Louisiana Housing Finance Agency

Asset Management Committee

July 13, 2011

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BOBBY JINDAL
GOVERNOR

ALESIA Y. WILKINS-
BRAXTON

Louisiana Housing Finance Agency

To: Commissioner Donald B. 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: Dr. Roger Tijerino, Architect

Date: July 6, 2011

Re: Asset Management Committee

Please be advised an Asset Management Committee meeting will be held on Wednesday, **July 13, 2011, at 8:30 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

ALESIA Y. WILKINS-
BRAXTON

Louisiana Housing Finance Agency

July 6, 2011

ASSET MANAGEMENT COMMITTEE MEETING

Notice is hereby given of an Asset Management Committee meeting to be held on **Wednesday, July 13, 2011, at 8:30 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 June 8, 2011 Asset Management Committee Meeting.**
3. **Follow up on prior Committee requests.**
4. **Discussion of Willowbrook Apartments (7001 Bundy Road, New Orleans, Orleans Parish).**
   - **Budget Variance Report and Actual Budget**
   - **Occupancy Report**
   - **Property Managers Contract Extension**
5. **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).**
   - **Architect Field Reports**
   - **Critical Path Timeline**
   - **Budget Report**
6. **Discussion and Status Update on the construction of Village de Jardin Apartments (8800 South I-10 Service Road, New Orleans, Orleans Parish).**
   - **Architect Field Reports**
   - **Critical Path Timeline**
   - **Furniture, Fixtures, and Equipment**
   - **Budget Report**
   - **Signage**
7. **Discussion and presentation on paperless committee meetings.**
8. **Other Business.**
9. **Adjournment.**

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Barry E. Brooks, Secretary

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, June 8, 2011
2415 Quail Drive
Committee Room 1
Baton Rouge, LA 70808
8:00 a.m.

Committee Members Present
Donald P. Vallee, Chair
Joseph M. Scontrino, III
Guy T. Williams
Mayson H. Foster
Adena Boris
Frank Thaxton

Committee Members Absent
Treasurer John N. Kennedy

Other Commissioners Present
Michael Airhart
Allison Jones

Staff Present
Alesia Wilkins-Braxton
Joseph Durnin
Terry Holden
Don Seiser
René Landry
Danny Veals
Annie Robinson
Kip Anderson
Charlette Minor
Ricky Patterson
Loretta Wallace
Ruth Wesley
Christine Bratkowski
E. Keith Cunningham
Jessica Guinn
Leslie Strahan

Others Present
Dwayne Honoré, D. Honoré Construction
Wayne Neveu, Foley & Judell, LLP
Lisa Nice, Post Architects
Tim Rittenhouse, CSG Advisors
Don Wright, HDS
Eugene Green
Jean Wheatley
Abolul Mondol

Minutes

Call to order, and roll call. The Asset Management Committee Meeting was called to order by Chairman Vallee on June 8, 2011 at 8:00 a.m. in Committee Room 1 at Louisiana Housing Finance Agency, located at 2415 Quail Drive, Baton Rouge, LA. The roll was called by Ms. Rebekah Ward and the following Committee Members were present – Chair Vallee, Commissioner Scontrino, Commissioner Williams, Commissioner Foster, Commissioner Thaxton, and Commissioner Boris. Commissioner Airhart was also in attendance, later joined by Chairperson Jones. There was a quorum for the meeting.

Approval of the minutes. Mr. Vallee called for a motion to approve the minutes of the May 11, 2011 Asset Management Committee Meeting. Mr. Scontrino presented a motion to approve the minutes of the May Asset Management Committee Meeting. The motion was seconded by Mr. Foster. The minutes were approved by unanimous vote. The voting Committee Members were Commissioners Vallee, Scontrino, Foster, Boris, Thaxton, and Williams.

Discussion of Willowbrook Apartments. Loretta Wallace discussed the occupancy and budget variance report for Willowbrook Apartments and stated that the occupancy rate for the month of May was approximately 83%. Rene Landry reported that the estimated gross revenue for the 2011-2012 fiscal year is $3,028,560.00. There was lengthy discussion over the Housing and Urban Development disposition fund, reserve for replacements, and the need for a comprehensive capital needs assessment. Mr. Vallee deferred this discussion to a later meeting with Agency staff.

