

Pinehurst Villas, LP

1329 East Lark Street
Springfield, MO 65804

October 24, 2025

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

RE: #22331 – Pinehurst Villas
Request for Force Majeure

Dear Mr. Campbell:

We are submitting this request to return our 2023 9% tax credit allocation and ask TDHCA to reallocate 9% tax credits in the current year under the Force Majeure provisions of the 2025 Qualified Allocation Plan in accordance with 10 TAC §11.6(5).

Pinehurst Villas closed and issued a notice to proceed to Zimmerman Properties Construction (ZPC), the general contractor, on February 7, 2024. The notice to proceed is included as Exhibit A. The construction contract executed assumed 540 days of construction, with substantial completion planned for July 31, 2025. The original construction schedule is included as Exhibit B. Since construction started, there have been a total of 139 weather days. Pictures of some of the worst rain days are included as Exhibit C. Due to this, the general contractor submitted a change order requesting the construction completion date be extended to December 3, 2025. This change order was approved, and the updated construction schedule is included as Exhibit D.

Before certificates of occupancy can be issued, the development must have electricity. While this is important in every development, it is especially important in Pinehurst Villas as this development has been designed for those fifty-five and older so it will require an elevator. Once electricity is established, the elevator will be ordered. The delivery of the elevator will take approximately six weeks once it is ordered.

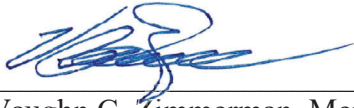
ZPC began reaching out to the energy provider, Entergy Power, in March 2025. Since that time, ZPC has reached out more than fifty times to keep the conversation moving. In fact, ZPC filed a grievance with the Texas Utility Commission in August 2025 in an attempt to expedite the process. Since the request to expedite has been made, the process is moving forward, however we are unable to fully estimate Entergy's timeline.

As a result of rain delays and the unknown timeline of Entergy, which are Force Majeure events in accordance with 10 TAC §11.6(5) that were unforeseen and outside of the Owner's control, we respectfully request that our 2023 9% tax credit allocation be allowed to be returned and exchanged for a 2025 9% tax credit allocation that would extend the placed-in-service deadline to July 31, 2026. Pinehurst Villas has met the Commitment Notice, Carryover Allocation Agreement, and 10% Test milestones – but have significant reservations about being able to meet the current

placed-in-service deadline and hope that the Force Majeure relief sought can be considered at the next available Board meeting with a recommendation for approval.

Thank you again and please contact me at zptx@wilhoitproperties.com or (417) 883-1632 if you have any further questions.

Sincerely,



Vaughn C. Zimmerman, Member
Pinehurst Villas, LP

PINEHURST VILLAS, LP

NOTICE TO PROCEED

2/7/2024

Sent Via Electronic Mail

Mr. Matthew Zimmerman
Zimmerman Properties Construction, LLC
1329 East Lark St
Springfield, MO 65804

RE: Pinehurst Villas
Orange, TX

Dear Mr. Zimmerman:

Please be advised that you are hereby instructed to commence construction effective Monday, February 12, 2024.

The construction shall be done pursuant to the terms and conditions of the contract dated December 29, 2023 in the amount of Nine Million, Five Hundred Forty One Thousand, Eight Hundred and Nine Dollars (\$9,541,809).

This Notice To Proceed shall be the only official direction from the Owner required to commence construction. Any and all future directives and communication between the parties shall be in writing pursuant to the terms and conditions of the contract.

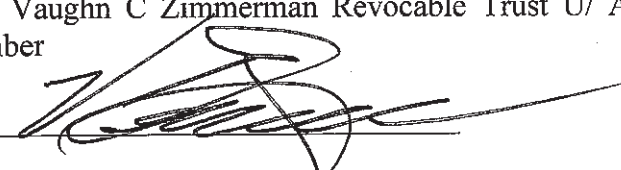
Sincerely,

Pinehurst Villas, LP, a Missouri limited partnership

By: Pinehurst Housing, LLC, a Missouri limited liability company, its General Partner

By: VCZ Development, LLC, a Missouri limited liability company, its Managing Member

By: Vaughn C Zimmerman Revocable Trust U/ A dated May 5, 1995, a Managing Member

By: 

