth, Texas

Report No: 042 – September 25, 2024

CA Partners, Inc. Project Number: 20240

Prepared for:

Bellwether Enterprise
15770 Dallas Parkway
Dallas, Texas 75248



**Professionals Serving Construction Lenders,
Investors, and Participants**

Legacy Riverside – Fort Worth, Texas

Executive Summary Report 042

Client: Bellwether Enterprise
ATTN: Alexa Delorme

From: James Benson, Senior Project Manager
CA Partners, Inc.

Project Name - City, State: Legacy Riverside - Fort Worth, Texas
Project Type: 264-units in seven 3-story apartment buildings with a Clubhouse on 9.8 acres
Site Visit Date: September 16, 2024
Development Draw/ Contractor Application # reviewed: Draw No. Draw 41 Application No. 41
Complete Draw Package Received: Yes ☒ No ☐ **September 23, 2024**
For the period ending: August 25, 2024

Current Contract Sum through Change Order No. 19 / Contract Type: \$40,168,970.41/Cost Plus-GMP
Was the Budget revised or modified this period? By Reallocation ☐ No ☒
Current Change Orders: By Change Order ☐ No ☒
Executed Change Orders Received: Yes ☐ No ☒
Stored materials requested this draw? Onsite: ☐ Offsite: ☐ Yes ☐ No ☒

Amount of Contractor's request this period: \$1,230,379.84

Amount of Contractor's request recommended: See Section 1 Comments

Completion % estimated by CA Partners, Inc. (Does not include amounts funded for Stored Materials) 64%
Completion % indicated on Contractor's Application 88.83%
Hard Cost Budget appears sufficient on a % of work in place basis? **ONLY with the change order** ☐ No ☒
Yes

Construction Schedule:

Completion date per Construction Contract or extended by change order: March 21, 2025
Is Work currently on schedule to meet this date? **POSSIBLE** Yes ☐ No ☒
If not, how far behind schedule? **100% WITH COMMON AREA** July 31, 2025

Retainage:

Percent of retainage currently held 3.35%
Does % withheld agree with terms of Construction Contract? **TOTALLY COMPLIANT** Yes ☐ No ☒
Is any retainage release requested this period? Yes ☐ No ☒
If Yes, how much?

Other:

General Contractor's lien waivers received and reviewed? Yes ☐ No ☒
Project being constructed in general accordance with approved Plan and Specifications Yes ☐ No ☐
Foundations Complete: Yes ☒ No ☐
Certificate(s) of Occupancy issued? Yes ☐ No ☒
Does CA Partners, Inc. recommend client contact us to discuss issues in this report? Yes ☒ No ☐

** This is a summary of the findings from our site visit and draw processing. Please reference the information in the pages that follow for a more comprehensive and detailed discussion of issues.*

1. CONSTRUCTION FUNDING REQUEST

Overall scope of work: The Legacy Riverside Independent Senior Living project is located at the northeast intersection of North Riverside Drive and Summerfields Boulevard in Fort Worth, Texas. The project is located on a 9.82-acre tract of land, and a total of 264 apartment units will be constructed. Access to the property will be provided from two double lane entry drives from North Riverside Drive to the central Clubhouse located adjacent the buildings. One 1-story Clubhouse and seven 3-story apartment buildings will be provided. Carport/covered parking spaces and vehicular access gates are identified. Site amenities include a fenced swimming pool area, dog park, outdoor sitting areas, picnic tables, BBQ grills, gazebo, fire pit, horseshoe pit, beanbag toss, and perimeter fencing. Perimeter building and parking lot landscaping is proposed. The centrally located Clubhouse areas will include a Club Room with kitchen, Fitness Center, Craft Room, Billiards Room, Business Center, Conference Room, Leasing area, offices, and Public Restrooms.

Summary of Contractor's Application	Application for Payment No. 41
Original Contract Sum	\$33,500,00.00
Net Change: \$21.4MM pending at report	<u>\$6,668,970.41</u>
Contract Sum to Date	\$40,168,970.41
Total Completed and Stored to Date	\$35,681,670.86
Retainage	<u>\$1,198,148.03</u>
Total Earned Less Retainage	\$34,483,522.83
Less Previous Certificates for Payment	<u>\$33,253,142.99</u>
Current Payment Due	\$1,230,379.84
Balance to Finish, Including Retainage	\$5,685,447.58

1.1 Rise Residential – Application and Certificate for Payment No. 41

- **No new change orders have been incorporated this period and the Contract Sum remains unchanged until the updated change order is approved by Investor/Lender**
- Work for the Period Ending: August 25, 2024
- Current Contract Sum: \$40,168,970.41
- Application and Certificate for Payment No. 41 has been signed and certified by the Project Architect dated September 20, 2024.
- We have discussed with the Contractor that it is our opinion that several line items have been overdrawn based on what is complete in the field. **We have indicated with an asterisk (*) next to the Percent Complete on the current G703 showing which line items are currently over drawn.** We have not objected that the Pay Requests submitted each month are not actual cost incurred, but that the line items need additional funds allocated so they are not overdrawn compared to the amount of work remaining to be completed. We have been informed that some of these line items are for materials purchased. Several line items have been overdrawn more than 50% with the scope of work for the line item not started (i.e. appliances, drywall, granite, etc.). We have been informed by the Owner/Builder that the Schedule of Values need will continue to be evaluated based on recent increases in material, labor, and logistics costs. Owner change orders are likely in the near future to address the additional costs. We have requested to be kept in the loop regarding potential change orders and **received an official change order updated post report inspections**
- General Requirement line items have been drawn to 89.41% at this time. Overhead has been drawn at 100%. GC Fee has been drawn at 100%. The project has billed for 88.83%. When removing stored materials, this percentage decreases further. It is somewhat common for general conditions to outpace actual construction when drawn on a pro-rata basis, however the current difference is

significantly more than typical. **We continue to recommend that funds advanced for General Conditions, Overhead, and GC Fee items be slowed or halted.**

Upon receipt of previous Application for Payments, we made an inquiry to the Borrower regarding various overdrawn line items. We have recommended that budget reallocations occur, or requests be reduced so that the scope line items were in line with the percent complete in the field. We were informed by the Borrower that the Bank going to escrow funds for work NOT in place so they can release them as soon as the work is in complete. The bank will hold any funds for work they feel is not in place. **We were also informed that the Elevator cabs manufactured already for Austin Manor (a different project) have been transferred to Riverside and Riverside needs to repay Manor for the elevator cabs. Not correct.** Please note this is not the typical construction practice to utilize different project sources to fund other projects. **We have indicated with an asterisk (*) next to the Percent Complete on the current G703 showing which line items are currently over drawn and need supplemental**

As mentioned previously, we do not object that these are actual cost incurred and that only the percent values are overdrawn based on what is complete in the field. We can only recommend funding on what is complete. If reducing the requests is not feasible, we recommend additional funds are allocated to the over drawn line items so that the percent complete is consistent with what is complete in the field. This project has been considered high risk for budget overruns, schedule delays, and line item requests that are **not** completed in the field. **The recent change order addresses these issues subject to lender and investor approval**

1.2 Retainage

- The Owner/Contractor Agreement indicates that 5% retainage will be withheld from subcontractor labor related line items with various exceptions including General Conditions, Overhead, GC Fees and costs, permits, insurance, bonds, and materials
- Retainage withheld appears to be generally consistent with the provisions detailed in the Owner/Contractor Agreement we reviewed, however we would consider these retainage provisions to be significantly more favorable than typical for the Contractor, and we would consider the limited amount of retainage to represent increased risk for the lender
- Based on the above exemptions, total retainage withheld to date is \$1,198,148.03 reflecting 3.35% of the "Total Completed and Stored to Date" figure
- We would recommend that retainage for the project be increased. We recommend that a minimum of 5% of the total work completed be withheld for the project, and we would consider 10% total retainage to be ideal for lender protection
- We would also recommend that it be confirmed that current retainage withheld is consistent with the Loan Agreement
- No retainage release request has been indicated on the current Application for Payment

1.3 Lien Waivers

General Contractor's Conditional and Unconditional Waiver and Release on Progress Payment received:

- We have requested but not received a Conditional Waiver and Release on Progress Payment this period for Application for Payment No. 41.
- We have requested but not received Unconditional Lien Waivers referencing the amounts previously funded for Application Nos. 24-40. **We recommend you secure the Unconditional Lien Waiver prior to funding the current Draws.**
- Approval of lien waiver wording, format, and authority to sign is left to your discretion

1.4 Funding Recommendation

We have recommended additional funds be added to the project so that line items completion percentage are representative of the work actually complete in the field. At this time, based on job progress and cost incurred to date, we **do not** anticipate the current "Balance to Finish" amount of \$4,487,299.55 to be sufficient for the remaining proposed scope of work. This comment is in relation to the line items that have been drawn high compared to the actual completion percentage as discussed above. Also, some material line items have been drawn 100% and do not have a line item for labor installation of these line items.

Several line items have been overdrawn more than 50% with the scope of work for the line item not started (i.e. appliances, granite, etc.). So, we anticipate additional funds will be needed to cover these labor costs for installation of some of the material line items. **The change order submitted and pending final approval address these issues.**

With the information provided within this Report, if you elect to fund the amount is noted below:

Application for Payment No. 41: \$1,230,379.84

1.5 Development/Loan Budget

We have received a copy of the Borrower's development budget for this project. The total project costs are identified, and we cannot verify that the current Contract Sum or the Hard Cost request are consistent with the Contractor's Application for Payment.

We have received a copy of the Development Budget, with the current draw submission or during our pre-construction review, and we have not been able to determine if there is additional Hard Cost Contingency outside the Contractor's Schedule of Values. Approval of soft cost funding requested is left to you as an underwriting consideration.

2. STORED MATERIALS

2.1 Materials Stored Onsite:

- Hardie plank siding
- Lumber
- Trusses
- Sheathing
- PEX piping
- Windows
- Balcony doors
- Unit entry doors
- Tubs
- Balcony rails
- Stone veneer
- Drywall

2.2 Onsite Stored Material Request:

- No on-site stored materials requests have been made this application

2.3 Offsite Stored Material Request:

Not including framing materials, approximately \$3,000,000 in materials have been funded to date as reflected on the previous Contractor's Application for Payment. These materials have not been installed at this time and our estimated completion percentage does not include materials purchased. We mention this for your information. These materials are reportedly stored at the Contractor's facility, vendor facility, or locked containers onsite.

- \$425,000 for "Metal Pan Stairs and Rails" – material previously purchased and funded (complete)
- \$820,600 for "Thermal & Moisture Protection" – Contractor provided Bill of Lading and Photos for Zip sheathing, metal roof rolls, and Cladding materials purchased (previously purchased and funded) – now in progress of being installed.
- \$92,411.44 for "Specialties" – material previously purchased and funded
- \$250,000 for "Equipment" – material previously purchased and funded
- \$300,000 for "Cabinets" – material previously purchased and funded

- \$785,000 for the “Elevator” deposit
- \$352,539.66 for “Plumbing Fixtures” – material previously purchased and funded
- \$23,272.88 “Irrigation” – material previously purchased and funded

3. CHANGE ORDERS

3.1 Current Change Orders

The Contract Sum has previously been modified a total of \$6,668,970.41 by Change Order Nos. 1-19. We were previously informed by the Developer/Contractor that formal change orders will be issued for **budget reallocation with additional costs**. The Contract Sum remains \$40,168,970.14. **Pending lender and investor approval the CO will increase to \$21.4MM per GC and Construction Risk Manager for IBC.**

3.2 Pending Change Orders

- We have requested that the Borrower and/or Contractor keep us informed regarding any pending or outstanding change orders in progress during the duration of the construction project
- At this time, we have been informed of any potential change orders for this project.