Discussion and resolution to authorize extension of Property Management Contract for Willowbrook Apartments. There was a brief discussion regarding the extension of the Property Management contract for Willowbrook Apartments. Mr. Valle commended Eugene Green, and Agency staff for their work on this project. Mr. Scontrino moved to accept the resolution. Mr. Foster seconded the motion. The motion was unanimously approved for recommendation to the Full Board.

> **Resolution to authorize extension of Property Management Contract for Willowbrook Apartments. A resolution authorizing the Louisiana Housing Finance Agency ("Agency") to extend the contract for the property management of the**

Agency owned property, Willowbrook Apartment Community; and providing for other matters in connection therewith.

Discussion of LHFA Main Office Building Assets. Mr. Foster reported that reserve funds will be used to update the cooling and emergency power system for the LHFA office building. There was further discussion on the funding for this item. Mr. Foster stated that approximately $155,500.00 will be spent.

Discussion of Village de Jardin Apartments. Mr. Vallee provided an update on the progress of the Village de Jardin project. Mr. Landry gave a summary of the Village de Jardin (VDJ) expenses. Alesia Wilkins-Braxton provided an update on the Furniture Fixtures and Equipment (FFE) matter. Ms. Wilkins-Braxton stated that approximately $17,000.00 has been expended by the Interior Design firm. There was discussion that if the Agency intends to do the decorating for this project in-house, the amount of $17,000.00 will be forfeited to the Interior Design firm.

Mr. Thaxton moved that the Agency form a team to finish the FFE for VDJ. Further requesting a return all Agency funds issued to the Office of Facility Planning for FFE services minus the funds already expended The motion was seconded by Mr. Scontrino and approved unanimously.

Discussion of Capital City South Apartments. Mr. Vallee confirmed with Dwayne Honoré of D. Honoré Construction that the project is on schedule with no cost overruns. Further updates for this project were deferred to the July 13 Committee Meeting.

Other Business. No other business to be discussed.

Adjournment. A motion to adjourn was made by Mr. Scontrino and seconded by Mr. Airhart at 8:56 a.m.

Discussion of Willowbrook Apartments

Budget Variance Report ……...9

Occupancy Report ……34

Property Managers Contract Extensions …….... no documents

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
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
4001		Non Refundable Pet Fee		$ 582.00	$ (582.00)			$ 50.00	$ (50.00)		$ -	$ -
4002		Month to Month Rent	$ 500.00	$ 150.00	$ 350.00		$ 500.00	$ 995.00	$ (495.00)		$ 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
4030		Application Fee	$ 450.00	$ 395.00	$ 55.00		$ 450.00	$ 530.00	$ (80.00)		$ 450.00	$ 500.00
4060		Laundry Income	$ 700.00	$ 1,257.67	$ (557.67)		$ 700.00	$ 1,298.52	$ (598.52)		$ 700.00	$ 985.15
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
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
4140		Maint & Repairs Income		$ -	$ -			$ 10.00	$ (10.00)		$ -	$ -
4170		Electrictity Utility Income		$ 216.15	$ (216.15)			$ 130.93	$ (130.93)		$ -	$ 4,264.65
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
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**
Operating Expenses												

5000		Administrative Salaries	$ 5,920.00	$ (4,736.00)	$ 1,184.00	**4 weeks of pay**	$ 5,920.00	$ (5,920.00)	$ -	**5 weeks**	$ 5,920.00	$ (5,920.00)
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)
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)
5021		Maintenance Manager	$ 5,537.90	$ (4,651.88)			$ 5,537.90	$ (5,814.85)	$ (276.95)		$ 5,537.90	$ (5,814.85)
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)
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)
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)