Name: Vaughn C Zimmerman

Title: Trustee

Pinehurst Villas, Pinehurst TX #2 1-23-24

Task Name	Start	Finish	Status	Comments
1 Building Timeline	02/01/24	07/31/25		
2 Notice to Proceed	02/01/24	02/01/24		
3 Building permits	02/03/24	02/03/24		
4 Mobilization	02/04/24	02/04/24		
5 Silt Fence/ Erosion Control	02/10/24	02/19/24		
6 Clear & Grub Site	02/16/24	03/06/24		
7 Grade for Clubhouse	02/25/24	03/15/24		
8 Grade for North Wing	03/16/24	04/04/24		
9 Grade for South Wing	04/05/24	04/24/24		
10 Retention Pipe System	07/15/24	07/25/24		
11 Rough Grade Parking Lot	06/01/24	07/25/24		
12 Install Sanitary Sewer Main/ Laterals	04/25/24	05/13/24		
13 Install Storm Sewer	05/14/24	06/09/24		
14 Install Water Main, Laterals& Fire Lines	05/14/24	05/28/24		
15 Fire Hydrants	05/29/24	05/31/24		
16 Site Utilities - Electric	04/25/24	06/04/24		
17 Site Utilities- Telephone	04/25/24	06/04/24		
18 Site Utilities- Catv	04/25/24	06/04/24		
19 Site Lighting Conduit	04/25/24	06/04/24		
20 Irrigation Sleeving	04/25/24	05/09/24		
21 Parking Lot Base Rock	07/26/24	08/11/24		
22 Install Curb & Gutter	08/05/24	03/03/25		
23 Asphalt Paving Base Course	08/20/24	04/11/25		
24 Asphalt Paving Top Course	09/04/24	04/12/25		
25 Asphalt Stripping/ Signage	09/18/24	05/18/25		
26 Site Rough Grading	08/20/24	04/12/25		
27 Install Sidewalks	08/22/24	05/18/25		
28 Trash Enclosures	08/21/24	06/05/25		
29 Place Topsoil/ Final Grade	10/09/24	06/10/25		
30 Site Irrigation	10/19/24	06/15/25		
31 Landscaping	11/05/24	07/02/25		
32				
33				
34 Clubhouse				
35 Concrete				
36 Excavate Footings	03/17/24	03/22/24		
37 Tie & Place Steel For Footings	03/23/24	03/28/24		
38 Plumbing Footing Sleeving	03/29/24	04/03/24		
39 Footings Ground Wire	03/29/24	04/03/24		
40 Pour Footings	04/04/24	04/08/24		
41 Edge Form Slab	04/09/24	04/16/24		
42 Place and Grade Rock	04/17/24	04/21/24		
43 Termite Pre-Treat	04/22/24	04/23/24		
44 Vapor Barrier	04/24/24	04/28/24		
45 Install Wire Mesh	04/29/24	05/05/24		
46 Pour Slab/ Exterior Porches	05/06/24	05/10/24		
47				
48 Framing				
49 Layout & Frame 1st Floor	05/13/24	10/15/24		
50 Wall Sheathing 1st Floor	05/23/24	11/15/24		
51 Set Floor Trusses	05/29/24	12/02/24		
52 Layout & Frame 2nd Floor	06/06/24	12/16/24		
53 Wall Sheathing 2nd Floor	06/11/24	01/01/25		
54 Set Roof Trusses and Deck	06/16/24	01/15/25		

Task Name	Start	Finish	Status	Comments
Install Housewrap	06/26/24	01/28/25		
Set Exterior Doors & Windows	07/01/24	02/15/25		
Exterior				
Roofing	07/08/24	02/15/25		
Siding / Cornice	07/26/24	04/03/25		
Masonry	08/15/24	04/12/25		
Exterior Painting	08/23/24	05/23/25		
Gutters & Downspouts	06/09/25	06/15/25		
Building Signage	06/17/25	07/02/25		
Interior				
Wall Insulation	09/04/24	03/03/25		
Hang Sheetrock	09/29/24	03/12/25		
Tape & Finish Sheetrock	10/14/24	03/17/25		
Interior Trim & Doors	10/29/24	03/22/25		
Interior Painting	11/08/24	04/03/25		
Cabinets & Countertops	11/10/24	04/17/25		
Closet Shelving	11/20/24	04/22/25		
Door Hardware	11/25/24	05/04/25		
Bath Accessories	11/26/24	05/28/25		
Fire Extinguishers	11/25/24	06/01/25		
Appliances	12/01/24	06/10/25		
Attic Ins	12/06/24	06/18/25		
Mirrors	12/06/24	06/20/25		
Mini Blinds	12/09/24	06/25/25		
VCT Vinyl	11/09/24	07/09/25		
Tile	11/09/24	07/11/25		
Carpet	12/17/24	07/16/25		
Plumbing				
Slab Ground Rough In	03/29/24	04/09/24		
Rough In Plumbing	07/26/24	02/28/25		
Trim Out Fixtures	11/20/24	06/01/25		
Electrical				
Slab Ground Rough In	03/29/24	04/03/24		
Rough In Electric	08/15/24	02/26/25		
Trim Out Fixtures	12/09/24	05/27/25		
HVAC				
Rough in HVAC	07/26/24	02/28/25		
Trim Out & Furnace Set	11/20/24	06/03/25		
Set O/S Units	12/12/24	06/05/25		
Building Closeout				
Final Cleaning	03/17/25	07/21/25		
Punch Out/ Final Inspections	03/03/25	07/21/25		
Certificate of Occupancy	06/28/25	07/21/25		
Clubhouse Turnover	06/01/25	07/22/25		
North Wing - 27 Units				
Concrete				
Excavate Footings	04/05/24	04/14/24		
Tie & Place Steel for Footings	04/09/24	04/16/24		

