Louisiana Housing Finance Agency



Asset Management Committee

April 13, 2011

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BOBBY JINDAL
GOVERNOR

MILTON J. BAILEY
PRESIDENT

Louisiana Housing Finance Agency

To: Commissioner Donald P. Vallee, Chairman
Commissioner Joseph M. Scontrino, III
Commissioner Guy T. Williams
Commissioner Mayson H. Foster
Treasurer John N. Kennedy
Commissioner Adena Boris
Commissioner Frank Thaxton

From: Alesia Wilkins-Braxton, Vice President

Date: April 1, 2011

Re: Asset Management Committee

Please be advised an Asset Management Committee meeting will be held on Wednesday, **April 13**, **2011, at 9:30 a.m.**, Louisiana Housing Finance Agency, Committee Room 2, 2415 Quail Drive, Baton Rouge, LA 70808 by order of the Chairman.

If you have any questions or concerns, please contact us.

BOBBY JINDAL
GOVERNOR

MILTON J. BAILEY
PRESIDENT

Louisiana Housing Finance Agency

April 1, 2011

ASSET MANAGEMENT COMMITTEE MEETING

Notice is hereby given of an Asset Management Committee meeting to be held on **Wednesday, April 13, 2011, at 9:30 a.m.,** Louisiana Housing Finance Agency, Committee Room 2, located at 2415 Quail Drive, Baton Rouge LA, by order of the Chairman.

AGENDA

1. **Call to order, roll call, and introduction of guests.**

2. **Approval of the minutes for March 16, 2011 Asset Management Committee Meeting.**

3. **Status Update on the construction of Village de Jardin Apartments (8800 South I-10 Service Road, New Orleans, Orleans Parish) by the Office of Facility Planning and Control.**

4. **Status Update on the allocation and transfer of $345,509.85 in General Fund Dollars to Facility Planning and Control for Furniture, Fixtures, and Equipment at Village de Jardin Apartments (8800 South I-10 Service Road, New Orleans, Orleans Parish).**

5. **Discussion and Resolution to authorize the allocation and transfer of funding not to exceed $708,906.00 to the Office of Facility Planning and Control, to support the irrigation and landscaping of the Agency's senior village, *Village de Jardin*, (formerly "Gaslight Square Apartments") located at 8800 South Service Road, New Orleans, Louisiana 70127; and providing for other matters in connection therewith.**

6. **Discussion and Status Update on the construction of Capital City South Apartments (between South 16th Street and South 17th Street near North Avenue and between Eddie Robinson Sr. Drive and Iberville Street at Oleander Street, Baton Rouge, East Baton Rouge Parish).**

7. **Discussion and Resolution to authorize the construction of 60 units at Capital City South Apartments (between South 16th Street and South 17th Street near North Avenue and between Eddie Robinson Sr. Drive and Iberville Street at Oleander Street, Baton Rouge, East Baton Rouge Parish).**

8. **Discussion of Willowbrook Apartments (7001 Bundy Road, New Orleans, Orleans Parish) Occupancy Report.**

9. **Discussion of Willowbrook Apartments (7001 Bundy Road, New Orleans, Orleans Parish) Budget Variance Report.**

10. **Other Business.**

11. **Adjournment.**

_____

Milton J. Bailey, LHFA President

If you require special services or accommodations, please contact Barry E. Brooks at (225) 763 8773, or via email bbrooks@lhfa.state.la.us

Pursuant to the provisions of LSA-R.S. 42:17, upon two-thirds vote of the members present, the Board of Commissioners of the Louisiana Housing Finance Agency may choose to enter executive session, and by this notice, the Agency reserves its right to go into executive session as provided by law.

Louisiana Housing Finance Agency
Asset Management Committee Meeting Minutes
Wednesday, March 16, 2011
2415 Quail Drive
Committee Room 2
Baton Rouge, LA 70808
8:30 a.m.

Committee Members Present
Adena Boris
Joseph Scontrino, III
Frank Thaxton
Donald Vallee, Chairman
Alice Washington on behalf of Treasurer John Kennedy
Guy Williams

Committee Members Absent
Mayson Foster

Other Commissioners Present
Michael Airhart

Legal Counsel Present
E. Keith Cunningham
Jessica Guinn
Terri Ricks
Leslie Strahan

Staff Present
Milton Bailey
Agnes Chambers
Joseph Durnin
Brenda Evans
Anne Fulton
Natasha Joseph-Anderson
René Landry
Charlette Minor
Ricky Patterson
Roger Tijerino
Loretta Wallace
Ruth Wesley
Alesia Wilkins-Braxton

Others Present
Cristina Gilson, Housing Development Software
Dwayne Honoré, D. Honoré Construction
Carliss Knesel, Hancock Bank
Abdul Mondol, Housing Development Software
Wayne Neveu, Foley & Judell, LLP
Lisa Nice, Post Architects
David Rhiner, D. Honoré Construction
Tim Rittenhouse, CSG Advisors
Don Wright, Housing Development Software

Minutes
The Asset Management Committee Meeting was called to order by Chairman Vallee on March 16, 2011 at 8:35 a.m. in Committee Room 2 at Louisiana Housing Finance Agency, located at 2415 Quail Drive, Baton Rouge, LA. The roll was called by Mr. Vallee and the following Committee Members were present – Commissioner Scontrino, Commissioner Thaxton, Commissioner Boris, and Mrs. Alice Washington on behalf of Treasurer John Kennedy. Vice Chair Airhart was also in attendance. There was a quorum for the meeting.

Mr. Vallee called for a motion to approve the minutes of the February 9, 2011 Asset Management Committee. Mr. Scontrino presented a motion to approve the minutes of the February Asset Management Committee. The motion was seconded by Mr. Thaxton. The minutes were approved by unanimous vote. The voting Committee Members were Commissioners Vallee, Scontrino, Thaxton, Airhart, and Mrs. Washington on behalf of Treasurer Kennedy.

Mr. Vallee discussed the occupancy report for Willowbrook Apartments and stated that the occupancy rate for the month of February was approximately 85% – 88%. Mr. Vallee requested that the occupancy report for next month's meeting include the unit mix of vacancies for the property. Mrs. Wallace stated that the majority of the vacancies are one-bedroom units. Mr. Vallee would like the new management company to provide suggestions for filling the vacant units.

Mr. Vallee stated that the Property Management RFP for Willowbrook Apartments and Village de Jardin has been on hold as a result of construction delays at Village de Jardin. Mr. Vallee wants a pre-bid conference to include a category for suggestive best efforts and/or methods for the management of the properties. Mrs. Wilkins-Braxton suggested to the committee members that the Agency have separate RFP's for Willowbrook Apartments and Village de Jardin Apartments. Mr. Vallee and Mr. Thaxton agreed with Mrs. Wilkins-Braxton's suggestion that the properties should have separate RFP's. Mr. Vallee requested that Staff provide a timeline for the RFP process.

Mr. Vallee began reviewing the project development costs for the Capital City South project located on page AM – 9 in the board documents. As requested in the last Asset Management Committee meeting, Mr. Vallee requested that Staff determine all cost savings pertinent to the Capital City South project which is located on page AM – 10 in the board documents. Dr. Tijerino provided the committee members with an explanation of the value engineering phase of the project. Mr. Vallee

stated that only three (3) items on the value engineering list have been approved. Mr. Honoré stated that the items have been addressed through change orders. Mrs. Wilkins-Braxton stated that two (2) items on the value engineering list have been approved but that additional information would be received and that one (1) item was pending approval.

Mrs. Wilkins-Braxton explained the bid and award process for the Capital City South project. Mr. Vallee asked Dr. Tijerino to provide an interpretation of the status of the project. Mr. Airhart asked Dr. Tijerino to provide the committee members with an explanation for several items on the value engineering list. Mr. Vallee requested that Staff obtain prior approval from the committee members before any significant changes are made to the Capital City South project. Further explanation of several items on the value engineering list was provided by Dr. Tijerino and Lisa Nice with Post Architects. Mrs. Wilkins-Braxton provided an explanation of the processes and the decisions made between D. Honoré Construction, Post Architects, and the Agency.

Mr. Vallee asked Mr. Honoré about the return of credits and whether the return includes company profits. Mr. Honoré stated that the return does not include profits because overhead and profits are not returnable per the contract and state law. Mr. Thaxton said that the committee should allow the experts on the project to make decisions in reference to changes to the project. The committee members continued a review of the value engineering list and explanations were provided by Ms. Nice. Mr. Vallee requested that Staff continue a productive working relationship with Post Architects and D. Honoré Construction and provide the committee members with recommendations for cost savings and progress of the project at the next Asset Management Committee Meeting.

Mr. Vallee began a brief discussion on the final confirmation from the U. S. Department of Housing and Urban Development (HUD) in regard to the construction of the additional eight (8) units on the Capital City South project. Mrs. Minor stated that an email confirmation has been received from HUD. Mr. Vallee asked Mr. Cunningham whether the email confirmation from HUD is sufficient from a legal standpoint to proceed without the construction of the additional eight (8) units. Mr. Cunningham responded affirmatively in regards to the email confirmation from HUD and the change in the Disaster Recovery Grant Reporting System. Mr. Vallee asked Mrs. Wilkins-Braxton for a revised budget and a revised resolution for the construction of sixty (60) units for the Capital City South project at the next Asset Management Committee Meeting.

In a continued discussion of the Capital City South project, Mr. Airhart asked about security for the residents of the property. Ms. Nice explained that the property will have adequate security lighting and secured pathways for residents. Ms. Nice also explained that perimeter fencing is not allowed on a property that is attempting to acquire LEED Platinum certification. Mr. Scontrino and Mr. Airhart suggested that the security issue for the property be discussed in depth at the next Asset Management Committee Meeting. Also, Mr. Vallee requested that Mr. Honoré discuss the critical path timeline at the next Asset Management Committee Meeting.

Mrs. Wilkins-Braxton began discussing the two (2) resolutions regarding the furniture, fixtures, and equipment funding for the Village de Jardin project. Dr. Tijerino also discussed the landscaping, aeration, and underwater drainage for the project. Mrs. Wilkins-Braxton stated that resolutions

approved the disbursement of approximately $345,000.00 and that funds would be disbursed according to the resolutions. Mrs. Wilkins-Braxton also stated that the resolution for the landscaping will be presented at the next Asset Management Committee Meeting.

Chairperson Jones, Commissioners Foster, Williams, and Boris arrived for the meeting before adjournment but did not participate in discussion on any item noted above. There were no other matters to be discussed. Mr. Scontrino presented a motion to adjourn and the motion was seconded by Mrs. Washington. The meeting adjourned at 9:36 a.m.

BOBBY JINDAL
GOVERNOR

PAUL W. RAINWATER
COMMISSIONER OF ADMINISTRATION

State of Louisiana

Division of Administration
Facility Planning and Control

MEMORANDUM

To: **LHFA Board**

From: **Lisa Smeltzer**
Senior Project Manager

Re: **Brief History of Gaslight Project**
March 4, 2011

The following is a brief summary of the Gaslight Project and how we progressed to where we are today. First, I would like to say that LHFA has been involved in the entire process. Other than acting as a facilitator for LHFA for design, construction and reimbursement, we have had minimal input in the specific program of the project.

In our conference call on 3/2/2011, the Board requested information on LHFA financial commitments, the contractor's financial status, and a proposed construction completion date.

On 8/29/2005, Hurricane Katrina hit New Orleans causing flooding in many areas. The Gaslight Apartment Complex, a two story complex of 32 buildings, brick and wood siding on slab which were occupied in 1972, was flooded. The Governor declared FPC as the sub-applicant for all state agencies. Therefore, FPC receives any reimbursements, administers contracts, etc. on behalf of all state agencies for hurricane related damages.

At the time of the hurricane, the replacement value of the Gaslight Complex was $12,619,110.00 per Office of Risk Management (ORM) data. After many visits to the site and meetings with FEMA, FPC was able to convince them that the complex was over 50% damaged and deserved to be replaced. When FEMA qualifies a building as replacement, they allow money for replacement to current codes and standards. After FEMA reviewed the damages and wrote the Project Worksheets (PWs), the State was eligible to receive $49,254,564.00 for a replacement facility.

Around April 2007, a designer was hired to design the replacement apartments. LHFA was involved in the architectural selection process. As the design process began, the Senator for this area felt that there were too many apartments and wanted to know if there were other options we could explore. It was decided by LHFA and the Senator that a senior living community would better serve the area. This idea was developed and presented to HUD for approval. We received HUD approval on 3/5/2008.

Upon receipt of HUD approval, we further developed the concept and requested that GOHSEP/FEMA approve an "Improved" project. An Improved project would allow us to proceed with the Senior Community in lieu of another two story apartment complex (like, in kind replacement). This concept was approved and the PW capped at the amount provided previously.

The design was completed summer 2009. At this time, the designer's estimate was higher than the funds available. Some items were removed such as the multi-purpose building to bring the project within the budget. Per Act 726, FPC does not advertise a project unless we believe we have sufficient funds to award it. After the reductions, the designer's estimate was reduced to $52,258,154.00 prior to bidding. This still exceeded the funds available, so LHFA agreed to pay for any amount over the available funds which were anticipated to be about $3 million plus the cost of the landscaping (which is an ineligible FEMA expense). The total LHFA commitment prior to bidding was approximately $4 million. It is my understanding this was approved by the prior Board.

The bids, received 8/20/09, came in much lower than expected at $40,430,000, so we were able to make an award without additional funds from LHFA except for the landscaping. Based on the attached Application and Certification for Payment (SOV) from the contractor, it looks like the LHFA commitment is $415k-$709 depending on FEMA's interpretation of what will be eligible. On Wednesday, 3/2, I was asked why landscape funds are needed now. It is FPC's policy to receive any agency committed funds at the time of award of the project, so we really should have received the money already. LHFA has not transferred the money for landscaping as was requested and we are getting to the point where the contractor plans to begin landscaping activities and we will have to pay him. According to the contractor's schedule (attached), he will begin landscaping work on the Volume 1 and 2 structures (carpet and garden homes – south end of the site) in late March, April. He plans to complete several buildings as shown by the schedule. By the end of April, FPC will owe money for landscaping work. Therefore, we need to decide no later than 3/11/2011 if landscaping is going to remain in the project per the previous Board's approval or not. If you decide to keep landscaping in, we can wait until mid-April instead of April 1 to receive the transfer if this helps in communicating the project status to the Board. We must have the funds in hand prior to 4/25/2011. If you decide to take out the landscaping, you remain obligated for the overhead and profit as allowed by the contract which is up to 25% of the value of the item(s) being removed plus any work which has been completed to date. This situation puts FPC in a bad position because we have committed to an expenditure which is not FEMA reimbursed based on LHFA approval and we have no funds to pay for it. This needs to be resolved very quickly.

What is the projected completion date? As you will note on the attached contractor's schedule, the target completion is 7/12/2011. I have spoken with the project manager for the design team. He believes the projected date is possible. He visits the site at least once per week. We also have a site inspector who is there almost full time. If not complete by the contractor's date, then two or three weeks later at most. FPC's PM stated the same timeframe independently of the architect's PM – possibly a couple of weeks later. I did ask the contractor today if he felt the target was feasible. He is reviewing and will let us know something next week. I have heard positive feedback on the new company which bought out Walton and their reorganization of the project.

As we discussed, there have been some liens placed on the project, but all have been cleared. Therefore, we have no financial issues with the contractor at this time. Also, as discussed, if a lien is filed, FPC holds that amount plus 25% until it is resolved. We also hold 5% retainage on each invoice submitted until a clear lien is received 45 days after acceptance.

When can LFHA reasonably assume the facility? It is my recommendation to allow 4-6 weeks after acceptance to allow the contractor to complete punch list work, move in your public space furniture, and establish on site management. Based on the contractor's projected completion date and the PMs' assessments, you could anticipate moving residents into the complex around 10/1/2011.

One other LHFA financial commitment to discuss is furniture for the public spaces. This is also an item which is not eligible for FEMA reimbursement. Based on LHFA's approval, the designer has prepared the FFE bid package. LHFA did transfer the design fees for this effort to FPC several months ago. Based

on the contractor's projected completion, the FFE bid package should be advertised next week (FFE schedule attached). Also provided is the estimated cost for the items as included as part of the bid package. Again, upon your request to advertise, FPC policy is to have the funds transferred. The estimated amount is $345,509.85. We will not proceed without the funds being transferred. You, of course, have the option of bidding this using your procurement procedures and issuing the contract since it is not a reimbursable item. FPC is not charging you any fees to administer the project, so I'm not sure if there is any benefit for you to bid it out yourself. I am agreeable either way.

Lastly, the overall financial commitment for LHFA at present is the landscaping which is $709k +/- depending on FEMA's interpretation at audit and the design fees for the landscaping and FFE package. Should you decide to advertise the FFE package through FPC, your commitment is another $346K +/- depending on the bids. Any estimates or even bids are not final costs until FEMA goes through the audit process. When we submitted the improved project to FEMA, we stipulated that the Agency will pay for any non-reimbursed costs. At this time, I believe your maximum obligation is as stated in this paragraph. Any unused funds which are transferred to FPC will be returned. Also, please note your current commitment is much less than was anticipated at the time of bidding ($1.1 mil versus $4 mil).

I hope this explains where we are today and provides the information you need to move forward and complete this wonderful project. We need your continued support and commitment to the project. At completion, I believe you will have a much better facility than what you had prior to Hurricane Katrina. As stated earlier, you will have an asset that has increased in value from $12 million to $49 million due to the FEMA Public Assistance Program. Certainly, it is newer, complies with current codes, has more value, and is more marketable. Should you have any other questions, please let me know.

Attachments

c: Dr. Roger Tijerino, LHFA
Michael Holly, Architect
Regis Bergeron, FPC
William S. Morrison, FPC

Landscape Items on Pages 2 & 3

DRAFT

APPLICATION AND CERTIFICATION FOR PAYMENT (SOV) *AIA DOCUMENT G702* partial

TO OWNER: State of Louisiana
Facility Planning and Control
PO Box 94095 Claiborne Bldg
Baton Rouge, LA 70804-9095

PROJECT: **01-107-05B-13, Part AQ**

APPLICATION NO: 17

PERIOD FROM: 2/1/2011
PERIOD TO: 2/28/2011

Distribution to:
- [x] OWNER
- [x] ARCHITECT
- [x] CONTRACTOR
- [ ]
- [ ]

FROM CONTRACTOR:
Walton Construction Company, LLC-Southern
2 Commerce Court
Harahan, LA 70123

VIA ARCHITECT:
Holly and Smith Architects
208 North Cate St
Hammond, LA 70401

PROJECT NOS: 07020

CONTRACT FOR: Hurricane Katrina Related Replacement of Gaslight Apartments

CONTRACT DATE: 10/19/2009

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		$40,430,000
2. Net change by Change Orders		$272,763
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$40,702,763
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$27,024,306
5. RETAINAGE:		
a. 5 % of Completed Work (Column D + E on G703)	$ 1,339,965.30	
b. 5 % of Stored Material (Column F on G703)	$ 11,250.02	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$1,351,215
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$25,673,091
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$23,553,953
8. CURRENT PAYMENT DUE		$2,119,138
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		$15,029,672

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$400,076	($127,313)
Total approved this Month	$0	$0
TOTALS	$400,076	($127,313)
NET CHANGES by Change Order	$272,763	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: _____ Date: _____

State of: County of:
Subscribed and sworn to before me this day of
Notary Public:
My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED . . . . . $ 2,119,138

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and onthe Continuation Sheet that are changed to conform with the amount certified.)
ARCHITECT:

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 any rights of the Owner or Contractor under this Contract.

AM - 12

AIA DOCUMENT G702 · APPLICATION AND CERTIFICATION FOR PAYMENT · 1992 EDITION · AIA® · © 1992 THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292
Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

CONTINUATION SHEET (Gaslight Village VOLUME 0) *AIA DOCUMENT G703*

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 17
APPLICATION DATE: 2/28/11
PERIOD TO: 2/28/11
ARCHITECT'S PROJECT NO: 07020

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	E WORK COMPLETED THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G ÷ C)	I BALANCE TO FINISH (C - G)	J RETAINAGE (IF VARIABLE RATE)
Division 1 - General Conditions									
01100	General requirements	$591,872	$479,416	$11,837	$0	$491,253.76	83.00%	$100,618	$24,563
01100A M	Sitework Mobilization	$21,250	$21,250	$0	$0	$21,250.00	100.00%	$0	$1,063
01100B L	Sitework Layout	$4,000	$4,000	$0	$0	$4,000.00	100.00%	$0	$200
01101 M	Payment and Performance Bond	$301,096	$301,096	$0	$0	$301,096.00	100.00%	$0	$15,055
01101A M	Builders Risk	$286,843	$286,843	$0	$0	$286,843.00	100.00%	$0	$14,342
01102	Entergy Connection Fee	$375,000	$186,325	$0	$0	$186,325.00	49.02%	$188,675	$9,316
01500-1 M	Activate Temporary Power	$2,600	$2,600	$0	$0	$2,600.00	100.00%	$0	$130
01500-12C L	SWPP Installation	$4,000	$4,000	$0	$0	$4,000.00	100.00%	$0	$200
01500-12C M	SWPP Installation	$17,000	$17,000	$0	$0	$17,000.00	100.00%	$0	$850
01500-12C2 L	SWPP Maintenance	$18,000	$14,040	$0	$0	$14,040.00	78.00%	$3,960	$702
01500-12C2 M	SWPP Maintenance	$23,000	$17,940	$0	$0	$17,940.00	78.00%	$5,060	$897
01500-2.2B M	Set Up Field Offices	$13,500	$13,500	$0	$0	$13,500.00	100.00%	$0	$675
01500-3.3 L	Install Temporary Roads/Paved Areas	$4,000	$4,000	$0	$0	$4,000.00	100.00%	$0	$200
01500-3.3 M	Install Temporary Roads/Paved Areas	$17,250	$17,250	$0	$0	$17,250.00	100.00%	$0	$863
01732-3.2 L	Selective Demolition	$8,500	$0	$0	$0	$0.00	0.00%	$8,500	$0
	Sub Total General Cost Items	**$1,687,911**	**$1,369,260**	**$11,837**	**$0**	**$1,381,098**	**81.82%**	**$306,813**	**$69,055**
Division 2 - Site Construction									
02100 L	Site Preparation	$16,750	$16,750	$0	$0	$16,750.00	100.00%	$0	$838
02110 L	Clearing and Grubbing	$13,850	$13,850	$0	$0	$13,850.00	100.00%	$0	$693
02200 L	Civil Earthwork	$178,635	$166,131	$0	$0	$166,130.55	93.00%	$12,504	$8,307
02200 M	Civil Earthwork	$300,148	$279,138	$0	$0	$279,137.64	93.00%	$21,010	$13,957
02200A L	Export Excess Fill	$74,390	$66,951	$0	$0	$66,951.00	90.00%	$7,439	$3,348
02200 L	Sitework Sand Backfill	$34,000	$28,900	$0	$0	$28,900.00	85.00%	$5,100	$1,445
02200 M	Sitework Sand Backfill	$388,475	$330,204	$0	$0	$330,203.75	85.00%	$58,271	$16,510
02481 L	Landscape Work V1	$26,806	$0	$0	$0	$0.00	0.00%	$26,806	$0
02481 M	Landscape Work V1	$40,209	$0	$0	$0	$0.00	0.00%	$40,209	$0
02482 L	Landscape Work V2	$26,806	$0	$0	$0	$0.00	0.00%	$26,806	$0
02482 M	Landscape Work V2	$40,209	$0	$0	$0	$0.00	0.00%	$40,209	$0
02483 L	Landscape Work V3	$53,611	$0	$0	$0	$0.00	0.00%	$53,611	$0
02483 M	Landscape Work V3	$80,417	$0	$0	$0	$0.00	0.00%	$80,417	$0
02484 L	Landscape Work V4	$53,611	$0	$0	$0	$0.00	0.00%	$53,611	$0
02484 M	Landscape Work V4	$93,482	$0	$0	$0	$0.00	0.00%	$93,482	$0
02480A L	Landscape Drainage	$89,300	$26,790	$0	$0	$26,790.00	30.00%	$62,510	$1,340
02480A M	Landscape Drainage	$89,435	$26,831	$0	$0	$26,830.50	30.00%	$62,605	$1,342
02500A L	Base for PCCP	$37,458	$5,993	$5,619	$0	$11,612.10	31.00%	$25,846	$581

LHFA

possible LHFA

CONTINUATION SHEET (Gaslight Village VOLUME 0) *AIA DOCUMENT G703*

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
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APPLICATION NO: 17
APPLICATION DATE: 2/28/11
PERIOD TO: 2/28/11
ARCHITECT'S PROJECT NO: 07020