5100		Advertising	$ 4,700.00	$ (4,600.00)	$ 100.00		$ 4,700.00	$ (4,640.00)	$ 60.00		$ 4,700.00	$ (5,140.00)
5110		Office Supplies	$ 500.00	$ (492.52)	$ 7.48		$ 500.00	$ (1,416.43)	$ (916.43)		$ 500.00	$ (205.99)
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)
5119		Monthly Newsletters	$ 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)
5130		Postage & Delivery	$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ (52.80)
5140		Telephone	$ 484.00	$ (513.69)	$ (29.69)		$ 484.00	$ (846.18)	$ (362.18)		$ 484.00	$ (846.18)
5141		Cable/Internet	$ 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)
5191		Auto Expense	$ 500.00	$ -	$ 500.00		$ 500.00	$ (1,019.16)	$ (519.16)		$ 500.00	$ -
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)
5201		A/C Heat Contract	$ 500.00	$ (1,140.00)	$ (640.00)		$ 500.00	$ (90.00)	$ 410.00		$ 500.00	$ (668.03)
5202		Heat A/C Repairs	$ 750.00	$ -	$ 750.00		$ 750.00	$ (725.58)	$ 24.42		$ 100.00	$ (917.14)
5203		Appliances	$ -	$ -	$ -		$ -	$ (1,408.00)	$ (1,408.00)	**Range & Refr. For unit**	$ -	$ (452.16)
5204		Doors and Hardware	$ 350.00	$ (310.89)	$ 39.11		$ 350.00	$ (331.33)	$ 18.67		$ 350.00	$ (295.50)
5210		Painting/Decorating Contract	$ 1,000.00	$ -	$ 1,000.00		$ 1,000.00	$ -	$ 1,000.00		$ 1,000.00	$ (1,324.00)
5211		Paint/Decorating Supplies	$ 500.00	$ (1,509.62)	$ (1,009.62)		$ 500.00	$ (831.27)	$ (331.27)		$ 500.00	$ (2,179.50)
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)
5230		Janitorial Contract	$ 400.00	$ (235.00)	$ 165.00		$ 400.00	$ (235.00)	$ 165.00		$ 400.00	$ (955.00)

5231		Janitorial Suppies	$ 150.00	$ (273.62)	$ (123.62)		$ 150.00	$ (421.15)	$ (271.15)		$ 150.00	$ (422.33)
5232		Cleaning/Trash Out	$ 125.00	$ 75.00	$ 200.00		$ 125.00	$ 115.00	$ 240.00		$ 125.00	$ 115.00
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)
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**	$ 350.00	$ (750.00)
5251		Plumbing Supplies	$ 100.00	$ -	$ 100.00		$ 100.00	$ (571.24)	$ (471.24)		$ 100.00	$ (149.94)
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)
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)
5289		Carpet Replacement	$ 500.00	$ (673.54)	$ (173.54)		$ 500.00	$ (927.66)	$ (427.66)		$ 500.00	$ (2,887.65)
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)
5291		Tenant Overpayment	$ -	$ -	$ -		$ -	$ (688.00)	$ (688.00)		$ -	$ 99.00
5292		HANO Overpayment	$ -	$ -	$ -		$ -	$ 163.00	$ 163.00		$ -	$ (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)
5295		Electrical Supplies	$ -	$ (822.99)	$ (822.99)	**Ceiling Fan, stove burner, bulbs, etc.**	$ -	$ (220.00)	$ (220.00)		$ -	$ (1,512.36)
5296		Quadel Consulting Corp	$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -
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)
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)
5311		Sewer	$ 8,888.25	$ (8,339.47)	$ 548.78		$ 8,888.25	$ (9,057.78)	$ (169.53)		$ 11,800.00	$ (7,872.44)
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)
5401		Mileage Expense	$ 50.00	$ -	$ 50.00		$ 50.00	$ -	$ 50.00		$ 50.00	$ (247.52)
5412		Bank Recon Adjustments	$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ (5.15)
5440		Legal & Accounting	$ 300.00	$ (1,820.00)	$ (1,520.00)	**Eviction fees for July**	$ 300.00	$ -	$ 300.00		$ 300.00	$ (1,092.00)
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)
5541		Pool Supplies	$ 150.00	$ (327.84)	$ (177.84)		$ 150.00	$ (159.78)	$ (9.78)		$ 150.00	$ (229.98)
5550		Pest Control Contract	$ 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)
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)**