4. CONSTRUCTION - PROGRESS, ISSUES, AND SCHEDULE

4.1 Construction Progress

Observations made at the time of this month's site visit **on July 3, 2024 NOT updated** are as follows:

- Retaining walls at the north perimeter of the site remained complete
- Cutting and grouting for post tension cables remained incomplete
- Concrete paving for drives and parking areas were complete for all areas except the northwest portion of the site and the main approaches from adjacent public streets
- Framing was complete for the buildings except Building 5
- Under slab plumbing lines, trenching for grade beams, under slab vapor barrier, and post tension cables were previously complete but due to excessive rainfall the grade beams and subgrade soils had to receive extra fill and re-compaction. This work has now been completed as of April 11, 2024.
- All buildings foundations were now complete
- CMU elevator shafts were complete for each building
- Concrete paving was complete for onsite drives and parking areas
- Concrete approach from Summerfields Blvd and North Riverside Drive were complete
- Concrete sidewalks were complete at Summerfields Blvd
- Temporary electrical power was complete
- Level 1 wall framing was complete for the Clubhouse and exterior sheathing and roof decking were also complete
- Roofing was observed complete for the Clubhouse
- Zip Sheathing tape and windows were complete at the Clubhouse
- Installation of storefront style doors was complete at the Clubhouse
- Additional exterior trim was nearing completion at the Clubhouse
- Plumbing rough in, electrical rough in, and HVAC ductwork were complete at the Clubhouse
- Insulation and drywall were complete at the Clubhouse
- Framing for levels 1-3 and roof decking were complete at Buildings 1-4, 6, and 7
- Framing for levels 1-3 was complete at Building 5 – exterior sheathing complete at levels 1 and 2
- Roofing and windows were complete at Buildings 1-4, 6, and Building 7
- Exterior siding was complete at Buildings 1, 2, 3, 4, and 7
- Plumbing rough in was complete at Buildings 1, 2, 3, 4, 6, and 7 – in progress at Building 5
- Electrical rough in was complete at Buildings 1, 2, 3, 4, 6, and 7

- HVAC ductwork was complete at Buildings 1, 2, 3, 4, 6, and 7
- HVAC refrigerant lines were complete at Buildings 1, 2, 3, 4, 6, and 7
- Fire caulking at framing penetrations was complete at Buildings 1, 2, 3, 4, and 7
- Fire sprinkler rough in was complete at Buildings 1, 2, 3, 4, 6, and 7
- Unit entry doors and balcony doors were complete at Buildings 1, 2, 3, 4, and 7
- Balcony rails were nearing completion at Buildings 1 and 7 – welding in progress for remaining buildings
- Installation of tubs was complete at Buildings 1, 2, 3, and 7
- Building insulation was complete at Buildings 1 and 7
- Drywall was in progress at Buildings 1 and 7
- Building metal stairs with concrete treads was complete
- Lightweight concrete at breezeways and balconies was nearing completion
- Exterior paint was nearing completion at Buildings 1 and 7
- Stone veneer was complete at Buildings 1 and 7 – in progress at Building 2
- Metal fencing was observed complete at the north perimeter of the site

4.2 Construction Issues

- **Construction Progress from June 28, 2023 to August 30, 2023 slowed down. Construction progress has remained at a steady pace during the period from August 30, 2023 to September 16, 2024. Due to bank's funding delays**
- There were approximately 30 laborers observed onsite at the time of our site visit.
- CA Partners has had previous and current projects with Rise Residential, and we have had generally mixed results regarding timeliness of completion. Several Austin and DFW area projects have experienced severe delays, and based on interactions to date with this project, we would consider this project to have an elevated risk for schedule and price increases. Addressed by CO pending
- We have discussed with the Contractor that it is our opinion that several line items have been overdrawn based on what is complete in the field. **We have indicated with an asterisk (*) next to the Percent Complete on the most recent G703 showing which line items are currently over drawn.** We have not objected that the Pay Requests submitted each month are not actual cost incurred, but that the line items need additional funds allocated so they are not overdrawn compared to the amount of work remaining to be completed. We have been informed that some of these line items are for materials purchased. We have been informed by the Owner/Builder that the Schedule of Values need will continue to be evaluated based on recent increases in material, labor, and logistics costs. Owner change orders are likely in the near future to address the additional costs. We have requested to be kept in the loop regarding potential change orders but have been received an official change order log.
- Under slab plumbing lines, trenching for grade beams, under slab vapor barrier, and post tension cables were previously complete but due to excessive rainfall the grade beams and subgrade soils had to receive extra fill and re-compaction at Building 5. This work is now complete and Building 5 foundation is now complete as of April 11, 2024.
- The Contractor is waiting to pass the fire sprinkler inspections for Building 1, 2 and 7 before insulation and drywall can commence. The delay appears to be a scheduling situation with the City Inspector. Fire sprinkler inspections have passed and insulation/drywall now in progress for the buildings.

4.3 Construction Schedule

Contractual Completion date:	March 21, 2025
Contractor's estimated Substantial Completion date:	Updated Schedule March 31, 2025
CA Partners estimated Substantial Completion date:	July 31, 2025
Has occupancy started: First building turn 11/24	No

- Utilizing a date of commencement of March 31, 2021, and based on the contractual duration of 720-days, we calculate the contractual completion date to be March 21, 2025. **This date can be met.**
- **Based on current progress and past performance of the Contractor, CA Partners estimates that Substantial Completion will likely be achieved on July 31, 2025**

- Please be aware that the Contractor's progress to date has been much slower than industry standard, and our estimated date of Substantial Completion may therefore be much more susceptible to being modified. Should construction administration, manpower, and direction all improve in the coming months, Substantial Completion could be completed sooner, however should the current level of organization continue, the completion date may be at risk of being pushed further.
- Final Completion including all punchlist, cleaning and final demobilization may extend past the Substantial Completion date.

5. CONSTRUCTION MATERIAL TESTING

5.1 Test Results Received Since our Prior Report:

Testing was initially being performed by Intertek PSI for this project. We have not been provided with any additional copies of testing since the previous period, and we will continue to request that we be added to the direct testing distribution list.

Please be aware that it no longer appears that testing is being done for the project based on our observations onsite. Reinforcing steel is being placed over cracked soil which does not appear to have been recently compacted or tested. We recommend that testing begin immediately to ensure the project is built per plans and specifications. **FAS IBC Construction risk manager**

We will ultimately request a letter from the Engineer of Record be provided stating all materials tested have achieved project specifications. This is also a typical requirement of the municipality for the issuance of the Certificate of Occupancy.

6. CONSTRUCTION DOCUMENTATION

- Additional construction documentation has not been provided since the issuance of our previous Report.
- We will continue to comment on documents as they are received: **Change orders pending**

7. CONCLUSIONS

7.1 Job Progress

- Job progress since the previous period has been at a good pace
- Based on our observations and interactions with this project to date, we would consider the project to be at high risk of schedule delays and cost increases. Please see comments in Section 1.

7.2 Estimated Completion Percentage

- Based on our field observations and work in place, we consider this project to be approximately **67% complete.**

DISCLAIMER/RELIANCE

Information contained in this report was obtained through observations made at the time of our site visit(s), communication with on and off-site construction personnel, communication with Borrower/Owners, draw

documentation provided with applicable backup, meeting minutes, third party reports (testing, etc.), and documentation items (change orders, construction schedules, Certificates of Occupancy, etc.) provided by the Borrower and/or Contractor. Where necessary, information was also obtained by verbal communication, meetings, access to online portals, and/or email correspondence on specific issues requiring clarification in order for us to fulfill our report scope obligation. CA Partners, Inc. (CAP) will have no obligation or authority to direct any other party (Borrower, Architect, Engineer, Contractor, etc.) involved in the project. CAP will have no liability regarding acts or omissions of these parties, their employees, or agents. CAP will not provide construction management or supervision for this project and do not have authority to reject work. CAP services will not include any testing related to soil conditions, environmental issues, structural issues or mechanical /electrical systems, or construction materials. No destructive testing of building components will be performed. All reports issued by CAP reflect our judgement and opinion based on construction elements visible at the time of our monthly site observations.

The information contained in this report may be used and relied upon by Bellwether Enterprise and IBC Bank subject to terms, conditions, limitations and qualifications contained in the Agreement between the client named herein and CA Partners, Inc. This report, or any report prepared by CA Partners, Inc., is not to be relied upon by any third party financial institution, investor or lending entity unless arrangements are made by executed reliance letter signed by CA Partners, Inc. and the lead client named above. Third party reliance will require acceptance of the report scope agreed to and outlined in our original engagement unless engaged to perform added scope outlined in an additional agreement or co-engagement. Our reports are solely for the use of our client(s), approved reliant parties and/or co-engagements in administering the construction loan for this project. CA Partners, Inc. will not name or distribute our reports to Borrowers as we believe our reports are proprietary to our clients. However, named clients may distribute reports, if needed, at their discretion, to better administrate the construction loan per their policies. We recommend that any third parties perform their own due diligence in examining the above property.

This report is for the use and benefit of, and may be relied upon by,

- a) the Seller/Servicer, Freddie Mac and all successors and assigns ("Lender");
- b) independent auditors, accountants, attorneys and other professionals acting on behalf of the Lender;
- c) governmental agencies having regulatory authority over Lender;
- d) designated persons pursuant to an order or legal process of any court or governmental agency;
- e) prospective purchasers of the mortgage; and
- f) with respect to any debt (or portion thereof) and/or securities secured, directly or indirectly, by the Property which is the subject of this report, the following parties in their respective successors and assigns:
 - any placement agent or broker/dealer and any of their prospective affiliates, agents, and advisers;
 - any initial purchaser or subsequent holder of such debt and/or security;
 - any Servicer or other agent acting on behalf of the holders of such debt and/or security;
 - any indenture trustee;
 - any rating agencies; and
 - any institutional provider from time to time of any liquidity facility or credit support for such financings



1. Exterior siding complete and balcony rails nearing completion at Building 1. Stone veneer was complete and exterior paint nearing completion.



2. Breezeway wall insulation was complete at Building 1.



3. Unit insulation was complete at building 1.



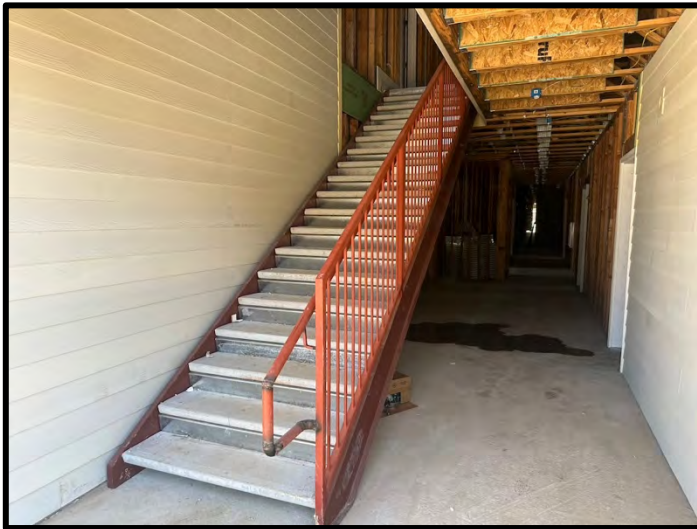
4. Exterior paint was nearing complete at the Clubhouse.