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	E WORK COMPLETED THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G ÷ C)	I BALANCE TO FINISH (C - G)	J RETAINAGE (IF VARIABLE RATE)
02500A M	Base for PCCP	$56,188	$8,990	$8,428	$0	$17,418.16	31.00%	$38,769	$871
02528 L	Curbs and Gutter	$76,710	$0	$0	$0	$0.00	0.00%	$76,710	$0
02528 M	Curbs and Gutter	$51,140	$0	$0	$0	$0.00	0.00%	$51,140	$0
02630 L	Storm Drainage Installation	$166,719	$158,383	$0	$0	$158,383.05	95.00%	$8,336	$7,919
02630 M	Storm Drainage Installation	$107,367	$101,999	$0	$0	$101,998.65	95.00%	$5,368	$5,100
02630 L	Manhole Installation	$7,200	$6,840	$0	$0	$6,840.00	95.00%	$360	$342
02630 M	Manhole Installation	$7,848	$7,456	$0	$0	$7,455.60	95.00%	$392	$373
02630 L	Catch Basin Installation	$55,000	$40,150	$6,600	$0	$46,750.00	85.00%	$8,250	$2,338
02630 M	Catch Basin Installation	$77,935	$56,893	$9,352	$0	$66,244.75	85.00%	$11,690	$3,312
02713 L	Water Distribution Installation	$102,531	$100,480	$0	$0	$100,480.38	98.00%	$2,051	$5,024
02713 M	Water Distribution Installation	$358,296	$351,130	$0	$0	$351,130.08	98.00%	$7,166	$17,557
02725 L	Install Culverts	$33,112	$33,112	$0	$0	$33,112.00	100.00%	$0	$1,656
02725 M	Install Culverts	$33,112	$33,112	$0	$0	$33,112.00	100.00%	$0	$1,656
02751A L	Concrete Marking	$9,000	$0	$0	$0	$0.00	0.00%	$9,000	$0
02751A M	Concrete Marking	$1,000	$0	$0	$0	$0.00	0.00%	$1,000	$0
02751D L	Reinf Concrete Sidewalks and Ramps	$108,186	$0	$0	$0	$0.00	0.00%	$108,186	$0
02751D M	Reinf Concrete Sidewalks and Ramps	$162,278	$0	$0	$0	$0.00	0.00%	$162,278	$0
02751F L	Portland Cement Concrete Pavement	$526,476	$84,236	$78,971	$0	$163,207.56	31.00%	$363,268	$8,160
02751F M	Portland Cement Concrete Pavement	$350,984	$56,157	$52,648	$0	$108,805.04	31.00%	$242,179	$5,440
02800 L	Install WasteWater Collection Sys	$96,040	$96,040	$0	$0	$96,040.00	100.00%	$0	$4,802
02800 M	Install WasteWater Collection Sys	$98,347	$98,347	$0	$0	$98,347.00	100.00%	$0	$4,917
02810 L	Lawn Irrigation Vol 1	$11,981	$0	$0	$0	$0.00	0.00%	$11,981	$0
02810 M	Lawn Irrigation Vol 1	$16,774	$0	$0	$0	$0.00	0.00%	$16,774	$0
02811 L	Lawn Irrigation Vol 2	$11,981	$0	$0	$0	$0.00	0.00%	$11,981	$0
02811 M	Lawn Irrigation Vol 2	$16,774	$0	$0	$0	$0.00	0.00%	$16,774	$0
02812 L	Lawn Irrigation Vol 3	$11,981	$2,636	$0	$0	$2,635.82	22.00%	$9,345	$132
02812 M	Lawn Irrigation Vol 3	$16,774	$3,690	$0	$0	$3,690.28	22.00%	$13,084	$185
02813 L	Lawn Irrigation Vol 4	$11,981	$0	$0	$0	$0.00	0.00%	$11,981	$0
02813 M	Lawn Irrigation Vol 4	$16,774	$0	$0	$0	$0.00	0.00%	$16,774	$0
02821 L	Chain Link Fences and Gates	$9,480	$0	$0	$0	$0.00	0.00%	$9,480	$0
02821 M	Chain Link Fences and Gates	$14,220	$0	$0	$0	$0.00	0.00%	$14,220	$0
02821 L	Wood Fences	$5,300	$0	$0	$0	$0.00	0.00%	$5,300	$0
02822 M	Wood Fences	$12,300	$0	$0	$0	$0.00	0.00%	$12,300	$0
02832 L	Decorative Metal Fences and Gates	$42,333	$0	$0	$0	$0.00	0.00%	$42,333	$0
02832 M	Decorative Metal Fences and Gates	$62,333	$0	$0	$0	$0.00	0.00%	$62,333	$0
	Sub Total - Division 2 - Site Construction	**$4,384,047**	**$2,201,188**	**$161,618**	**$0**	**$2,362,806**	**53.90%**	**$2,021,241**	**$118,140**

possible LHFA

Walton Construction LLC - Southern

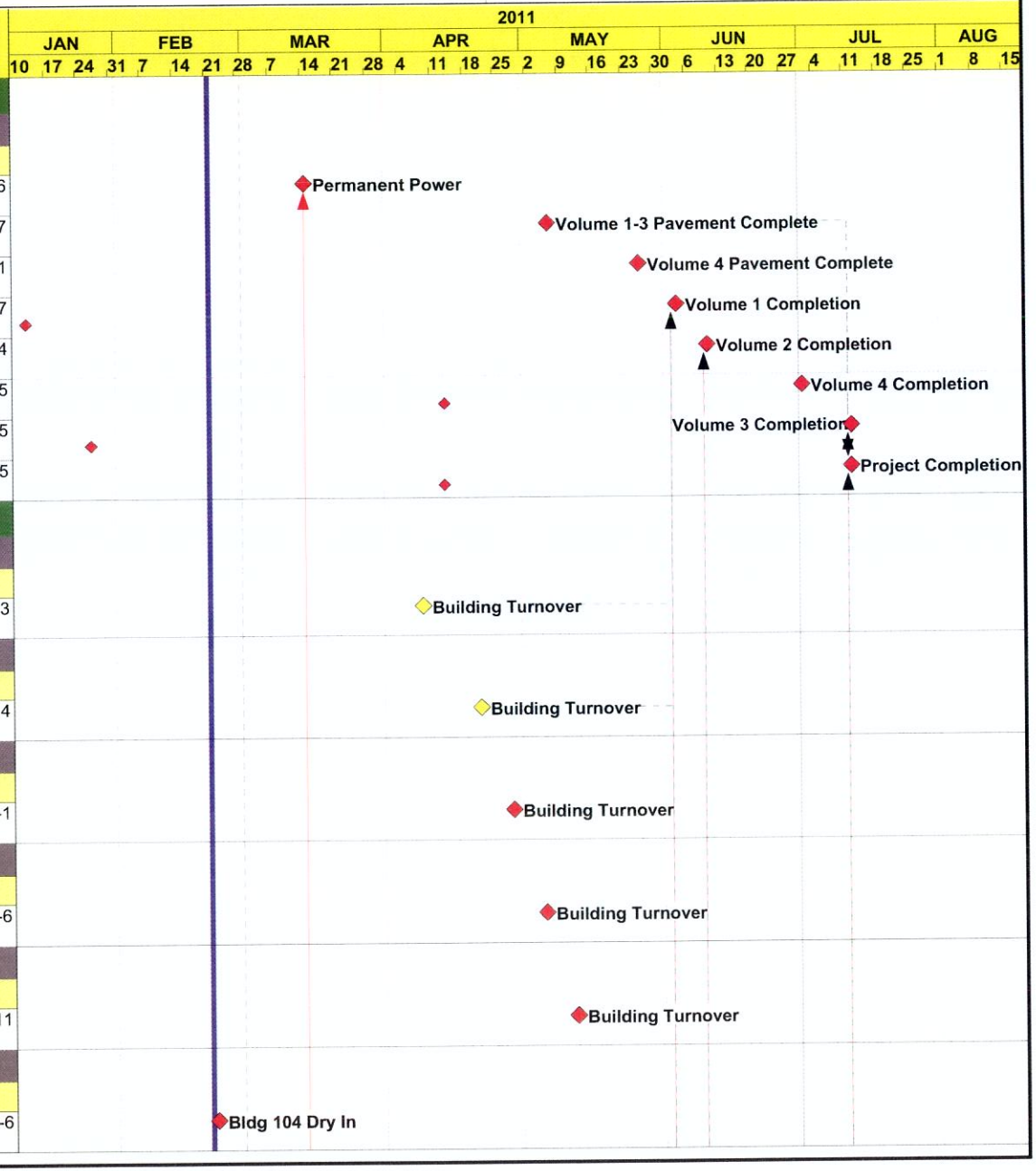
Village de Jardin - Gaslight Apts.

Classic Schedule Layout

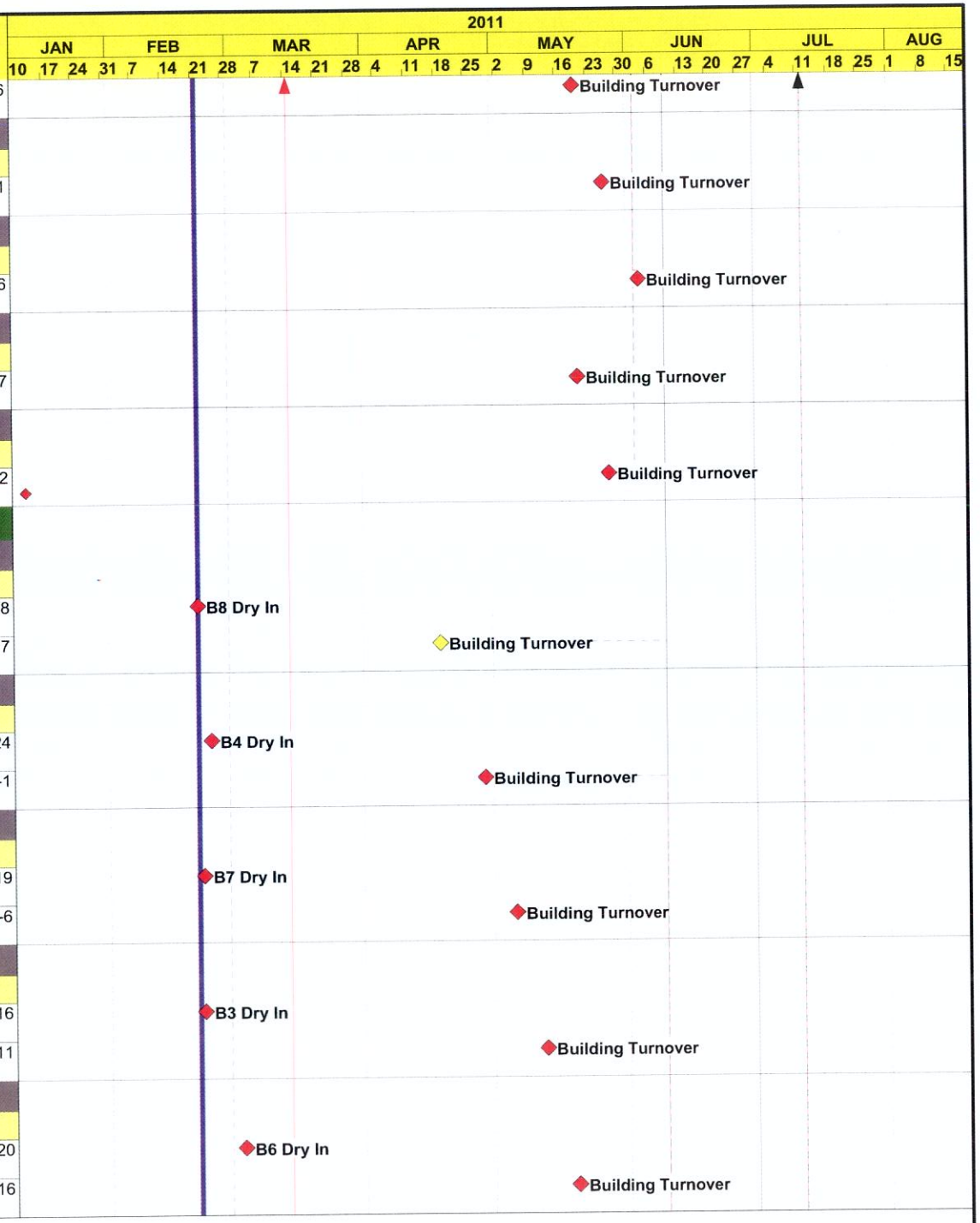
Early Bar
Target
Progress Bar
Critical Activity

Start Date	10/19/09
Finish Date	07/12/11
Data Date	02/22/11
Run Date	03/03/11 09:00
Must Finish Date	04/27/11

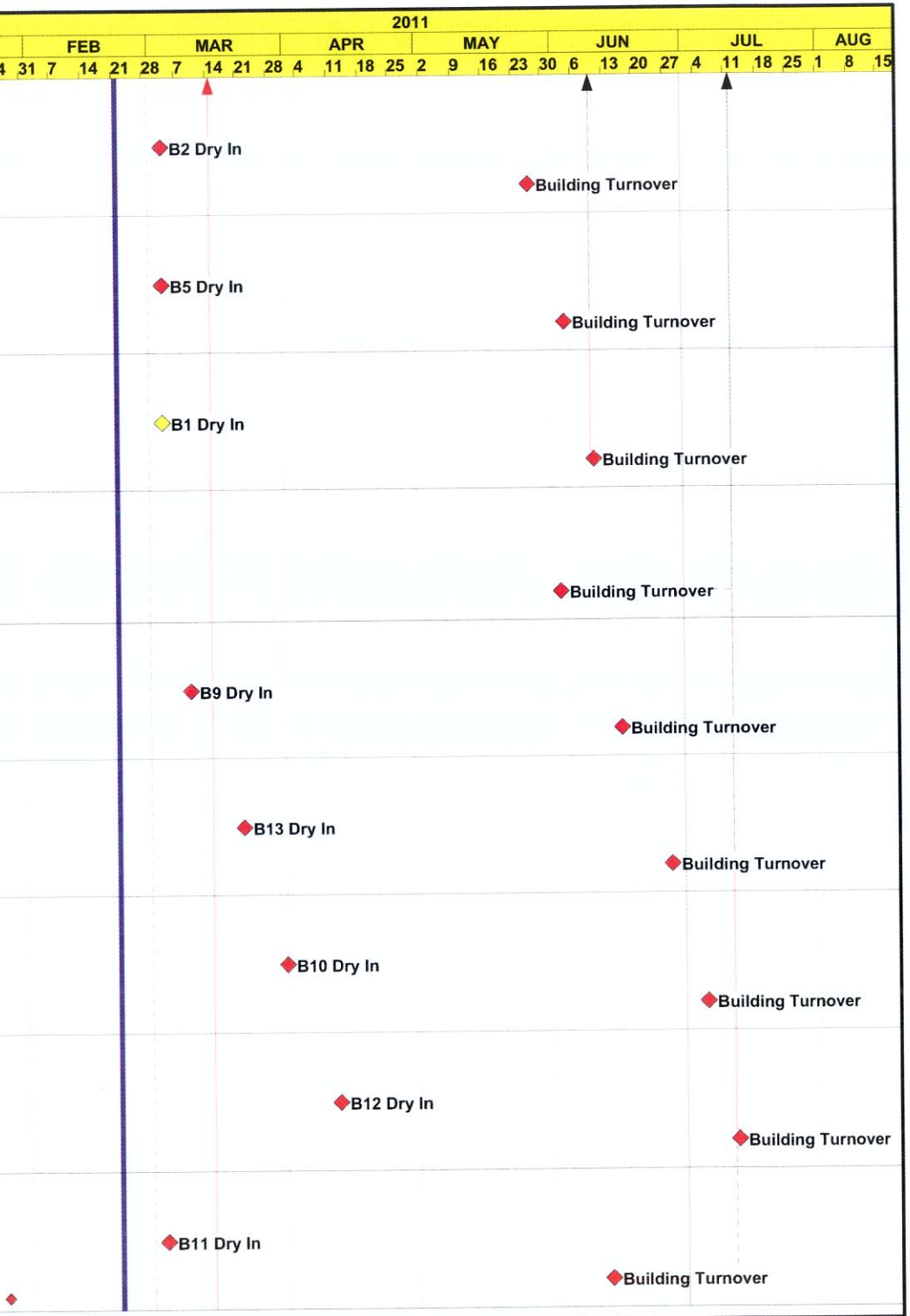
Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
Key Dates					
14000	Permanent Power	0	03/15/11*		-16
14010	Volume 1-3 Pavement Complete	0		05/06/11	-7
14020	Volume 4 Pavement Complete	0		05/26/11	-21
1770-109	Volume 1 Completion	0		06/03/11	-37
1770-119	Volume 2 Completion	0		06/10/11	-44
1770-139	Volume 4 Completion	0		07/01/11	-65
1770-129	Volume 3 Completion	0		07/12/11	-75
1770-99	Project Completion	0		07/12/11	-75
Volume 1					
Building 99					
CPR3					
99-1770	Building Turnover	0		04/08/11	13
Building 100					
CPR3					
100-1770	Building Turnover	0		04/21/11	4
Building 101					
101-1770	Building Turnover	0		04/28/11	-1
Building 102					
102-1770	Building Turnover	0		05/05/11	-6
Building 103					
103-1770	Building Turnover	0		05/12/11	-11
Building 104					
104-7000	Bldg 104 Dry In	0		02/22/11	-6



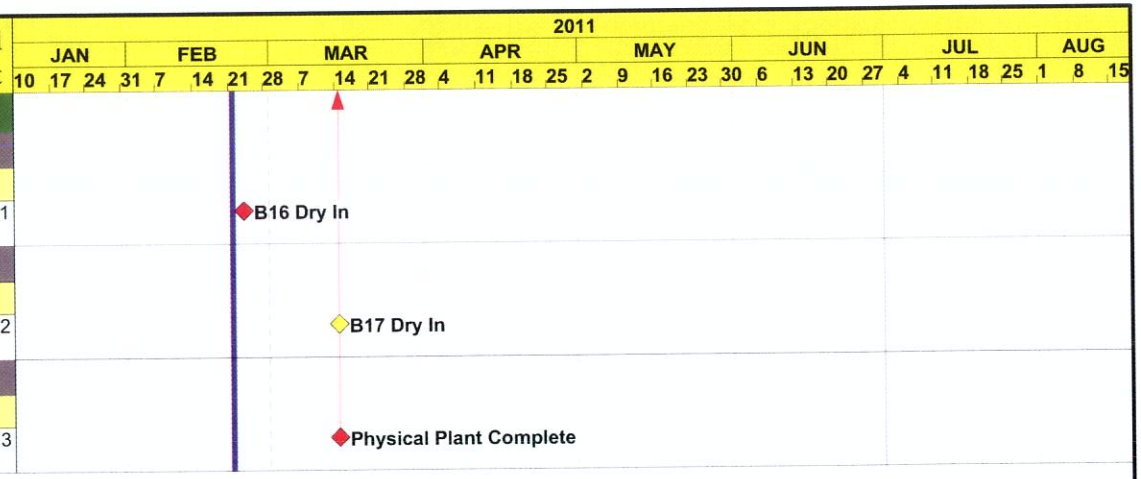
Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
104-1770	Building Turnover	0		05/19/11	-16
Building 105					
105-1770	Building Turnover	0		05/26/11	-21
Building 106					
106-1770	Building Turnover	0		06/03/11	-26
Building 107					
107-1770	Building Turnover	0		05/20/11	-17
Building 108					
108-1770	Building Turnover	0		05/27/11	-22
Volume 2					
Building 8					
B8-7000	B8 Dry In	0		02/21/11	-28
B8-1770	Building Turnover	0		04/18/11	7
Building 4					
B4-7000	B4 Dry In	0		02/24/11	-24
B4-1770	Building Turnover	0		04/28/11	-1
Building 7					
B7-7000	B7 Dry In	0		02/22/11	-19
B7-1770	Building Turnover	0		05/05/11	-6
Building 3					
B3-7000	B3 Dry In	0		02/22/11	-16
B3-1770	Building Turnover	0		05/12/11	-11
Building 6					
B6-7000	B6 Dry In	0		03/03/11	-20
B6-1770	Building Turnover	0		05/19/11	-16



Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
Building 2					
B2-7000	B2 Dry In	0		03/03/11	-13
B2-1770	Building Turnover	0		05/26/11	-21
Building 5					
B5-7000	B5 Dry In	0		03/03/11	-5
B5-1770	Building Turnover	0		06/03/11	-26
Building 1					
B1-7000	B1 Dry In	0		03/03/11	2
B1-1770	Building Turnover	0		06/10/11	-31
Volume 3					
Building 14					
B14-1770	Building Turnover	0		06/02/11	-25
Building 9					
B9-7000	B9 Dry In	0		03/09/11	-50
B9-1770	Building Turnover	0		06/16/11	-35
Building 13					
B13-7000	B13 Dry In	0		03/21/11	-51
B13-1770	Building Turnover	0		06/27/11	-42
Building 10					
B10-7000	B10 Dry In	0		03/31/11	-52
B10-1770	Building Turnover	0		07/05/11	-47
Building 12					
B12-7000	B12 Dry In	0		04/12/11	-48
B12-1770	Building Turnover	0		07/12/11	-52
Building 11					
B11-7000	B11 Dry In	0		03/03/11	-27
B11-1770	Building Turnover	0		06/13/11	-32



Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
Volume 4					
Building 16					
Exterior					
B16-7000	B16 Dry In	0		02/23/11	-21
Building 17					
Exterior					
B17-7000	B17 Dry In	0		03/14/11	32
PHYP					
12309	Physical Plant Complete	0		03/14/11	-13



Gaslight / Village de Jardin
#07020-F
2.8.11

FF&E Schedule

March 8, 2011	FF&E Package advertises for bid
	+ 4 weeks
April 5, 2011	Bids are opened; H/S & FP&C review bids
	+ 2 weeks
April 19, 2011	FP&C awards bid & processes orders
	+ 4 weeks
May 17, 2011	FP&C places orders
	+ 10 weeks
July 26, 2011	Construction complete; FF&E installed

GASLIGHT / VILLAGE DE JARDIN
H/S PROJECT #07020-F
FF&E OPINION OF COST
03.01.11

VOLUME 4 - CONGREGATE BUILDING

QTY.	CODE	ITEM	UNIT SELL PRICE	EXT. SELL PRICE	
OUTDOOR / EAST WING:					
		OUTDOOR AREA			
12	EC-1	Exterior Chair without arms	$ 276.00	$ 3,312.00	
12	EC-2	Exterior Chair with arms	$ 520.00	$ 6,240.00	
6	ET-1	Exterior Table	$ 1,482.00	$ 8,892.00	
15	EB-1	Bench	$ 1,464.00	$ 21,960.00	
6	TR-1	Trash Receptacle	$ 1,398.00	$ 8,388.00	
6	TR-2	Trash/Ash Receptacle	$ 1,494.00	$ 8,964.00	
			Subtotal for Outdoor / East Wing		$ 57,756.00
1ST FLOOR / EAST WING:					
		LOBBY 101			
5	GC-1a	Guest Chair	$ 917.00	$ 4,585.00	
2	OT-1	Round End Table, 20"dia.	$ 678.00	$ 1,356.00	
1	LA-1	Table Lamp	$ 500.00	$ 500.00	
3	AR-1	Wall Art	$ 600.00	$ 1,800.00	
		MAIL 119			
2	BN-1a	Bench	$ 1,000.00	$ 2,000.00	
1	AR-2	Wall Art	$ 750.00	$ 750.00	
		LOUNGE 103			
4	SF-1a	Sofa	$ 3,078.00	$ 12,312.00	
4	CC-1a	Club Chair	$ 1,545.00	$ 6,180.00	
6	OT-1	Round End Table, 20"dia.	$ 678.00	$ 4,068.00	
2	OT-2	Round Coffee Table, 32"dia.	$ 846.00	$ 1,692.00	
6	LA-1	Table Lamp	$ 500.00	$ 3,000.00	
4	AR-3	Wall Art	$ 600.00	$ 2,400.00	
		RECEPTION 106			
2	TC-1	Task Chair	$ 637.00	$ 1,274.00	
		DINING 133			
20	CH-1	Chair without arms	$ 222.00	$ 4,440.00	
22	CH-2	Chair with arms	$ 264.00	$ 5,808.00	
10	T-1	Square Table, 36"w x 36"d	$ 312.00	$ 3,120.00	
6	T-2	Square Table, Height adjustable, 36"w x 36"d	$ 636.00	$ 3,816.00	
		MULTI-PURPOSE 144			
10	CH-2	Chair with arms	$ 264.00	$ 2,640.00	
1	T-3	Rectangular Table, 120"w x 48"d	$ 900.00	$ 900.00	
2	AR-4	Wall Art	$ 600.00	$ 1,200.00	

QTY.	CODE	ITEM	UNIT SELL PRICE	EXT. SELL PRICE
		LIBRARY 130		
8	CH-1	Chair without arms	$ 222.00	$ 1,776.00
8	CH-2	Chair with arms	$ 264.00	$ 2,112.00
4	T-1	Square Table, 36"w x 36"d	$ 312.00	$ 1,248.00
8	LS-1	Library Shelving, Double-faced, 36"w x 20"d x 42"h	$ 850.00	$ 6,800.00
3	T-4	Computer Table	$ 534.00	$ 1,602.00
3	CH-3	Computer Chair	$ 306.00	$ 918.00
2	CC-1a	Club Chair	$ 1,545.00	$ 3,090.00
1	OT-2	Round Coffee Table, 32"dia.	$ 846.00	$ 846.00
		WAITING 105		
5	GC-1c	Guest Chair	$ 917.00	$ 4,585.00
1	OT-1	Round End Table, 20" dia.	$ 678.00	$ 678.00
		FILES 111		
3	LF-1	Lateral File	$ 776.00	$ 2,328.00
		DIRECTOR 114		
1	D-2	U-Shaped Desk	$ 3,850.00	$ 3,850.00
1	TC-2	Executive Task Chair	$ 692.00	$ 692.00
2	GC-3	Guest Chair	$ 600.00	$ 1,200.00
1	LF-1	Lateral File	$ 776.00	$ 776.00
2	BC-1	Bookcase	$ 900.00	$ 1,800.00
		ASSISTANT 115		
1	D-1	L-Shaped Desk	$ 2,830.00	$ 2,830.00
1	TC-1	Task Chair	$ 637.00	$ 637.00
2	GC-2	Guest Chair	$ 486.00	$ 972.00
1	LF-1	Lateral File	$ 776.00	$ 776.00
1	BC-1	Bookcase	$ 900.00	$ 900.00
		MARKETING 116		
1	D-1	L-Shaped Desk	$ 2,830.00	$ 2,830.00
1	TC-1	Task Chair	$ 637.00	$ 637.00
2	GC-2	Guest Chair	$ 486.00	$ 972.00
1	LF-1	Lateral File	$ 776.00	$ 776.00
1	BC-1	Bookcase	$ 900.00	$ 900.00
			Subtotal for 1st Floor / East Wing	**$ 110,372.00**

QTY.	CODE	ITEM	UNIT SELL PRICE	EXT. SELL PRICE	
2nd - 5th FLOORS / EAST WING:					
		ELEVATOR LOBBIES X01			
2	BN-1b	Bench	$ 1,000.00	$ 2,000.00	
3	AR-5	Wall Art	$ 600.00	$ 1,800.00	
			Subtotal	**$ 3,800.00**	
			Qty. of Rooms	**4**	
		Subtotal for 4 Elevator Lobbies		**$ 15,200.00**	
		LOBBIES X02			
2	CC-1b	Club Chair	$ 1,545.00	$ 3,090.00	
1	SF-1b	Sofa	$ 3,078.00	$ 3,078.00	
3	OT-1	Round End Table, 20"dia.	$ 678.00	$ 2,034.00	
1	OT-2	Round Coffee Table, 32"dia.	$ 842.00	$ 842.00	
2	GC-1b	Guest Chair	$ 917.00	$ 1,834.00	
2	LA-1	Table Lamp	$ 500.00	$ 1,000.00	
5	AR-1	Wall Art	$ 600.00	$ 3,000.00	
			Subtotal	**14,878**	
			Qty. of Rooms	**4**	
		Subtotal for 4 Lobbies		**$ 59,512.00**	
		Subtotal for 2nd - 5th Floors / East Wing			**$ 74,712.00**
1ST FLOOR / WEST WING:					
		LOBBY 105			
2	CC-1a	Club Chair	$ 1,545.00	$ 3,090.00	
1	OT-1	Round End Table, 20"dia.	$ 678.00	$ 678.00	
2	AR-1	Wall Art	$ 600.00	$ 1,200.00	
1	LA-1	Table Lamp	$ 500.00	$ 500.00	
		MAIL 106			
1	BN-1a	Bench	$ 1,000.00	$ 1,000.00	
1	AR-2	Wall Art	$ 600.00	$ 600.00	
		ELEVATOR LOBBY 107			
2	BN-1a	Bench	$ 1,000.00	$ 2,000.00	
3	AR-1	Wall Art	$ 600.00	$ 1,800.00	
		SECURITY 112			
1	TC-1	Task Chair	$ 637.00	$ 637.00	
			Subtotal for 1st Floor / West Wing		**$ 11,505.00**

QTY.	CODE	ITEM	UNIT SELL PRICE	EXT. SELL PRICE	
2nd - 5th FLOORS / WEST WING:					
		ELEVATOR LOBBIES X01			
2	BN-1b	Bench	$ 1,000.00	$ 2,000.00	
3	AR-5	Wall Art	$ 600.00	$ 1,800.00	
			Subtotal	**$ 3,800.00**	
			Qty. of Rooms	**4**	
		Subtotal for 4 Elevator Lobbies		**$ 15,200.00**	
		LOBBIES X02			
2	CC-1b	Club Chair	$ 1,545.00	$ 3,090.00	
1	SF-1b	Sofa	$ 3,078.00	$ 3,078.00	
3	OT-1	Round End Table, 20"dia.	$ 678.00	$ 2,034.00	
1	OT-2	Round Coffee Table, 32"dia.	$ 842.00	$ 842.00	
2	GC-1b	Guest Chair	$ 917.00	$ 1,834.00	
2	LA-1	Table Lamp	$ 500.00	$ 1,000.00	
5	AR-6	Wall Art	$ 600.00	$ 3,000.00	
			Subtotal	**14,878**	
			Qty. of Rooms	**4**	
		Subtotal for 4 Lobbies		**$ 59,512.00**	
		Subtotal for 2nd - 5th Floors / West Wing			**$ 74,712.00**

Subtotal	$	329,057.00
5% Contingency	$	16,452.85
GRAND TOTAL	**$**	**345,509.85**

Notes:

- Prices do not include tax or freight.
- Prices are based on 40% discount off of Manufacturers' List Prices.