Sept. 2010 Variance	September Comments on Variance	Oct. 2010 Budget	Oct. 2010 Actuals	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
$ (13,140.00)		$ 217,200.00	$ 233,115.85	$ (15,915.85)		$ 217,200.00	$ 233,690.00	$ (16,490.00)		$ 217,200.00	$ 228,742.00	$ (11,542.00)
$ -		$ -	$ 300.00	$ (300.00)		$ -	$ -	$ -			$ -	$ -
$ 350.00		$ 500.00	$ 150.00	$ 350.00		$ 500.00	$ -	$ 500.00		$ 500.00	$ 50.00	$ 450.00
$ (2,020.00)		$ 1,100.00	$ 3,700.00	$ (2,600.00)		$ 1,100.00	$ 2,400.00	$ (1,300.00)		$ 1,100.00	$ 2,700.00	$ (1,600.00)
$ (50.00)		$ 450.00	$ 405.00	$ 45.00		$ 450.00	$ 250.00	$ 200.00		$ 450.00	$ 249.14	$ 200.86
$ (285.15)		$ 700.00	$ 1,292.89	$ (592.89)		$ 700.00	$ 961.57	$ (261.57)		$ 700.00	$ 953.00	$ (253.00)
$ (1,805.00)		$ 1,100.00	$ 2,677.00	$ (1,577.00)		$ 1,100.00	$ 1,692.00	$ (592.00)		$ 1,100.00	$ 459.00	$ 641.00
$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -
$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -
$ -		$ -	$ -	$ -		$ -	$ 25.00	$ (25.00)		$ -	$ -	$ -
$ (75.00)		$ -	$ 50.00	$ (50.00)		$ -	$ 75.00	$ (75.00)		$ -	$ -	$ -
$ -		$ -	$ 42.00	$ (42.00)		$ -	$ 25.00	$ (25.00)		$ -	$ -	$ -
$ (4,264.65)	Refunds from Entergy	$ -	$ 441.53	$ (441.53)		$ -	$ 148.19	$ (148.19)		$ -	$ 150.33	$ (150.33)
$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -
$ (275.00)	income from washer/dryer and Lily Pad rent	$ 75.00	$ 1,138.08	$ (1,063.08)		$ 75.00	$ 1,312.35	$ (1,237.35)		$ 75.00	$ 700.00	$ (625.00)
$ (21,564.80)		**$ 221,125.00**	**$ 243,312.35**	**$ (22,187.35)**		**$ 221,125.00**	**$ 240,579.11**	$ (19,454.11)		**$ 221,125.00**	**$ 234,003.47**	$ (12,878.47)

$ -	**5 weeks**	$ 5,920.00	$ (4,736.00)	$ 1,184.00	**4 weeks**	$ 5,920.00	$ (4,736.00)	$ 1,184.00	**4 weeks**	$ 5,920.00	$ (5,920.00)	$ -
$ (1,821.18)	**6% of August rents**	$ 11,821.26	$ (13,879.08)	$ (2,057.82)	**6% of Sept. rents**	$ 11,821.26	$ (14,012.16)	$ (2,190.90)	**6% of October rents**	$ 11,821.26	$ (13,991.82)	$ (2,170.56)
$ (359.80)		$ 5,704.05	$ (4,923.04)	$ 781.01		$ 5,704.05	$ (4,923.04)	$ 781.01		$ 5,704.05	$ (6,153.80)	$ (449.75)
$ (276.95)		$ 5,537.90	$ (4,651.88)	$ 886.02		$ 5,537.90	$ (4,651.88)	$ 886.02		$ 5,537.90	$ (5,814.85)	$ (276.95)
$ (1,659.71)		$ 7,758.34	$ (7,596.67)	$ 161.67		$ 7,758.34	$ (7,550.60)	$ 207.74		$ 7,758.34	$ (9,494.92)	$ (1,736.58)
$ 334.11		$ 16,316.66	$ (12,751.75)	$ 3,564.91		$ 16,316.66	$ (11,945.09)	$ 4,371.57		$ 16,316.65	$ (13,383.43)	$ 2,933.22
$ 1,260.22		$ 6,020.81	$ (4,760.59)	$ 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