Task Name	Start	Finish	Status	Comments
115 Plumbing Footing Sleeving	04/12/24	04/21/24		
116 Footings Ground Wire	04/12/24	04/16/24		
117 Pour Footings	04/17/24	04/25/24		
118 Edge Form Slab	04/26/24	05/03/24		
119 Place & Grade Rock	04/22/24	04/28/24		
115 Terminate Pre- Treat	04/29/24	05/03/24		
116 Vapor Barrier	05/04/24	05/10/24		
117 Install Wire Mesh	05/11/24	05/17/24		
118 Pour Slab/ Exterior Porches	05/18/24	05/27/24		
119				
120 Framing				
121 Layout & Frame 1st Floor	05/29/24	06/12/24		
122 Set Floor Trusses & Deck	06/13/24	06/22/24		
123 Wall Sheathing 1st Floor	06/23/24	07/02/24		
124 Layout & Frame 2nd Floor	07/02/24	08/01/24		
125 Wall Sheathing 2nd Floor	07/12/24	08/15/24		
126 Set Floor Trusses & Deck	07/14/24	09/01/24		
127 Layout & Fram 3rd Floor	07/24/24	09/15/24		
128 Wall Sheathing 3rd Floor	08/02/24	10/01/24		
129 Set Roof Trusses and Deck	08/11/24	10/15/24		
130 Deck Framing	08/10/24	11/01/24		
131 Install Housewrap	08/20/24	11/15/24		
132 Set Exterior Doors & Windows	08/25/24	12/02/24		
133				
134 Exterior				
135 Roofing	08/10/24	12/16/24		
136 Siding / Cornice	09/04/24	04/03/25		
137 Exterior Balcony Rails	08/30/24	04/17/25		
138 Masonry	09/14/24	05/04/25		
139 Exterior Painting	09/24/24	05/29/25		
140 Gutters & Downspouts	10/04/24	05/31/25		
141 Building Signage	10/04/24	06/15/25		
142				
143 Interior				
144 Wall Insulation	09/27/24	01/11/25		
145 Hang Sheetrock	10/17/24	01/15/25		
146 Tape & Finish Sheetrock	10/22/24	02/01/25		
147 Interior Trim & Doors	10/27/24	02/15/25		
148 Interior Painting	11/01/24	03/03/25		
149 Cabinets & Countertops	11/08/24	03/17/25		
150 Closet Shelving	11/13/24	04/03/25		
151 Door Hardware	11/13/24	04/17/25		
152 Bath Accessories	11/13/24	05/04/25		
153 Attic Insulation	11/17/24	05/18/25		
154 Fire Extinguishers	11/13/24	06/01/25		
155 Appliances	11/13/24	06/01/25		
156 Mirrors	11/18/24	06/15/25		
157 Mini - Blinds	11/18/24	07/11/25		
158 Vinyl Carpet	11/07/24	07/19/25		
159				
160 Plumbing				
161 Slab Ground Rough In	04/12/24	04/26/24		
162 Rough In Plumbing	09/04/24	12/27/24		
163 Slab Ground Fire Sprinkler	04/12/24	05/01/24		
164 Rough In Fire Sprinkler	09/04/24	12/29/24		

Task Name	Start	Finish	Status	Comments
Trim Out Fixtures	11/12/24	05/28/25		
Trim Out Fire Sprinkler System	11/12/24	05/30/25		
Electrical				
Slab Ground Rough In	04/12/24	04/26/24		
Rough In Electrical	09/16/24	01/02/25		
Trim Out Fixtures	11/13/24	06/01/25		
HVAC				
Rough In HVAC	09/22/24	01/01/25		
Trim Out & Furnace Set	11/10/24	06/02/25		
Set O/S Units	12/06/24	05/31/25		
Building Closeout				
Final Cleaning	05/30/25	07/24/25		
Punch out / Final Inspections	06/01/25	07/23/25		
Certificate of Occupancy	06/14/25	07/20/25		
North Wing Turnover	06/15/25	07/22/25		
South Wing - 33 units				
Concrete				
Excavate Footings	04/25/24	04/29/24		
Tie & Place Steel for Footings	05/01/24	05/03/24		
Plumbing Footing Sleeving	05/04/24	05/12/24		
Footings Ground Wire	05/13/24	05/16/24		
Pour Footings	05/17/24	05/24/24		
Edge Form Slab	05/25/24	05/30/24		
Place & Grade Rock	05/31/24	06/05/24		
Termite Pre Tret	06/06/24	06/07/24		
Vapor Barrier	06/08/24	06/11/24		
Install Wire Mesh	06/12/24	06/19/24		
Pour Slab/ Exterior Porches	06/20/24	06/25/24		
Framing				
Layout & Frame 1st Floor	06/28/24	07/06/24		
Set Floor Trusses & Deck	06/28/24	07/03/24		
Wall Sheathing 1st Floor	07/04/24	07/05/24		
Layout & Frame 2nd Floor	07/06/24	07/11/24		
Wall Sheathing 2nd Floor	07/12/24	07/16/24		
Set Floor Trusses & Deck	07/17/24	07/21/24		
Layout & Fram 3rd Floor	07/22/24	07/26/24		
Wall Sheathing 3rd Floor	07/27/24	07/31/24		
Set Roof Trusses & Deck	08/01/24	08/05/24		
Breezeway Joist & Deck Framing	08/05/24	08/09/24		
Install Housewrap	08/10/24	08/23/24		
Set Exterior Door & Windows	08/24/24	08/31/24		
Exterior				
Roofing	08/10/24	10/02/25		
Siding/ Cornice	08/25/24	03/17/25		
Exterior Balcony Rails	09/06/24	04/03/25		
Masonry	09/09/24	04/17/25		
Exterior Painting	09/14/24	05/04/25		
Gutters & Downspouts	11/28/24	05/04/25		
Building Signage	11/28/24	06/01/25		