BOBBY JINDAL
GOVERNOR

MILTON J. BAILEY
PRESIDENT

Louisiana Housing Finance Agency

The following resolution was offered by Commissioner Joseph M. Scontrino, III, and seconded by Commissioner Jerome Boykin, Sr.:

RESOLUTION

A resolution to authorize the Louisiana Housing Finance Agency ("Agency") to commit funding not to exceed $2,991,887.00 to support the construction of the Agency's senior village, *Village de Jardin*, (formerly "Gaslight Apartments") located at 8800 South Service Road, New Orleans, Louisiana.

WHEREAS, Hurricane Katrina inflicted severe damage to Agency owned properties in New Orleans' East, namely Gaslight Apartments, such that this complex was deemed 100% replaceable by FEMA at an estimated cost of $47,505,000.00 to be provided by FEMA; and

WHEREAS, the Agency partnered with LFPC and FEMA to rebuild this apartment community, with the Agency previously authorizing an anticipated match funding requirement, which subsequently was waived by FEMA; and

WHEREAS, FEMA and LFPC have determined that some of the construction efforts are beyond the scope of disaster assistance, and the Agency desires to do its part in contributing to the construction costs; and

WHEREAS, the Agency has the power under La. Rev. Stat. 40:600.6 (A) (5) to make and execute contracts and all other instruments necessary and convenient for the exercise of its powers and functions with any federal or state governmental agency, public or private corporation, lending institution or other entity or person:

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Louisiana Housing Finance Agency ("Board"), acting as the governing authority of said Agency, that:

SECTION 1. A resolution is hereby approved to commit funding not provided by other sources to support the construction of the Agency's senior village identified as *Village de Jardin*, and located at 8800 South Service Road, New Orleans, Louisiana. The funds committed are not to exceed $2,991,887.00.

SECTION 2. It is expected that the source of the funding will be up to but not exceeding $2,000,000.00 from the Agency's HOME allocation for fiscal year 2009, and $991,887.00 from the Agency's General Fund, which is expected to be recouped via future operations of the facility.

SECTION 3. The expected HOME-funded portion will be utilized for an eligible use under the program to fund the construction of twelve (12) additional housing-units, and the expected portion from the General Fund will be utilized for landscaping and irrigation, as well as furniture, fixtures and equipments, as those items are not covered by FEMA funding.

SECTION 4. The Chairman, Vice Chairman, President, Vice President, and/or Secretary of the Agency are hereby authorized, empowered, and directed to execute any forms and/or documents required to be executed on behalf of and in the name of the Agency, the terms of which are to be consistent with the provisions of this resolution as approved by the Agency counsel.

This resolution having been submitted to a vote, the vote thereon was as follows:

YEAS: Wayne E. Woods, John Kennedy, J. Mark Madderra, Guy T. Williams, Mayson H. Foster, Michael L. Airhart, Susan Sonnier, Walter O. Guillory, Joseph M. Scontrino, III, Katie Anderson, Jerome Boykin, Sr.

NAYS:

ABSENT: Allison A. Jones, Robert Pernell, Tyrone A. Wilson

And the resolution was declared adopted on this, the 11th day of March, 2009.

Chairman

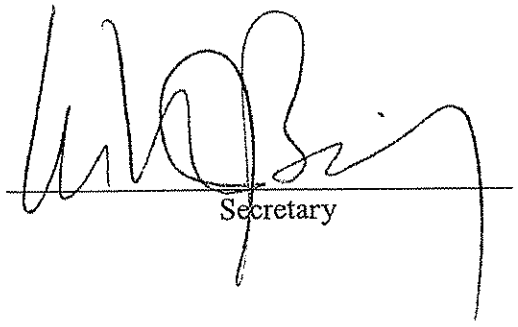
Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Commissioners of the Louisiana Housing Finance Agency, do hereby certify that the foregoing three (3) pages constitutes a true and correct copy of a resolution adopted by said Board of Commissioners on March 11, 2009 providing approval of a resolution authorizing the Louisiana Housing Finance Agency ("Agency") to commit funding not to exceed $2,991,887.00 to support the construction of the Agency's senior village, *Village de Jardin*, (formerly "Gaslight Apartments") located at 8800 South Service Road, New Orleans, Louisiana.

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Agency on this, the 11th day of March, 2009.



BOBBY JINDAL
GOVERNOR

MILTON J. BAILEY
PRESIDENT

Louisiana Housing Finance Agency

The following resolution was offered by Commissioner Joseph A. Scontrino, III, and seconded by Vice-Chair Allison A. Jones:

RESOLUTION

A resolution to amend, revise and supersede the resolution passed on March 11, 2009 by the Board of Commissioners of the Louisiana Housing Finance Agency ("Board") and to authorize the Louisiana Housing Finance Agency ("Agency") to commit funding not to exceed four million two hundred eighty thousand three hundred and fifteen dollars ($4,280,315.00) to support the construction of the Agency's senior village, *Village de Jardin*, (formerly "Gaslight Apartments") located at 8800 South Service Road, New Orleans, Louisiana.

WHEREAS, Hurricane Katrina inflicted severe damage to Agency owned properties in New Orleans East, namely Gaslight Apartments, such that this complex was deemed 100% replaceable by FEMA at an estimated cost of forty-seven million five hundred and five thousand dollars ($47,505,000.00) to be provided by FEMA; and

WHEREAS, the Agency partnered with LFPC and FEMA to rebuild this apartment community, with the Agency previously authorizing an anticipated match funding requirement, which subsequently was waived by FEMA; and

WHEREAS, FEMA and LFPC have determined that some of the construction efforts are beyond the scope of disaster assistance, and the Agency desires to do its part in contributing to the construction costs; and

WHEREAS, a resolution was passed on March 11, 2009 by the Board of Commissioners of the Louisiana Housing Finance Agency which authorized Agency to commit funding not to exceed two million nine hundred ninty-one thousand eight hundred eight-seven dollars ($2,991,887.00) to support the construction of the Agency's senior village, *Village de Jardin*; and

WHEREAS, the Agency has the power under La. Rev. Stat. 40:600.6 (A) (5) to make and execute contracts and all other instruments necessary and convenient for the exercise of its powers and functions with any federal or state governmental agency, public or private corporation, lending institution or other entity or person:

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Louisiana Housing Finance Agency, acting as the governing authority of said Agency, that:

SECTION 1. A resolution to amend, revise and supersede the resolution passed on March 11, 2009 by the Board of Commissioners of the Louisiana Housing Finance Agency is hereby approved to commit funding not provided by other sources to support the construction of the Agency's senior village identified as *Village de Jardin*, located at 8800 South Service Road, New Orleans, Louisiana. The funds committed are not to exceed four million two hundred eighty thousand three hundred fifteen dollars ($4,280,315.00).

SECTION 2. It is expected that the source of the funding will be up to but not exceeding three million nine hundred thousand dollars ($3,900,000.00) from the Agency's HOME allocation for fiscal year 2008, and three hundred eighty thousand three hundred fifteen dollar ($380,315.00) from the Agency's General Fund, which is expected to be recouped via future operations of the facility.

SECTION 3. The expected HOME-funded portion will be utilized for an eligible use under the program to fund the construction of additional housing-units, and the expected portion from the General Fund will be utilized for fixtures and equipments as those items are not covered by FEMA funding.

SECTION 4. The Chairman, Vice Chairman, President, Vice President, and/or Secretary of the Agency are hereby authorized, empowered, and directed to execute any forms and/or documents required to be executed on behalf of and in the name of the Agency, the terms of which are to be consistent with the provisions of this resolution as approved by the Agency counsel.

This resolution having been submitted to a vote, the vote thereon was as follows:

YEAS: Wayne W. Woods, Allison A. Jones, John Kennedy, J. Mark Madderra, Guy T. Williams, Mayson H. Foster, Michael L. Airhart, Tyrone A. Wilson, Joseph Scontrino, III, Katie Anderson, Jerome Boykin, Sr., Elsenia Young

NAYS:

ABSENT: Robert Pernell, Susan W. Sonnier, Walter O. Guillory

And the resolution was declared adopted on this, the 8th of April, 2009.

Chairman

Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Commissioners of the Louisiana Housing Finance Agency, do hereby certify that the foregoing three (3) pages constitute a true and correct copy of a resolution adopted by said Board of Commissioners on April 8, 2009 providing approval of a resolution to amend, revise and supersede the resolution passed on March 11, 2008 by the Board of Commissioners of the Louisiana Housing Finance Agency and to authorize the Louisiana Housing Finance Agency ("Agency") to commit funding not to exceed four million two hundred eighty thousand three hundred fifteen dollars ($4,280,315.00) to support the construction of the Agency's senior village, *Village de Jardin*, (formerly "Gaslight Apartments") located at 8800 South Service Road, New Orleans, Louisiana.

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Agency on this, the 8th day of April, 2009.

Secretary

LOUISIANA HOUSING FINANCE AGENCY

The following resolution was offered by _____ and seconded by _____ :

RESOLUTION

A resolution to authorize the Louisiana Housing Finance Agency ("Agency") to allocate and transfer funding not to exceed $708,906.00 to the Office of Facility Planning and Control, to support the irrigation and landscaping of the Agency's senior village, *Village de Jardin*, (formerly "Gaslight Square Apartments") located at 8800 South Service Road, New Orleans, Louisiana 70127 ; and providing for other matters in connection therewith.

WHEREAS, Hurricane Katrina inflicted severe damage to Agency owned properties in New Orleans East, namely Village de Jardin (formerly "Gaslight Square Apartments"), such that this complex was deemed 100% replaceable by FEMA at an estimated cost of forty-nine million two hundred and fifty-four thousand five hundred and sixty-four dollars ($49,254,564.00) to be provided by FEMA; and

WHEREAS, the Agency partnered with the Louisiana Office of Facility Planning and Control (FPC) and FEMA to rebuild this apartment community, with the Agency previously authorizing an anticipated match funding requirement, which subsequently was waived by FEMA; and

WHEREAS, FEMA and FPC have determined that some of the construction efforts were beyond the scope of disaster assistance and that the Agency would be required to contribute to certain construction costs not covered by FEMA; and

WHEREAS, a resolution was passed on March 11, 2009 by the Board of Commissioners of the Louisiana Housing Finance Agency which authorized the Agency to commit funding not to exceed two million nine hundred ninty-one thousand eight hundred eighty-seven dollars ($2,991,887.00) to support the construction of the Village de Jardin to be comprised of amounts not exceeding two million dollars ($2,000,000.00) from the Agency's HOME Allocation for fiscal year 2009 and nine hundred ninety-nine thousand, eight hundred eighty-seven dollars ($991,887.00) from the Agency's General Fund; and

WHEREAS, a superseding resolution was passed on April 9, 2009 by the Board of Commissioners of the Louisiana Housing Finance Agency which authorized the Agency to commit funding not to exceed four million two hundred eighty thousand three hundred and fifteen dollars ($4,280,315.00) to support the construction of the Village de Jardin, to be comprised of amounts not exceeding three million nine hundred thousand dollars ($3,900,000.00) from the Agency's HOME allocation for fiscal year 2009, and three hundred eighty thousand three hundred fifteen dollars ($380,315.00) from the Agency's General Fund, and

WHEREAS, the Agency's 2008 HOME Funds were not allocated to the project, and General Fund dollars have been committed and transferred to FPC for the Furniture, Fixtures, and Equipment (FFE) portion of the Village de Jardin project; and

WHEREAS, FPC proceeded with design and procurement for certain aspects of the project including but not limited to landscaping, that remained unfunded by FEMA dollars; and

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Louisiana Housing Finance Agency, acting as the governing authority of said Agency, that:

SECTION 1. Agency general funds are hereby allocated in an amount not to exceed seven hundred eight thousand nine hundred and six dollars ($708,906.00) to pay for landscaping at the Agency's senior village identified as *Village de Jardin*, located at 8800 South I-10 Service Road, New Orleans, Louisiana 70127, as detailed in the bid document released by FPC and originally awarded to Walton Construction.

SECTION 2. Agency staff is authorized to transfer to Facility Planning and Control the actual amount required by FPC and FEMA to effectuate this purpose, which amount shall not to exceed seven hundred eight thousand nine hundred and six dollars ($708,906.00) to

SECTION 3. The Chairman, Vice Chairman, President, Vice President, and/or Secretary of the Agency are hereby authorized, empowered, and directed to execute any forms and/or documents required to be executed on behalf of and in the name of the Agency, the terms of which are to be consistent with the provisions of this resolution as approved by the Agency counsel.

This resolution having been submitted to a vote, the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

And the resolution was declared adopted on this, the 13th day of April, 2011.

Chairman	Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

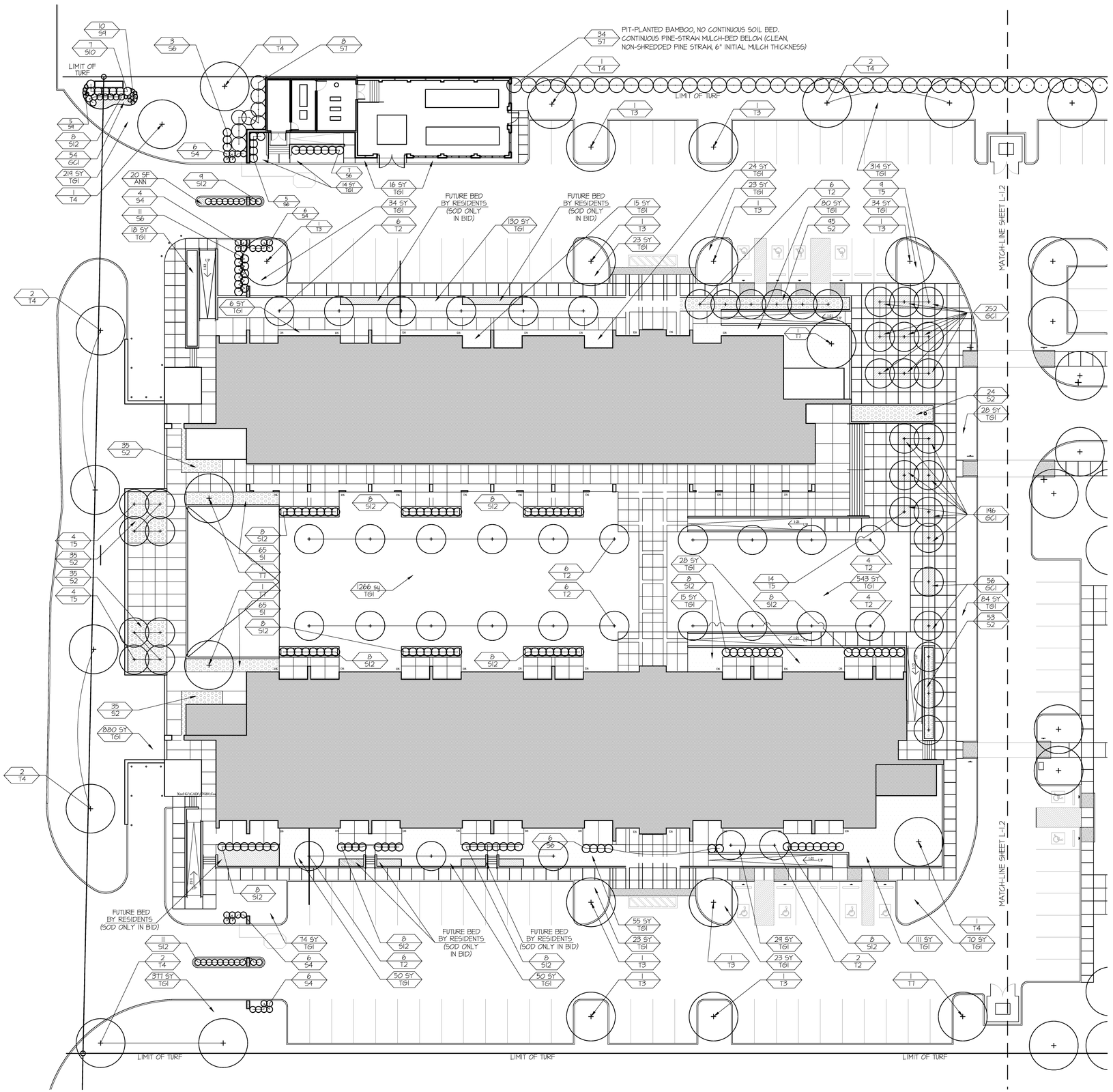
I, the undersigned Secretary of the Board of Commissioners of the Louisiana Housing Finance Agency, do hereby certify that the foregoing two (2) pages constitute a true and correct copy of a resolution adopted by said Board of Commissioners on March 16, 2011 entitled, "A resolution to authorize the Louisiana Housing Finance Agency ("Agency") to allocate and transfer funding not to exceed $708,906.00 to the Office of Facility Planning and Control, to support the irrigation and landscaping of the Agency's senior village, *Village de Jardin*, (formerly "Gaslight Square Apartments") located at 8800 South Service Road, New Orleans, Louisiana 70127; and providing for other matters in connection therewith."

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Agency on this, the 13th day of April, 2011.

_____

Secretary

PLANT KEY	
KEY	COMMON NAME
TREES	
T1	CRAPE MYRTLE "NATCHEZ"
T2	SAVANNAH HOLLY
T3	SHUMARD OAK
T4	SOUTHERN LIVE OAK
T5	FOSTER'S HOLLY
T6	DRAKE ELM
T7	SOUTHERN MAGNOLIA
T8	BALD CYPRESS
T9	-NOT USED-
T10	"TONTO" CRAPE MYRTLE
T11	COMMON BANANA
T12	COMMON FIG
T13	CHINESE FAN PALM
T14	LOQUAT
T15	SWEET OLIVE
SHRUBS	
S1	SHORE JUNIPER
S2	DWARF GARDENIA
S3	WAX LEAF LIGUSTRUM
S4	INDIAN HAWTHORNE "SNOW"
S5	-NOT USED-
S6	GEORGE TABOR AZALEA
S7	CLUMPING BAMBOO
S8	"FASHION" AZALEA
S9	AGAPANTHUS "PETER PAN"
S10	"GG GERBING" AZALEA
S11	SAGO PALM
S12	CONVEXLEAF JAP.HOLLY
GROUND COVER	
GC1	LIRIOPE "ROYAL PURPLE"
ANNUAL BEDDING PLANTS	
ANN	ANNUAL COLOR
TURF GRASS	
TG1	CENTIPEDE SOD



METAL EDGING NOTE:

4" METAL EDGING TO CONTAIN ALL BED EDGES NOT BORDERED BY CURBS, WALLS, OR PAVING (WITH THE EXCEPTION OF THE BAMBOO ALONG THE EASTERN PROPERTY LINE).

TRUE NORTH
PROJECT NORTH

1 LANDSCAPE PLAN SCALE: 1"=20'

HOLLY & SMITH ARCHITECTS, APAC
208 NORTH CATE STREET
HAMMOND, LOUISIANA 70401
TEL 985.345.5110 / FAX 985.345.5197

Gaslight Village de Jardin

new orleans, louisiana

State Project #: 01-107-05b-13, Part AQ

STATE OF LOUISIANA
ROBERT A. LAFRECHE
D-254
REGISTERED LANDSCAPE ARCHITECT

DRAWN BY AWP
REVISED BY

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PROJECT No 07020
DATE 07.23.09
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BID SET

State Project #: 01-107-05b-13

L1.1

H/S

PLANT KEY	
KEY	COMMON NAME
TREES	
T1	CRAPE MYRTLE "NATCHEZ"
T2	SAVANNAH HOLLY
T3	SHUMARD OAK
T4	SOUTHERN LIVE OAK
T5	FOSTER'S HOLLY
T6	DRAKE ELM
T7	SOUTHERN MAGNOLIA
T8	BALD CYPRESS
T9	-NOT USED-
T10	"TONTO" CRAPE MYRTLE
T11	COMMON BANANA
T12	COMMON FIG
T13	CHINESE FAN PALM
T14	LOQUAT
T15	SWEET OLIVE
SHRUBS	
S1	SHORE JUNIPER
S2	DWARF GARDENIA
S3	WAX LEAF LIGUSTRUM
S4	INDIAN HAWTHORNE "SNOW"
S5	-NOT USED-
S6	GEORGE TABOR AZALEA
S7	CLUMPING BAMBOO
S8	"FASHION" AZALEA
S9	AGAPANTHUS "PETER PAN"
S10	"GG GERBING" AZALEA
S11	SAGO PALM
S12	CONVEXLEAF JAP.HOLLY
GROUND COVER	
GC1	LIRIOPE "ROYAL PURPLE"
ANNUAL BEDDING PLANTS	
ANN	ANNUAL COLOR
TURF GRASS	
TG1	CENTIPEDE SOD

PIT-PLANTED BAMBOO, NO CONTINUOUS SOIL BED. CONTINUOUS PINE-STRAW MULCH-BED BELOW (CLEAN, NON-SHREDDED PINE STRAW, 6" INITIAL MULCH THICKNESS)

METAL EDGING NOTE:

4" METAL EDGING TO CONTAIN ALL BED EDGES NOT BORDERED BY CURBS, WALLS, OR PAVING (WITH THE EXCEPTION OF THE BAMBOO ALONG THE EASTERN PROPERTY LINE).