$ (440.00)		$ 4,700.00	$ (4,560.00)	$ 140.00		$ 4,700.00	$ (7,660.00)	$ (2,960.00)	**Advertising Services for 9-27/11-14. previous invoices were running about a month behind.**	$ 4,700.00	$ (1,985.00)	$ 2,715.00
$ 294.01		$ 500.00	$ 73.44	$ 573.44		$ 500.00	$ (1,260.00)	$ (760.00)		$ 500.00	$ (326.41)	$ 173.59
$ (474.57)		$ 100.00	$ (430.81)	$ (330.81)		$ 100.00	$ (169.49)	$ (69.49)		$ 100.00	$ (108.70)	$ (8.70)
$ -		$ 123.00	$ (123.00)	$ -		$ 123.00	$ (85.95)	$ 37.05		$ 123.00	$ (85.95)	$ 37.05
$ 5.25		$ 62.50	$ -	$ 62.50		$ 62.50	$ -	$ 62.50		$ 62.50	$ -	$ 62.50
$ (52.80)		$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -
$ (362.18)		$ 484.00	$ (512.79)	$ (28.79)		$ 484.00	$ (1,115.94)	$ (631.94)		$ 484.00	$ (781.28)	$ (297.28)
$ (3.00)		$ 145.66	$ (148.66)	$ (3.00)		$ 145.66	$ (148.59)	$ (2.93)		$ 145.65	$ (148.59)	$ (2.94)
$ (55.91)	**firemarshall inspections/background checks,etc.**	$ 750.00	$ (624.38)	$ 125.62		$ 750.00	$ (626.90)	$ 123.10		$ 750.00	$ (999.74)	$ (249.74)
$ 500.00		$ 500.00	$ (1,019.16)	$ (519.16)	**Vehicle Note for Sept/Oct**	$ 500.00	$ -	$ 500.00		$ 500.00	$ -	$ 500.00
$ (474.73)	**misc. supplies, faucets,etc.**	$ 2,084.00	$ (828.28)	$ 1,255.72		$ 2,084.00	$ (91.22)	$ 1,992.78		$ 2,084.05	$ (603.97)	$ 1,480.08
$ (168.03)		$ 500.00	$ (693.00)	$ (193.00)		$ 500.00	$ (135.00)	$ 365.00		$ 500.00	$ (135.00)	$ 365.00
$ (817.14)		$ 100.00	$ (494.19)	$ (394.19)		$ 100.00	$ -	$ 100.00		$ 100.00	$ -	$ 100.00
$ (452.16)		$ -	$ (1,501.22)	$ (1,501.22)		$ -	$ 15.00	$ 15.00		$ -	$ (443.81)	$ (443.81)
$ 54.50		$ 350.00	$ 10.00	$ 360.00		$ 350.00	$ (326.32)	$ 23.68		$ 350.00	$ -	$ 350.00
$ (324.00)		$ 1,000.00	$ (150.00)	$ 850.00		$ 1,000.00	$ (150.00)	$ 850.00		$ 1,000.00	$ -	$ 1,000.00
$ (1,679.50)	**paint, blinds, misc.**	$ 500.00	$ (746.65)	$ (246.65)		$ 500.00	$ (1,028.67)	$ (528.67)		$ 500.00	$ (783.25)	$ (283.25)
$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -
$ (4,746.34)	**work performed on pump bldg. J**	$ 500.00	$ -	$ 500.00		$ 500.00	$ (185.00)	$ 315.00		$ 500.00	$ -	$ 500.00
$ (555.00)		$ 400.00	$ (530.00)	$ (130.00)		$ 400.00	$ (195.00)	$ 205.00		$ 400.00	$ (435.00)	$ (35.00)

$ (272.33)		$ 150.00	$ (179.16)	$ (29.16)		$ 150.00	$ (335.41)	$ (185.41)		$ 150.00	$ (179.02)	$ (29.02)	
$ 240.00		$ 125.00	$ 25.00	$ 150.00		$ 125.00	$ 170.00	$ 295.00		$ 125.00	$ (3,795.00)	$ (3,670.00)	
$ 555.00		$ 4,500.00	$ (3,795.00)	$ 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	
$ (400.00)		$ 350.00	$ (1,861.00)	$ (1,511.00)	**Monthyly plumbing contract & plumbing**	$ 350.00	$ (1,292.20)	$ (942.20)		$ 350.00	$ (134.75)	$ 215.25	
$ (49.94)		$ 100.00	$ (21.96)	$ 78.04		$ 100.00	$ (63.42)	$ 36.58		$ 100.00	$ (1,483.22)	$ (1,383.22)	
$ (14,768.49)	**Extra Security due to shooting incdident & period from 8/8 thru 9/18=6 weeks**	$ 23,000.00	$ (24,590.64)	$ (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)	
$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -	
$ (137.88)		$ 250.00	$ (1,563.72)	$ (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)	
$ (2,387.65)	**Carpet replacement**	$ 500.00	$ (3,525.92)	$ (3,025.92)		$ 500.00	$ (283.20)	$ 216.80		$ 500.00	$ (839.87)	$ (339.87)	
$ (1,400.00)	**repairs to gate**	$ 1,200.00	$ (506.93)	$ 693.07		$ 1,200.00	$ (459.33)	$ 740.67		$ 1,200.00	$ (846.99)	$ 353.01	
$ 99.00		$ -	$ -	$ -		$ -	$ 206.00	$ 206.00		$ -	$ -	$ -	
$ (99.00)		$ -	$ -	$ -		$ -	$ 1,719.00	$ 1,719.00	**refunds for move outs**	$ -	$ -	$ -	