5. Drywall was complete at the Clubhouse.



6. Stone veneer was in progress at Building 2.



7. Metal stairs with concrete treads was complete at Building 2.



8. Breezeway lightweight concrete was complete at Building 2.



9. MEP rough in was complete at Building 2. Insulation and drywall were stored.



10. Lightweight concrete was complete at Building 2 unit balconies.



11. Installation of electrical transformers was in progress.



12. Exterior siding was complete at Building 3.



13. Breezeway lightweight concrete was complete at Building 3.



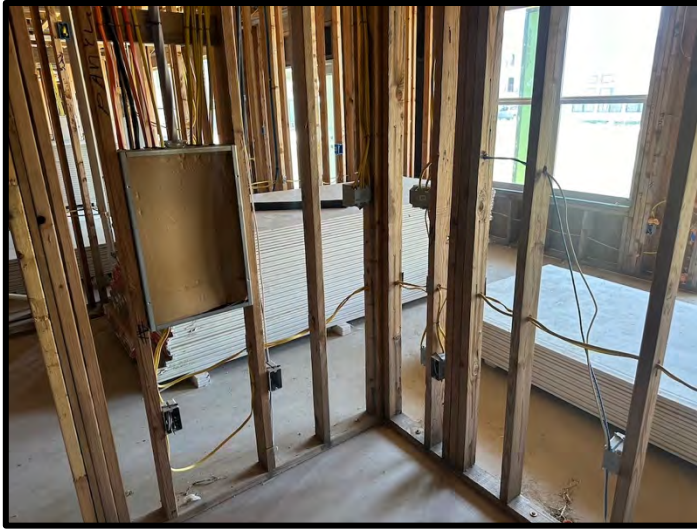
14. MEP rough in was complete at Building 3.



15. Exterior siding was complete at Building 4.



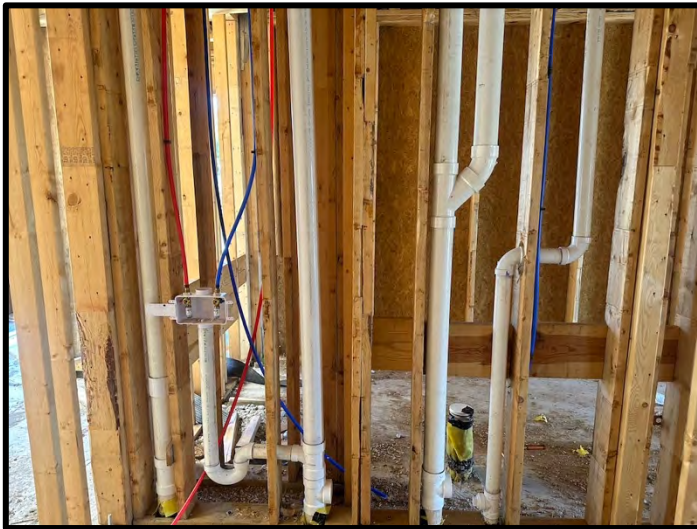
16. Balcony doors were complete at Building 4.



17. Electrical rough in was complete at Building 4.



18. Framing for levels 1-2 were complete at Building 5. Level 3 framing was in progress.



19. Plumbing rough in was in progress at Building 5.



20. Exterior siding was complete at Building 6.



21. MEP rough in was complete at Building 6.



22. Lightweight concrete was complete at Building 6 unit balconies.



23. Exterior paint was nearing completion at Building 7.



24. Insulation was complete and drywall in progress at Building 7.



Texas Department of Housing and Community Affairs, Street Address: 221 East 11th Street, Austin, TX 78701 Mailing Address: PO Box 13941, Austin, TX 78701, Main Number: 512-475-3800, Toll Free: 800-525-0657, Email: info@tdhca.state.tx.us, Web: www.tdhca.state.tx.us

Construction Status Report – Minority Owned Business Report (HTC Only)

TDHCA Asset Management Division - P.O. Box 13941, Austin, Texas 78711-3941 www.tdhca.state.tx.us/asset-management

This report must be provided every 90 days in coordination with the construction status reports for all HTC developments as required by Tex. Gov't Code §2306.6734 to demonstrate the Owner's attempt to ensure that at least 30% of the construction and management businesses with which the Owner contracts in connection with the development are minority-owned businesses.

TDHCA File No.: p20613

Development Name: Legacy Riverside Senior Living Community

NAME and ADDRESS of OWNERSHIP ENTITY	
Name of Ownership Entity: <u>TX Riverside Seniors, LP</u>	Contact Name: <u>Melissa Fisher</u>
Mailing Address: <u>16812 Dallas Parkway</u>	City: <u>Dallas</u> , State: <u>TX</u> Zip: <u>75248</u>
Phone: <u>(972) 701-5555</u>	Email: <u>mfisher@rise-residential.com</u>

In accordance with Texas Government Code, I, the Owner, as agreed in the Owner's Certification submitted with the Housing Tax Credit Application for the above named Development, have attempted to ensure that at least 30% of the construction and management businesses with which I contract in connection with the Development identified above are Minority Owned Businesses. I understand that a Minority Owned Business is defined by Section 2306.6734 as a business entity that is 51% owned, managed, and controlled by members of a minority group in its daily operations (for purposes of this report, Section 2306.6734 defines "minority group" as women, African Americans, American Indians, Asian Americans, Mexican Americans, and other Americans of Hispanic origin).

As of today, the percentage of businesses with which I, the Owner, have contracted that qualify as Minority Owned Businesses is as follows:

PERCENTAGE OF CONTRACTED MINORITY OWNED BUSINESSES
CONSTRUCTION: 35 %
MANAGEMENT: 35 %

Back up documentation will be provided to the Department in the event such documentation is requested to confirm the contracted percentages referenced above.

By: 

10/09/24

Signature of Owner Representative

Date

Melissa Fisher, Manager

Printed Name of Owner Representative

Submit this form in accordance with the instructions related to Construction Status Reports in the Post Award Activities Manual.

Construction Status Reports begin with an initial report and are received every 90 days via the applicant's FTP account. Please contact your Asset Manager or the general Asset Management inbox (asset.management@tdhca.state.tx.us) with questions.

REPORT AS ISSUED BY CA PARTNERS, INC.



Partners, Inc.
Construction Advisors

LEGACY RIVERSIDE Fort Worth, Texas

Report No: 042 – September 25, 2024

CA Partners, Inc. Project Number: 20240

Prepared for:

Bellwether Enterprise
15770 Dallas Parkway
Dallas, Texas 75248



**Professionals Serving Construction Lenders,
Investors, and Participants**

Legacy Riverside – Fort Worth, Texas

Executive Summary Report 042

Client: Bellwether Enterprise
ATTN: Alexa Delorme

From: James Benson, Senior Project Manager
CA Partners, Inc.

Project Name - City, State: Legacy Riverside - Fort Worth, Texas
Project Type: 264-units in seven 3-story apartment buildings with a Clubhouse on 9.8 acres
Site Visit Date: September 16, 2024
Development Draw/ Contractor Application # reviewed: Draw No. Draw 41 Application No. 41
Complete Draw Package Received: Yes ☒ No ☐ **September 23, 2024**
For the period ending: August 25, 2024

Current Contract Sum through Change Order No. 19 / Contract Type: \$40,168,970.41/Cost Plus-GMP
Was the Budget revised or modified this period? By Reallocation ☐ No ☒
Current Change Orders: By Change Order ☐ No ☒
Executed Change Orders Received: Yes ☐ No ☒
Stored materials requested this draw? Onsite: ☐ Offsite: ☐ Yes ☐ No ☒

Amount of Contractor's request this period: \$1,230,379.84

Amount of Contractor's request recommended: See Section 1 Comments

Completion % estimated by CA Partners, Inc. (Does not include amounts funded for Stored Materials) 64%
Completion % indicated on Contractor's Application 88.83%
Hard Cost Budget appears sufficient on a % of work in place basis? Yes ☐ No ☒

Construction Schedule:

Completion date per Construction Contract or extended by change order: March 21, 2023
Is Work currently on schedule to meet this date? Yes ☐ No ☒
If not, how far behind schedule? July 31, 2025

Retainage:

Percent of retainage currently held 3.35%
Does % withheld agree with terms of Construction Contract? Yes ☐ No ☒
Is any retainage release requested this period? Yes ☐ No ☒
If Yes, how much?

Other:

General Contractor's lien waivers received and reviewed? Yes ☐ No ☒
Project being constructed in general accordance with approved Plan and Specifications Yes ☐ No ☐
Foundations Complete: Yes ☒ No ☐
Certificate(s) of Occupancy issued? Yes ☐ No ☒
Does CA Partners, Inc. recommend client contact us to discuss issues in this report? Yes ☒ No ☐

** This is a summary of the findings from our site visit and draw processing. Please reference the information in the pages that follow for a more comprehensive and detailed discussion of issues.*

1. CONSTRUCTION FUNDING REQUEST

Overall scope of work: The Legacy Riverside Independent Senior Living project is located at the northeast intersection of North Riverside Drive and Summerfields Boulevard in Fort Worth, Texas. The project is located on a 9.82-acre tract of land, and a total of 264 apartment units will be constructed. Access to the property will be provided from two double lane entry drives from North Riverside Drive to the central Clubhouse located adjacent the buildings. One 1-story Clubhouse and seven 3-story apartment buildings will be provided. Carport/covered parking spaces and vehicular access gates are identified. Site amenities include a fenced swimming pool area, dog park, outdoor sitting areas, picnic tables, BBQ grills, gazebo, fire pit, horseshoe pit, beanbag toss, and perimeter fencing. Perimeter building and parking lot landscaping is proposed. The centrally located Clubhouse areas will include a Club Room with kitchen, Fitness Center, Craft Room, Billiards Room, Business Center, Conference Room, Leasing area, offices, and Public Restrooms.

Summary of Contractor's Application	Application for Payment No. 41
Original Contract Sum	\$33,500,00.00
Net Change by Change Orders	<u>\$6,668,970.41</u>
Contract Sum to Date	\$40,168,970.41
Total Completed and Stored to Date	\$35,681,670.86
Retainage	<u>\$1,198,148.03</u>
Total Earned Less Retainage	\$34,483,522.83
Less Previous Certificates for Payment	<u>\$33,253,142.99</u>
Current Payment Due	\$1,230,379.84
Balance to Finish, Including Retainage	\$5,685,447.58

1.1 Rise Residential – Application and Certificate for Payment No. 41

- **No new change orders have been incorporated this period and the Contract Sum remains unchanged.**
- Work for the Period Ending: August 25, 2024
- Current Contract Sum: \$40,168,970.41
- Application and Certificate for Payment No. 41 has been signed and certified by the Project Architect dated September 20, 2024.
- We have discussed with the Contractor that it is our opinion that several line items have been overdrawn based on what is complete in the field. **We have indicated with an asterisk (*) next to the Percent Complete on the current G703 showing which line items are currently over drawn.** We have not objected that the Pay Requests submitted each month are not actual cost incurred, but that the line items need additional funds allocated so they are not overdrawn compared to the amount of work remaining to be completed. We have been informed that some of these line items are for materials purchased. Several line items have been overdrawn more than 50% with the scope of work for the line item not started (i.e. appliances, drywall, granite, etc.). We have been informed by the Owner/Builder that the Schedule of Values need will continue to be evaluated based on recent increases in material, labor, and logistics costs. Owner change orders are likely in the near future to address the additional costs. We have requested to be kept in the loop regarding potential change orders but have not received an official change order log.
- General Requirement line items have been drawn to 89.41% at this time. Overhead has been drawn at 100%. GC Fee has been drawn at 100%. The project has billed for 88.83%. When removing stored materials, this percentage decreases further. It is somewhat common for general conditions to outpace actual construction when drawn on a pro-rata basis, however the current difference is

significantly more than typical. **We continue to recommend that funds advanced for General Conditions, Overhead, and GC Fee items be slowed or halted.**

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As mentioned previously, we do not object that these are actual cost incurred and that only the percent values are overdrawn based on what is complete in the field. We can only recommend funding on what is complete. If reducing the requests is not feasible, we recommend additional funds are allocated to the over drawn line items so that the percent complete is consistent with what is complete in the field. This project is considered high risk for budget overruns, schedule delays, and line item requests that are **not** completed in the field.