Task Name	Start	Finish	Status	Comments
Interior				
Wall Insulation	10/17/24	12/02/24		
Hang Sheetrock	10/27/24	12/11/24		
Tape & Finish Sheetrock	11/11/24	01/01/25		
Interior Trim & Doors	11/16/24	01/28/25		
Interior Painting	11/23/24	02/01/25		
Cabinets & Countertops	12/03/24	02/15/25		
Closet Shelving	12/09/24	03/03/25		
Door Hardware	12/09/24	03/12/25		
Bath Accessories	12/09/24	04/17/25		
Attic Insulation	12/11/24	05/04/25		
Fire Extinguishers	12/11/24	05/23/25		
Appliances	12/11/24	06/01/25		
Mirrors	12/15/24	06/15/25		
Mini - Blinds	12/15/24	07/02/25		
Vinyl Carpet	12/02/24	07/19/25		
Plumbing				
Slab Ground Rough In	05/04/24	05/23/24		
Rough In Plumbing	08/25/24	11/25/24		
Rough In Fire Sprinkler	08/25/24	11/26/24		
Trim Out Fixtures	12/15/24	06/20/25		
Trim Out Fire Sprinkler System	12/01/24	06/21/25		
Electrical				
Slab Ground Rough In	05/04/24	05/06/24		
Rough In Electrical	09/06/24	11/24/24		
Trim Out Fixtures	12/09/24	06/28/25		
HVAC				
Rough In HVAC	09/12/24	11/21/24		
Trim Out & Furnace Set	12/05/24	07/02/25		
Set O/S Units	12/06/24	05/31/25		
Building Closeout				
Final Cleaning	05/31/25	07/23/25		
Punch out / Final Inspections	07/02/25	07/20/25		
Certificate of Occupancy	07/19/25	07/21/25		
West Wing Turnover	06/02/25	07/22/25		
Maintenance Building				
Concrete				
Excavate Footings	04/25/24	04/27/24		
Tie & Place Steel for Footings	04/28/24	04/29/24		
Plumbing Footing Sleeving	04/30/24	05/01/24		
Footing Ground Wire	05/02/24	05/02/24		
Pour Footings	05/03/24	05/04/24		
Edge form Slab	05/05/24	05/07/24		
Place & Grade Rock	05/08/24	05/10/24		
Termite Pre Tret	05/11/24	05/11/24		
Vapor Barrier	05/12/24	05/13/24		
Install Wire Mesh	05/14/24	05/16/24		
Pour Slab	05/17/24	05/18/24		