LIMIT OF TURF

MATCH-LINE SHEET L-1.1

MATCH-LINE SHEET L-1.3

TRUE NORTH

PROJECT NORTH

1 LANDSCAPE PLAN SCALE: 1"=20'

HOLLY & SMITH ARCHITECTS, APAC
208 NORTH GATE STREET
HAMMOND, LOUISIANA 70401
TEL 985.345.5110 / FAX 985.345.5197

Gaslight Village de Jardin

new orleans, louisiana

State Project #: 01-107-05b-13, Part AQ

STATE OF LOUISIANA
KENT LAFRECHE
D-264
REGISTERED LANDSCAPE ARCHITECT

DRAWN BY AWP

REVISED BY

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PROJECT NO 07020

DATE 07.23.09

REVISIONS 00.00.00

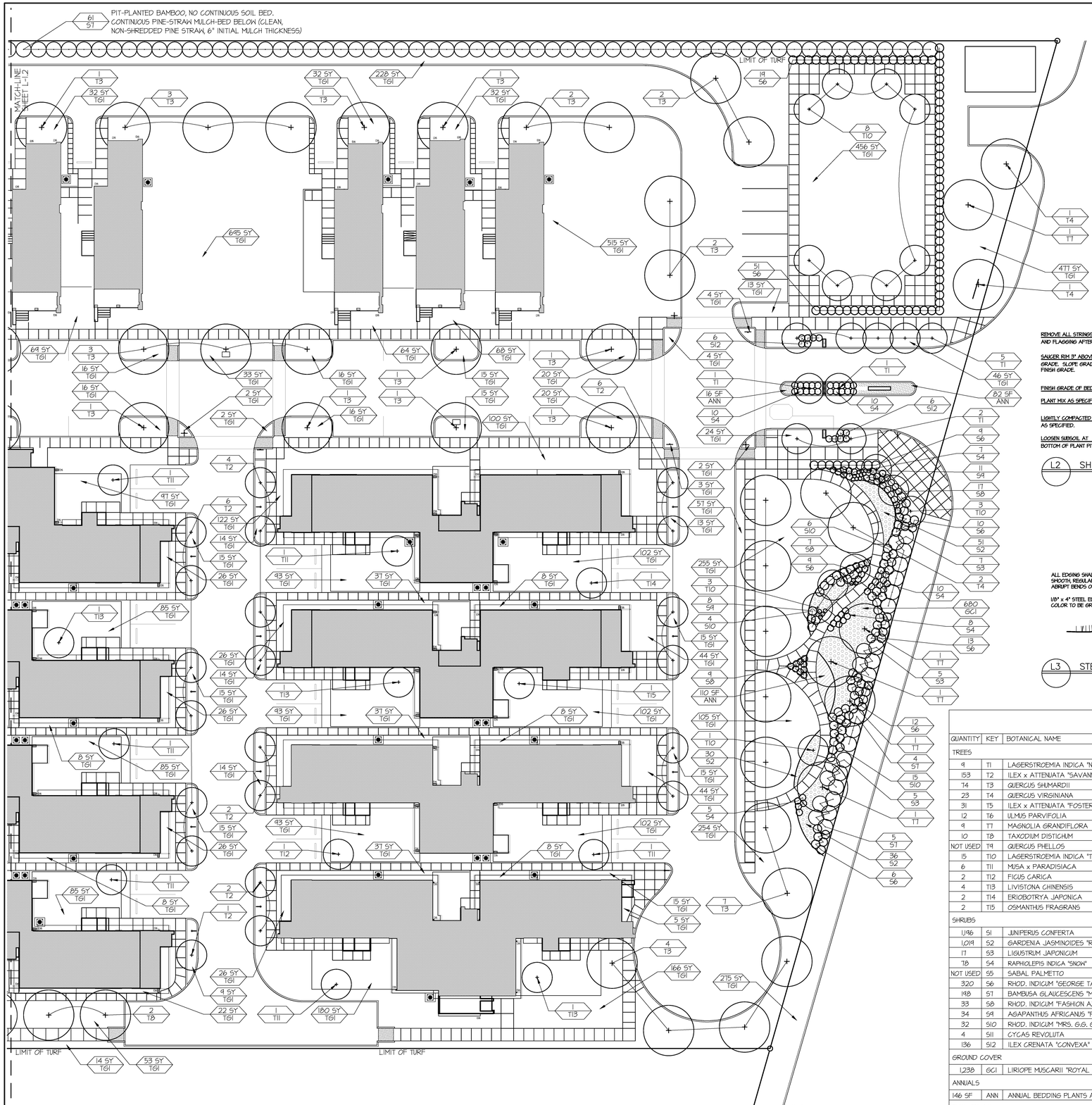
BID SET

State Project #: 01-107-05b-13

L1.2

H/S

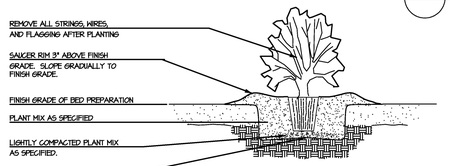
FILE PATH: C:\LDRG\Village de Jardin (Gaslight)\Village de Jardin - Final CDs - 07-23-09\VILLAGE DE JARDIN - LANDSCAPE PLAN - 07-14-09.DWG 07020 Vol1 Inset plan 07020 Vol1 A.C.vw(plot) 07020 Vol1 A.C.vw(plot) 07020 Vol1 B Inset plan fit (07020 Vol1 B Inset plan fit.vw(plot) 07020 Vol2 Inset plan 07020 Vol2 A Inset plan fit (07020 Vol2 A Inset plan fit.vw(plot) 07020 Vol2 B Inset plan fit (07020 Vol2 B Inset plan fit.vw(plot) 07020 - Site Plan - BluePlan (07020_2Tab Block).vw(plot) 07020 Vol1 vw(plot) ■ - slab ground floor corridor (07020 Vol1 A.C.vw(plot) 07020 Vol1 A Inset plan - edge of slab ground floor.vw(plot) 07020 - Mech Bldg - BluePlan MODIFIED BY: JAY LYON ON 7/24/2009 AT 3:57pm BY: Adam



1 LANDSCAPE PLAN SCALE: 1"=20'

TRUE NORTH
PROJECT NORTH

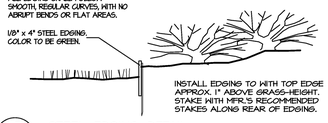
NOTE:
ALL MULCH SHALL BE PINE-BARK TYPE. NO CYPRESS OR SIMILAR HARDWOOD MULCH IS TO BE USED ON THIS SITE.



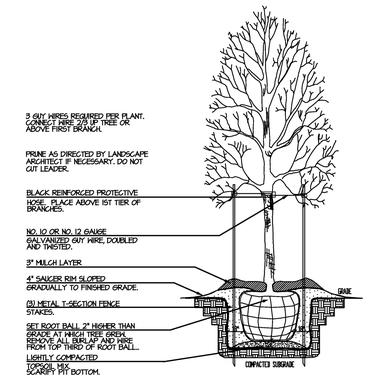
L2 SHRUB PLANTING DETAIL

METAL EDGING NOTE:

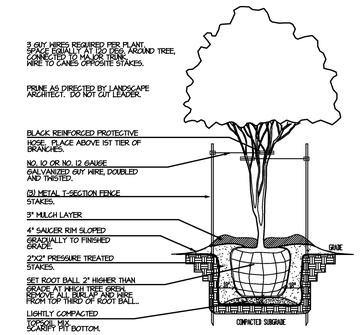
4" METAL EDGING TO CONTAIN ALL BED EDGES NOT BORDERED BY CURBS, WALLS, OR PAVING (WITH THE EXCEPTION OF THE BAMBOO ALONG THE EASTERN PROPERTY LINE).



L3 STEEL EDGING DETAIL



L1 TYPICAL TREE PLANTING DETAIL



L4 MULTI-TRUNK TREE PLANTING DETAIL

PLANT MATERIALS LIST

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	REMARKS
TREES							
9	T1	LAGERSTROEMIA INDICA "NATCHEZ"	CRAPE MYRTLE "NATCHEZ"	1-1/4" CANE	30 GAL	12'	FULL, DENSE, SYMMETRICAL, MATCHING, MULTI-TRUNKED
153	T2	ILEX x ATTENUATA "SAVANNAH"	SAVANNAH HOLLY	2-1/2" CAL	30 GAL	10-12'	FULL, DENSE, SYMMETRICAL, MATCHING, "STANDARD" FORM
14	T3	QUERCUS SHUMARDII	SHUMARD OAK	2-1/2" CAL	30 GAL	10-12'	FULL, DENSE, SYMMETRICAL, MATCHING
23	T4	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	2-1/2" CAL	AS AVAIL.	14-16'	FULL, DENSE, SYMMETRICAL, SPECIMEN PLANTS
31	T5	ILEX x ATTENUATA "FOSTERI"	FOSTER'S HOLLY	2-1/2" CAL	30 GAL	12-14'	SYMMETRICAL, SINGLE-TRUNKED, 6' CLEAR TRUNK, MATCHING
12	T6	ULMUS PARVIFOLIA	DRAKE ELM	2-1/2" CAL	30 GAL	10-12'	FULL, DENSE, SYMMETRICAL
9	T7	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2-1/2" CAL	30 GAL	10-12'	FULL, DENSE, SYMMETRICAL
10	T8	TAXODIUM DISTICHUM	BALD CYPRESS	2-1/2" CAL	30 GAL	10-12'	FULL, DENSE, SYMMETRICAL
NOT USED	T9	QUERCUS PHELLOS	WILLOW OAK	2-1/2" CAL	30 GAL	10-12'	FULL, DENSE, SYMMETRICAL
15	T10	LAGERSTROEMIA INDICA "TONTO"	CRAPE MYRTLE "TONTO"	1-1/4" CANE	30 GAL	10-12'	FULL, DENSE, SYMMETRICAL
6	T11	MUSA x PARADISIACA	COMMON BANANA	-	30 GAL	10'	FULL, DENSE, CLUMPING
2	T12	FICUS CARICA	COMMON FIG	-	20 GAL	6-8'	FULL, DENSE, VIGOROUS
4	T13	LIVISTONA CHINENSIS	CHINESE FAN PALM	-	AS AVAIL.	8' C.T.	FULL, DENSE, SYMMETRICAL
2	T14	ERIOBOTRYA JAPONICA	LOQUAT	2-1/2" CAL	30 GAL	10-12'	FULL, DENSE, SYMMETRICAL
2	T15	OSMANTHUS FRAGRANS	SWEET OLIVE	-	30 GAL	8'	FULL, DENSE, SYMMETRICAL, MULTI-TRUNKED, TREE FORM
SHRUBS							
1,196	S1	JUNIPERUS CONFERTA	SHORE JUNIPER	-	3 GAL	-	FULL, DENSE, SPREADING
1,019	S2	GARDENIA JASMINOIDES "RADICANS"	DWARF GARDENIA	-	3 GAL	-	FULL, DENSE, SPREADING
17	S3	LIGUSTRUM JAPONICUM	WAX LEAF LIGUSTRUM	-	B&B	6-8'	FULL, DENSE, PRUNED AS STANDARD, MATCHING SPECIMENS
78	S4	RAPHIOLEPIS INDICA "SNOW"	INDIAN HAWTHORNE "SNOW"	-	3 GAL	-	FULL, DENSE, CLUMPING
NOT USED	S5	SABAL PALMETTO	PALMETTO	-	7 GAL	-	FULL, DENSE, SYMMETRICAL
320	S6	RHOD. INDICUM "GEORGE TABOR"	"GEORGE TABOR" AZALEA	-	3 GAL	-	FULL, DENSE, SYMMETRICAL
198	S7	BAMBUSA GLAUCESCENS "MULTIPLEX"	CLUMPING BAMBOO	-	B&B	10'	FULL, DENSE, CLUMPING
33	S8	RHOD. INDICUM "FASHION AZALEA"	"FASHION" AZALEA	-	3 GAL	-	FULL, DENSE, SYMMETRICAL
34	S9	AGAPANTHUS AFRICANUS "PETER PAN"	AGAPANTHUS "PETER PAN"	-	3 GAL	-	FULL, DENSE, CLUMPING
32	S10	RHOD. INDICUM "MRS. G.G. GERBING"	"GG GERBING" AZALEA	-	3 GAL	-	FULL, DENSE, SYMMETRICAL
4	S11	CYCAS REVOLUTA	SAGO PALM	-	20 GAL	-	FULL, DENSE, SYMMETRICAL
136	S12	ILEX CRENATA "CONVEXA"	CONVEXLEAF JAPANESE HOLLY	-	3 GAL	-	FULL, DENSE, SYMMETRICAL
GROUND COVER							
1,238	GC1	LIRIOPE MUSCARII "ROYAL PURPLE"	LIRIOPE "ROYAL PURPLE"	-	4" POTS	-	DENSE, CLUMPING, ARRANGED IN DIAGONAL ROADS @ 8" O.C.
ANNUALS							
146 SF	ANN	ANNUAL BEDDING PLANTS AS SPEC'D BY L.A. AT TIME OF INSTALLATION		-	CELL-PAC	-	SPACE PER GROWER
TURF GRASS							
21,486 SY	TG1	EREMOCHLOA OPHIUROIDES "OAKLAWN"	CENTIPEDE SOD	S.Y.	SOD	-	GLASS "A" CERTIFIED SOD

HOLLY & SMITH ARCHITECTS, APAC
208 NORTH GATE STREET
HAMMOND, LOUISIANA 70401
TEL 985.345.5110 / FAX 985.345.5197

Gaslight
Village de Jardin
new orleans, louisiana
State Project #: 01-107-05b-13, Part AQ

STATE OF LOUISIANA
REGISTERED LANDSCAPE ARCHITECT
D-264

DRAWN BY AWP
REVISED BY

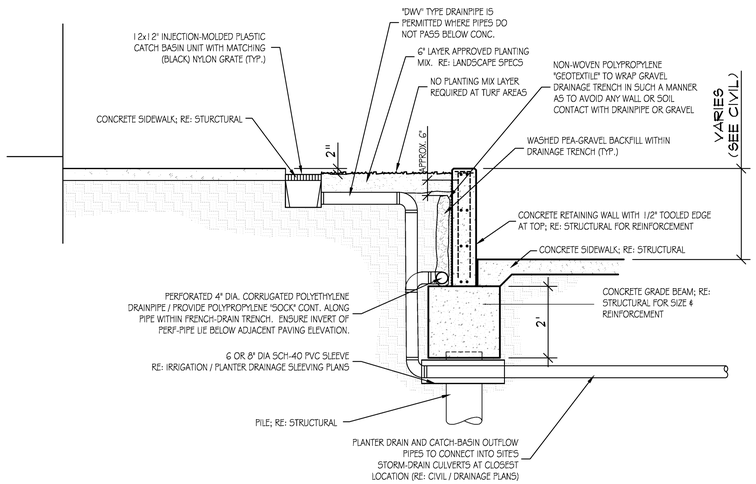
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PROJECT NO 07020
DATE 07.23.09
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BID SET

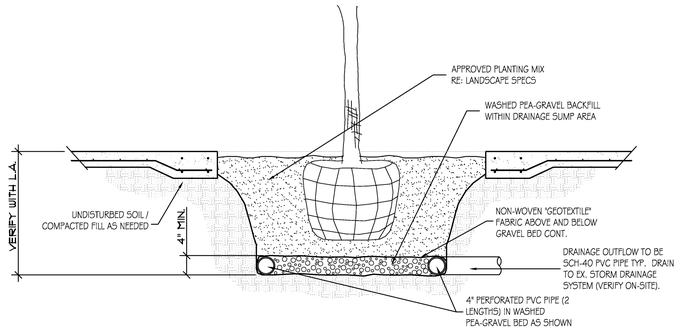
State Project #: 01-107-05b-13

L1.3

H/S



1 TERRACE / PLANTER DRAINAGE SECTION SCALE: 1/2"=1'

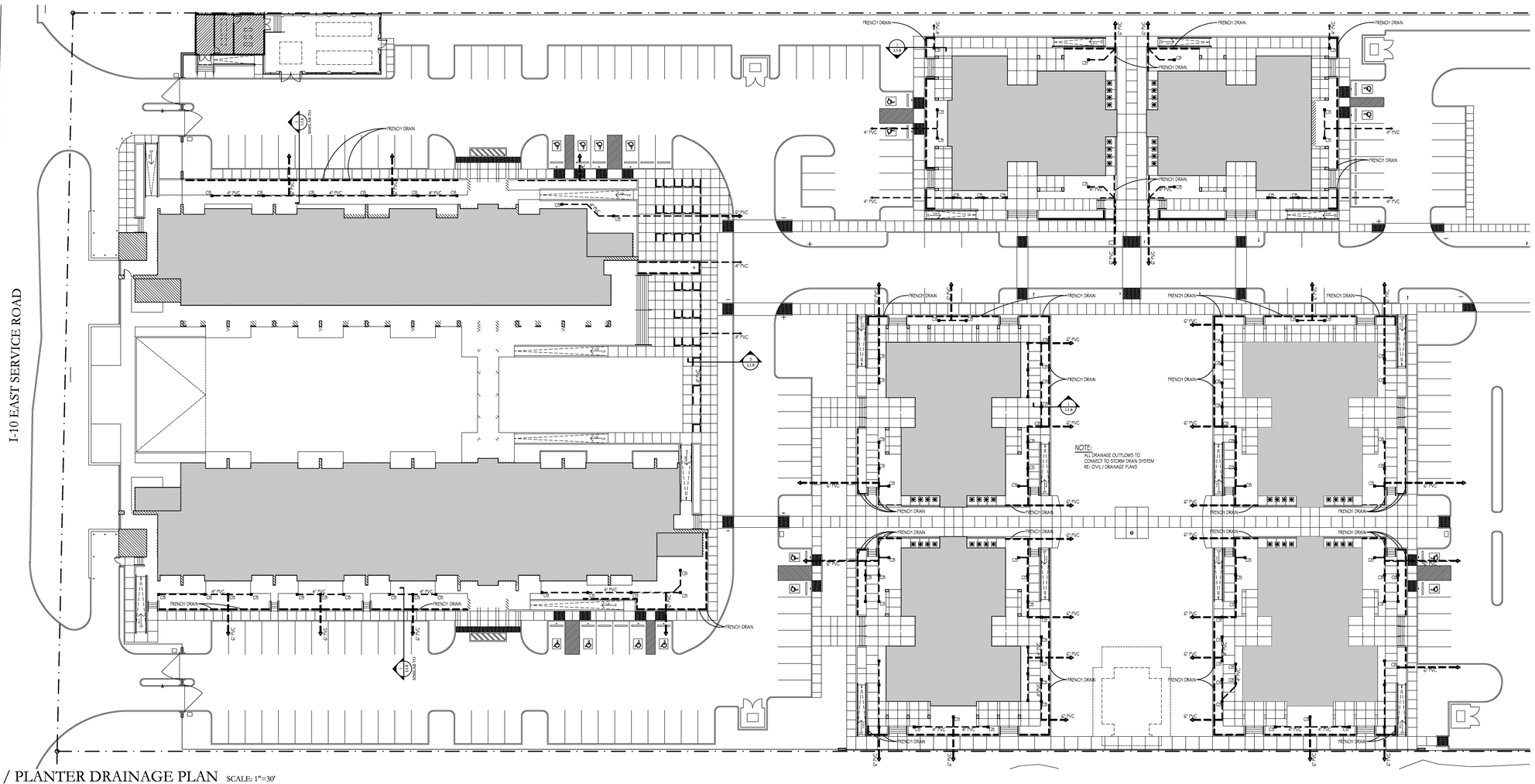


2 TREE PLANTER DRAINAGE SECTION SCALE: 3/4"=1'

IRRIGATION SLEEVE KEY:

- 4" DIA. SCH-40 PVC IRRIGATION SLEEVE INSTALLED BELOW WALLS / PAVING / CURBS
- 6" DIA. SCH-40 PVC IRRIGATION SLEEVE INSTALLED BELOW WALLS / PAVING / CURBS

NOTE:
ALL SLEEVE LOCATION SHALL BE LOCATED PER REFERENCE TO THE IRRIGATION AND BED DRAINAGE PLANS



3 TERRACE / PLANTER DRAINAGE PLAN SCALE: 1"=30'

HOLLY & SMITH ARCHITECTS, APAC
208 NORTH CATE STREET
HAMMOND, LOUISIANA 70401
TEL 985.345.5110 / FAX 985.345.5197

Gaslight
Village de Jardin
new orleans, louisiana

State Project #: 01-107-05b-13, Part AQ

STATE OF LOUISIANA
RAYMOND J. FRECHE
D-264
REGISTERED LANDSCAPE ARCHITECT

DRAWN BY
REVISED BY

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State Project #: 01-107-05b-13

L1.8

H/S

FILE PATH: C:\LDRCG\Village de Jardin (Gaslight)\Village de Jardin - Final CDs - 07-23-09\VILLAGE DE JARDIN - Drainage Plan - 07-16-09.DWG XREFS: (07020 Vol4 ref-xtgrid & sub-ground) (tree-overlay (07020_Title Blocks (07020 Vol4 ref-xtgrid & sub-ground) (tree-overlay (07020 Vol3.B Swarplan-01) (07020 - Mech Bldg - BasePlan) (07020 Vol3.A Swarplan-01) (07020 Vol1 Swarplan) (07020 Vol3.A-C-xtgrid) (07020 Vol3.B-xtgrid) MODIFIED: Jul 17, 2009 3:47pm PLOTTED: Jul 17, 2009 3:47pm BY: Adam

THE GENERAL CONTRACTOR SHALL PROVIDE A 3" GATE VALVE STUBBED OUT FROM THE 10" WATER MAIN DOWNSTREAM OF THE ABOVE GROUND WATER METER GROUP AT THE NORTHEAST CORNER OF THE SITE TO BE CONSIDERED THE POINT-OF-CONNECTION FOR THE IRRIGATION CONTRACTOR. ALL MATERIALS, OPERATIONS, INSTALLED CONDITIONS AND PERSONNEL SHALL BE IN STRICT ACCORDANCE WITH ANY APPLICABLE CODES, ORDINANCES AND RESTRICTIONS.

QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE ALL MATERIALS NECESSARY FOR A COMPLETE IRRIGATION SYSTEM.

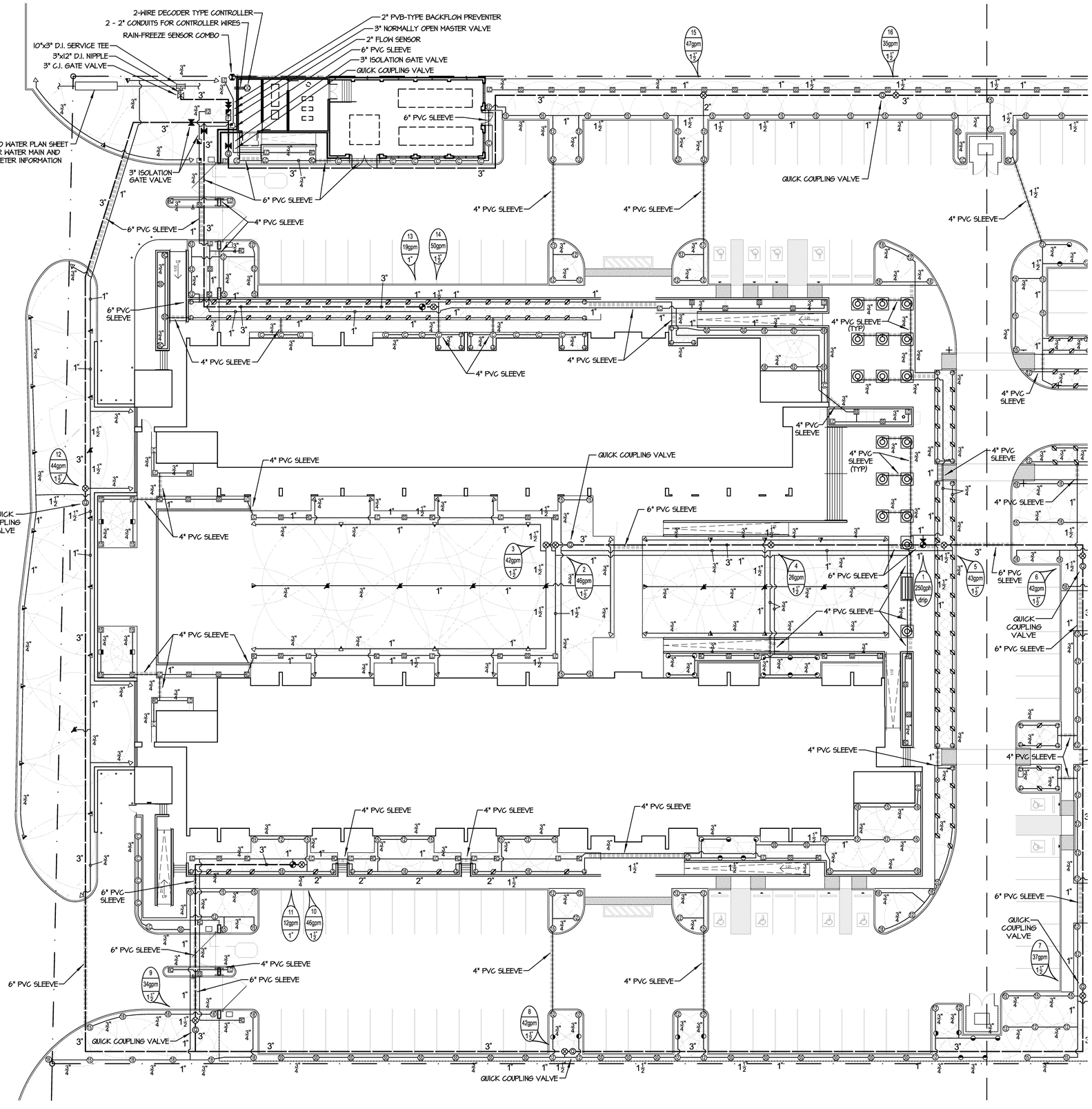
IRRIGATION LEGEND

1	⋈	POINT-OF-CONNECTION (BY GENERAL CONTRACTOR)
1	⏩	2" WILKINS #720A PRESSURE VACUUM BREAKER ASSY.
1	◩	BERMAD 3" #410 MASTER VALVE (NORMALLY OPEN)
1	F	RAINBIRD FS200P 2" FLOW SENSOR
22	Q	RAINBIRD 3RC QUICK COUPLING VALVE (PROVIDE 4 KEYS)
3	⋈	3" BRONZE ISOLATION GATE VALVE
1	⋈	RAINBIRD XCZ-100-COM 1" DRIP ZONE CONTROL KIT
8	◔	RAINBIRD 100PGA ZONE VALVE W/FLO CONTROL
45	⊗	RAINBIRD 150PGA ZONE VALVE W/FLO CONTROL
1	⊛	RAINBIRD MDC2-100 TWO-WIRE DECODER CONTROLLER W/ FREEDOM REMOTE CONTROL FOR CELLULAR PHONE
1	⊛	HUNTER RFC RAIN/FREEZE-CLIK - AUTO SHUTOFF SENSOR
149	⊖	RAINBIRD 1804-PRS W/ 8Q POP-UP TURF SPRAY
1	⊗	RAINBIRD 1804-PRS W/ 8T POP-UP TURF SPRAY
272	◔	RAINBIRD 1804-PRS W/ 8H POP-UP TURF SPRAY
74	◑	RAINBIRD 1804-PRS W/ 10Q POP-UP TURF SPRAY
75	◑	RAINBIRD 1804-PRS W/ 10H POP-UP TURF SPRAY
4	●	RAINBIRD 1804-PRS W/ 10F POP-UP TURF SPRAY
302	⑫	RAINBIRD 1804-PRS W/ 12VAN POP-UP TURF SPRAY
126	⑮	RAINBIRD 1804-PRS W/ 15VAN POP-UP TURF SPRAY
108	⑱	RAINBIRD 1804-PRS W/ 18VAN POP-UP TURF SPRAY
204	SS	RAINBIRD 1804-PRS W/ 15SST POP-UP TURF SPRAY
65	RC	RAINBIRD 1804-PRS W/ 15RCS POP-UP TURF SPRAY
86	LC	RAINBIRD 1804-PRS W/ 15LCS POP-UP TURF SPRAY
42	Ⓒ	RAINBIRD 1804 W/ 15CST & PCS040 SCREEN
9	□	RAINBIRD 1812-PRS W/ 5Q POP-UP SHRUB SPRAY
35	◔	RAINBIRD 1812-PRS W/ 8Q POP-UP SHRUB SPRAY
44	◧	RAINBIRD 1812-PRS W/ 8H POP-UP SHRUB SPRAY
2	◈	RAINBIRD 1812-PRS W/ 10Q POP-UP SHRUB SPRAY
2	◩	RAINBIRD 1812-PRS W/ 10T POP-UP SHRUB SPRAY
12	◨	RAINBIRD 1812-PRS W/ 10H POP-UP SHRUB SPRAY
21	⑫	RAINBIRD 1812-PRS W/ 12VAN POP-UP SHRUB SPRAY
19	⑮	RAINBIRD 1812-PRS W/ 15VAN POP-UP SHRUB SPRAY
186	SS	RAINBIRD 1812-PRS W/ 15SST POP-UP SHRUB SPRAY
80	RC	RAINBIRD 1812-PRS W/ 15RCS POP-UP SHRUB SPRAY
66	LC	RAINBIRD 1812-PRS W/ 15LCS POP-UP SHRUB SPRAY
6	Ⓒ	RAINBIRD 1812 W/ 15CST & PCS040 SCREEN
31	▷	RAINBIRD 5004 W/ 1.0LA POP-UP TURF ROTOR
32	▶	RAINBIRD 5004 W/ 2.0LA POP-UP TURF ROTOR
27	◣	RAINBIRD 5004 W/ 3.0LA POP-UP TURF ROTOR
33	▷	RAINBIRD 5004 W/ 1.5 POP-UP TURF ROTOR
31	▷	RAINBIRD 5004 W/ 3.0 POP-UP TURF ROTOR