1.2 Retainage

- The Owner/Contractor Agreement indicates that 5% retainage will be withheld from subcontractor labor related line items with various exceptions including General Conditions, Overhead, GC Fees and costs, permits, insurance, bonds, and materials
- Retainage withheld appears to be generally consistent with the provisions detailed in the Owner/Contractor Agreement we reviewed, however we would consider these retainage provisions to be significantly more favorable than typical for the Contractor, and we would consider the limited amount of retainage to represent increased risk for the lender
- Based on the above exemptions, total retainage withheld to date is \$1,198,148.03 reflecting 3.35% of the "Total Completed and Stored to Date" figure
- We would recommend that retainage for the project be increased. We recommend that a minimum of 5% of the total work completed be withheld for the project, and we would consider 10% total retainage to be ideal for lender protection
- We would also recommend that it be confirmed that current retainage withheld is consistent with the Loan Agreement
- No retainage release request has been indicated on the current Application for Payment

1.3 Lien Waivers

General Contractor's Conditional and Unconditional Waiver and Release on Progress Payment received:

- We have requested but not received a Conditional Waiver and Release on Progress Payment this period for Application for Payment No. 41.
- We have requested but not received Unconditional Lien Waivers referencing the amounts previously funded for Application Nos. 24-40. **We recommend you secure the Unconditional Lien Waiver prior to funding the current Draws.**
- Approval of lien waiver wording, format, and authority to sign is left to your discretion

1.4 Funding Recommendation

We have recommended additional funds be added to the project so that line items completion percentage are representative of the work actually complete in the field. At this time, based on job progress and cost incurred to date, we **do not** anticipate the current "Balance to Finish" amount of \$4,487,299.55 to be sufficient for the remaining proposed scope of work. This comment is in relation to the line items that have been drawn high compared to the actual completion percentage as discussed above. Also, some material line items have been drawn 100% and do not have a line item for labor installation of these line items.

Several line items have been overdrawn more than 50% with the scope of work for the line item not started (i.e. appliances, granite, etc.). So, we anticipate additional funds will be needed to cover these labor costs for installation of some of the material line items.

With the information provided within this Report, if you elect to fund the amount is noted below:

Application for Payment No. 41: \$1,230,379.84

1.5 Development/Loan Budget

We have not received a copy of the Borrower's development budget for this project. The total project costs are not identified, and we cannot verify that the current Contract Sum or the Hard Cost request are consistent with the Contractor's Application for Payment.

We have not received a copy of the Development Budget, with the current draw submission or during our pre-construction review, and we have not been able to determine if there is additional Hard Cost Contingency outside the Contractor's Schedule of Values. Approval of soft cost funding requested is left to you as an underwriting consideration.

2. STORED MATERIALS

2.1 Materials Stored Onsite:

- Hardie plank siding
- Lumber
- Trusses
- Sheathing
- PEX piping
- Windows
- Balcony doors
- Unit entry doors
- Tubs
- Balcony rails
- Stone veneer
- Drywall

2.2 Onsite Stored Material Request:

- No on-site stored materials requests have been made this application

2.3 Offsite Stored Material Request:

Not including framing materials, approximately \$3,000,000 in materials have been funded to date as reflected on the previous Contractor's Application for Payment. These materials have not been installed at this time and our estimated completion percentage does not include materials purchased. We mention this for your information. These materials are reportedly stored at the Contractor's facility, vendor facility, or locked conexes onsite.

- \$425,000 for "Metal Pan Stairs and Rails" – material previously purchased and funded (complete)
- \$820,600 for "Thermal & Moisture Protection" – Contractor provided Bill of Lading and Photos for Zip sheathing, metal roof rolls, and Cladding materials purchased (previously purchased and funded) – now in progress of being installed.
- \$92,411.44 for "Specialties" – material previously purchased and funded
- \$250,000 for "Equipment" – material previously purchased and funded
- \$300,000 for "Cabinets" – material previously purchased and funded

- \$785,000 for the “Elevator” deposit
- \$352,539.66 for “Plumbing Fixtures” – material previously purchased and funded
- \$23,272.88 “Irrigation” – material previously purchased and funded

3. CHANGE ORDERS

3.1 Current Change Orders

The Contract Sum has previously been modified a total of \$6,668,970.41 by Change Order Nos. 1-19. We were previously informed by the Developer/Contractor that formal change orders will not be issued for budget reallocations without additional scope changes. The Contract Sum remains \$40,168,970.14.

3.2 Pending Change Orders

- We have requested that the Borrower and/or Contractor keep us informed regarding any pending or outstanding change orders in progress during the duration of the construction project
- At this time, we have not been informed of any potential change orders for this project.

4. CONSTRUCTION - PROGRESS, ISSUES, AND SCHEDULE

4.1 Construction Progress

Observations made at the time of this month's site visit on September 16, 2024 are as follows:

- Retaining walls at the north perimeter of the site remained complete
- Cutting and grouting for post tension cables remained incomplete
- Concrete paving for drives and parking areas were complete for all areas except the northwest portion of the site and the main approaches from adjacent public streets
- Framing was complete for the buildings except Building 5
- Under slab plumbing lines, trenching for grade beams, under slab vapor barrier, and post tension cables were previously complete but due to excessive rainfall the grade beams and subgrade soils had to receive extra fill and re-compaction. This work has now been completed as of April 11, 2024.
- All buildings foundations were now complete
- CMU elevator shafts were complete for each building
- Concrete paving was complete for onsite drives and parking areas
- Concrete approach from Summerfields Blvd and North Riverside Drive were complete
- Concrete sidewalks was complete at Summerfields Blvd
- Temporary electrical power was complete
- Level 1 wall framing was complete for the Clubhouse and exterior sheathing and roof decking were also complete
- Roofing was observed complete for the Clubhouse
- Zip Sheathing tape and windows were complete at the Clubhouse
- Installation of storefront style doors was complete at the Clubhouse
- Additional exterior trim was nearing completion at the Clubhouse
- Plumbing rough in, electrical rough in, and HVAC ductwork were complete at the Clubhouse
- Insulation and drywall were complete at the Clubhouse
- Framing for levels 1-3 and roof decking were complete at Buildings 1-4, 6, and 7
- Framing for levels 1-3 was complete at Building 5 – exterior sheathing complete at levels 1 and 2
- Roofing and windows were complete at Buildings 1-4, 6, and Building 7
- Exterior siding was complete at Buildings 1, 2, 3, 4, and 7
- Plumbing rough in was complete at Buildings 1, 2, 3, 4, 6, and 7 – in progress at Building 5
- Electrical rough in was complete at Buildings 1, 2, 3, 4, 6, and 7

- HVAC ductwork was complete at Buildings 1, 2, 3, 4, 6, and 7
- HVAC refrigerant lines were complete at Buildings 1, 2, 3, 4, 6, and 7
- Fire caulking at framing penetrations was complete at Buildings 1, 2, 3, 4, and 7
- Fire sprinkler rough in was complete at Buildings 1, 2, 3, 4, 6, and 7
- Unit entry doors and balcony doors were complete at Buildings 1, 2, 3, 4, and 7
- Balcony rails were nearing completion at Buildings 1 and 7 – welding in progress for remaining buildings
- Installation of tubs was complete at Buildings 1, 2, 3, and 7
- Building insulation was complete at Buildings 1 and 7
- Drywall was in progress at Buildings 1 and 7
- Building metal stairs with concrete treads was complete
- Lightweight concrete at breezeways and balconies was nearing completion
- Exterior paint was nearing completion at Buildings 1 and 7
- Stone veneer was complete at Buildings 1 and 7 – in progress at Building 2
- Metal fencing was observed complete at the north perimeter of the site

4.2 Construction Issues

- **Construction Progress from June 28, 2023 to August 30, 2023 slowed down. Construction progress has remained at a steady pace during the period from August 30, 2023 to September 16, 2024.**
- There were approximately 30 laborers observed onsite at the time of our site visit.
- CA Partners has had previous and current projects with Rise Residential, and we have had generally mixed results regarding timeliness of completion. Several Austin and DFW area projects have experienced severe delays, and based on interactions to date with this project, we would consider this project to have an elevated risk for schedule and price increases.
- We have discussed with the Contractor that it is our opinion that several line items have been overdrawn based on what is complete in the field. **We have indicated with an asterisk (*) next to the Percent Complete on the most recent G703 showing which line items are currently over drawn.** We have not objected that the Pay Requests submitted each month are not actual cost incurred, but that the line items need additional funds allocated so they are not overdrawn compared to the amount of work remaining to be completed. We have been informed that some of these line items are for materials purchased. We have been informed by the Owner/Builder that the Schedule of Values need will continue to be evaluated based on recent increases in material, labor, and logistics costs. Owner change orders are likely in the near future to address the additional costs. We have requested to be kept in the loop regarding potential change orders but have not received an official change order log.
- Under slab plumbing lines, trenching for grade beams, under slab vapor barrier, and post tension cables were previously complete but due to excessive rainfall the grade beams and subgrade soils had to receive extra fill and re-compaction at Building 5. This work is now complete and Building 5 foundation is now complete as of April 11, 2024.
- The Contractor is waiting to pass the fire sprinkler inspections for Building 1, 2 and 7 before insulation and drywall can commence. The delay appears to be a scheduling situation with the City Inspector. Fire sprinkler inspections have passed and insulation/drywall now in progress for the buildings.

4.3 Construction Schedule

Contractual Completion date:	March 21, 2023
Contractor's estimated Substantial Completion date:	Updated Schedule Requested
CA Partners estimated Substantial Completion date:	July 31, 2025
Has occupancy started:	No

- Utilizing a date of commencement of March 31, 2021, and based on the contractual duration of 720-days, we calculate the contractual completion date to be March 21, 2023. This date was not met.
- **Based on current progress and past performance of the Contractor, CA Partners estimates that Substantial Completion will likely be achieved on July 31, 2025.**

- Please be aware that the Contractor's progress to date has been much slower than industry standard, and our estimated date of Substantial Completion may therefore be much more susceptible to being modified. Should construction administration, manpower, and direction all improve in the coming months, Substantial Completion could be completed sooner, however should the current level of organization continue, the completion date may be at risk of being pushed further.
- Final Completion including all punchlist, cleaning and final demobilization may extend past the Substantial Completion date.

5. CONSTRUCTION MATERIAL TESTING

5.1 Test Results Received Since our Prior Report:

Testing was initially being performed by Intertek PSI for this project. We have not been provided with any additional copies of testing since the previous period, and we will continue to request that we be added to the direct testing distribution list.