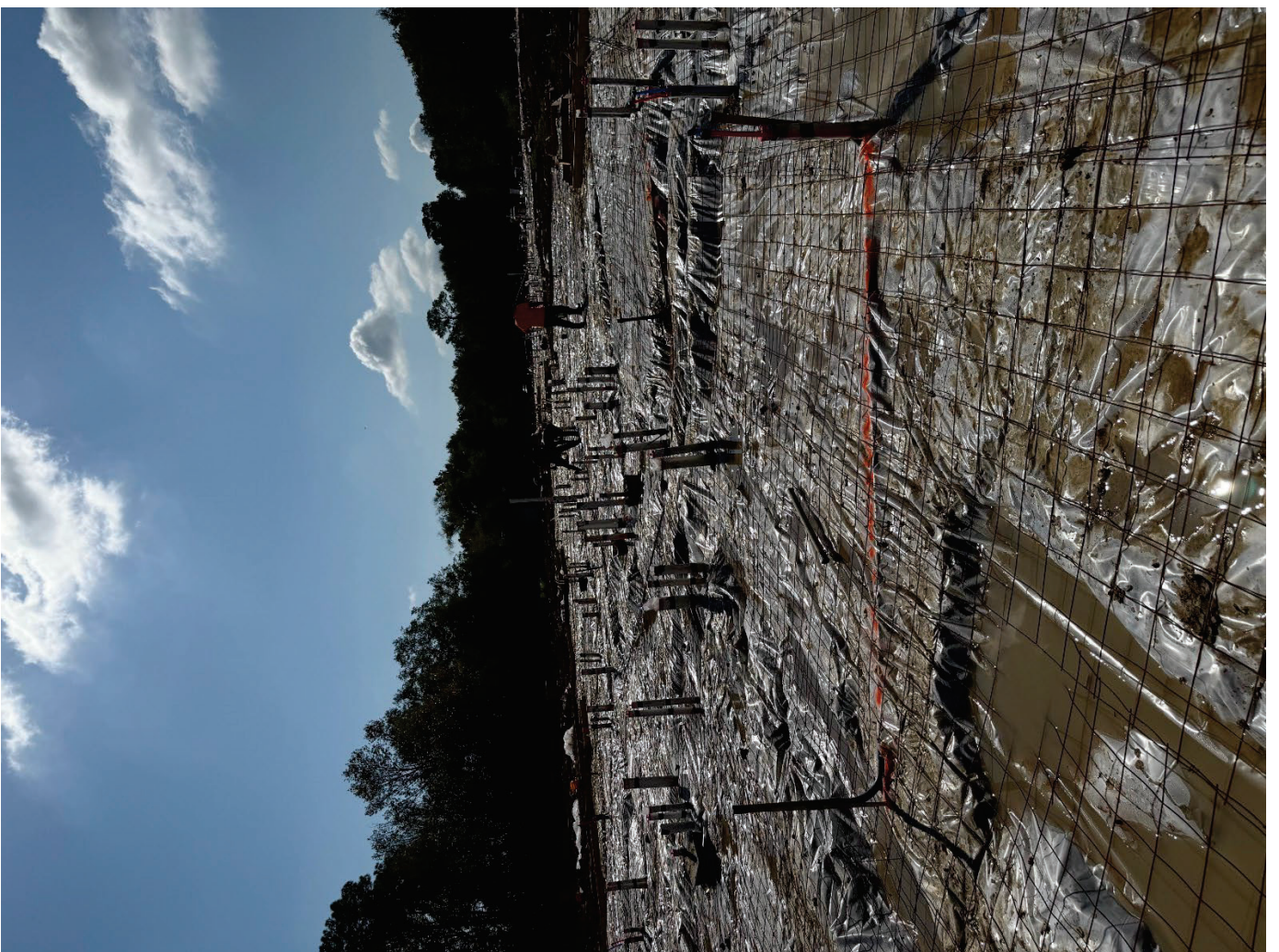
Task Name	Start	Finish	Status	Comments
Framing				
Layout & Frame 1st Floor	05/19/24	05/20/24		
Wall Sheathing 1st Floor	05/21/24	05/22/24		
Set Roof Trusses & Deck	05/23/24	05/24/24		
Install Houseweap	05/25/24	05/28/24		
Set Exterior Door & Windows	05/29/24	06/01/24		
Exterior				
Roofing	05/25/24	06/26/24		
Siding/ Cornice	06/27/24	03/03/25		
Exterior Painting	08/04/24	04/12/25		
Gutters & Downspouts	02/08/25	05/04/25		
Building Signage	12/21/24	06/10/25		
Interior				
Wall Insulation	06/27/24	10/15/24		
Hang Sheetrock	07/01/24	11/20/24		
Tape & Finish Sheetrock	07/06/24	12/21/24		
Interior Trim & Doors	07/14/24	01/20/25		
Interior Painting	07/23/24	02/20/25		
Cabinets & Countertops	07/27/24	04/03/25		
Closest Shelving	08/01/24	04/22/25		
Door Hardware	08/05/24	05/13/25		
Bath Accessories	08/14/24	05/13/25		
Attic Insulation	08/15/24	06/01/25		
Fire Extinguishers	08/16/24	06/10/25		
Plumbing				
Slab Ground Rough In	05/05/24	05/06/24		
Rough In Plumbing	05/21/24	05/31/24		
Trim Out Fixtures	07/14/24	07/02/25		
Electrical				
Slab Ground Rough In	05/05/24	05/06/24		
Rough In Electrical	05/21/24	05/31/24		
Trim Out Fixtures	07/14/24	07/02/25		
HVAC				
Rough In HVAC	05/21/24	05/31/24		
Trim Out & Furnace Set	07/14/24	07/02/25		
Set O/S Units	07/14/24	06/01/25		
Building Clouseout				
Final Cleaning	07/02/25	07/21/25		
Punch Out/ Final Inspection	07/17/25	07/21/25		
Certificate of Occupancy	07/15/25	07/20/25		
Maintenance Turnover	07/16/25	07/21/25		
Elevator				
	01/30/25	04/01/25		

















Pinehurst Villas, Pinehurst TX #6 9-17-25

Task Name	Start	Finish	Status	Comments
1 Building Timeline	02/01/24	12/03/25	Complete	
2 Notice to Proceed	02/01/24	02/01/24	Complete	
3 Building permits	02/03/24	02/03/24	Complete	
4 Mobilization	02/04/24	02/04/24	Complete	
5 Silt Fence/ Erosion Control	02/10/24	02/19/24	Complete	
6 Clear & Grub Site	02/16/24	03/06/24	Complete	
7 Grade for Clubhouse	02/25/24	03/15/24	Complete	
8 Grade for North Wing	03/16/24	04/04/24	Complete	
9 Grade for South Wing	04/05/24	04/24/24	Complete	
10 Retention Pipe System	07/15/24	07/25/24	Complete	
11 Rough Grade Parking Lot	06/01/24	07/25/24	Complete	
12 Install Sanitary Sewer Main/ Laterals	04/25/24	05/13/24	Complete	
13 Install Storm Sewer	05/14/24	06/09/24	Complete	
14 Install Water Main, Laterals& Fire Lines	05/14/24	05/28/24	Complete	
15 Fire Hydrants	05/29/24	05/31/24	Complete	
16 Site Utilities - Electric	08/01/25	10/04/25		
17 Site Utilities- Telephone	08/01/25	10/06/25		
18 Site Utilities- Catv	08/01/25	10/06/25		
19 Site Lighting Conduit	04/25/24	08/01/25	Complete	
20 Irrigation Sleeveing	04/25/24	08/01/25	Complete	
21 Parking Lot Base Rock	07/26/24	10/01/25	Complete	
22 Install Curb & Gutter	07/27/25	10/01/25	Complete	
23 Asphalt Paving Base Course	07/28/25	10/02/25	Complete	
24 Asphalt Paving Top Course	07/29/25	10/03/25	Complete	
25 Asphalt Stripping/ Signage	08/01/25	10/04/25		
26 Site Rough Grading	08/20/25	10/01/25	In Progress	
27 Install Sidewalks	08/10/25	10/06/25		
28 Trash Enclosures	08/11/25	10/04/25		
29 Place Topsoil/ Final Grade	08/12/25	11/15/25		