$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -	
$ (1,024.16)		$ 275.00	$ -	$ 275.00		$ 275.00	$ (513.80)	$ (238.80)		$ 275.00	$ (75.00)	$ 200.00	
$ (1,512.36)	**Electrical supplies for various units**	$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -	
$ -		$ -	$ 1,047.00	$ 1,047.00		$ -	$ -	$ -		$ -	$ -	$ -	
$ (739.47)		$ 9,756.45	$ (10,714.90)	$ (958.45)		$ 9,756.45	$ (8,536.55)	$ 1,219.90		$ 9,756.45	$ (8,831.18)	$ 925.27	
$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -	
$ 1,140.57		$ 7,200.00	$ (6,422.06)	$ 777.94		$ 7,200.00	$ (4,831.78)	$ 2,368.22		$ 7,500.00	$ (6,078.65)	$ 1,421.35	
$ 3,927.56		$ 11,800.00	$ (9,406.41)	$ 2,393.59		$ 11,800.00	$ (7,198.79)	$ 4,601.21		$ 12,000.00	$ (8,927.58)	$ 3,072.42	
$ (583.82)		$ 1,636.74	$ (2,778.40)	$ (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)	
$ (197.52)		$ 50.00	$ (230.06)	$ (180.06)		$ 50.00	$ (148.81)	$ (98.81)		$ 50.00	$ (91.00)	$ (41.00)	
$ (5.15)		$ -	$ 0.20	$ 0.20		$ -	$ -	$ -		$ -	$ (3.00)	$ (3.00)	
$ (792.00)	**charges for evictions**	$ 300.00	$ (1,212.00)	$ (912.00)	**chgs for evictions**	$ 300.00	$ 518.75	$ 818.75		$ 300.00	$ (1,092.00)	$ (792.00)	
$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -	
$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -	
$ 250.00		$ 750.00	$ (500.00)	$ 250.00		$ 750.00	$ -	$ 750.00	**$1,175 should have been charged to #5540 Pool Contracts**	$ 750.00	$ (1,675.00)	$ (925.00)	
$ (79.98)		$ 150.00	$ (756.93)	$ (606.93)		$ 150.00	$ (229.98)	$ (79.98)		$ 150.00	$ -	$ 150.00	
$ -		$ 650.00	$ (650.00)	$ -		$ 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	
$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -	
$ 32.26		$ 450.00	$ (1,312.60)	$ (862.60)		$ 450.00	$ -	$ 450.00		$ 450.00	$ (228.34)	$ 221.66	
$ (30,480.27)		**$ 135,071.37**	**$ (134,533.20)**	**$ 538.17**		**$ 135,071.37**	**$ (116,335.30)**	**$ 18,736.06**		**$ 135,571.40**	**$ (122,445.44)**	$ 13,125.96	