Please be aware that it no longer appears that testing is being done for the project based on our observations onsite. Reinforcing steel is being placed over cracked soil which does not appear to have been recently compacted or tested. We recommend that testing begin immediately to ensure the project is built per plans and specifications

We will ultimately request a letter from the Engineer of Record be provided stating all materials tested have achieved project specifications. This is also a typical requirement of the municipality for the issuance of the Certificate of Occupancy.

6. CONSTRUCTION DOCUMENTATION

- Additional construction documentation has not been provided since the issuance of our previous Report.
- We will continue to comment on documents as they are received

7. CONCLUSIONS

7.1 Job Progress

- Job progress since the previous period has been at a good pace
- Based on our observations and interactions with this project to date, we would consider the project to be at high risk of schedule delays and cost increases. Please see comments in Section 1.

7.2 Estimated Completion Percentage

- Based on our field observations and work in place, we consider this project to be approximately 64% complete.

DISCLAIMER/RELIANCE

Information contained in this report was obtained through observations made at the time of our site visit(s), communication with on and off-site construction personnel, communication with Borrower/Owners, draw

documentation provided with applicable backup, meeting minutes, third party reports (testing, etc.), and documentation items (change orders, construction schedules, Certificates of Occupancy, etc.) provided by the Borrower and/or Contractor. Where necessary, information was also obtained by verbal communication, meetings, access to online portals, and/or email correspondence on specific issues requiring clarification in order for us to fulfill our report scope obligation. CA Partners, Inc. (CAP) will have no obligation or authority to direct any other party (Borrower, Architect, Engineer, Contractor, etc.) involved in the project. CAP will have no liability regarding acts or omissions of these parties, their employees, or agents. CAP will not provide construction management or supervision for this project and do not have authority to reject work. CAP services will not include any testing related to soil conditions, environmental issues, structural issues or mechanical /electrical systems, or construction materials. No destructive testing of building components will be performed. All reports issued by CAP reflect our judgement and opinion based on construction elements visible at the time of our monthly site observations.

The information contained in this report may be used and relied upon by Bellwether Enterprise and IBC Bank subject to terms, conditions, limitations and qualifications contained in the Agreement between the client named herein and CA Partners, Inc. This report, or any report prepared by CA Partners, Inc., is not to be relied upon by any third party financial institution, investor or lending entity unless arrangements are made by executed reliance letter signed by CA Partners, Inc. and the lead client named above. Third party reliance will require acceptance of the report scope agreed to and outlined in our original engagement unless engaged to perform added scope outlined in an additional agreement or co-engagement. Our reports are solely for the use of our client(s), approved reliant parties and/or co-engagements in administering the construction loan for this project. CA Partners, Inc. will not name or distribute our reports to Borrowers as we believe our reports are proprietary to our clients. However, named clients may distribute reports, if needed, at their discretion, to better administrate the construction loan per their policies. We recommend that any third parties perform their own due diligence in examining the above property.

This report is for the use and benefit of, and may be relied upon by,

- a) the Seller/Servicer, Freddie Mac and all successors and assigns ("Lender");
- b) independent auditors, accountants, attorneys and other professionals acting on behalf of the Lender;
- c) governmental agencies having regulatory authority over Lender;
- d) designated persons pursuant to an order or legal process of any court or governmental agency;
- e) prospective purchasers of the mortgage; and
- f) with respect to any debt (or portion thereof) and/or securities secured, directly or indirectly, by the Property which is the subject of this report, the following parties in their respective successors and assigns:
 - any placement agent or broker/dealer and any of their prospective affiliates, agents, and advisers;
 - any initial purchaser or subsequent holder of such debt and/or security;
 - any Servicer or other agent acting on behalf of the holders of such debt and/or security;
 - any indenture trustee;
 - any rating agencies; and
 - any institutional provider from time to time of any liquidity facility or credit support for such financings



1. Exterior siding complete and balcony rails nearing completion at Building 1. Stone veneer was complete and exterior paint nearing completion.



2. Breezeway wall insulation was complete at Building 1.



3. Unit insulation was complete at building 1.



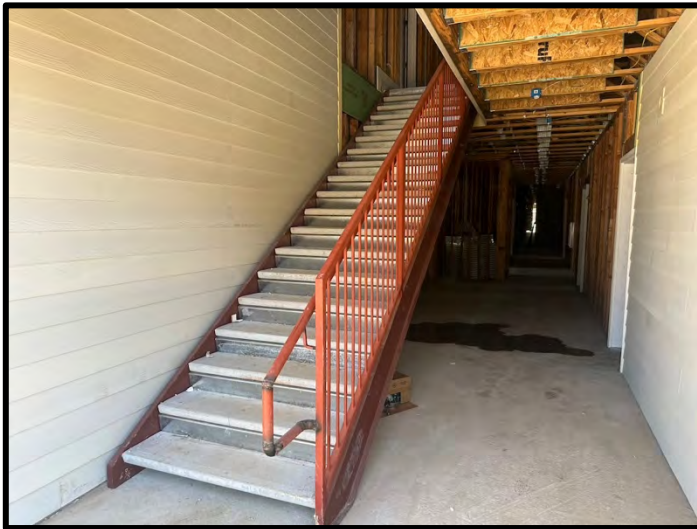
4. Exterior paint was nearing complete at the Clubhouse.



5. Drywall was complete at the Clubhouse.



6. Stone veneer was in progress at Building 2.



7. Metal stairs with concrete treads was complete at Building 2.



8. Breezeway lightweight concrete was complete at Building 2.



9. MEP rough in was complete at Building 2. Insulation and drywall were stored.



10. Lightweight concrete was complete at Building 2 unit balconies.



11. Installation of electrical transformers was in progress.



12. Exterior siding was complete at Building 3.



13. Breezeway lightweight concrete was complete at Building 3.



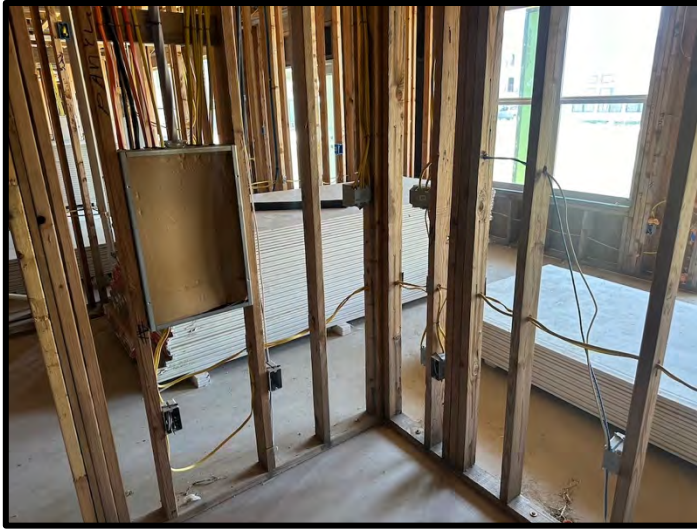
14. MEP rough in was complete at Building 3.



15. Exterior siding was complete at Building 4.



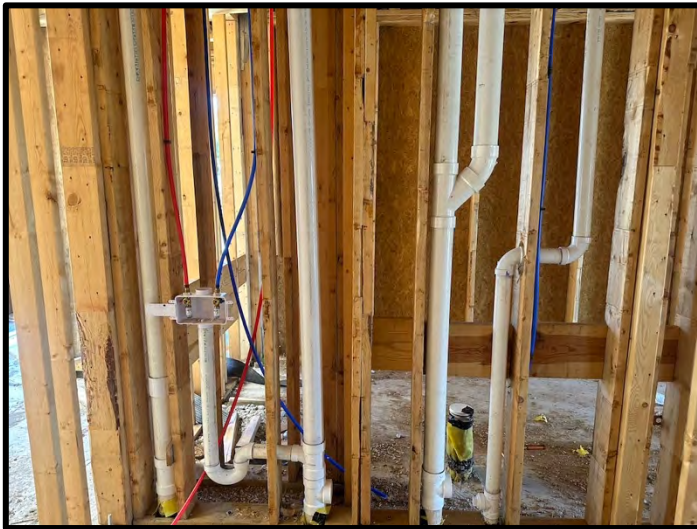
16. Balcony doors were complete at Building 4.



17. Electrical rough in was complete at Building 4.



18. Framing for levels 1-2 were complete at Building 5. Level 3 framing was in progress.



19. Plumbing rough in was in progress at Building 5.



20. Exterior siding was complete at Building 6.



21. MEP rough in was complete at Building 6.



22. Lightweight concrete was complete at Building 6 unit balconies.



23. Exterior paint was nearing completion at Building 7.



24. Insulation was complete and drywall in progress at Building 7.

TO OWNER/CLIENT:

Garland Housing Finance Corporation
1675 W Campbell Rd
Garland, Texas 75044

PROJECT:

Riverside Senior Living
8000 N Riverside Dr.
Fort Worth, Texas 76137

APPLICATION NO: 24 ✓**INVOICE NO:** 41**PERIOD:** 07/26/24 - 08/25/24 ✓**PROJECT NO:** 2020-LRFW**FROM CONTRACTOR:**

Rise Residential Construction Riverside, LLC
16812 Dallas Parkway
Dallas, Texas 75248

VIA ARCHITECT/ENGINEER:

Randy Richards (Hodges Architecture)

CONTRACT DATE:**CONTRACT FOR:** Legacy Riverside Senior Living**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1.	Original Contract Sum	\$33,500,000.00	✓
2.	Net change by change orders	\$6,668,970.41	✓
3.	Contract Sum to date (Line 1 ± 2)	\$40,168,970.41	✓
4.	Total completed and stored to date (Column G on detail sheet)	\$35,681,670.86	
5.	Retainage:		
a.	3.37% of completed work	\$1,198,148.03	
b.	0.00% of stored material	\$0.00	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$1,198,148.03	
6.	Total earned less retainage (Line 4 less Line 5 Total)	\$34,483,522.83	✓
7.	Less previous certificates for payment (Line 6 from prior certificate)	\$33,253,142.99	✓
8.	Current payment due:	\$1,230,379.84	*
9.	Balance to finish, including retainage (Line 3 less Line 6)	\$5,685,447.58	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$13,879,035.71	\$(7,210,065.30)
Total approved this month:	\$0.00	\$0.00
Totals:	\$13,879,035.71	\$(7,210,065.30)
Net change by change orders:	\$6,668,970.41	

The undersigned 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 which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

CONTRACTOR: Rise Residential Construction Riverside, LLC

DocuSigned by:

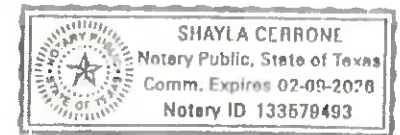
By: Melissa Fisher

65DFEC86AA5B408

Date: 9/13/2024 | 5:04 PM

State of: TEXAS

County of: DALLAS

Subscribed and sworn to before
me this 13th day of SeptemberNotary Public: Shayla CerroneMy commission expires: 2/9/26**ARCHITECT'S/ENGINEER'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect/Engineer certifies to the Owner/Client that to the best of the Architect's/Engineer's knowledge, information and belief that Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$1,230,379.84

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to confirm the amount certified.)

ARCHITECT/ENGINEER:By: Randy RichardsDate: 24 Sept 24

This certificate is not negotiable. The amount certified is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner/Client or Contractor under this Contract.