Task Name	Start	Finish	Status	Comments
60 Siding / Cornice	08/01/25	09/01/25	In Progress	
61 Masonry	08/01/25	09/10/25		
62 Exterior Painting	08/01/25	09/11/25		
63 Gutters & Downspouts	09/11/25	10/01/25		
64 Building Signage	12/01/25	12/03/25		
65				
66 Interior				
67 Wall Insulation	08/14/25	08/25/25	In Progress	
68 Hang Sheetrock	08/15/25	08/28/25	In Progress	
69 Tape & Finish Sheetrock	08/16/25	09/01/25	In Progress	
70 Interior Trim & Doors	08/17/25	09/05/25		
71 Interior Painting	08/18/25	09/10/25		
72 Cabinets & Countertops	08/19/25	09/24/25		
73 Closet Shelving	09/01/25	09/26/25		
74 Door Hardware	09/02/25	09/27/25		
75 Bath Accessories	09/04/25	09/27/25		
76 Fire Extinguishers	09/06/25	09/28/25		
77 Appliances	09/10/25	10/01/25		
78 Attic Ins	09/11/25	10/20/25		
79 Mirrors	09/20/25	10/24/25		
80 Mini Blinds	09/25/25	10/25/25		
81 VCT Vinyl	09/26/25	10/26/25		
82 Tile	09/28/25	10/28/25		
83 Carpet	10/01/25	11/01/25		
84				
85 Plumbing				
86 Slab Ground Rough In	03/29/24	04/09/24	Complete	
87 Rough In Plumbing	07/26/25	08/01/25	In Progress	
88 Trim Out Fixtures	10/15/25	11/01/25		
89				

Task Name	Start	Finish	Status	Comments
Electrical				
90				
Slab Ground Rough In	03/29/24	04/03/24	Complete	
91				
Rough In Electric	07/20/25	08/14/25	In Progress	
92				
Trim Out Fixtures	10/20/25	11/25/25		
93				
94				
HVAC				
95				
Rough in HVAC	07/26/25	08/14/25	In Progress	
96				
Trim Out & Furnace Set	10/15/25	11/01/25		
97				
Set O/S Units	11/01/25	11/20/25		
98				
99				
Building Closeout				
100				
Final Cleaning	11/01/25	12/01/25		
101				
Punch Out/ Final Inspections	11/01/25	12/02/25		
102				
Certificate of Occupancy	10/28/25	12/02/25		
103				
Clubhouse Turnover	11/01/25	12/03/25		
104				
105				
North Wing - 27 Units				
106				
Concrete				
107				
Excavate Footings	04/05/24	04/14/24	Complete	
108				
Tie & Place Steel for Footings	04/09/24	04/16/24	Complete	
109				
Plumbing Footing Sleeving	04/12/24	04/21/24	Complete	
110				
Footings Ground Wire	04/12/24	04/16/24	Complete	
111				
Pour Footigs	04/17/24	04/25/24	Complete	
112				
Edge Form Slab	04/26/24	05/03/24	Complete	
113				
Place & Grade Rock	04/22/24	04/28/24	Complete	
114				
Terminate Pre- Treat	04/29/24	05/03/24	Complete	
115				
Vapor Barrier	05/04/24	05/10/24	Complete	
116				
Install Wire Mesh	05/11/24	05/17/24	Complete	
117				
Pour Slab/ Exterior Porches	05/18/24	05/27/24	Complete	
118				
119				

Task Name	Start	Finish	Status	Comments
Framing				
120 Layout & Frame 1st Floor	05/29/24	06/12/24	Complete	
121 Set Floor Trusses & Deck	06/13/24	06/22/24	Complete	
122 Wall Sheathing 1st Floor	06/23/24	07/02/24	Complete	
123 Layout & Frame 2nd Floor	07/02/24	08/01/24	Complete	
124 Wall Sheathing 2nd Floor	07/12/24	08/15/24	Complete	
125 Set Floor Trusses& Deck	07/14/24	09/01/24	Complete	
126 Layout & Fram 3rd Floor	07/24/24	09/15/24	Complete	
127 Wall Sheathing 3rd Floor	08/02/24	10/01/24	Complete	
128 Set Roof Trusses and Deck	08/11/24	08/10/25	Complete	
129 Deck Framing	08/10/24	11/01/24	Complete	
130 Install Housewrap	08/20/24	08/11/25	Complete	
131 Set Exterior Doors & Windows	07/20/25	08/12/25	Complete	
132				
133				
Exterior				
134 Roofing	08/01/25	08/15/25	Complete	
135 Siding / Cornice	08/02/25	08/18/25	In Progress	
136 Exterior Balcony Rails	08/01/25	08/20/25		
137 Masonry	09/01/25	09/20/25		
138 Exterior Painting	08/02/25	09/21/25		
139 Gutters & Downspouts	10/01/25	10/15/25		
140 Building Signage	12/01/25	12/03/25		
141				
142				
Interior				
143 Wall Insulation	09/01/25	09/15/25	In Progress	
144 Hang Sheetrock	09/04/25	10/01/25	In Progress	
145 Tape & Finish Sheetrock	09/05/25	10/20/25	In Progress	
146 Interior Trim & Doors	09/06/25	10/23/25		
147 Interior Painting	09/08/25	10/24/25		
148 Cabinets & Countertops	09/10/25	10/25/25		
149				