RAINBIRD LD-06-12 LANDSCAPE DRIPLINE
PVC LATERAL PIPING
MAINLINE PIPING & COMMUNICATION CABLE

SEE SHEET L2.2 FOR IRRIGATION DETAILS

2-WIRE DECODER TYPE CONTROLLER
2 - 2" CONDUITS FOR CONTROLLER WIRES
RAIN-FREEZE SENSOR COMBO
10"x3" D.I. SERVICE TEE
3"x12" D.I. NIPPLE
3" C.I. GATE VALVE
2" PVB-TYPE BACKFLOW PREVENTER
3" NORMALLY OPEN MASTER VALVE
2" FLOW SENSOR
6" PVC SLEEVE
3" ISOLATION GATE VALVE
QUICK COUPLING VALVE
REFER TO WATER PLAN SHEET C4.B FOR WATER MAIN AND WATER METER INFORMATION
3" ISOLATION GATE VALVE
4" PVC SLEEVE
4" PVC SLEEVE (TYP)
QUICK COUPLING VALVE



TRUE NORTH
PROJECT NORTH

1 IRRIGATION PLAN SCALE: 1"=20'
SCALE: - 1" = 20'-0"

HOLLY & SMITH ARCHITECTS, APAC
208 NORTH GATE STREET
HAMMOND, LOUISIANA 70401
TEL 985.345.5110 / FAX 985.345.5197

Gaslight
Village de Jardin
new orleans, louisiana
State Project #: 01-107-05b-13, Part AQ

STATE OF LOUISIANA
KENT LEFRECHE
D-264
REGISTERED LANDSCAPE ARCHITECT

DRAWN BY MDL
REVISED BY

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PROJECT № 07020
DATE 07.23.09
REVISIONS 00.00.00
BID SET

State Project #: 01-107-05b-13

L1.9

H/S

IRRIGATION SYMBOL KEY

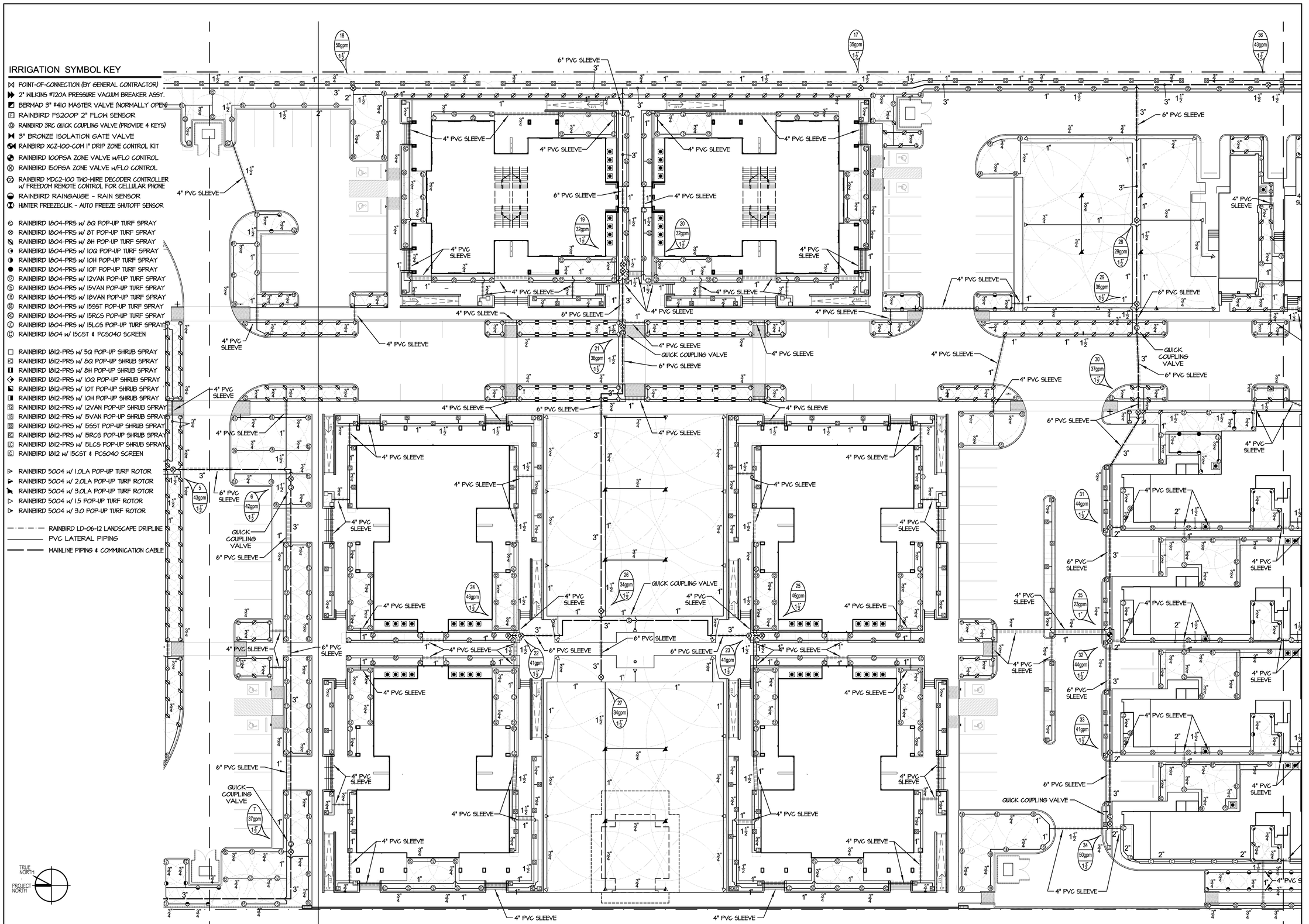
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Gaslight Village de Jardin

new orleans, louisiana

State Project #: 01-107-05b-13, Part AQ

STATE OF LOUISIANA
RONALD J. LEFRECHE
D-264
REGISTERED LANDSCAPE ARCHITECT

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REVISED BY

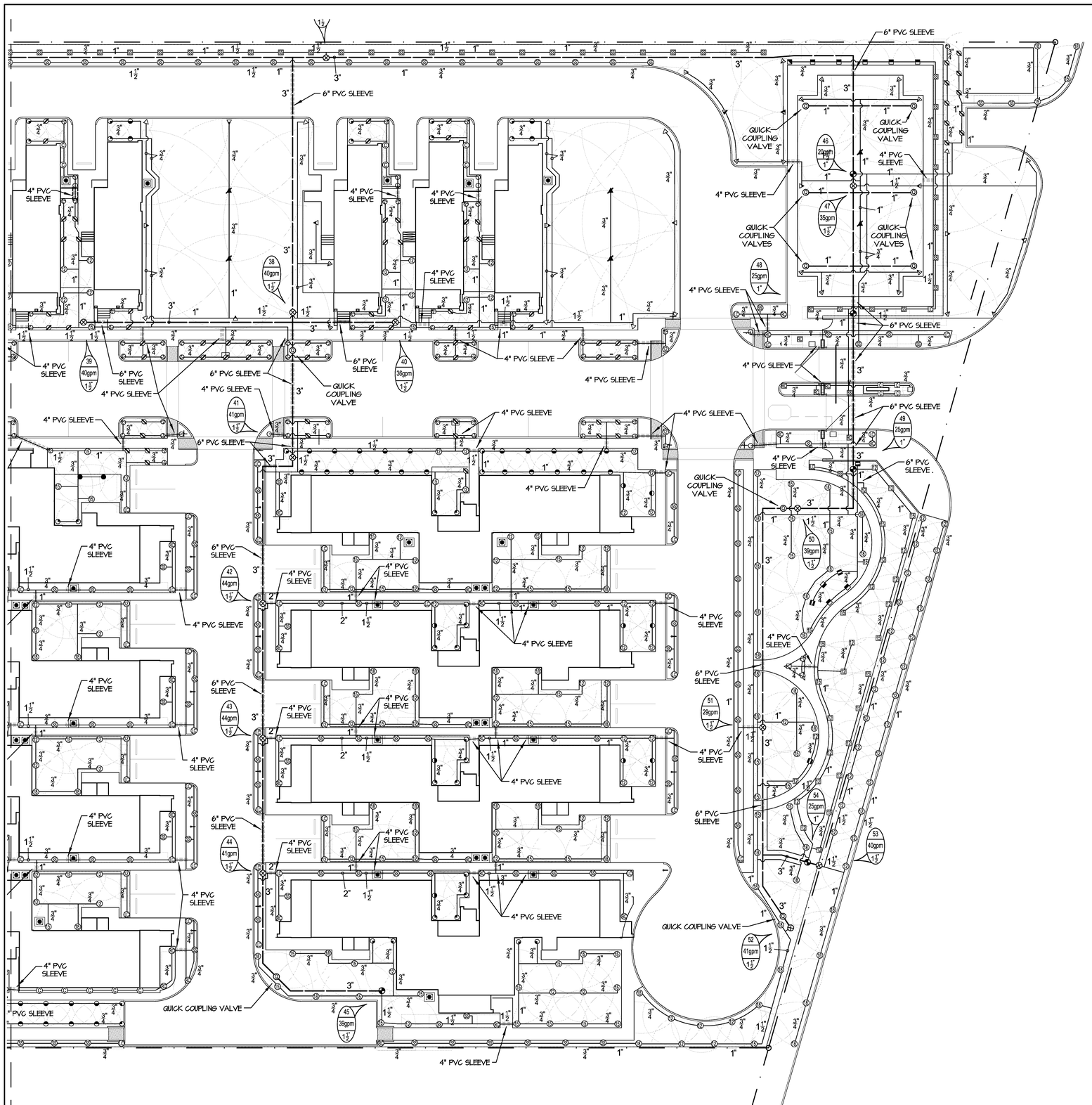
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PROJECT Nº 07020
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State Project #: 01-107-05b-13

L2.0

H/S



1 IRRIGATION PLAN SCALE: 1"=20'

SCALE: - 1" = 20'-0"

TRUE NORTH

PROJECT NORTH

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STATE OF LOUISIANA
ROBERT J. LAFRECHE
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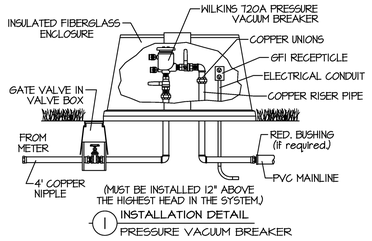
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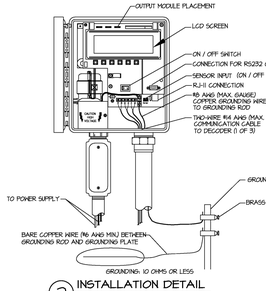
State Project #: 01-107-05b-13

L2.1

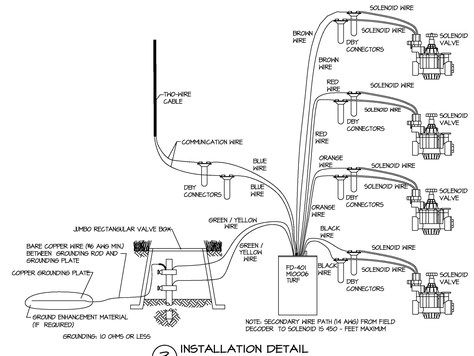
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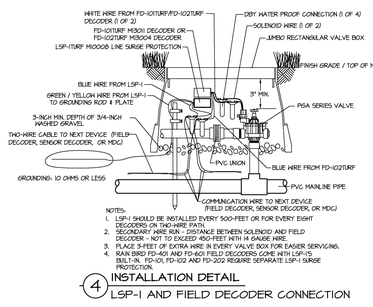
1 INSTALLATION DETAIL
PRESSURE VACUUM BREAKER



2 INSTALLATION DETAIL
MDC TWO-WIRE CONTROL UNIT

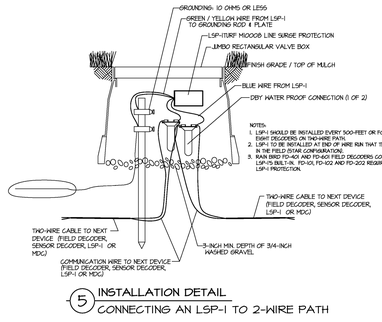


3 INSTALLATION DETAIL
FD401 DECODER



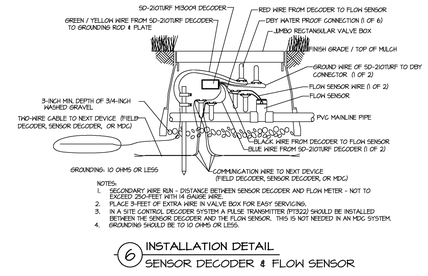
NOTES:
1. LSP-I SHOULD BE INSTALLED EVERY 500-FEET OR FOR EVERY EIGHT DECODERS ON TWO-WIRE PATH.
2. SECONDARY WIRE RUN - DISTANCE BETWEEN SOLENOID AND FIELD DECODER - NOT TO EXCEED 450-FEET WITH 14 GAUGE WIRE
3. PLACE 3-FEET OF EXTRA WIRE IN EVERY VALVE BOX FOR EASIER SERVICING.
4. RAIN BIRD FD-401 AND FD-601 FIELD DECODERS COME WITH LSP-IS BUILT-IN. FD-101, FD-102 AND FD-202 REQUIRE SEPARATE LSP-I SURGE PROTECTION.

4 INSTALLATION DETAIL
LSP-I AND FIELD DECODER CONNECTION



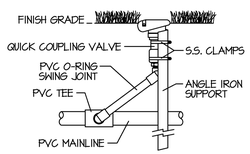
NOTES:
1. LSP-I SHOULD BE INSTALLED EVERY 500-FEET OR FOR EVERY EIGHT DECODERS ON TWO-WIRE PATH.
2. LSP-I TO BE INSTALLED AT END OF WIRE RUN THAT TERMINATES IN THE FIELD (STAR) CONFIGURATION.
3. RAIN BIRD FD-401 AND FD-601 FIELD DECODERS COME WITH LSP-IS BUILT-IN. FD-101, FD-102 AND FD-202 REQUIRE SEPARATE LSP-I PROTECTION.

5 INSTALLATION DETAIL
CONNECTING AN LSP-I TO 2-WIRE PATH

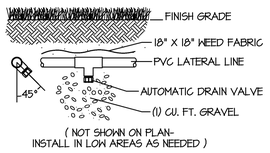


NOTES:
1. SECONDARY WIRE RUN - DISTANCE BETWEEN SENSOR DECODER AND FLOW METER - NOT TO EXCEED 250-FEET WITH 14 GAUGE WIRE.
2. PLACE 3-FEET OF EXTRA WIRE IN VALVE BOX FOR EASY SERVICING.
3. IN A SITE CONTROL DECODER SYSTEM A PULSE TRANSMITTER (PT322) SHOULD BE INSTALLED BETWEEN THE SENSOR DECODER AND THE FLOW SENSOR. THIS IS NOT NEEDED IN AN MDC SYSTEM.
4. GROUNDING SHOULD BE TO 10 OHMS OR LESS.

6 INSTALLATION DETAIL
SENSOR DECODER & FLOW SENSOR

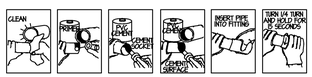


7 INSTALLATION DETAIL
QUICK COUPLING VALVE



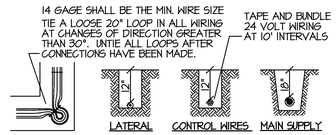
(NOT SHOWN ON PLAN-
INSTALL IN LOW AREAS AS NEEDED)

8 INSTALLATION DETAIL
AUTOMATIC DRAIN VALVE



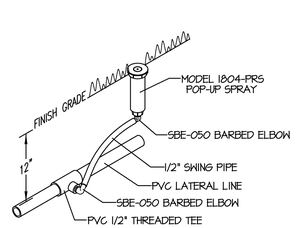
NOTES:
NEVER LAY PVC PIPE WHEN THERE IS WATER IN THE TRENCH
NEVER LAY PVC PIPE WHEN THE TEMPERATURE IS 32°F OR BELOW

9 INSTALLATION DETAIL
PVC ASSEMBLING

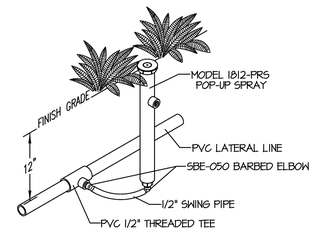


NOTES: BACKFILL MATERIAL SHALL BE FREE FROM ROCKS OR HEAVY UNSUITABLE SUBSTANCES WHICH COULD DAMAGE THE PIPE OR CREATE UNUSUAL SETTLING PROBLEMS. BACKFILL SHALL BE DONE IN SIX INCH LAYERS AND TAMPED DOWN AFTER EACH LAYER IS PUT BACK TO PREVENT EXCESSIVE SETTLING.

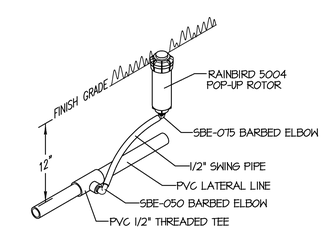
10 INSTALLATION DETAIL
MAINLINE, LATERAL & WIRING



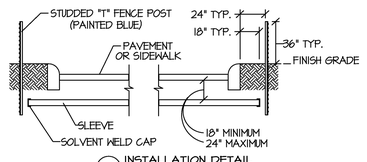
11 INSTALLATION DETAIL
4" POP-UP TURF SPRAY



12 INSTALLATION DETAIL
12" POP-UP SHRUB SPRAY



13 INSTALLATION DETAIL
POP-UP TURF ROTOR



14 INSTALLATION DETAIL
TYPICAL SLEEVING

GENERAL NOTES

1. CONTRACTOR SHALL INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S CURRENT SPECIFICATIONS AND RECOMMENDATIONS.
2. CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM DYNAMIC WATER PRESSURE OF 55psi WITH A FLOW RATE OF 100gpm AT THE POINT-OF-CONNECTION PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY ARCHITECT IF WATER PRESSURE IS LESS THAN OR SIGNIFICANTLY HIGHER THAN NOTED.
3. COORDINATE EXACT LOCATIONS OF WATER SOURCE, BACKFLOW PREVENTER, CONTROLLER AND CLIMATE SENSORS WITH THE ARCHITECT AND GENERAL CONTRACTOR. ELECTRICAL CONTRATOR SHALL PROVIDE 115VAC POWER IN A J-BOX AT THE CONTROLLER LOCATION AND CONDUITS FOR CONTROL WIRING AND GRONDING TO THE OUTDOORS AS SHOWN.
4. WHEN TRENCHING UNDER THE DRIPLINE OF EXISTING TREES EXTREME CARE MUST BE GIVEN TO AVOID ROOT DAMAGE. IF AT ALL POSSIBLE AVOID TRENCHING INSIDE THE DRIPLINE BY GOING AROUND THE TREE RATHER THAN UNDER IT. IF TRENCHING MUST OCCUR UNDER THE DRIPLINE, USE EITHER TUNNELING OR HAND-DIGGING METHODS RATHER THAN A MECHANICAL TRENCHER. MINIMIZE THE IMPACTS OF ROOT SEVERING BY AVOIDING CONSTRUCTION DURING HOT, DRY WEATHER, KEEPING TREES WELL WATERED BEFORE AND AFTER DIGGING AND COVERING ROOTS WITH SOIL OR MULCH AS SOON AS POSSIBLE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES CAUSED TO ALL UTILITIES (BOTH OVERHEAD AND BELOW GROUND) DURING THE IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE AT LOCAL UTILITIES AND THE OWNER IN THE LOCATION OF THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN THE WORKING AREA.
6. THE IRRIGATION DESIGN IS DIAGRAMMATIC. THE INTENT OF THE DRAWINGS IS TO SHOW THE GENERAL LAYOUT AND LOGIC OF THE SYSTEM. SCALED MEASUREMENTS MAY NOT BE ACCURATE. ACTUAL LOCATIONS AND QUANTITIES OF PIPE AND FITTINGS MAY VARY DUE TO FIELD ADJUSTMENTS FOR EXISTING CONDITIONS AND OTHER OBSTRUCTIONS TO PROVIDE THE PROPER AND INTENDED COVERAGE.
7. ALL PVC MAINLINE AND LATERAL PIPING SHALL BE PVC CL200. ALL PVC FITTINGS SHALL BE SCH40 PVC TYPE 1 AND MUST BE OF DOMESTIC MANUFACTURE. PVC SOLVENT CEMENT AND PRIMER SHALL BE AS RECOMMENDED / APPROVED BY THE MANUFACTURER OF THE PIPE.

SLEEVING NOTES

1. SLEEVING SHALL BE POLYVINYL CHLORIDE (PVC) SCH 40 PIPE AND FITTINGS, INSTALLED AT A MINIMUM DEPTH OF 18 INCHES AND A MAXIMUM DEPTH OF 24 INCHES BY THE GENERAL CONTRACTOR.
2. UPON COMPLETION OF SITE FILLING AND COMPACTION OPERATIONS, AND PRIOR TO THE CONSTRUCTION OF FOUNDATIONS, ROADWAYS, WALKS OR OTHER PAVEMENTS OR OBSTRUCTIONS, INSTALL SLEEVES IN SUFFICIENT SIZES TO ACCOMMODATE FUTURE IRRIGATION PIPING AND/OR CONTROL WIRING. ENDS OF SLEEVES SHALL EXTEND 12 INCHES PAST THE EDGES OF ALL PAVING AND CURBS. CLEARLY MARK FOR FUTURE USE BY THE IRRIGATION CONTRACTOR.

CONTRACTOR SHALL COMPLETE THE PROGRAMMING SHEETS PROVIDED IN THE CONTROLLER MANUAL. PROVIDE A LAMINATED COPY IN THE CONTROLLER DOOR AND FURNISH COPIES TO THE OWNER AND USER WHEN SUBMITTING AS-BUILT DRAWINGS.