Item Number	Value				Work Completed		Total Completed & Stored Materials			Retainage		
	Budget Changes Value	Prime Contract Value	Change Value	Scheduled Value	From Previous Application (\$)	This Period (\$)	Total to Date (\$)	Total to Date (%)	Balance to Finish	Work Retainage This Period (\$)	Work Retainage This Period (%)	Total
1 01 - General Conditions												
1.1 01-210000 - Mobilization Allowance	\$0.00	\$150,000.00	\$0.00	\$150,000.00	\$150,000.00	\$0.00	\$150,000.00	100.00%	\$0.00	\$0.00	0	\$0.00
1.2 01-210100 - Living & Vehicle Allowances/ Per Diem	\$0.00	\$27,000.00	\$0.00	\$27,000.00	\$26,257.00	\$0.00	\$26,257.00	97.25%	\$743.00	\$0.00	0	\$0.00
1.3 01-310010 - Project Management	\$0.00	\$180,000.00	\$235,637.68	\$415,637.68	\$353,242.27	\$11,453.14	\$364,695.41	87.74%*	\$50,942.27	\$0.00	0.00%	\$0.00
1.4 01-310030 - Superintendent	\$0.00	\$180,000.00	\$269,345.35	\$449,345.35	\$389,098.56	\$12,134.04	\$401,232.60	89.29%*	\$48,112.75	\$0.00	0.00%	\$0.00
1.5 01-310035 - Assistant Superintendent	\$0.00	\$117,000.00	\$125,670.40	\$242,670.40	\$185,764.23	\$10,021.26	\$195,785.49	80.68%*	\$46,884.91	\$0.00	0.00%	\$0.00
1.6 01-310037 - Field Labor	\$0.00	\$18,000.00	\$438.00	\$18,438.00	\$18,438.00	\$0.00	\$18,438.00	100.00%	\$0.00	\$0.00	0	\$0.00
1.7 01-310040 - Field Administrative Staff	\$0.00	\$50,000.00	\$125,284.62	\$175,284.62	\$130,696.56	\$9,718.58	\$140,415.14	80.11%*	\$34,869.48	\$0.00	0.00%	\$0.00
1.8 01-310045 - Payroll Burden	\$0.00	\$122,400.00	\$139,068.12	\$261,468.12	\$223,151.48	\$7,927.58	\$231,079.06	88.38%*	\$30,389.06	\$0.00	0.00%	\$0.00
1.9 01-310050 - Travel Expenses	\$0.00	\$54,000.00	(\$3,186.00)	\$50,814.00	\$50,814.00	\$0.00	\$50,814.00	100.00%	\$0.00	\$0.00	0	\$0.00
1.10 01-323310 - Photography and Video	\$0.00	\$5,400.00	(\$318.60)	\$5,081.40	\$5,081.40	\$0.00	\$5,081.40	100.00%	\$0.00	\$0.00	0	\$0.00
1.11 01-331310 - Insurance - Builders Risk	\$0.00	\$71,920.00	\$54,468.25	\$126,388.25	\$126,388.25	\$0.00	\$126,388.25	100.00%	\$0.00	\$0.00	0	\$0.00
1.12 01-331315 - Insurance - General Liability	\$0.00	\$89,900.00	\$65,400.00	\$155,300.00	\$155,300.00	\$0.00	\$155,300.00	100.00%	\$0.00	\$0.00	0	\$0.00
1.13 01-331320 - Permits and Fees	\$0.00	\$0.00	\$560,000.00	\$560,000.00	\$560,000.00	\$0.00	\$560,000.00	100.00%	\$0.00	\$0.00	0	\$0.00
1.14 01-352320 - Termite & Pest Control	\$0.00	\$30,750.00	(\$1,814.25)	\$28,935.75	\$28,935.75	\$0.00	\$28,935.75	100.00%	\$0.00	\$0.00	0	\$0.00
1.15 01-355300 - Security	\$0.00	\$3,600.00	\$32,507.33	\$36,107.33	\$36,107.33	\$0.00	\$36,107.33	100.00%	\$0.00	\$0.00	0	\$0.00
1.16 01-432610 - Quality Testing	\$0.00	\$50,000.00	\$51,892.00	\$101,892.00	\$49,574.00	\$5,000.00	\$54,574.00	53.56%	\$47,318.00	\$0.00	0.00%	\$0.00

Item Number	Value				Work Completed		Total Completed & Stored Materials			Retainage		
	Budget Changes Value	Prime Contract Value	Change Value	Scheduled Value	From Previous Application (\$)	This Period (\$)	Total to Date (\$)	Total to Date (%)	Balance to Finish	Work Retainage This Period (\$)	Work Retainage This Period (%)	Total
1.17 01-510010 - Temporary Electric	\$0.00	\$6,300.00	\$155,907.58	\$162,207.58	\$83,686.56	\$5,000.00	\$88,686.56	54.67%	\$73,521.02	\$0.00	0.00%	\$0.00
1.18 01-510030 - Temporary Water	\$0.00	\$900.00	\$25,000.00	\$25,900.00	\$17,482.07	\$270.63	\$17,752.70	68.54%	\$8,147.30	\$0.00	0.00%	\$0.00
1.19 01-510040 - Temporary Phone, Internet	\$0.00	\$3,600.00	(\$212.40)	\$3,387.60	\$3,387.60	\$0.00	\$3,387.60	100.00%	\$0.00	\$0.00	0	\$0.00
1.20 01-511330 - Software	\$0.00	\$0.00	\$27,000.00	\$27,000.00	\$27,000.00	\$0.00	\$27,000.00	100.00%	\$0.00	\$0.00	0	\$0.00
1.21 01-521310 - Field Offices	\$0.00	\$9,360.00	\$55,728.78	\$65,088.78	\$38,051.88	\$165.65	\$38,217.53	58.72%	\$26,871.25	\$0.00	0.00%	\$0.00
1.22 01-521315 - Temporary Toilets	\$0.00	\$3,600.00	\$11,400.00	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00	100.00%	\$0.00	\$0.00	0	\$0.00
1.23 01-521320 - Office Supplies and Equipment	\$0.00	\$5,400.00	(\$318.60)	\$5,081.40	\$5,081.40	\$0.00	\$5,081.40	100.00%	\$0.00	\$0.00	0	\$0.00
1.24 01-541620 - Equipment Rental	\$0.00	\$13,500.00	\$31,561.00	\$45,061.00	\$33,083.01	\$0.00	\$33,083.01	73.42%	\$11,977.99	\$0.00	0	\$0.00
1.25 01-562610 - Temporary Fencing and Walkways	\$0.00	\$5,400.00	\$22,860.28	\$28,260.28	\$25,273.57	\$0.00	\$25,273.57	89.43%	\$2,986.71	\$0.00	0	\$0.00
1.26 01-581310 - Project Signs and Identification	\$0.00	\$5,000.00	(\$295.00)	\$4,705.00	\$4,705.00	\$0.00	\$4,705.00	100.00%	\$0.00	\$0.00	0	\$0.00
1.27 01-660010 - Trucking and Material Storage	\$0.00	\$3,600.00	\$3,465.60	\$7,065.60	\$7,065.60	\$0.00	\$7,065.60	100.00%	\$0.00	\$0.00	0	\$0.00
1.28 01-712312 - Estimator Expenses	\$0.00	\$20,000.00	(\$1,180.00)	\$18,820.00	\$18,820.00	\$0.00	\$18,820.00	100.00%	\$0.00	\$0.00	0	\$0.00
1.29 01-731930 - Small Tools	\$0.00	\$1,800.00	(\$106.20)	\$1,693.80	\$1,693.80	\$0.00	\$1,693.80	100.00%	\$0.00	\$0.00	0	\$0.00
1.30 01-741900 - General Debris and Dumpsters	\$0.00	\$237,600.00	(\$14,018.40)	\$223,581.60	\$223,581.60	\$0.00	\$223,581.60	100.00%	\$0.00	\$0.00	0	\$0.00
1.31 01-771610 - Punch List and Closeout	\$0.00	\$20,000.00	(\$1,180.00)	\$18,820.00	\$18,820.00	\$0.00	\$18,820.00	100.00%	\$0.00	\$0.00	0	\$0.00
1.32 01-783910 - Project Documentation	\$0.00	\$3,600.00	(\$212.40)	\$3,387.60	\$3,387.60	\$0.00	\$3,387.60	100.00%	\$0.00	\$0.00	0	\$0.00
1.33 01-784231 - Final Cleaning	\$0.00	\$192,185.00	(\$36,895.97)	\$155,289.03	\$155,289.03	\$0.00	\$155,289.03	100.00%	\$0.00	\$0.00	0	\$0.00

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01 - General Conditions Subtotals	\$0.00	\$1,681,815.00	\$1,932,897.17	\$3,614,712.17	\$3,170,257.55	\$61,690.88	\$3,231,948.43	89.41%	\$382,763.74	\$0.00	0.00%	\$0.00
2 03 - Concrete												
2.1 03-310024 - CIP Concrete Foundations	\$0.00	\$987,767.00	\$297,907.25	\$1,285,674.25	\$1,285,674.25	\$0.00	\$1,285,674.25	100.00%	\$0.00	\$0.00	0	\$64,283.72
2.2 03-540010 - Lightweight/Gypcrete	\$0.00	\$592,660.00	(\$72,260.00)	\$520,400.00	\$289,096.40	\$0.00	\$289,096.40	55.55%	\$231,303.60	\$0.00	0	\$14,454.82
03 - Concrete Subtotals	\$0.00	\$1,580,427.00	\$225,647.25	\$1,806,074.25	\$1,574,770.65	\$0.00	\$1,574,770.65	87.19%	\$231,303.60	\$0.00	0	\$78,738.54
3 04 - Masonry												
3.1 04-000010 - Masonry	\$0.00	\$900,000.00	\$531,090.83	\$1,431,090.83	\$713,302.38	\$300,000.00	\$1,013,302.38	70.81% *	\$417,788.45	\$15,000.00	5.00%	\$26,051.13
3.2 04-050000 - Dumpster Enclosure	\$0.00	\$40,000.00	(\$24,000.00)	\$16,000.00	\$16,000.00	\$0.00	\$16,000.00	100.00%	\$0.00	\$0.00	0	\$800.00
04 - Masonry Subtotals	\$0.00	\$940,000.00	\$507,090.83	\$1,447,090.83	\$729,302.38	\$300,000.00	\$1,029,302.38	71.13%	\$417,788.45	\$15,000.00	5.00%	\$26,851.13
4 05 - Metals												
4.1 05-511300 - Metal Pan Stairs & Rails	\$0.00	\$336,000.00	\$790,915.00	\$1,126,915.00	\$825,000.00	\$67,822.00	\$892,822.00	79.23% ✓	\$234,093.00	\$3,391.10	5.00%	\$29,641.10
4.2 05-521320 - Pool Fence	\$0.00	\$25,000.00	\$24,775.00	\$49,775.00	\$25,000.00	\$0.00	\$25,000.00	50.23%	\$24,775.00	\$0.00	0	\$1,250.00
4.3 05-540010 - Perimeter Fence	\$0.00	\$150,000.00	\$190,010.00	\$340,010.00	\$217,000.00	\$8,300.00	\$225,300.00	66.26% *	\$114,710.00	\$415.00	5.00%	\$4,165.00
05 - Metals Subtotals	\$0.00	\$511,000.00	\$1,005,700.00	\$1,516,700.00	\$1,067,000.00	\$76,122.00	\$1,143,122.00	75.37%	\$373,578.00	\$3,806.10	5.00%	\$35,056.10
5 06 - Wood & Plastics												
5.1 06-110002 - Wood Framing Labor	\$0.00	\$2,370,640.00	(\$575,787.50)	\$1,794,852.50	\$1,794,852.50	\$0.00	\$1,794,852.50	100.00%	\$0.00	\$0.00	0	\$81,889.51
5.2 06-110004 - Wood Framing Material	\$0.00	\$2,963,300.00	\$1,199,571.16	\$4,162,871.16	\$4,034,671.45	\$0.00	\$4,162,871.16	100.00%	\$0.00	\$0.00	0	\$128,509.40
5.3 06-175300 - Trusses	\$0.00	\$888,990.00	\$1,261,104.16	\$2,150,094.16	\$2,150,094.16	\$0.00	\$2,150,094.16	100.00%	\$0.00	\$0.00	0	\$107,936.32
5.4 06-460000 - Finish Trim Carpentry - Material	\$0.00	\$369,510.00	(\$308,140.28)	\$63,369.74	\$44,447.53	\$0.00	\$44,447.53	70.14%	\$18,922.21	\$0.00	0	\$0.00
5.5 06-460004 - Finish Trim Carpentry - Labor	\$0.00	\$369,510.00	\$0.00	\$369,510.00	\$50,000.00	\$50,000.00	\$100,000.00	27.06% *	\$269,510.00	\$0.00	0.00%	\$2,500.00