Task Name	Start	Finish	Status	Comments
150 Closet Shelving	09/11/25	10/26/25		
151 Door Hardware	09/15/25	10/28/25		
152 Bath Accessories	10/01/25	11/01/25		
153 Attic Insulation	10/04/25	11/15/25		
154 Fire Extinguishers	10/05/25	11/22/25		
155 Appliances	10/07/25	11/24/25		
156 Mirrors	10/10/25	11/26/25		
157 Mini - Blinds	10/11/25	11/27/25		
158 Vinyl Carpet	10/15/25	11/28/25		
159				
160 Plumbing				
161 Slab Ground Rough In	04/12/24	04/26/24	Complete	
162 Rough In Plumbing	09/04/24	08/01/25	In Progress	
163 Slab Ground Fire Sprinkler	04/12/24	05/01/24	Complete	
164 Rough In Fire Sprinkler	08/01/24	09/01/24	In Progress	
165 Trim Out Fixtures	10/07/25	11/27/25		
166 Trim Out Fire Sprinkler System	10/07/25	11/27/25		
167				
168 Electrical				
169 Slab Ground Rough In	04/12/24	04/26/24	Complete	
170 Rough In Electrical	08/04/24	09/01/25	In Progress	
171 Trim Out Fixtures	10/01/25	11/27/25		
172				
173 HVAC				
174 Rough In HVAC	09/23/23	01/02/24	In Progress	
175 Trim Out & Furnace Set	10/01/24	09/01/25		
176 Set O/S Units	10/06/25	11/27/25		
177				
178 Building Closeout				
179 Final Cleaning	10/28/25	12/01/25		

	Task Name	Start	Finish	Status	Comments
180	Punch out / Final Inspections	11/01/25	12/01/25		
181	Certificate of Occupancy	11/26/25	12/01/25		
182	North Wing Turnover	11/28/25	12/01/25		
183					
184	<u>South Wing - 33 units</u>				
185	Concrete				
186	Excavate Footings	04/25/24	04/29/24	Complete	
187	Tie & Place Steel for Footings	05/01/24	05/03/24	Complete	
188	Plumbing Footing Sleeving	05/04/24	05/12/24	Complete	
189	Footings Ground Wire	05/13/24	05/16/24	Complete	
190	Pour Footings	05/17/24	05/24/24	Complete	
191	Edge Form Slab	05/25/24	05/30/24	Complete	
192	Place & Grade Rock	05/31/24	06/05/24	Complete	
193	Termite Pre Tret	06/06/24	06/07/24	Complete	
194	Vapor Barrier	06/08/24	06/11/24	Complete	
195	Install Wire Mesh	06/12/24	06/19/24	Complete	
196	Pour Slab/ Exterior Porches	06/20/24	06/25/24	Complete	
197					
198	Framing				
199	Layout & Frame 1st Floor	06/28/24	07/06/24	Complete	
200	Set Floor Trusses & Deck	06/28/24	07/03/24	Complete	
201	Wall Sheathing 1st Floor	07/04/24	07/05/24	Complete	
202	Layout & Frame 2nd Floor	07/06/24	07/11/24	Complete	
203	Wall Sheathing 2nd Floor	07/12/24	07/16/24	Complete	
204	Set Floor Trusses & Deck	07/17/24	07/21/24	Complete	
205	Layout & Fram 3rd Floor	07/22/24	07/26/24	Complete	
206	Wall Sheathing 3rd Floor	07/27/24	07/31/24	Complete	
207	Set Roof Trusses & Deck	08/01/24	08/05/24	Complete	
208	Breezeway Joist & Deck Framing	08/05/24	08/01/25	Complete	
209	Install Houseweap	08/10/24	08/10/25	Complete	

Task Name		Start	Finish	Status	Comments
210	Set Exterior Door & Windows	08/01/25	08/15/25	Complete	
211					
212	Exterior				
213	Roofing	08/01/25	08/20/25	Complete	
214	Siding/ Cornice	08/10/25	09/01/25	In Progress	
215	Exterior Balcony Rails	08/11/25	09/15/25		
216	Masonry	08/15/25	09/16/25		
217	Exterior Painting	08/16/25	09/20/25		
218	Gutters & Downspouts	10/01/25	10/20/25		
219	Building Signage	11/10/25	12/01/25		
220					
221	Interior				
222	Wall Insulation	09/01/25	10/09/25	In Progress	
223	Hang Sheetrock	09/03/25	10/10/25	In Progress	
224	Tape & Finish Sheetrock	09/05/25	10/11/25	In Progress	
225	Interior Trim & Doors	09/07/25	10/12/25		
226	Interior Painting	09/08/25	10/14/25		
227	Cabinets & Countertops	09/11/25	10/15/25		
228	Closet Shelving	09/12/25	10/20/25		
229	Door Hardware	09/13/25	10/26/25		
230	Bath Accessories	09/20/25	10/28/25		
231	Attic Insulation	09/25/25	10/29/25		
232	Fire Extinguishers	10/01/25	11/01/25		
233	Appliances	10/04/25	11/15/25		
234	Mirrors	10/06/25	11/25/25		
235	Mini - Blinds	10/08/25	11/26/25		
236	Vinyl Carpet	10/15/25	11/28/25		
237					
238	Plumbing				
239	Slab Ground Rough In	05/04/24	05/23/24	Complete	