Appendix VIII, continued

MDC Controller - Edit Set-Up Data

I	Controller Type	(Check One)		VII	Software (Check One)	Version	
	MDC 50	( )				1.3	( )
	MDC 50-100	( )				1.2	( )
	MDC 100-150	( )					
	MDC 100-200	( )		VIII	Water Budget	%	
II	Time Window	(Irrigation Prevented)			Extend		
	From						
	To						

III	Valve Type	Switch	No of Valves
	1		
	2		
	3		
	4		
	5		
	A		
	B		
	C		
	D		
	E		

IV (1.3 and 2.0)	Pump Master Valve	Address	On Delay	Off Delay	Switch
	Master Valve				
	Booster 1				
	Booster 2				
	Booster 3				
	Booster 4				
	Booster 5				
	Booster 6				
	Booster 7				
	Booster 8				
	Booster 9				

V Sensor Setup	Rain Alarm (Check One)	Passive ( ) Passive ( )	Active ( ) Active ( )

VI	Sensor Decoders: Name	Type	Address	Units	Value	@
	SD1					
	SD2					
	SD3					
	SD4					
	SD5					
	SD6					
	SD7					
	SD8					
	SD9					
	SD10					

110

RAIN BIRD

Appendix VIII, continued

MDC Controllers

	ID	Name	Address	Valve Type	Booster	Valve (2.0 Only)	Description
1							
2							
3							
4							
5							
6							
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47							
48							
49							
50							

RAIN BIRD

111

Appendix VIII, continued

MDC Programming Guide - Edit Irrigation Data

Irrigation Schedule #												
Status	Active	Passive	Days	M	T	W	T	F	S	S		
	( )	( )		M	T	W	T	F	S	S		
Start Time												
1		2		3		4		5		6		
7		8		9		10		11		12		

Step	Run Time (Mins)	Dec #1	Dec #2	Dec #3	Dec #4	Dec # 5	Dec #6	Dec #7	Dec #8	Dec #9	Dec #10

FILE INFO: C:\DWG\Village de Jardin (Gaslight)\Village de Jardin - Final CDs - 07-23-09\VILLAGE DE JARDIN - Drainage Plan - 07-16-09.DWG XREFS: 07020 Vol1 Interplan; 07020 Vol2 Interplan; 07020 Vol3 A Interplan-01; 07020 Vol4 Interplan; 07020 Vol5 A Interplan-01; 07020 Vol6 A-C-ovlgrid; 07020 Vol A-B-ovlgrid MODIFIED: Jul 17, 2009 3:47pm BY: Adam
PLOTTED: Jul 17, 2009 3:47pm BY: Adam

I-10 EAST

I-10 EAST SERVICE ROAD

IRRIGATION SLEEVE KEY:

- 4" DIA. SCH-40 PVC IRRIGATION SLEEVE INSTALLED BELOW WALLS / PAVING / CURBS
- 6" DIA. SCH-40 PVC IRRIGATION SLEEVE INSTALLED BELOW WALLS / PAVING / CURBS

NOTE:
ALL SLEEVE LOCATION SHALL BE LOCATED PER REFERENCE TO THE IRRIGATION AND BED DRAINAGE PLANS

8" PVC DRAINPIPE SLEEVE BELOW WALL FOOTING / CURB / PAVING

8" PVC DRAINPIPE SLEEVE BELOW WALL FOOTING / CURB / PAVING

MATCH-LINE SHEET L-3.2

8" PVC DRAINPIPE SLEEVE BELOW CURB / PAVING

NOTE:
ALL DRAINAGE OUTFLOWS TO CONNECT TO STORM DRAIN SYSTEM, VERIFY LIMITS OF SLEEVE REQUIREMENTS PER CIVIL / DRAINAGE PLANS

8" PVC DRAINPIPE SLEEVE BELOW PAVING (TYP. BETWEEN ALL TREE PLANTERS AS SHOWN)

8" PVC DRAINPIPE SLEEVE BELOW WALL FOOTING / CURB / PAVING

MATCH-LINE SHEET L-3.2

1 IRRIGATION / PLANTER DRAINAGE SLEEVING PLAN SCALE: 1"=20'

HOLLY & SMITH ARCHITECTS, APAC
208 NORTH GATE STREET
HAMMOND, LOUISIANA 70401
TEL 985.345.5110 / FAX 985.345.5497

Gaslight
Village de Jardin
new orleans, louisiana

State Project #: 01-107-05b-13, Part AQ

STATE OF LOUISIANA
ROBERT LUFRECHE
D-254
REGISTERED LANDSCAPE ARCHITECT

DRAWN BY AWP
REVISED BY

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PROJECT NO 07020
DATE 07.23.09
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BID SET

State Project #: 01-107-05b-13

L3.1

H/S

FILE PATH: C:\LIVING\Village de Jardin (Gaslight)\Village de Jardin - Final CD's - 07-23-09\VILLAGE DE JARDIN - Drainage Plan - 07-16-09.DWG XREFS: (07020 Vol1 Base)plan (07020 Vol1A A Base)plan-01) (07020 Vol2 Base)plan (07020 Vol3 Base)plan-01) (07020) - Site Plans - BasePlan) (07020_2)1st Block) (07020 Vol4 - original) MODIFIED: Jul 17, 2009 3:42pm PLOTTED: Jul 17, 2009 3:46pm BY: Adam

MATCH-LINE SHEET L-3.1

8" PVC DRAINPIPE SLEEVE BELOW WALL FOOTING / PAVING

8" PVC DRAINPIPE SLEEVE BELOW WALL FOOTING / CURB / PAVING

MATCH-LINE SHEET L-3.3

IRRIGATION SLEEVE KEY:

- 4" DIA. SCH-40 PVC IRRIGATION SLEEVE INSTALLED BELOW WALLS / PAVING / CURBS
- 6" DIA. SCH-40 PVC IRRIGATION SLEEVE INSTALLED BELOW WALLS / PAVING / CURBS

NOTE:
ALL SLEEVE LOCATION SHALL BE LOCATED PER REFERENCE TO THE IRRIGATION AND BED DRAINAGE PLANS

NOTE:
ALL DRAINAGE OUTFLOWS TO CONNECT TO STORM DRAIN SYSTEM, VERIFY LIMITS OF SLEEVE REQUIREMENTS PER CIVIL / DRAINAGE PLANS

8" PVC DRAINPIPE SLEEVE BELOW WALL FOOTING / PAVING

8" PVC DRAINPIPE SLEEVE BELOW WALL FOOTING / PAVING

MATCH-LINE SHEET L-3.1

8" PVC DRAINPIPE SLEEVE BELOW WALL FOOTING / PAVING

8" PVC DRAINPIPE SLEEVE BELOW WALL FOOTING / PAVING

MATCH-LINE SHEET L-3.3

1 IRRIGATION / PLANTER DRAINAGE SLEEVING PLAN SCALE: 1"=20'

HOLLY & SMITH ARCHITECTS, APAC
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TEL 985.345.5110 / FAX 985.345.5197

Gaslight
Village de Jardin
new orleans, louisiana

State Project #: 01-107-05b-13, Part AQ

STATE OF LOUISIANA
KENT A. LAFRECHE
D-264
REGISTERED LANDSCAPE ARCHITECT

DRAWN BY AWP
REVISED BY

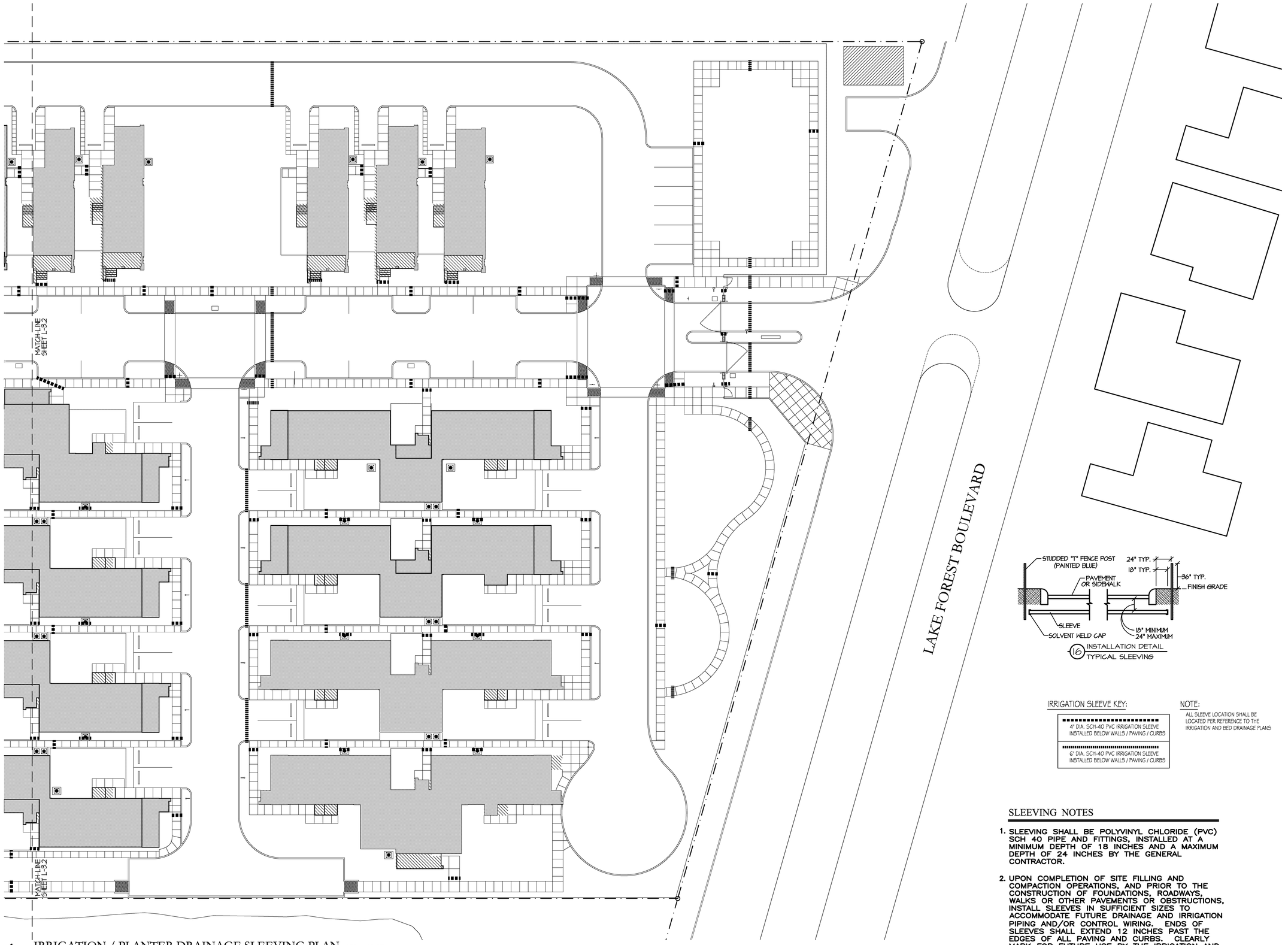
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L3.2

H/S



1 IRRIGATION / PLANTER DRAINAGE SLEEVING PLAN SCALE: 1"=20'

16 INSTALLATION DETAIL
TYPICAL SLEEVING

IRRIGATION SLEEVE KEY:

4" DIA. SCH-40 PVC IRRIGATION SLEEVE INSTALLED BELOW WALLS / PAVING / CURBS

6" DIA. SCH-40 PVC IRRIGATION SLEEVE INSTALLED BELOW WALLS / PAVING / CURBS

NOTE:
ALL SLEEVE LOCATION SHALL BE LOCATED PER REFERENCE TO THE IRRIGATION AND BED DRAINAGE PLANS

SLEEVING NOTES

1. SLEEVING SHALL BE POLYVINYL CHLORIDE (PVC) SCH 40 PIPE AND FITTINGS, INSTALLED AT A MINIMUM DEPTH OF 18 INCHES AND A MAXIMUM DEPTH OF 24 INCHES BY THE GENERAL CONTRACTOR.

2. UPON COMPLETION OF SITE FILLING AND COMPACTION OPERATIONS, AND PRIOR TO THE CONSTRUCTION OF FOUNDATIONS, ROADWAYS, WALKS OR OTHER PAVEMENTS OR OBSTRUCTIONS, INSTALL SLEEVES IN SUFFICIENT SIZES TO ACCOMMODATE FUTURE DRAINAGE AND IRRIGATION PIPING AND/OR CONTROL WIRING. ENDS OF SLEEVES SHALL EXTEND 12 INCHES PAST THE EDGES OF ALL PAVING AND CURBS. CLEARLY MARK FOR FUTURE USE BY THE IRRIGATION AND DRAINAGE CONTRACTORS.

Gaslight
Village de Jardin
new orleans, louisiana

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STATE OF LOUISIANA
ROBERT L. LAFRECHE
D-254
REGISTERED LANDSCAPE ARCHITECT

DRAWN BY AWP
REVISED BY

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L3.3

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FIELD REPORT

DATE: **March 1, 2011**

PROJECT: **Mid City Gardens**

CONTRACTOR: **D. Honoré Construction**

WEATHER: **Clear** Partly-Cloudy Cloudy Lt. Rain Hd. Rain

TEMPERATURE: **75 Degrees**

Activities:

1. Met with Dave Rhiner and Carrol Lazard from DHC for weekly progress meeting.
2. The Schedule of Values (SOV) will be revised as the VE Items are finalized and sub contracts are signed. Reviewed breakdown - must be clear so that pay requests can easily equate to work in place.
3. Discussed VE Items:
   a. Change Order No. 1 issued needs to be incorporated into the SOV.
   b. Atrium window sample did not meet glazing and warranty requirements - will go back to Pella.
   c. Contractor continues to list VE Items and the potential for cost increases on their weekly meeting minutes - Dave states that it is not an issue at this time.
   d. Need price to remove only parking at North/16th Street corner - LHFA wants sidewalks to remain in scope (they had previously accepted the credit offer).
   e. Time extension under review.
4. Dave asked why our engineers specify cast iron pipe? They will provide, but it costs them about $16K more and PVC is the industry standard.
5. Discussed Entergy service - need to get approval from LHFA on tree relocation for pole, or added cost to bore under street.
6. Reviewed RFIs, RFCs, Submittals, Schedule and RFPs.
   a. Received new concrete mix design submittal because a new sub is on the job. Going to Dolese in lieu of Ascension mix.
7. Construction progress review:
   a. Main electrical feeders complete at Buildings 1, 2 and 3; Building 4 in progress.
   b. Plumbing rough-in complete at Building 3; will start Building 4 today; PVC pipe at Building 1 removed, cast iron ordered.
   c. Plan to pour spread footings at Building 1 and 3 next Monday.
8. Walked site, took photos during lunch - no subs working at that time.

Site Photos:
See Attached Photos (1-18).

Reported by:
Lisa H. Nice, AIA, LEED AP

Mid City Gardens - Replace CCS Apts

1001 Cap City South_030111-01



1001 Cap City South_030111-02



1001 Cap City South_030111-03



1001 Cap City South_030111-04



1001 Cap City South_030111-05



1001 Cap City South_030111-06



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Mid City Gardens - Replace CCS Apts

1001 Cap City South_030111-07



1001 Cap City South_030111-08



1001 Cap City South_030111-09



1001 Cap City South_030111-10



1001 Cap City South_030111-11



1001 Cap City South_030111-12



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Mid City Gardens - Replace CCS Apts

1001 Cap City South_030111-13



1001 Cap City South_030111-14



1001 Cap City South_030111-15



1001 Cap City South_030111-16



1001 Cap City South_030111-17



1001 Cap City South_030111-18



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FIELD REPORT

DATE: **March 11, 2011**

PROJECT: **Mid City Gardens**

CONTRACTOR: **D. Honoré Construction**

WEATHER: **Clear** Partly-Cloudy Cloudy Lt. Rain Hd. Rain

TEMPERATURE: **70 Degrees**

Activities:

1. No progress meeting held this week with the Mardi Gras holiday on Tuesday, March 8, 2011.
2. I went by the site to observe the construction progress.
3. No subs working at time of visit (during lunch hour).
4. Plumbing rough-in at Building 2 well under way since last visit.

Site Photos:
See Attached Photos (1-5).

Reported by:
Lisa H. Nice, AIA, LEED AP

Mid City Gardens - Replace CCS Apts

1001 Cap City South_031111-01



1001 Cap City South_031111-02



Photos by Post Architects

Mid City Gardens - Replace CCS Apts

1001 Cap City South_031111-03



1001 Cap City South_031111-04



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Mid City Gardens - Replace CCS Apts

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FIELD REPORT

DATE: **March 15, 2011**

PROJECT: **Mid City Gardens**

CONTRACTOR: **D. Honoré Construction**

WEATHER: **Clear** Partly-Cloudy Cloudy Lt. Rain Hd. Rain

TEMPERATURE: **68 Degrees**

Activities:

1. Monthly Owner/Architect/Contractor meeting held. Attendees: Dr. Roger Tijerino (LHFA); Dave Rhiner and Carrol Lazard (DHC); Mike Robichaux (RAA - Structural); Kirk Simoneaux and Kent Gasperecz (AST - Mechanical, Electrical).
2. Reviewed inspection notice requirement of 48 hours. Notices will be sent to me, but consultants will be copied. Carrol requested a contact list from me. Will send via email later today.
3. Underground plumbing at Building 1 (Activity Center) reviewed - cast iron will be provided as specified, PVC removed. Discussed reasons for cast iron spec with Kirk. Industry standard for commercial projects because it will last.
4. Discussed VE Items:
   a. Contractor removed comment from their weekly meeting minutes regarding VE Items and the potential for cost increases.
   b. ASI #04 in progress will be issued as soon as all pending issues resolved.
   c. Need price to remove only parking at North/16th Street corner - LHFA wants sidewalks to remain in scope (they had previously accepted the credit offer).
   d. Time extension under review - DHC wants to resubmit request as VE is still not done. They will review and submit revised request if necessary.
5. Reviewed RFIs, RFCs, Submittals, Schedule and RFPs.
   a. A "VE" line item has been added to the construction schedule for reference.
6. Construction progress review:
   a. Plan to pour spread footings at Buildings 2 and 3 on Monday, March 21st.
   b. Goal to pour slabs by April 20th - not written in stone.
7. Walked site, took photos during lunch - minimal subs working at that time (digging foundations, tying rebar).

Site Photos:
See Attached Photos (1-27).

Reported by:
Lisa H. Nice, AIA, LEED AP

Mid City Gardens - Replace CCS Apts

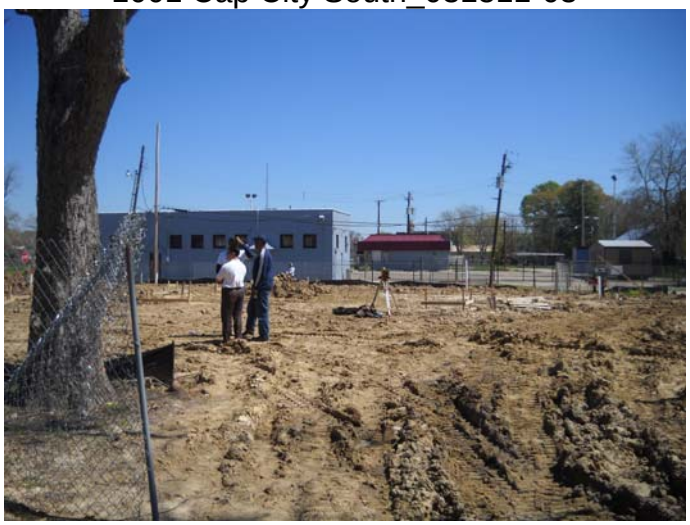
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1001 Cap City South_031511-02



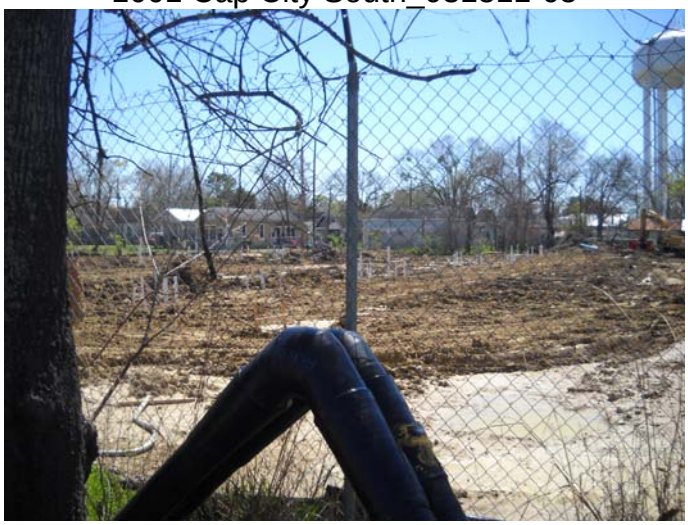
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1001 Cap City South_031511-04



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1001 Cap City South_031511-06



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Mid City Gardens - Replace CCS Apts

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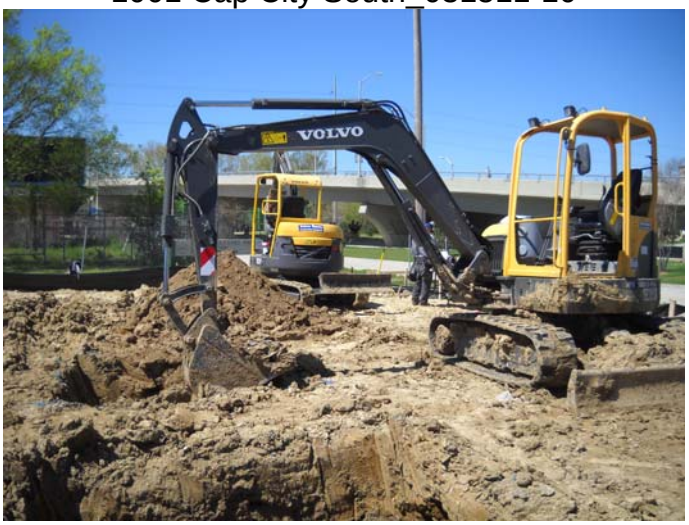
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1001 Cap City South_031511-10



1001 Cap City South_031511-11



1001 Cap City South_031511-12



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Mid City Gardens - Replace CCS Apts

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1001 Cap City South_031511-14



1001 Cap City South_031511-15



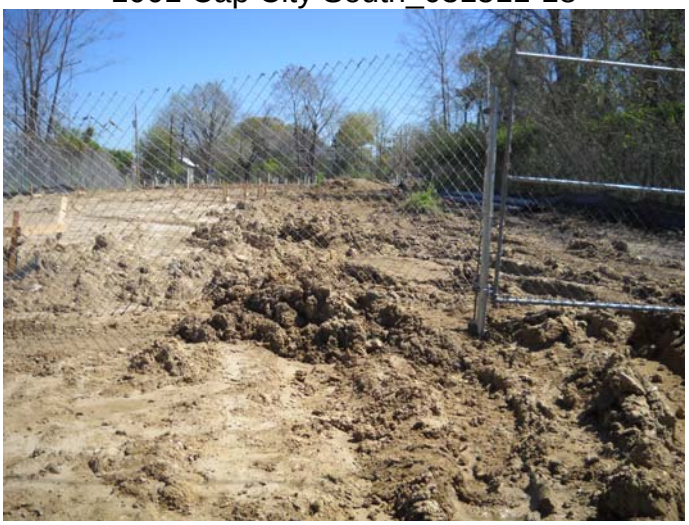
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1001 Cap City South_031511-17



1001 Cap City South_031511-18



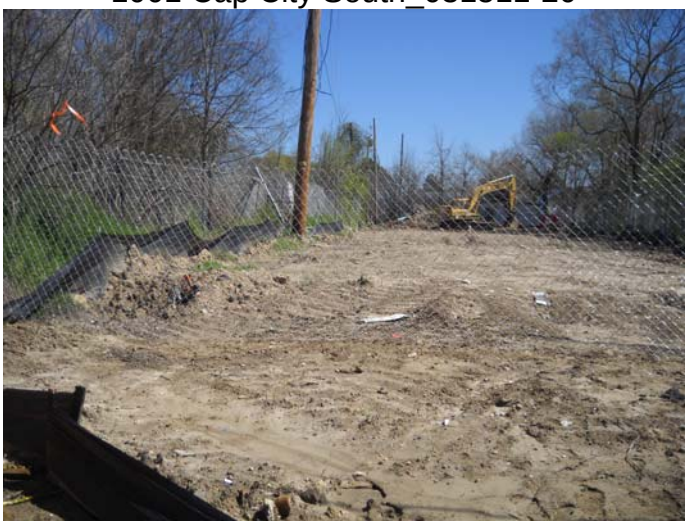
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Mid City Gardens - Replace CCS Apts

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1001 Cap City South_031511-20



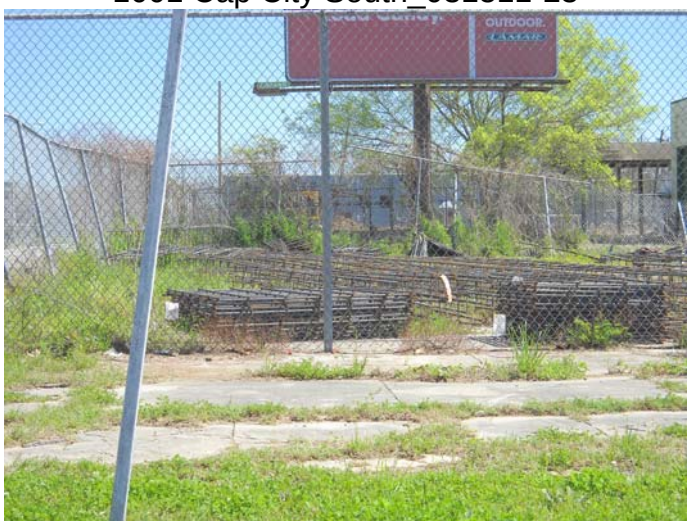
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1001 Cap City South_031511-23



1001 Cap City South_031511-24



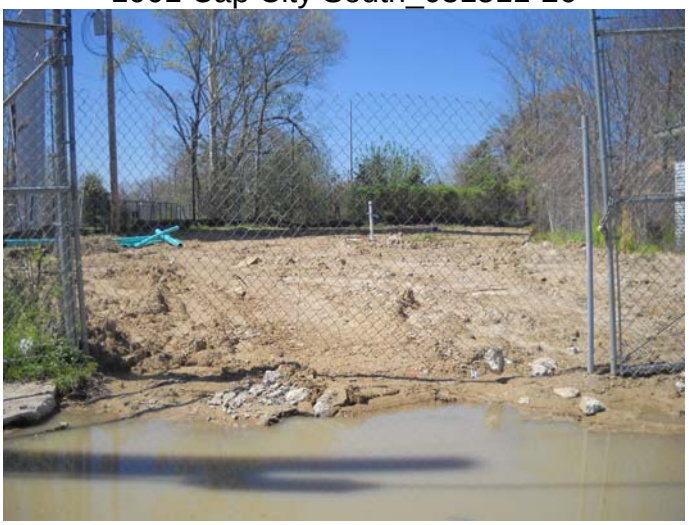
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FIELD REPORT

DATE: **March 22, 2011**

PROJECT: **Mid City Gardens**

CONTRACTOR: **D. Honoré Construction**

WEATHER: Clear **Partly-Cloudy** Cloudy Lt. Rain Hd. Rain

TEMPERATURE: **83 Degrees**

Activities:

1. Weekly progress meeting held with Carrol Lazard of DHC. Dave Rhiner had a conflict and could not attend. Mike Robichaux with RAA was also in attendance for a pour inspection at Buildings 2 and 3.
2. Reviewed requirement to remove any organic material from under slab fill per specifications. Mike Robichaux of RAA noted one condition at Building 1 (Activity Center) on an inspection visit. Carrol advised that it had been taken care of and that it was roots that had not been removed by the demo contractor in the tree removal process.
3. Discussed requirements of a paver mock-up - not power mock-up.
4. Reviewed RFIs, RFCs, Submittals, Schedule and RFPs.
   a. Demo contractor (Zimmer) did complete removal of covered grade beam at Building 6 on March 18, 2011.
5. Pay Request #6 - we are awaiting our Civil Engineers response on site work.
6. Construction progress review:
   a. Building 1 spread footings poured; working on elevator pit and grade beams.
   b. Building 2 and 3 spread footings to be poured today.
   c. Reminded Carrol to be careful opening up foundations with rain coming. Mucky bottoms are not acceptable. He understood and will take precautions to keep the base firm and compacted.
7. Walked site, with Mike and Carrol. Some problems with the spread footing/column base rebar layout at Buildings 2 and 3. Some footings are off center of column more than 12″ tolerance allowed. Some rebar cages for column bases are sloppy and unacceptable. Mike identified those that were not approved for today's pour (see attached sketch) and Carrol marked them with spray paint. Carrol had crews begin remediating the rebar issues while we were on site and will address the footing locations later this afternoon. Carrol requested Mike return to the site Wednesday AM for a re-inspection. Mike agreed. (See attached report from RAA on this visit and follow-up visit.)

Site Photos:
See Attached Photos (1-33).