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06 - Wood & Plastics Subtotals	\$0.00	\$6,961,950.00	\$1,578,747.56	\$8,540,697.56	\$8,074,065.64	\$50,000.00	\$8,252,265.35	96.62%	\$288,432.21	\$0.00	0.00%	\$320,835.23
6 07 - Thermal & Moisture Protection												
6.1 07-130000 - Waterproofing	\$0.00	\$0.00	\$37,350.00	\$37,350.00	\$37,350.00	\$0.00	\$37,350.00	100.00%	\$0.00	\$0.00	0	\$0.00
6.2 07-211610 - Batt Insulation	\$0.00	\$461,888.00	\$47,112.00	\$509,000.00	\$200,000.00	\$50,000.00	\$250,000.00	49.12%*	\$259,000.00	\$2,500.00	5.00%	\$12,500.00
6.3 07-311300 - Shingles	\$0.00	\$0.00	\$265,290.33	\$265,290.33	\$265,290.33	\$0.00	\$265,290.33	100.00%	\$0.00	\$0.00	0	\$1,807.45
6.4 07-510000 - Metal Roofing	\$0.00	\$1,066,788.00	(\$26,188.00)	\$1,040,600.00	\$1,040,600.00	\$0.00	\$1,040,600.00	100.00%	\$0.00	\$0.00	0	\$11,000.00
6.5 07-712300 - Gutters and Downspouts	\$0.00	\$50,000.00	\$35,000.00	\$85,000.00	\$0.00	\$25,000.00	\$25,000.00	29.41%*	\$60,000.00	\$1,250.00	5.00%	\$1,250.00
07 - Thermal & Moisture Protection Subtotals	\$0.00	\$1,578,676.00	\$358,564.33	\$1,937,240.33	\$1,543,240.33	\$75,000.00	\$1,618,240.33	83.53%	\$319,000.00	\$3,750.00	5.00%	\$26,557.45
7 08 - Doors & Windows												
7.1 08-140002 - Doors - Interior	\$0.00	\$237,600.00	\$52,802.28	\$290,402.28	\$290,402.28	\$0.00	\$290,402.28	100.00%	\$0.00	\$0.00	0	\$0.00
7.2 08-161400 - Doors - Exterior	\$0.00	\$237,600.00	\$0.00	\$237,600.00	\$237,600.00	\$0.00	\$237,600.00	100.00%	\$0.00	\$0.00	0	\$0.00
7.3 08-531300 - Windows	\$0.00	\$237,600.00	\$27,794.05	\$265,394.05	\$265,394.05	\$0.00	\$265,394.05	100.00%	\$0.00	\$0.00	0	\$7,500.00
7.4 08-531400 - Window Coverings	\$0.00	\$31,680.00	\$0.00	\$31,680.00	\$31,680.00	\$0.00	\$31,680.00	100.00%	\$0.00	\$0.00	0	\$0.00
7.5 08-800000 - Glass and Glazing	\$0.00	\$33,000.00	(\$10,000.00)	\$23,000.00	\$10,000.00	\$0.00	\$10,000.00	43.48%	\$13,000.00	\$0.00	0	\$0.00
08 - Doors & Windows Subtotals	\$0.00	\$777,480.00	\$70,596.33	\$848,076.33	\$835,076.33	\$0.00	\$835,076.33	98.47%	\$13,000.00	\$0.00	0	\$7,500.00
8 09 - Finishes												
8.1 09-000040 - Drywall	\$0.00	\$1,201,648.00	\$392,547.00	\$1,594,195.00	\$956,517.00	\$100,000.00	\$1,056,517.00	66.27%*	\$537,678.00	\$5,000.00	5.00%	\$52,825.85
8.2 09-301300 - Ceramic	\$0.00	\$143,000.00	\$0.00	\$143,000.00	\$0.00	\$50,000.00	\$50,000.00	34.97%*	\$93,000.00	\$2,500.00	5.00%	\$2,500.00
8.3 09-651900 - Vinyl	\$0.00	\$580,659.00	(\$248,840.00)	\$331,819.00	\$0.00	\$50,000.00	\$50,000.00	15.07%*	\$281,819.00	\$2,500.00	5.00%	\$2,500.00
8.4 09-800000 - Clubhouse Flooring	\$0.00	\$25,000.00	(\$10,000.00)	\$15,000.00	\$0.00	\$0.00	\$0.00	0.00%	\$15,000.00	\$0.00	0	\$0.00

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8.5 09-912300 - Painting	\$0.00	\$527,872.00	\$242,128.00	\$770,000.00	\$100,000.00	\$100,000.00	\$200,000.00	25.97%	\$570,000.00	\$5,000.00	5.00%	\$10,000.00
09 - Finishes Subtotals	\$0.00	\$2,478,179.00	\$375,835.00	\$2,854,014.00	\$1,056,517.00	\$300,000.00	\$1,356,517.00	47.53%	\$1,497,497.00	\$15,000.00	5.00%	\$67,825.85
9 10 - Specialties												
9.1 10-110000 - Door Hardware	\$0.00	\$75,240.00	(\$21,016.10)	\$54,223.90	\$54,223.90	\$0.00	\$54,223.90	100.00%	\$0.00	\$0.00	0	\$0.00
9.2 10-140000 - Exterior Signs	\$0.00	\$26,400.00	(\$10,000.00)	\$16,400.00	\$8,200.00	\$0.00	\$8,200.00	50.00%	\$8,200.00	\$0.00	0	\$0.00
9.3 10-140010 - Interior Signs	\$0.00	\$26,400.00	(\$10,000.00)	\$16,400.00	\$8,200.00	\$0.00	\$8,200.00	50.00%	\$8,200.00	\$0.00	0	\$0.00
9.4 10-140020 - Monument Sign	\$0.00	\$15,000.00	\$0.00	\$15,000.00	\$7,500.00	\$0.00	\$7,500.00	50.00%	\$7,500.00	\$0.00	0	\$0.00
9.5 10-211300 - Toilet Partitions	\$0.00	\$7,000.00	\$0.00	\$7,000.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,000.00	\$0.00	0	\$0.00
9.6 10-281300 - Toilet Accessories	\$0.00	\$33,000.00	(\$8,012.46)	\$24,987.54	\$24,987.54	\$0.00	\$24,987.54	100.00%	\$0.00	\$0.00	0	\$0.00
9.7 10-440000 - Fire Extinguishers	\$0.00	\$13,200.00	\$0.00	\$13,200.00	\$13,200.00	\$0.00	\$13,200.00	100.00%	\$0.00	\$0.00	0	\$0.00
9.8 10-550000 - Postal Equipment	\$0.00	\$30,000.00	\$0.00	\$30,000.00	\$15,000.00	\$0.00	\$15,000.00	50.00%	\$15,000.00	\$0.00	0	\$0.00
9.9 10-572313 - Closet and Utility Shelving	\$0.00	\$39,600.00	(\$16,345.00)	\$23,255.00	\$11,627.50	\$0.00	\$11,627.50	50.00%	\$11,627.50	\$0.00	0	\$0.00
10 - Specialties Subtotals	\$0.00	\$265,840.00	(\$65,373.56)	\$200,466.44	\$142,938.94	\$0.00	\$142,938.94	71.30%	\$57,527.50	\$0.00	0	\$0.00
10 11 - Equipment												
10.1 11-310000 - Kitchen Appliances	\$0.00	\$580,800.00	\$0.00	\$580,800.00	\$546,462.00	\$0.00	\$546,462.00	94.09%	\$34,338.00	\$0.00	0	\$0.00
10.2 11-310010 - Residential Laundry Equipment: Material	\$0.00	\$237,600.00	(\$237,600.00)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0	\$0.00
10.3 11-681300 - Playground Equipment	\$0.00	\$45,000.00	(\$45,000.00)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0	\$0.00
11 - Equipment Subtotals	\$0.00	\$863,400.00	(\$282,600.00)	\$580,800.00	\$546,462.00	\$0.00	\$546,462.00	94.09%	\$34,338.00	\$0.00	0	\$0.00
11 12 - Furnishings												
11.1 12-353013 - Cabinets	\$0.00	\$594,000.00	(\$453,000.00)	\$141,000.00	\$141,000.00	\$0.00	\$141,000.00	100.00%	\$0.00	\$0.00	0	\$0.00

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11.2 12-353015 - Granite	\$0.00	\$264,000.00	\$91,742.00	\$355,742.00	\$249,019.40	\$50,000.00	\$299,019.40	84.06%	* \$56,722.60	\$2,500.00	5.00%	\$8,449.17
11.3 12-930000 - Site Furnishings	\$0.00	\$0.00	\$121,375.43	\$121,375.43	\$0.00	\$50,000.00	\$50,000.00	41.19%	* \$71,375.43	\$2,500.00	5.00%	\$2,500.00
12 - Furnishings Subtotals	\$0.00	\$858,000.00	(\$239,882.57)	\$618,117.43	\$390,019.40	\$100,000.00	\$490,019.40	79.28%	\$128,098.03	\$5,000.00	5.00%	\$10,949.17
12 13 - Special Construction												
12.1 13-000020 - Carports	\$0.00	\$264,000.00	(\$264,000.00)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0	\$0.00
12.2 13-000040 - Maintenance Facility	\$0.00	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$0.00	\$0.00	0.00%	\$20,000.00	\$0.00	0	\$0.00
12.3 13-000050 - Mail Kiosks	\$0.00	\$20,000.00	\$45,825.49	\$65,825.49	\$0.00	\$0.00	\$0.00	0.00%	\$65,825.49	\$0.00	0	\$0.00
12.4 13-000080 - Sport Court	\$0.00	\$35,000.00	(\$35,000.00)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0	\$0.00
12.5 13-000090 - Gazebos	\$0.00	\$25,000.00	(\$25,000.00)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0	\$0.00
12.6 13-110000 - Pools and Pool Equipment	\$0.00	\$300,000.00	(\$276,963.00)	\$23,037.00	\$0.00	\$0.00	\$0.00	0.00%	\$23,037.00	\$0.00	0	\$0.00
13 - Special Construction Subtotals	\$0.00	\$664,000.00	(\$555,137.51)	\$108,862.49	\$0.00	\$0.00	\$0.00	0.00%	\$108,862.49	\$0.00	0	\$0.00
13 14 - Conveying Systems												
13.1 14-240000 - Elevators	\$0.00	\$735,000.00	\$261,959.00	\$996,959.00	\$996,959.00	\$0.00	\$996,959.00	100.00%	\$0.00	\$0.00	0	\$25,447.95
14 - Conveying Systems Subtotals	\$0.00	\$735,000.00	\$261,959.00	\$996,959.00	\$996,959.00	\$0.00	\$996,959.00	100.00%	\$0.00	\$0.00	0	\$25,447.95
14 21 - Fire Protection												
14.1 21-100000 - Fire Sprinkler	\$0.00	\$396,000.00	\$340,896.68	\$736,896.68	\$626,362.18	\$110,534.50	\$736,896.68	100.00%	* \$0.00	\$5,526.73	5.00%	\$36,844.83
21 - Fire Protection Subtotals	\$0.00	\$396,000.00	\$340,896.68	\$736,896.68	\$626,362.18	\$110,534.50	\$736,896.68	100.00%	\$0.00	\$5,526.73	5.00%	\$36,844.83
15 22 - Plumbing												
15.1 22-000010 - Plumbing	\$0.00	\$1,273,687.39	\$391,262.61	\$1,664,950.00	\$1,664,950.00	\$0.00	\$1,664,950.00	100.00%	\$0.00	\$0.00	0	\$73,247.50
15.2 22-000020 - Plumbing Fixtures	\$0.00	\$352,539.66	\$0.00	\$352,539.66	\$352,539.66	\$0.00	\$352,539.66	100.00%	\$0.00	\$0.00	0	\$0.00