Dec. 2010 comments on Variance	Jan 2011 Budget	Jan 2011 Actuals	Jan 2011 Variance	Jan 2011 Comments on variance	Feb 2011 Budget	Feb 2011 Actuals	Feb 2011 Variance	Feb 2011 Comments on Variance	March 2011 Budget	March 2011 Actuals	March 2011 Variance	March 2011 Comments on variance	April 2011 Budget
	217,200.00	$ 254,550.00	$ (37,350.00)		$ 217,200.00	$ 244,010.00	$ (26,810.00)		$ 217,200.00	$ 234,937.11	$ (17,737.11)		$ 217,200.00
		$ -	$ -		$ -	$ -	$ -		$ -	$ 300.00	$ (300.00)		$ -
	500.00	$ 100.00	$ 400.00		$ 500.00	$ 250.00	$ 250.00		$ 500.00	$ 100.00	$ 400.00		$ 500.00
	1,100.00	$ 4,300.00	$ (3,200.00)		$ 1,100.00	$ 2,012.00	$ (912.00)		$ 1,100.00	$ 3,366.00	$ (2,266.00)		$ 1,100.00
	450.00	$ 240.00	$ 210.00		$ 450.00	$ 280.00	$ 170.00		$ 450.00	$ 208.23	$ 241.77		$ 450.00
	700.00	$ 1,285.93	$ (585.93)		$ 700.00	$ 1,183.63	$ (483.63)		$ 700.00	$ 1,372.09	$ (672.09)		$ 700.00
	1,100.00	$ 2,460.00	$ (1,360.00)		$ 1,100.00	$ 2,307.00	$ (1,207.00)		$ 1,100.00	$ 1,535.00	$ (435.00)		$ 1,100.00
	-	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -
	-	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -
	-	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -
	-	$ 100.00	$ (100.00)		$ -	$ 265.00	$ (265.00)		$ -	$ 100.00	$ (100.00)		$ -
	-	$ 10.00	$ (10.00)		$ -	$ 10.00	$ (10.00)		$ -	$ -	$ -		$ -
	-	$ 196.60	$ (196.60)		$ -	$ -	$ -		$ -	$ 35.50	$ (35.50)		$ -
	-	$ -	$ -		$ -	$ -	$ -		$ -		$ -		$ -
	75.00	$ -	$ 75.00		$ 75.00	$ 400.00	$ (325.00)		$ 75.00	$ 355.00	$ (280.00)		$ 75.00
	221,125.00	**$ 263,242.53**	$ (42,117.53)		**221,125.00**	**$ 250,717.63**	$ (29,592.63)		**$ 221,125.00**	**$ 242,308.93**	**$ (21,183.93)**		**$ 221,125.00**

5 weeks	$ 5,920.00	$ (7,104.00)	$ (1,184.00)	**duplicate check #4076 written on 1/26 for 2368.00**	$ 5,920.00	$ (4,736.00)	$ 1,184.00	**4 week pay period**	$ 5,920.00	$ (5,920.00)	$ -	**5 week pay period**	$ 5,920.00
6% of Nov rents	$ 11,821.26	$ (13,396.44)	$ (1,575.18)	**6% of Dec rents**	$ 11,821.26	$ (15,260.40)	$ (3,439.14)	**6% of Jan rents**	$ 11,821.26	$ (28,871.41)	$ (17,050.15)	**For February 2011 and March 2011 Fee-The March fee should have been taken out in April**	$ 11,821.26
5-wks pp ending 10-31-Nov 28	$ 5,704.05	$ (7,384.56)	$ (1,680.51)	**duplicate check #4076 for 2,461.52**	$ 5,704.05	$ (4,923.04)	$ 781.01	**(1/30-2/20) 4 weeks**	$ 5,704.05	$ (6,153.80)	$ (449.75)	**5 wk pay periods-3/03-3/30/11**	$ 5,704.05
5-wks pp ending 10-31-Nov 28	$ 5,537.90	$ (6,977.82)	$ (1,439.92)	**duplicate check #4076 for 2,325.94**	$ 5,537.90	$ (4,651.88)	$ 886.02	**(1/30-2/20) 4 weeks**	$ 5,537.90	$ (5,814.85)	$ (276.95)	**5 wk pay periods-3/03-3/30/11**	$ 5,537.90
5-wks pp ending 10-31-Nov 28	$ 7,758.34	$ (11,395.75)	$ (3,637.41)	**duplicate check # 4076 3789.50**	$ 7,758.34	$ (7,582.49)	$ 175.85	**(1/30-2/20) 4 weeks**	$ 7,758.34	$ (9,457.94)	$ (1,699.60)	**5 wk pay periods-3/03-3/30/11**	$ 7,758.34
5-wks pp ending 10-31-Nov 28	$ 16,316.66	$ (15,435.60)	$ 881.06	**duplicate check cut-#4076 voided+house keeper no longer employed**	$ 16,316.66	$ (7,842.82)	$ 8,473.84	**Short 1 maintenance person,the housekeeper & porter**	$ 16,316.66	$ (11,202.11)	$ 5,114.55	**Short 1 maintenance person,the housekeeper & porter**	$ 16,316.66
Billed in November for December amt of 4760.59= over chged	$ 6,020.81	$ (4,366.81)	$ 1,654.00	**Reduction in costs**	$ 6,020.81	$ (8,733.62)	$ (2,712.81)	**2-01-2011, but 1 check (#4090) has been voided. Only 1 check cleared in the**	$ 6,020.81	$ (4,366.81)	$ 1,654.00	**Cheaper benefits package**	$ 6,020.81