Reported by:
Lisa H. Nice, AIA, LEED AP

Mid City Gardens - Replace CCS Apts

1001 Cap City South_110322-01



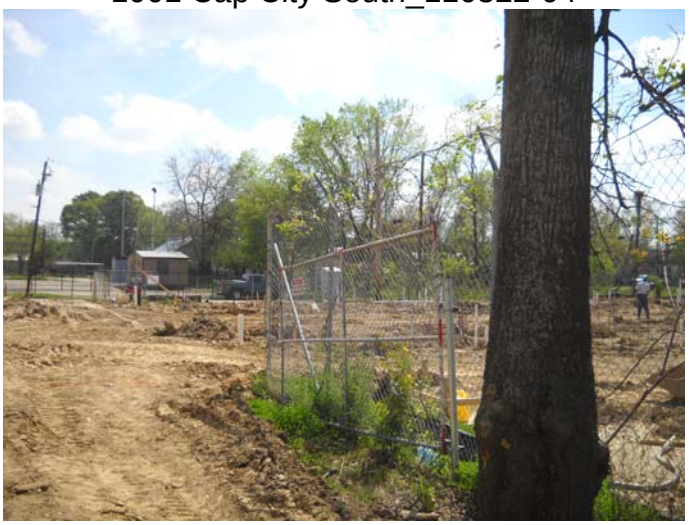
1001 Cap City South_110322-02



1001 Cap City South_110322-03



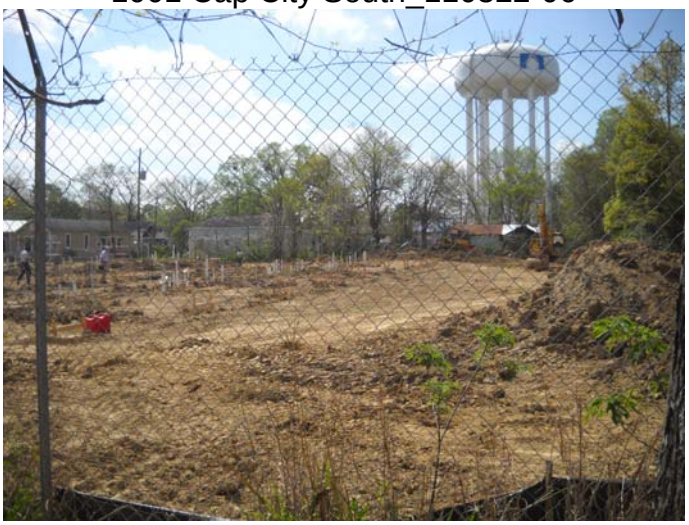
1001 Cap City South_110322-04



1001 Cap City South_110322-05



1001 Cap City South_110322-06



Photos by Post Architects

Mid City Gardens - Replace CCS Apts

1001 Cap City South_110322-07



1001 Cap City South_110322-08



1001 Cap City South_110322-09



1001 Cap City South_110322-10



1001 Cap City South_110322-11



1001 Cap City South_110322-12



Photos by Post Architects

Mid City Gardens - Replace CCS Apts

1001 Cap City South_110322-13



1001 Cap City South_110322-14



1001 Cap City South_110322-15



1001 Cap City South_110322-16



1001 Cap City South_110322-17



1001 Cap City South_110322-18



Photos by Post Architects

Mid City Gardens - Replace CCS Apts

1001 Cap City South_110322-19



1001 Cap City South_110322-20



1001 Cap City South_110322-21



1001 Cap City South_110322-22



1001 Cap City South_110322-23



1001 Cap City South_110322-24



Photos by Post Architects

Mid City Gardens - Replace CCS Apts

1001 Cap City South_110322-25



1001 Cap City South_110322-26



1001 Cap City South_110322-27



1001 Cap City South_110322-28



1001 Cap City South_110322-29



1001 Cap City South_110322-30



Photos by Post Architects

Mid City Gardens - Replace CCS Apts

1001 Cap City South_110322-31



1001 Cap City South_110322-32



1001 Cap City South_110322-33



Photos by Post Architects

Ragland Aderman & Associates
STRUCTURAL ENGINEERING

James A. Ragland, P.E.
Michael V. Aderman, P.E.
Thomas M. Wafer, P.E.
Peter R. Bowlin, P.E.

Staff Consultant
C. Dale Buckner, P.E.

Field Report: Foundation Pre-Pour Inspection

Project: Capital City South (Apartments) **Project No.:** 2010003

Report No: **001 (Apartments)**
Site Visit Date: **3/22/2011 & 3/32/2011**
Location: **Buildings 2 & 3**
Attendees: Lisa Nice (Post Architects)
Carrol Lazard (D. Honore' Construction, LLC)
Mike Robichaux (Ragland-Aderman & Associates, Inc.)

Weather: Sunny, Warm & Dry

Equipment on Site: **Back-hoe, Cherry-picker**

Work in Progress:

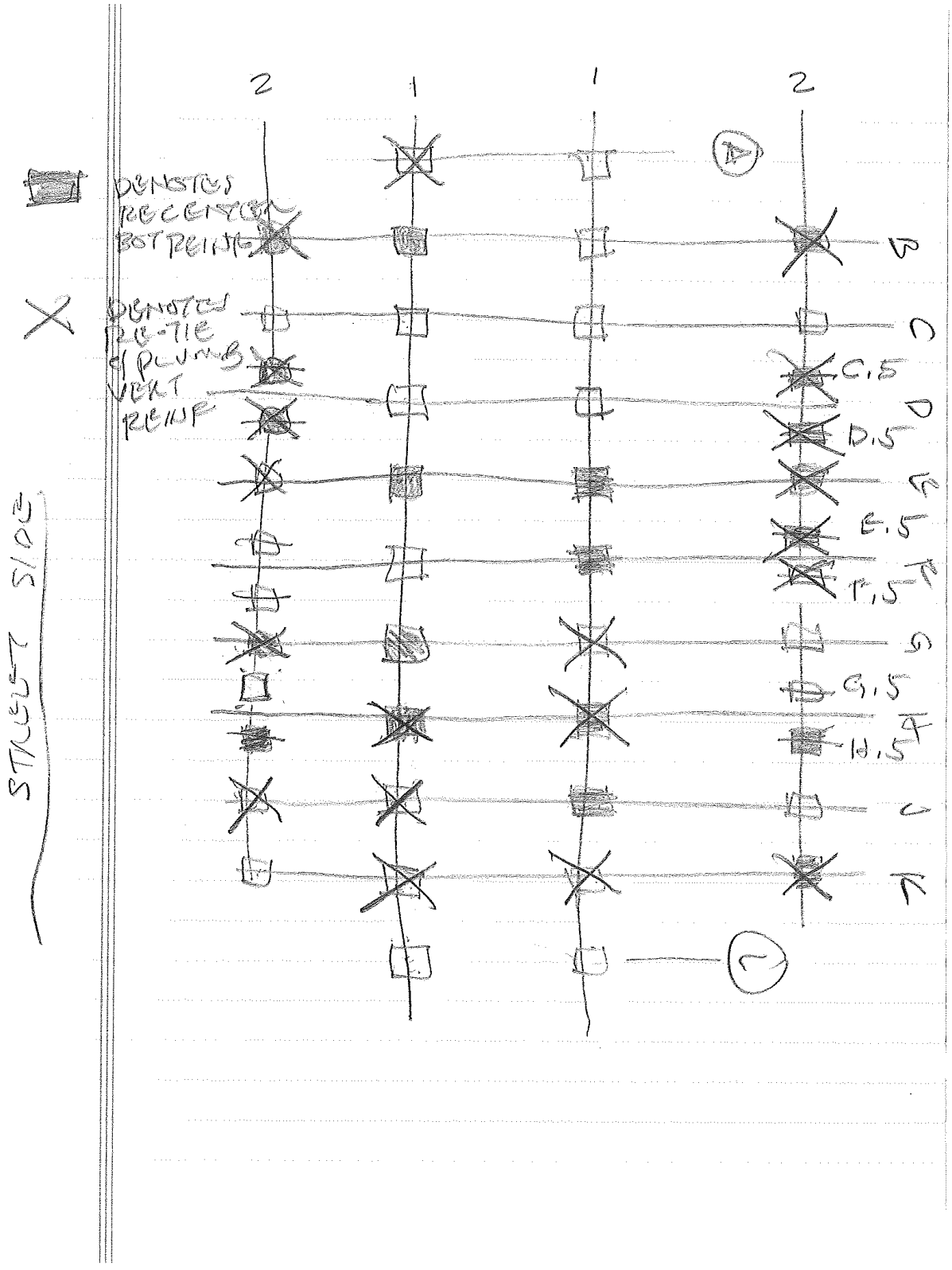
1. Carrol Lazard requested a site inspection of prepared holes for first foundation pours at the apartment buildings, Buildings 2 & 3.
2. Based on observations, the following items required remediation before concrete pours could be made in all locations; see comments from 3/22 and 3/23 below.

3/22 Observations:

Field notes from walk-down of footings for Buildings 2 & 3 indicate the following deficiencies. Required are centering bottom mat steel cage on pedestal locations, and/or retying pedestal cages and plumbing vertical reinforcing.

Any foundation with a specific comment should not be poured until deficiencies are corrected. Of the total 46 footings, 28 footing were unacceptable. These are detailed in the attached field sketch.

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A copy of this sketch was given to Carrol Lazard on 3/22. He said that they would work to complete and fix the installation before the end of the day. He a return pre-pour inspection for the morning of 3/23.

Since he already had concrete ordered, he planned to pour footings that were found within tolerance.

Note that RAA's inspection is for general compliance with the design drawings, and does not certify as-built conditions. The following photos from 3/22 are representative and depict deficient items.





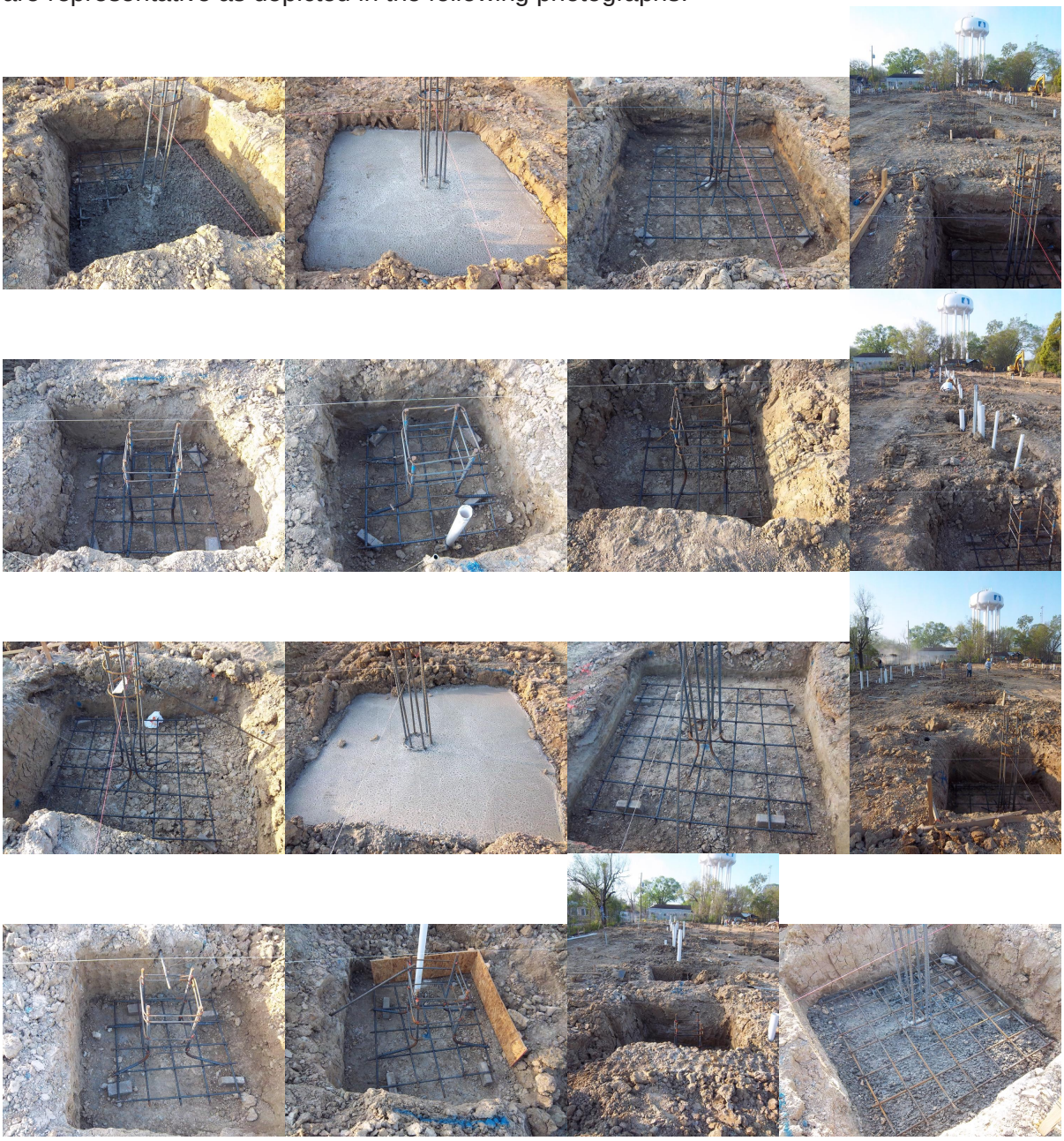


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3/23 Observations:

Return pre-pour inspection revealed five (5) footings had been poured the previous day, and that one additional footing was partially poured.

The footing that was partially poured required additional reinforcing to tie the two pours together. All other footings that were prepared were found to meet design requirements. These finding are representative as depicted in the following photographs.



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LOUISIANA HOUSING FINANCE AGENCY

The following resolution was offered by _____ and seconded by _____.

RESOLUTION

A resolution to authorize the construction of 60 residential units, instead of 68 residential units, at Capital City South; and providing for other matters in connection therewith.

WHEREAS, on July 26, 2008 Congress passed H.R. 3221 (commonly referred to as the Housing and Economic Recovery Act of 2008) awarding funds to the state of Louisiana to implement the Neighborhood Stabilization Program ("NSP") for the assistance and redevelopment of abandoned and foreclosed property; and

WHEREAS, the Louisiana Housing Finance Agency Board of Commissioners ("BOC") on April 8, 2009 and April 14, 2010, approved NSP funding for the demolition, redesign, and redevelopment of a sixty-eight (68) residential unit apartment complex, Capital City South (CCS); and

WHEREAS, the Agency requested bids for demolition and contracted with Zimmer and Eschette, LLC to complete the demolition portion of the CCS project on November 1, 2009; and

WHEREAS, the Agency requested bids for architectural design services and subsequently contracted with Post Architect/EOA Architects (Post) on January 15, 2010 to design and monitor the construction of the sixty-eight (68) units CCS project; and

WHEREAS, Post designed the CCS Project to consist of 60 units and community center at the main site located on South 17th Street and 8 units located on Eddie Robinson Dr.; and

WHEREAS, Post issued construction bid documents requesting bids for the main site consisting of sixty units and a community center, and three alternates, with the eight units located on the Eddie Robinson Dr. listed as alternate one; and

WHEREAS, the Agency received four bids in response to the bid request, and it was determined that all the bids exceeded the funds allocated for the total project (with the inclusion of the alternates); and

WHEREAS, D.Honore' Construction, Inc. submitted the lowest competitive bid at $12,178,00.00 for the construction of 60 units and a community center at the main South 17th Street site; and

WHEREAS, the Agency entered into a contract for the construction of sixty (60) units and a community center on August 13, 2010, with D.Honore' Construction Inc. to meet NSP program deadlines; and

WHEREAS, the Agency initiated a value engineering process, as required by contract, to determine if additional funds could be recouped to facilitate the construction of the additional eight units at the Eddie Robinson Dr. site; and

WHEREAS, the Agency requested and received guidance from HUD regarding the Agency's obligation to provide a one-to-one replacement of units for the Capital City South Project, providing budget constraints and the remoteness of the second, smaller project site locations as its reasoning; and

WHEREAS, The Agency received authorization from HUD to reduce the unit density of Capital City South from sixty-eight (68) units to sixty (60) units, therefore not requiring the one-to-one replacement of units; and

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Louisiana Housing Finance Agency, acting as the governing authority of said agency, that:

SECTION 1. The Agency is hereby authorized to build the Capital City South project inclusive of 60 units, instead of 68 units, and to provide for the development of one contiguous site, located at 150 South 17th Street, Baton Rouge, Louisiana.

SECTION 2. Agency staff and counsel are authorized, empowered, and directed as may be necessary to create, change, amend, and revise any existing documents, agreements and/or commitments as may be necessary to effectuate this resolution.

SECTION 3. The Chairman, Vice Chairman, President, Vice President, and/or Secretary of the Agency are hereby authorized, empowered, and directed to execute any forms and/or documents required to be executed on behalf of and in the name of the Agency the terms of which are to be consistent with the provisions of this resolution.

This resolution having been submitted to a vote, the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

And the resolution was declared adopted on this, the

Chairman Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Commissioners of the Louisiana Housing Finance Agency, do hereby certify that the foregoing three (3) pages constitutes a true and correct copy of a resolution adopted by said Board of Commissioners on April 13, 2011, entitled: "A resolution to authorize the construction of 60 residential units at Capital City South; and providing for other matters in connection therewith."

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Agency on this, the 13th day of April, 2011.

_____

Secretary

Willowbrook Apartments

DATE	2/6/2011	2/13/2011	2/20/2011	2/27/2011	3/6/2011	3/13/2011	3/20/2011	3/27/2011	4/3/2011
1BDRMS						216	216	216	216
2 BDRMS						192	192	192	192
TOTAL UNITS	408	408	408	408	408	408	408	408	408
MODELS	2	2	2	2	2	2	2	2	2
ADMIN. OCCUPIED	1	1	1	1	1	1	1	1	1
OCCUPIED 1 BDRMS	177	171	173	172	172	171	170	172	174
OCCUPIED 2 BDRMS	183	182	183	182	182	183	183	181	181
OCCUPIED 2 TOTAL	360	353	356	354	354	354	353	353	355
VACANT 1 BDRMS						45	46	44	42
VACANT 2 BDRMS						9	9	11	11
VACANT 2 BDRMS						54	55	55	53
MOVE-INS 1 BDRMS	1	2	0	0	3	0	2	2	2
MOVE-INS 2 BDRMS	4	1	0	0	6	0	0	0	1
MOVE-INS 1 TOTALS	5	3	0	0	9	0	2	2	3
MOVE-OUT 1 BDRMS	7	0	1	0	4	1	0	0	4
MOVE-OUT 2 BDRMS	5	0	1	0	5	0	2	0	4
MOVE-OUT TOTAL	12	0	2	0	9	1	2	0	8
CURRENT OCCUPIED	353	356	354	354	354	353	353	355	350
CURRENT % OCCUPIED	87%	87%	87%	87%	87%	87%	87%	87%	86%
MOVE-OUT NOTICES	9	10	9	12	11	12	12	14	8
PRELEASED	1	4	7	8	4	3	4	2	0
TOTAL WALK-INS	13	9	11	7	7	7	6	6	7
TOTAL APPS TAKEN	7	4	5	2	3	4	2	3	3
TOTAL APPS DENIED	0	0	0	0	0	2	1	3	4
APPS IN PROGRESS	5	2	2	1	0	0	0	0	0

Willowbrook Management, Inc

Operating Statement

Willowbrook Apartments

		July 2010 Budget	July 2010 Actuals	July 2010 Variance	July Comments on Variance	August 2010 Budget	August 2010 Actuals	August 2010 Variance	August Comments on Variance	Sept. 2010 Budget	Sept 2010 Actuals	Sept. 2010 Variance	September Comments on Variance	Oct. 2010 Budget	Oct. 2010 Actuals
Revenue															
4000	Rent/Lease Income	$ 217,200.00	$ 224,511.50	$ (7,311.50)		$ 217,200.00	$ 226,134.00	$ (8,934.00)		$ 217,200.00	$ 230,340.00	$ (13,140.00)		$ 217,200.00	$ 233,115.85
4001	Non Refundable Pet Fee		$ 582.00	$ (582.00)			$ 50.00	$ (50.00)		$ -	$ -	$ -		$ -	$ 300.00
4002	Month to Month Rent	$ 500.00	$ 150.00	$ 350.00		$ 500.00	$ 995.00	$ (495.00)		$ 500.00	$ 150.00	$ 350.00		$ 500.00	$ 150.00
4010	Security Deposit Forfeit	$ 1,100.00	$ 1,200.00	$ (100.00)		$ 1,100.00	$ 4,800.00	$ (3,700.00)		$ 1,100.00	$ 3,120.00	$ (2,020.00)		$ 1,100.00	$ 3,700.00
4030	Application Fee	$ 450.00	$ 395.00	$ 55.00		$ 450.00	$ 530.00	$ (80.00)		$ 450.00	$ 500.00	$ (50.00)		$ 450.00	$ 405.00
4060	Laundry Income	$ 700.00	$ 1,257.67	$ (557.67)		$ 700.00	$ 1,298.52	$ (598.52)		$ 700.00	$ 985.15	$ (285.15)		$ 700.00	$ 1,292.89
4100	Late Charge Income	$ 1,100.00	$ 4,500.00	$ (3,400.00)		$ 1,100.00	$ 3,058.00	$ (1,958.00)		$ 1,100.00	$ 2,905.00	$ (1,805.00)		$ 1,100.00	$ 2,677.00
4110	Prepaid Rent Income		$ -	$ -			$ -	$ -		$ -	$ -	$ -		$ -	$ -
4120	NSF Fee Income		$ -	$ -			$ -	$ -		$ -	$ -	$ -		$ -	$ -
4121	Lock Out Fee		$ -	$ -			$ 25.00	$ (25.00)		$ -	$ -	$ -		$ -	$ -
4122	Gate Card Replacement		$ 50.00	$ (50.00)			$ 35.00	$ (35.00)		$ -	$ 75.00	$ (75.00)		$ -	$ 50.00
4140	Maint & Repairs Income		$ -	$ -			$ 10.00	$ (10.00)		$ -	$ -	$ -		$ -	$ 42.00
4170	Electrictity Utility Income		$ 216.15	$ (216.15)			$ 130.93	$ (130.93)		$ -	$ 4,264.65	$ (4,264.65)	Refunds from Entergy	$ -	$ 441.53
4180	Water Utility Income		$ 18.43	$ (18.43)			$ -	$ -		$ -	$ -	$ -		$ -	$ -
4490	Other Income	$ 75.00	$ 350.00	$ (275.00)	income from washer/dryer and Lily Pad rent	$ 75.00	$ 1,007.10	$ (932.10)		$ 75.00	$ 350.00	$ (275.00)	income from washer/dryer and Lily Pad rent	$ 75.00	$ 1,138.08
Total Revenue		**$ 221,125.00**	**$ 233,230.75**	$ (12,105.75)		**$ 221,125.00**	**$ 238,073.55**	**$ (16,948.55)**		**$ 221,125.00**	**$ 242,689.80**	**$ (21,564.80)**		**$ 221,125.00**	**$ 243,312.35**
Operating Expenses															
5000	Administrative Salaries	$ 5,920.00	$ (4,736.00)	$ 1,184.00		$ 5,920.00	$ (5,920.00)	$ -		$ 5,920.00	$ (5,920.00)	$ -		$ 5,920.00	$ (4,736.00)
5010	Management Fees	$ 11,821.26	$ (13,397.40)	$ (1,576.14)	6% of June Rents	$ 11,821.26	$ (13,460.01)	$ (1,638.75)	6% of July Rents	$ 11,821.26	$ (13,642.44)	$ (1,821.18)		$ 11,821.26	$ (13,879.08)
5020	Manager Salaries	$ 5,704.05	$ (4,923.04)	$ 781.01		$ 5,704.05	$ (6,153.80)	$ (449.75)		$ 5,704.05	$ (6,063.85)	$ (359.80)		$ 5,704.05	$ (4,923.04)
5021	Maintenance Manager	$ 5,537.90	$ (4,651.88)	$ 886.02		$ 5,537.90	$ (5,814.85)	$ (276.95)		$ 5,537.90	$ (5,814.85)	$ (276.95)		$ 5,537.90	$ (4,651.88)
5030	Clerical Salaries	$ 7,758.34	$ (7,523.03)	$ 235.31		$ 7,758.34	$ (9,737.80)	$ (1,979.46)		$ 7,758.34	$ (9,418.05)	$ (1,659.71)		$ 7,758.34	$ (7,596.67)
5040	Maintenance Salaries	$ 16,316.66	$ (12,393.42)	$ 3,923.24		$ 16,316.66	$ (14,234.27)	$ 2,082.39		$ 16,316.66	$ (15,982.55)	$ 334.11		$ 16,316.66	$ (12,751.75)