	Task Name	Start	Finish	Status	Comments
240	Rough In Plumbing	08/25/24	08/15/25	In Progress	
241	Rough In Fire Sprinkler	08/01/25	08/30/25	In Progress	
242	Trim Out Fixtures	10/15/25	11/20/25		
243	Trim Out Fire Sprinkler System	10/15/25	11/20/25		
244					
245	Electrical				
246	Slab Ground Rough In	05/04/24	05/06/24	Complete	
247	Rough In Electrical	08/10/25	09/10/25	In Progress	
248	Trim Out Fixtures	10/15/25	11/20/25		
249					
250	HVAC				
251	Rough In HVAC	09/12/24	09/01/25	In Progress	
252	Trim Out & Furnace Set	11/01/25	11/20/25		
253	Set O/S Units	11/01/25	11/28/25		
254					
255	Building Closeout				
256	Final Cleaning	11/01/25	11/29/25		
257	Punch out / Final Inspections	11/15/25	11/28/25		
258	Certificate of Occupancy	11/28/25	12/01/25		
259	West Wing Turnover	12/01/25	12/02/25		
260					
261	Maintenance Building				
262	Concrete				
263	Excavate Footings	04/25/24	04/27/24	Complete	
264	Tie & Place Steel for Footings	04/28/24	04/29/24	Complete	
265	Plumbing Footing Sleeving	04/30/24	05/01/24	Complete	
266	Footing Ground Wire	05/02/24	05/02/24	Complete	
267	Pour Footings	05/03/24	05/04/24	Complete	
268	Edge from Slab	05/05/24	05/07/24	Complete	
269	Place & Grade Rock	05/08/24	05/10/24	Complete	

	Task Name	Start	Finish	Status	Comments
270	Termite Pre Tret	05/11/24	05/11/24	Complete	
271	Vapor Barrier	05/12/24	05/13/24	Complete	
272	Istall Wire Mesh	05/14/24	05/16/24	Complete	
273	Pour Slab	05/17/24	05/18/24	Complete	
274					
275	Framing				
276	Layout & Frame 1st Floor	08/01/25	08/15/25	Complete	
277	Wall Sheathing 1st Floor	08/15/25	09/01/25	Complete	
278	Set Roof Trusses & Deck	08/16/25	09/04/25	Complete	
279	Install Houseweap	08/17/25	09/05/25	In Progress	
280	Set Exterior Door & Windows	08/18/25	09/07/25	In Progress	
281					
282	Exterior				
283	Roofing	09/01/25	09/10/25	In Progress	
284	Siding/ Cornice	09/01/25	09/15/25	In Progress	
285	Exterior Painting	09/01/25	09/16/25		
286	Gutters & Downspouts	09/28/25	10/01/25		
287	Building Signage	12/01/25	12/03/25		
288					
289	Interior				
290	Wall Insulation	09/15/25	09/20/25		
291	Hang Sheetrock	09/16/25	09/24/25		
292	Tape & Finish Sheetrock	09/17/25	09/25/25		
293	Interior Trim & Doors	09/18/25	10/01/25		
294	Interior Painting	09/20/25	10/15/25		
295	Cabinets & Countertops	09/21/25	10/23/25		
296	Closet Shelving	09/26/25	10/24/25		
297	Door Hardware	09/27/25	10/25/25		
298	Bath Accessories	09/30/25	10/26/25		
299	Attic Insulation	10/01/25	10/28/25		

	Task Name	Start	Finish	Status	Comments
300	Fire Extinguishers	10/02/25	11/01/25		
301					
302	Plumbing				
303	Slab Ground Rough In	05/05/24	05/06/24	Complete	
304	Rough In Plumbing	09/04/25	09/11/25	In Progress	
305	Trim Out Fixtures	10/01/25	10/08/25		
306					
307	Electrical				
308	Slab Ground Rough In	05/05/24	05/06/24	Complete	
309	Rough In Electrical	09/04/25	09/11/25	In Progress	
310	Trim Out Fixtures	10/01/25	10/08/25		
311					
312	HVAC				
313	Rough In HVAC	09/02/25	09/04/25	In Progress	
314	Trim Out & Furnace Set	11/01/25	12/01/25		
315	Set O/S Units	11/28/25	12/01/25		
316					
317	Building Clouseout				
318	Final Cleaning	11/20/25	12/01/25		
319	Punch Out/ Final Inspection	11/28/25	12/01/25		
320	Certificate of Occupancy	11/28/25	12/01/25		
321	Maintenance Turnover	12/01/25	12/03/25		
322					
323	Elevator	10/01/25	12/01/25		
324					
325					
326					
327					
328					
329					