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15.3 22-000090 - Hot Water Heaters	\$0.00	\$158,400.00	(\$58,000.00)	\$100,400.00	\$0.00	\$50,200.00	\$50,200.00	50.00%*	\$50,200.00	\$0.00	0.00%	\$0.00
15.4 22-000100 - Tub Repairs	\$0.00	\$6,600.00	\$0.00	\$6,600.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,600.00	\$0.00	0	\$0.00
15.5 22-000110 - Sub-Metering (Water)	\$0.00	\$46,200.00	(\$15,048.00)	\$31,152.00	\$10,000.00	\$5,576.00	\$15,576.00	50.00%*	\$15,576.00	\$278.80	5.00%	\$778.80
22 - Plumbing Subtotals	\$0.00	\$1,837,427.05	\$318,214.61	\$2,155,641.66	\$2,027,489.66	\$55,776.00	\$2,083,265.66	96.64%	\$72,376.00	\$278.80	0.50%	\$74,026.30
16 23 - HVAC												
16.1 23-000010 - HVAC	\$0.00	\$1,161,600.00	\$275,700.00	\$1,437,300.00	\$1,112,643.00	\$150,000.00	\$1,262,643.00	87.85%*	\$174,657.00	\$7,500.00	5.00%	\$63,132.15
16.2 23-000080 - Testing, Balancing, Adjusting	\$0.00	\$92,400.00	(\$92,400.00)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0	\$0.00
23 - HVAC Subtotals	\$0.00	\$1,254,000.00	\$183,300.00	\$1,437,300.00	\$1,112,643.00	\$150,000.00	\$1,262,643.00	87.85%	\$174,657.00	\$7,500.00	5.00%	\$63,132.15
17 26 - Electrical												
17.1 26-000010 - Electrical	\$0.00	\$1,557,831.98	\$335,622.28	\$1,893,454.26	\$1,893,454.26	\$0.00	\$1,893,454.26	100.00%	\$0.00	\$0.00	0	\$69,850.78
17.2 26-000014 - Electrical Material	\$0.00	\$0.00	\$52,400.00	\$52,400.00	\$52,400.00	\$0.00	\$52,400.00	100.00%	\$0.00	\$0.00	0	\$0.00
17.3 26-000020 - Telephone & Cable Underground	\$0.00	\$50,000.00	\$0.00	\$50,000.00	\$50,000.00	\$0.00	\$50,000.00	100.00%	\$0.00	\$0.00	0	\$2,500.00
17.4 26-000030 - Low-Voltage Distribution	\$0.00	\$132,000.00	\$0.00	\$132,000.00	\$132,000.00	\$0.00	\$132,000.00	100.00%	\$0.00	\$0.00	0	\$6,600.00
17.5 26-000040 - Electrical Fixtures	\$0.00	\$264,000.00	(\$264,000.00)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0	\$0.00
17.6 26-560020 - Secondary Underground	\$0.00	\$75,000.00	\$15,000.00	\$90,000.00	\$90,000.00	\$0.00	\$90,000.00	100.00%	\$0.00	\$0.00	0	\$9,750.00
17.7 26-560040 - Fire Alarm	\$0.00	\$165,000.00	(\$28,750.00)	\$136,250.00	\$136,250.00	\$0.00	\$136,250.00	100.00%	\$0.00	\$0.00	0	\$6,812.50
26 - Electrical Subtotals	\$0.00	\$2,243,831.98	\$110,272.28	\$2,354,104.26	\$2,354,104.26	\$0.00	\$2,354,104.26	100.00%	\$0.00	\$0.00	0	\$95,513.28
18 28 - Electronic Safety												
18.1 28-000020 - Access Control	\$0.00	\$66,000.00	\$0.00	\$66,000.00	\$0.00	\$0.00	\$0.00	0.00%	\$66,000.00	\$0.00	0	\$0.00

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28 - Electronic Safety Subtotals	\$0.00	\$66,000.00	\$0.00	\$66,000.00	\$0.00	\$0.00	\$0.00	0.00%	\$66,000.00	\$0.00	0	\$0.00
19 31 - Earthwork												
19.1 31-000030 - Earthwork Grading	\$0.00	\$771,983.62	\$0.00	\$771,983.62	\$771,983.62	\$0.00	\$771,983.62	100.00%	\$0.00	\$0.00	0	\$37,302.67
19.2 31-100000 - Site Clearing	\$0.00	\$230,000.00	\$0.00	\$230,000.00	\$230,000.00	\$0.00	\$230,000.00	100.00%	\$0.00	\$0.00	0	\$11,654.81
19.3 31-230660 - Utility Spoil Disposal	\$0.00	\$205,121.00	(\$10,256.05)	\$194,864.95	\$194,864.95	\$0.00	\$194,864.95	100.00%	\$0.00	\$0.00	0	\$9,743.25
19.4 31-250000 - Erosion & Sediment Control	\$0.00	\$37,831.00	\$1,810.00	\$39,641.00	\$39,641.00	\$0.00	\$39,641.00	100.00%	\$0.00	\$0.00	0	\$1,334.08
31 - Earthwork Subtotals	\$0.00	\$1,244,935.62	(\$8,446.05)	\$1,236,489.57	\$1,236,489.57	\$0.00	\$1,236,489.57	100.00%	\$0.00	\$0.00	0	\$60,034.81
20 32 - Exterior Improvemets												
20.1 32-000005 - City Required Infrastructure	\$0.00	\$85,000.00	(\$17,674.48)	\$67,325.52	\$67,325.52	\$0.00	\$67,325.52	100.00%	\$0.00	\$0.00	0	\$1,241.28
20.2 32-000010 - Exterior Improvements	\$0.00	\$445,497.00	(\$14,044.41)	\$431,452.59	\$431,452.59	\$0.00	\$431,452.59	100.00%	\$0.00	\$0.00	0	\$21,372.63
20.3 32-131300 - Concrete Paving	\$0.00	\$1,326,800.00	\$186,655.52	\$1,513,455.52	\$1,513,455.52	\$0.00	\$1,513,455.52	100.00%	\$0.00	\$0.00	0	\$153,590.43
20.4 32-162300 - Sidewalks	\$0.00	\$348,447.00	\$0.00	\$348,447.00	\$348,447.00	\$0.00	\$348,447.00	100.00%	\$0.00	\$0.00	0	\$17,422.35
20.5 32-172300 - Pavement Marking	\$0.00	\$43,560.00	(\$43,560.00)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0	\$0.00
20.6 32-172500 - Surveying & Layouts	\$0.00	\$70,000.00	(\$7,000.00)	\$63,000.00	\$63,000.00	\$0.00	\$63,000.00	100.00%	\$0.00	\$0.00	0	\$0.00
20.7 32-800000 - Irrigation Systems	\$0.00	\$200,000.00	(\$34,598.39)	\$165,401.61	\$34,072.88	\$0.00	\$34,072.88	20.60%	\$131,328.73	\$0.00	0	\$4,654.58
20.8 32-930000 - Landscaping	\$0.00	\$264,000.00	(\$16,666.40)	\$247,333.60	\$49,466.72	\$7,118.08	\$56,584.80	22.88%*	\$190,748.80	\$0.00	0.00%	\$2,354.68
32 - Exterior Improvemets Subtotals	\$0.00	\$2,783,304.00	\$53,111.84	\$2,836,415.84	\$2,507,220.23	\$7,118.08	\$2,514,338.31	88.64%*	\$322,077.53	\$0.00	0.00%	\$200,635.95
21 33 - Utilities												
21.1 33-000010 - Site Utilites	\$0.00	\$196,326.35	\$8,073.31	\$204,399.66	\$204,399.66	\$0.00	\$204,399.66	100.00%	\$0.00	\$0.00	0	\$9,816.32

Item Number	Value				Work Completed		Total Completed & Stored Materials			Retainage		
	Budget Changes Value	Prime Contract Value	Change Value	Scheduled Value	From Previous Application (\$)	This Period (\$)	Total to Date (\$)	Total to Date (%)	Balance to Finish	Work Retainage This Period (\$)	Work Retainage This Period (%)	Total
21.2 33-100000 - Water	\$0.00	\$350,000.00	\$0.00	\$350,000.00	\$350,000.00	\$0.00	\$350,000.00	100.00%	\$0.00	\$0.00	0	\$17,500.00
21.3 33-300000 - Sanitary Sewer	\$0.00	\$250,000.00	\$0.00	\$250,000.00	\$250,000.00	\$0.00	\$250,000.00	100.00%	\$0.00	\$0.00	0	\$12,500.00
21.4 33-400000 - Storm Drain	\$0.00	\$575,000.00	(\$7,340.33)	\$567,659.67	\$567,659.67	\$0.00	\$567,659.67	100.00%	\$0.00	\$0.00	0	\$28,382.98
33 - Utilities Subtotals	\$0.00	\$1,371,326.35	\$732.98	\$1,372,059.33	\$1,372,059.33	\$0.00	\$1,372,059.33	100.00%	\$0.00	\$0.00	0	\$68,199.30
22 50 - Fees												
22.1 50-000010 - Overhead	\$0.00	\$601,852.00	\$124,211.06	\$726,063.06	\$726,063.06	\$0.00	\$726,063.06	100.00%	\$0.00	\$0.00	0	\$0.00
22.2 50-000020 - GC Fee	\$0.00	\$1,805,556.00	\$372,633.18	\$2,178,189.18	\$2,178,189.18	\$0.00	\$2,178,189.18	100.00%	\$0.00	\$0.00	0	\$0.00
50 - Fees Subtotals	\$0.00	\$2,407,408.00	\$496,844.24	\$2,904,252.24	\$2,904,252.24	\$0.00	\$2,904,252.24	100.00%	\$0.00	\$0.00	0	\$0.00
Grand Totals	\$0.00	\$33,500,000.00	\$6,668,970.41	\$40,168,970.41	\$34,267,229.69	\$1,286,241.46	\$35,681,670.86	88.83%	\$4,487,299.55	\$55,861.63	4.34%	\$1,198,148.04