5060	Employee Benefits	$ 6,020.81	$ (4,760.59)	$ 1,260.22		$ 6,020.81	$ (4,760.59)	$ 1,260.22		$ 6,020.81	$ (4,760.59)	$ 1,260.22		$ 6,020.81	$ (4,760.59)
5100	Advertising	$ 4,700.00	$ (4,600.00)	$ 100.00		$ 4,700.00	$ (4,640.00)	$ 60.00		$ 4,700.00	$ (5,140.00)	$ (440.00)		$ 4,700.00	$ (4,560.00)
5110	Office Supplies	$ 500.00	$ (492.52)	$ 7.48		$ 500.00	$ (1,416.43)	$ (916.43)		$ 500.00	$ (205.99)	$ 294.01		$ 500.00	$ 73.44
5111	Office Equipment Contract	$ 100.00	$ (364.03)	$ (264.03)	service on PC's, etc	$ 100.00	$ (214.24)	$ (114.24)		$ 100.00	$ (574.57)	$ (474.57)		$ 100.00	$ (430.81)
5119	Monthly Newsletters	$ 123.00	$ (123.00)	$ -		$ 123.00	$ (123.00)	$ -		$ 123.00	$ (123.00)	$ -		$ 123.00	$ (123.00)
5120	Dues & Subscriptions	$ 62.50	$ (1,014.00)	$ (951.50)	The Apartment Assoc. dues	$ 62.50	$ -	$ 62.50		$ 62.50	$ (57.25)	$ 5.25		$ 62.50	$ -
5130	Postage & Delivery	$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ (52.80)	$ (52.80)		$ -	$ -
5140	Telephone	$ 484.00	$ (513.69)	$ (29.69)		$ 484.00	$ (846.18)	$ (362.18)		$ 484.00	$ (846.18)	$ (362.18)		$ 484.00	$ (512.79)
5141	Cable/Internet	$ 145.66	$ (148.66)	$ (3.00)		$ 145.66	$ (148.66)	$ (3.00)		$ 145.66	$ (148.66)	$ (3.00)		$ 145.66	$ (148.66)
5190	Other Administrative Expenses	$ 750.00	$ (249.13)	$ 500.87		$ 750.00	$ (1,468.13)	$ (718.13)	firemarshall inspections/background checks,etc.	$ 750.00	$ (805.91)	$ (55.91)	firemarshall inspections/background checks,etc.	$ 750.00	$ (624.38)
5191	Auto Expense	$ 500.00	$ -	$ 500.00		$ 500.00	$ (1,019.16)	$ (519.16)		$ 500.00	$ -	$ 500.00		$ 500.00	$ (1,019.16)
5200	Maintenance & Repair	$ 2,084.00	$ (834.94)	$ 1,249.06		$ 2,084.00	$ (487.32)	$ 1,596.68		$ 2,084.00	$ (2,558.73)	$ (474.73)	misc. supplies, faucets,etc.	$ 2,084.00	$ (828.28)
5201	A/C Heat Contract	$ 500.00	$ (1,140.00)	$ (640.00)		$ 500.00	$ (90.00)	$ 410.00		$ 500.00	$ (668.03)	$ (168.03)		$ 500.00	$ (693.00)
5202	Heat A/C Repairs	$ 750.00	$ -	$ 750.00		$ 750.00	$ (725.58)	$ 24.42		$ 100.00	$ (917.14)	$ (817.14)		$ 100.00	$ (494.19)
5203	Appliances	$ -	$ -	$ -		$ -	$ (1,408.00)	$ (1,408.00)	Range & Refr. For unit	$ -	$ (452.16)	$ (452.16)		$ -	$ (1,501.22)
5204	Doors and Hardware	$ 350.00	$ (310.89)	$ 39.11		$ 350.00	$ (331.33)	$ 18.67		$ 350.00	$ (295.50)	$ 54.50		$ 350.00	$ 10.00
5210	Painting/Decorating Contract	$ 1,000.00	$ -	$ 1,000.00		$ 1,000.00	$ -	$ 1,000.00		$ 1,000.00	$ (1,324.00)	$ (324.00)		$ 1,000.00	$ (150.00)
5211	Paint/Decorating Supplies	$ 500.00	$ (1,509.62)	$ (1,009.62)		$ 500.00	$ (831.27)	$ (331.27)		$ 500.00	$ (2,179.50)	$ (1,679.50)	paint, blinds, misc.	$ 500.00	$ (746.65)
5220	Grounds Maintenance	$ -	$ (310.17)	$ (310.17)		$ -	$ (419.00)	$ (419.00)		$ -	$ -	$ -		$ -	$ -
5222	Pump and Pond Contract	$ 500.00	$ -	$ 500.00		$ 500.00	$ (234.43)	$ 265.57		$ 500.00	$ (5,246.34)	$ (4,746.34)	work performed on pump bldg. J	$ 500.00	$ -
5230	Janitorial Contract	$ 400.00	$ (235.00)	$ 165.00		$ 400.00	$ (235.00)	$ 165.00		$ 400.00	$ (955.00)	$ (555.00)		$ 400.00	$ (530.00)
5231	Janitorial Suppies	$ 150.00	$ (273.62)	$ (123.62)		$ 150.00	$ (421.15)	$ (271.15)		$ 150.00	$ (422.33)	$ (272.33)		$ 150.00	$ (179.16)

5232	Cleaning/Trash Out	$ 125.00	$ 75.00	$ 200.00		$ 125.00	$ 115.00	$ 240.00		$ 125.00	$ 115.00	$ 240.00		$ 125.00	$ 25.00
5240	Lawn Care Contract	$ 4,500.00	$ (3,795.00)	$ 705.00		$ 4,500.00	$ -	$ 4,500.00	Billed not submitted for July	$ 4,500.00	$ (3,945.00)	$ 555.00		$ 4,500.00	$ (3,795.00)
5250	Plumbing Contract	$ 350.00	$ (1,266.64)	$ (916.64)		$ 350.00	$ (1,956.21)	$ (1,606.21)	repair leaks in multiple untis, HW/CW lines crossed, etc.	$ 350.00	$ (750.00)	$ (400.00)		$ 350.00	$ (1,861.00)
5251	Plumbing Supplies	$ 100.00	$ -	$ 100.00		$ 100.00	$ (571.24)	$ (471.24)		$ 100.00	$ (149.94)	$ (49.94)		$ 100.00	$ (21.96)
5260	Security Contract	$ 23,000.00	$ (23,062.28)	$ (62.28)		$ 23,000.00	$ (33,363.69)	$ (10,363.69)	Duplicate payment for service for 5/2-5/15-$11,126.38 refunded to agency on 11/09/2010. 4 weeks	$ 23,000.00	$ (37,768.49)	$ (14,768.49)	Extra Security due to shooting incdident & period from 8/8 thru 9/18=6 weeks	$ 23,000.00	$ (24,590.64)
5269	Replace Pool Pass	$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -
5270	Building Supplies	$ 250.00	$ (47.04)	$ 202.96		$ 250.00	$ (6,625.93)	$ (6,375.93)	Expense for speed bumps and fence repair	$ 250.00	$ (387.88)	$ (137.88)		$ 250.00	$ (1,563.72)
5289	Carpet Replacement	$ 500.00	$ (673.54)	$ (173.54)		$ 500.00	$ (927.66)	$ (427.66)		$ 500.00	$ (2,887.65)	$ (2,387.65)	Carpet replacement	$ 500.00	$ (3,525.92)
5290	Other Operations Expenses	$ 1,200.00	$ (1,561.11)	$ (361.11)	filters, flag, installation of hole repairs etc.in 4 units	$ 1,200.00	$ (119.02)	$ 1,080.98		$ 1,200.00	$ (2,600.00)	$ (1,400.00)	repairs to gate	$ 1,200.00	$ (506.93)
5291	Tenant Overpayment	$ -	$ -	$ -		$ -	$ (688.00)	$ (688.00)		$ -	$ 99.00	$ 99.00		$ -	$ -
5292	HANO Overpayment	$ -	$ -	$ -		$ -	$ 163.00	$ 163.00		$ -	$ (99.00)	$ (99.00)		$ -	$ -
5293	DHAP Overpayment	$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -
5294	Electrical Repairs	$ 275.00	$ (237.30)	$ 37.70		$ 275.00	$ (477.36)	$ (202.36)		$ 275.00	$ (1,299.16)	$ (1,024.16)		$ 275.00	$ -

5295	Electrical Supplies	$ -	$ (822.99)	$ (822.99)	Ceiling Fan, stove burner, bulbs, etc.	$ -	$ (220.00)	$ (220.00)		$ -	$ (1,512.36)	$ (1,512.36)	Electrical supplies for various units	$ -	$ -
5296	Quadel Consulting Corp	$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ 1,047.00
5300	Electricity	$ 9,756.45	$ (11,261.10)	$ (1,504.65)		$ 9,756.45	$ (11,423.73)	$ (1,667.28)		$ 9,756.45	$ (10,495.92)	$ (739.47)		$ 9,756.45	$ (10,714.90)
5304	Locks Change	$ -	$ 60.00	$ 60.00		$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -
5310	Water	$ 6,611.14	$ (6,100.31)	$ 510.83		$ 6,900.00	$ (6,893.41)	$ 6.59		$ 7,200.00	$ (6,059.43)	$ 1,140.57		$ 7,200.00	$ (6,422.06)
5311	Sewer	$ 8,888.25	$ (8,339.47)	$ 548.78		$ 8,888.25	$ (9,057.78)	$ (169.53)		$ 11,800.00	$ (7,872.44)	$ 3,927.56		$ 11,800.00	$ (9,406.41)
5320	Trash Collection	$ 1,636.74	$ (2,570.56)	$ (933.82)	monthly fee + rental of 2 rolloff conrtainers	$ 1,636.74	$ (1,870.56)	$ (233.82)		$ 1,636.74	$ (2,220.56)	$ (583.82)		$ 1,636.74	$ (2,778.40)
5401	Mileage Expense	$ 50.00	$ -	$ 50.00		$ 50.00	$ -	$ 50.00		$ 50.00	$ (247.52)	$ (197.52)		$ 50.00	$ (230.06)
5412	Bank Recon Adjustments	$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ (5.15)	$ (5.15)		$ -	$ 0.20
5440	Legal & Accounting	$ 300.00	$ (1,820.00)	$ (1,520.00)	Eviction fees for July	$ 300.00	$ -	$ 300.00		$ 300.00	$ (1,092.00)	$ (792.00)	charges for evictions	$ 300.00	$ (1,212.00)
5510	Fees and Permits	$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -
5520	Insurance	$ -	$ -	$ -		$ -	$ (3,529.50)	$ (3,529.50)	Liability Insurance	$ -	$ -	$ -		$ -	$ -
5540	Pool Contract	$ 750.00	$ (2,323.42)	$ (1,573.42)	Monthly fee + hole repair in front pool	$ 750.00	$ (865.20)	$ (115.20)		$ 750.00	$ (500.00)	$ 250.00		$ 750.00	$ (500.00)
5541	Pool Supplies	$ 150.00	$ (327.84)	$ (177.84)		$ 150.00	$ (159.78)	$ (9.78)		$ 150.00	$ (229.98)	$ (79.98)		$ 150.00	$ (756.93)
5550	Pest Control Contract	$ 650.00	$ (650.00)	$ -		$ 650.00	$ (650.00)	$ -		$ 650.00	$ (650.00)	$ -		$ 650.00	$ (650.00)
5551	Pest Control Supplies	$ -	$ (15.98)	$ (15.98)		$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -
7990	Uniforms	$ 447.78	$ (381.85)	$ 65.93		$ 450.00	$ (305.48)	$ 144.52		$ 450.00	$ (417.74)	$ 32.26		$ 450.00	$ (1,312.60)
Total Operating Expenses		**$ 132,218.54**	**$ (129,626.06)**	**$ 2,592.48**		**$ 132,509.62**	**$ (154,566.75)**	**$ (22,057.13)**		**$ 135,071.37**	**$ (165,551.64)**	**$ (30,480.27)**		**$ 135,071.37**	**$ (134,533.20)**

Oct. 2010 Variance	October Comments on Variance	Nov. 2010 Budget	Nov. 2010 Actuals	Nov. 2010 Variance	Nov. 2010 Comments on Variance	Dec. 2010 Budget	Dec. 2010 Actuals	Dec. 2010 Variance	Dec. 2010 comments on Variance	Jan 2011 Budget	Jan 2011 Actuals	Jan 2011 Variance	Jan 2011 Comments on variance	Total Variance Year-to-Date
$ (15,915.85)		$ 217,200.00	$ 233,690.00	$ (16,490.00)		$ 217,200.00	$ 228,742.00	$ (11,542.00)		217,200.00	$ 254,550.00	$ (37,350.00)		**$ (110,683.35)**
$ (300.00)		$ -	$ -	$ -			$ -	$ -			$ -	$ -		**$ (932.00)**
$ 350.00		$ 500.00	$ -	$ 500.00		$ 500.00	$ 50.00	$ 450.00		500.00	$ 100.00	$ 400.00		**$ 1,905.00**
$ (2,600.00)		$ 1,100.00	$ 2,400.00	$ (1,300.00)		$ 1,100.00	$ 2,700.00	$ (1,600.00)		1,100.00	$ 4,300.00	$ (3,200.00)		**$ (14,520.00)**
$ 45.00		$ 450.00	$ 250.00	$ 200.00		$ 450.00	$ 249.14	$ 200.86		450.00	$ 240.00	$ 210.00		**$ 580.86**
$ (592.89)		$ 700.00	$ 961.57	$ (261.57)		$ 700.00	$ 953.00	$ (253.00)		700.00	$ 1,285.93	$ (585.93)		**$ (3,134.73)**
$ (1,577.00)		$ 1,100.00	$ 1,692.00	$ (592.00)		$ 1,100.00	$ 459.00	$ 641.00		1,100.00	$ 2,460.00	$ (1,360.00)		**$ (10,051.00)**
$ -		$ -	$ -	$ -		$ -	$ -	$ -		-	$ -	$ -		**$ -**
$ -		$ -	$ -	$ -		$ -	$ -	$ -		-	$ -	$ -		**$ -**
$ -		$ -	$ 25.00	$ (25.00)		$ -	$ -	$ -		-	$ -	$ -		**$ (50.00)**
$ (50.00)		$ -	$ 75.00	$ (75.00)		$ -	$ -	$ -		-	$ 100.00	$ (100.00)		**$ (385.00)**
$ (42.00)		$ -	$ 25.00	$ (25.00)		$ -	$ -	$ -		-	$ 10.00	$ (10.00)		**$ (87.00)**
$ (441.53)		$ -	$ 148.19	$ (148.19)		$ -	$ 150.33	$ (150.33)		-	$ 196.60	$ (196.60)		**$ (5,548.38)**
$ -		$ -	$ -	$ -		$ -	$ -	$ -		-	$ -	$ -		**$ (18.43)**
$ (1,063.08)		$ 75.00	$ 1,312.35	$ (1,237.35)		$ 75.00	$ 700.00	$ (625.00)		75.00	$ -	$ 75.00		**$ (4,332.53)**
$ (22,187.35)		**$ 221,125.00**	**$ 240,579.11**	$ (19,454.11)		**$ 221,125.00**	**$ 234,003.47**	$ (12,878.47)		**221,125.00**	**$ 263,242.53**	$ (42,117.53)		**$ (147,256.56)**
$ 1,184.00		$ 5,920.00	$ (4,736.00)	$ 1,184.00		$ 5,920.00	$ (5,920.00)	$ -		$ 5,920.00	$ (7,104.00)	$ (1,184.00)	6 PP beg. Dec 5-Jan 9	**$ 2,368.00**
$ (2,057.82)		$ 11,821.26	$ (14,012.16)	$ (2,190.90)		$ 11,821.26	$ (13,991.82)	$ (2,170.56)	Fee based on 6% of rents collected-underbudgeted	$ 11,821.26	$ (13,396.44)	$ (1,575.18)		**$ (13,030.53)**
$ 781.01		$ 5,704.05	$ (4,923.04)	$ 781.01		$ 5,704.05	$ (6,153.80)	$ (449.75)	5-wks pp ending 10-31-Nov 28	$ 5,704.05	$ (7,384.56)	$ (1,680.51)	6 PP beg. Dec 5-Jan 9	**$ (596.78)**
$ 886.02		$ 5,537.90	$ (4,651.88)	$ 886.02		$ 5,537.90	$ (5,814.85)	$ (276.95)	5-wks pp ending 10-31-Nov 28	$ 5,537.90	$ (6,977.82)	$ (1,439.92)	6 PP beg. Dec 5-Jan 9	**$ 387.29**
$ 161.67		$ 7,758.34	$ (7,550.60)	$ 207.74		$ 7,758.34	$ (9,494.92)	$ (1,736.58)	5-wks pp ending 10-31-Nov 28	$ 7,758.34	$ (11,395.75)	$ (3,637.41)	6 PP beg. Dec 5-Jan 9	**$ (8,408.44)**
$ 3,564.91		$ 16,316.66	$ (11,945.09)	$ 4,371.57		$ 16,316.65	$ (13,383.43)	$ 2,933.22	5-wks pp ending 10-31-Nov 28	$ 16,316.66	$ (15,435.60)	$ 881.06		**$ 18,090.50**

$ 1,260.22		$ 6,020.81	$ (9,521.18)	$ (3,500.37)	overbilled for October. 2nd check voided. Should adjust in December	6020.81	$ -	$ 6,020.81	Billed in November for December amt of 4760.59= over chged	$ 6,020.81	$ (4,366.81)	$ 1,654.00	Reduction in costs	**$ 9,215.32**
$ 140.00		$ 4,700.00	$ (7,660.00)	$ (2,960.00)	invoices for Advertising Services for 9-27/11-14. previous invoices were running about a month behind.	$ 4,700.00	$ (1,985.00)	$ 2,715.00	Asked staff to reduce adv. Expense	$ 4,700.00	$ (575.00)	$ 4,125.00	LHFA staff requested cut back in this area	**$ 3,740.00**
$ 573.44		$ 500.00	$ (1,260.00)	$ (760.00)		$ 500.00	$ (326.41)	$ 173.59		$ 500.00	$ (1,081.00)	$ (581.00)		**$ (1,208.91)**
$ (330.81)		$ 100.00	$ (169.49)	$ (69.49)		$ 100.00	$ (108.70)	$ (8.70)		$ 100.00	$ (656.54)	$ (556.54)		**$ (1,818.38)**
$ -		$ 123.00	$ (85.95)	$ 37.05		$ 123.00	$ (85.95)	$ 37.05		$ 123.00	$ (85.95)	$ 37.05		**$ 111.15**
$ 62.50		$ 62.50	$ -	$ 62.50		$ 62.50	$ -	$ 62.50		$ 62.50	$ -	$ 62.50		**$ (633.75)**
$ -		$ -	$ -	$ -		$ -	$ -	$ -			$ -	$ -		**$ (52.80)**
$ (28.79)		$ 484.00	$ (1,115.94)	$ (631.94)		$ 484.00	$ (781.28)	$ (297.28)		$ 484.00	$ (835.85)	$ (351.85)		**$ (2,063.91)**
$ (3.00)		$ 145.66	$ (148.59)	$ (2.93)		$ 145.65	$ (148.59)	$ (2.94)		$ 145.66	$ (148.59)	$ (2.93)		**$ (20.80)**
$ 125.62		$ 750.00	$ (626.90)	$ 123.10		$ 750.00	$ (999.74)	$ (249.74)		$ 750.00	$ (352.97)	$ 397.03	Background, criminal check	**$ 122.84**
$ (519.16)	Vehicle Note for Sept/Oct	$ 500.00	$ -	$ 500.00		$ 500.00	$ -	$ 500.00	Monthly note on vehicle not paid	$ 500.00	$ (3,772.16)	$ (3,272.16)	maintenance of vehicle & notes (late chgs to be re-imbursed)	**$ (2,310.48)**
$ 1,255.72		$ 2,084.00	$ (91.22)	$ 1,992.78		$ 2,084.05	$ (603.97)	$ 1,480.08		$ 2,084.00	$ (939.07)	$ 1,144.93		**$ 8,244.52**
$ (193.00)		$ 500.00	$ (135.00)	$ 365.00		$ 500.00	$ (135.00)	$ 365.00		$ 500.00	$ (657.17)	$ (157.17)		**$ (18.20)**
$ (394.19)		$ 100.00	$ -	$ 100.00		$ 100.00	$ -	$ 100.00		$ 100.00	$ -	$ 100.00		**$ (136.91)**
$ (1,501.22)		$ -	$ 15.00	$ 15.00		$ -	$ (443.81)	$ (443.81)			$ (358.33)	$ (358.33)		**$ (4,148.52)**
$ 360.00		$ 350.00	$ (326.32)	$ 23.68		$ 350.00	$ -	$ 350.00		$ 350.00	$ (146.44)	$ 203.56		**$ 1,049.52**
$ 850.00		$ 1,000.00	$ (150.00)	$ 850.00		$ 1,000.00	$ -	$ 1,000.00		$ 1,000.00	$ (125.00)	$ 875.00		**$ 5,251.00**
$ (246.65)		$ 500.00	$ (1,028.67)	$ (528.67)		$ 500.00	$ (783.25)	$ (283.25)		$ 500.00	$ (828.34)	$ (328.34)		**$ (4,407.30)**
$ -		$ -	$ -	$ -		$ -	$ -	$ -			$ -	$ -		**$ (729.17)**
$ 500.00		$ 500.00	$ (185.00)	$ 315.00		$ 500.00	$ -	$ 500.00		$ 500.00	$ -	$ 500.00		**$ (2,165.77)**
$ (130.00)		$ 400.00	$ (195.00)	$ 205.00		$ 400.00	$ (435.00)	$ (35.00)		$ 400.00	$ (395.00)	$ 5.00		**$ (180.00)**
$ (29.16)		$ 150.00	$ (335.41)	$ (185.41)		$ 150.00	$ (179.02)	$ (29.02)		$ 150.00	$ (527.67)	$ (377.67)		**$ (1,288.36)**

$ 150.00		$ 125.00	$ 170.00	$ 295.00		$ 125.00	$ (3,795.00)	$ (3,670.00)	$3,795 chged in error sh/be lawn care	$ 125.00	$ -	$ 125.00		**$ (2,420.00)**
$ 705.00		$ 4,500.00	$ (6,533.10)	$ (2,033.10)	Payment for July received in November-amount less because of a credit balance from November 09 for $1,056,90	$ 4,500.00	$ -	$ 4,500.00	3,795 chged to #5232 in error	$ 4,500.00	$ (3,795.00)	$ 705.00		**$ 9,636.90**
$ (1,511.00)	Montyhly plumbing contract & plumbing issues	$ 350.00	$ (1,292.20)	$ (942.20)		$ 350.00	$ (134.75)	$ 215.25		$ 350.00	$ (815.00)	$ (465.00)	reset toilet in F-15	**$ (5,625.80)**
$ 78.04		$ 100.00	$ (63.42)	$ 36.58		$ 100.00	$ (1,483.22)	$ (1,383.22)	Misc plumbing inventory replenished	$ 100.00	$ -	$ 100.00		**$ (1,589.78)**
$ (1,590.64)		$ 23,000.00	$ (11,565.78)	$ 11,434.22	$11,126.38 refunded from overpayment in August for May invoice	$ 23,000.00	$ (23,680.92)	$ (680.92)		$ 23,000.00	$ (21,705.24)	$ 1,294.76		**$ (14,737.04)**
$ -		$ -	$ -	$ -		$ -	$ -	$ -			$ -	$ -		**$ -**
$ (1,313.72)	replaced glass in window(A-10) blinds, supplies	$ 250.00	$ (2,200.47)	$ (1,950.47)	General supplies, blinds,etc	$ 250.00	$ (985.00)	$ (735.00)		$ 250.00	$ (3,971.45)	$ (3,721.45)	door replacement, windows, blinds and general supplies-	**$ (14,031.49)**
$ (3,025.92)		$ 500.00	$ (283.20)	$ 216.80		$ 500.00	$ (839.87)	$ (339.87)		$ 500.00	$ (1,665.86)	$ (1,165.86)	carpet replacement-deposits are forfeited and tenant is billed for balance	**$ (7,303.70)**
$ 693.07		$ 1,200.00	$ (459.33)	$ 740.67		$ 1,200.00	$ (846.99)	$ 353.01	replace bedroom window	$ 1,200.00	$ (1,680.52)	$ (480.52)	Flag replacement, golf cart repairs, etc.	**$ 626.10**
$ -		$ -	$ 206.00	$ 206.00		$ -	$ -	$ -		$ -	$ -	$ -		**$ (383.00)**
$ -		$ -	$ 1,719.00	$ 1,719.00	refunds for move outs	$ -	$ -	$ -			$ -	$ -		**$ 1,783.00**
$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -		**$ -**
$ 275.00		$ 275.00	$ (513.80)	$ (238.80)		$ 275.00	$ (75.00)	$ 200.00		$ 275.00	$ (646.82)	$ (371.82)		**$ (1,324.44)**

$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -		**$ (2,555.35)**
$ 1,047.00		$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -		**$ 1,047.00**
$ (958.45)		$ 9,756.45	$ (8,536.55)	$ 1,219.90		$ 9,756.45	$ (8,831.18)	$ 925.27		$ 9,756.45	$ (9,404.48)	$ 351.97		**$ (2,372.71)**
$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -		**$ 60.00**
$ 777.94		$ 7,200.00	$ (4,831.78)	$ 2,368.22		$ 7,500.00	$ (6,078.65)	$ 1,421.35		$ 7,500.00	$ (5,419.86)	$ 2,080.14		**$ 8,305.64**
$ 2,393.59		$ 11,800.00	$ (7,198.79)	$ 4,601.21		$ 12,000.00	$ (8,927.58)	$ 3,072.42		$ 12,000.00	$ (7,666.00)	$ 4,334.00		**$ 18,708.03**
$ (1,141.66)		$ 1,636.74	$ (2,428.40)	$ (791.66)	Monthly fee + addt'l rollover containers	$ 1,636.74	$ (2,428.40)	$ (791.66)	monthly bill + add'l container	$ 1,636.74	$ (2,778.40)	$ (1,141.66)	Monthly charges + addt'l containers	**$ (5,618.10)**
$ (180.06)		$ 50.00	$ (148.81)	$ (98.81)		$ 50.00	$ (91.00)	$ (41.00)		$ 50.00	$ -	$ 50.00		**$ (367.39)**
$ 0.20		$ -	$ -	$ -		$ -	$ (3.00)	$ (3.00)		$ -	$ (0.35)	$ (0.35)		**$ (8.30)**
$ (912.00)	chgs for evictions	$ 300.00	$ 518.75	$ 818.75		$ 300.00	$ (1,092.00)	$ (792.00)	Charges associated with evictions	$ 300.00	$ -	$ 300.00	Evictions	**$ (2,597.25)**
$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -		**$ -**
$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -		**$ (3,529.50)**
$ 250.00		$ 750.00	$ -	$ 750.00	$1,175 should have been charged to #5540 Pool Contracts	$ 750.00	$ (1,675.00)	$ (925.00)	Correction for 1,175 made from Acct #5550=chg of $500=1675	$ 750.00	$ (773.99)	$ (23.99)	Monthly service for Pool	**$ (1,387.61)**
$ (606.93)		$ 150.00	$ (229.98)	$ (79.98)		$ 150.00	$ -	$ 150.00		$ 150.00	$ -	$ 150.00		**$ (654.51)**
$ -		$ 650.00	$ (1,825.00)	$ (1,175.00)	$1,175 should have been charged to #5540 Pool Contracts	$ 650.00	$ 525.00	$ 1,175.00	Adjustment from Nov for 1,175 moved to 5540-actual chg is 650 which nets 525	$ 650.00	$ -	$ 650.00		**$ 650.00**
$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -		**$ (15.98)**
$ (862.60)		$ 450.00	$ -	$ 450.00		$ 450.00	$ (228.34)	$ 221.66		$ 450.00	$ -	$ 450.00		**$ 501.77**
$ 538.17		**$ 135,071.37**	**$ (116,335.30)**	**$ 18,736.06**		**$ 135,571.40**	**$ (122,445.44)**	$ 13,125.96		**$ 135,571.37**	**$ (137,869.03)**	$ (2,297.66)		**$ (19,842.39)**