Asked staff to reduce adv. Expense	$ 4,700.00	$ (575.00)	$ 4,125.00	**LHFA staff requested cut back in this area**	$ 4,700.00	$ (1,766.00)	$ 2,934.00	**LHFA staff requested reduction in this expense catergory**	$ 4,700.00	$ (1,560.00)	$ 3,140.00	**LHFA staff requested reduction in this expense catergory**	$ 4,700.00
	$ 500.00	$ (1,081.00)	$ (581.00)		$ 500.00	$ (732.59)	$ (232.59)		$ 500.00	$ -	$ 500.00		$ 500.00
	$ 100.00	$ (656.54)	$ (556.54)	**Copier leasing**	$ 100.00	$ (111.32)	$ (11.32)		$ 100.00	$ (212.23)	$ (112.23)		$ 100.00
	$ 123.00	$ (85.95)	$ 37.05		$ 123.00	$ (85.95)	$ 37.05		$ 123.00	$ (85.95)	$ 37.05		$ 123.00
	$ 62.50	$ -	$ 62.50		$ 62.50	$ -	$ 62.50		$ 62.50	$ -	$ 62.50		$ 62.50
		$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -
	$ 484.00	$ (835.85)	$ (351.85)		$ 484.00	$ (777.11)	$ (293.11)		$ 484.00	$ (810.42)	$ (326.42)		$ 484.00
	$ 145.66	$ (148.59)	$ (2.93)		$ 145.66	$ (148.59)	$ (2.93)		$ 145.66	$ (152.59)	$ (6.93)		$ 145.66
	$ 750.00	$ (352.97)	$ 397.03	**Background, criminal check**	$ 750.00	$ (346.22)	$ 403.78		$ 750.00	$ (506.85)	$ 243.15		$ 750.00
Monthly note on vehicle not paid	$ 500.00	$ (3,772.16)	$ (3,272.16)	**maintenance of vehicle & notes (late chgs to be re-imbursed)**	$ 500.00	$ (494.79)	$ 5.21		$ 500.00	$ -	$ 500.00		$ 500.00
	$ 2,084.00	$ (939.07)	$ 1,144.93		$ 2,084.00	$ (502.29)	$ 1,581.71	**Supplies for repairs to units**	$ 2,084.00	$ (2,238.08)	$ (154.08)		$ 2,084.00
	$ 500.00	$ (657.17)	$ (157.17)		$ 500.00	$ (92.07)	$ 407.93		$ 500.00	$ (507.17)	$ (7.17)		$ 500.00
	$ 100.00	$ -	$ 100.00		$ 100.00	$ (644.40)	$ (544.40)	**purchase of 24 vent covers**	$ 250.00	$ (925.13)	$ (675.13)	**Regrigerator supplies**	$ 250.00
		$ (358.33)	$ (358.33)	**stove repair**	$ -	$ 50.00	$ 50.00		$ -	$ (1,009.71)	$ (1,009.71)	**purchase of 2 refrigerators**	$ -
	$ 350.00	$ (146.44)	$ 203.56		$ 350.00	$ (199.81)	$ 150.19		$ 350.00	$ 10.00	$ 360.00		$ 350.00
	$ 1,000.00	$ (125.00)	$ 875.00		$ 1,000.00	$ (1,910.00)	$ (910.00)	**Painting of the Lily Pad**	$ 1,000.00	$ (2,475.00)	$ (1,475.00)	**sheetrock repairs from electrical work in**	$ 1,000.00
	$ 500.00	$ (828.34)	$ (328.34)		$ 500.00	$ (1,334.29)	$ (834.29)	**cleaning & painting of vacant units**	$ 500.00	$ (1,011.61)	$ (511.61)		$ 500.00
		$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -
	$ 500.00	$ -	$ 500.00		$ 500.00	$ -	$ 500.00		$ 500.00	$ -	$ 500.00		$ 500.00
	$ 400.00	$ (395.00)	$ 5.00		$ 400.00	$ (743.00)	$ (343.00)		$ 400.00	$ (949.00)	$ (549.00)		$ 400.00

	$ 150.00	$ (527.67)	$ (377.67)		$ 150.00	$ -	$ 150.00		$ 150.00	$ (154.94)	$ (4.94)		$ 150.00
$3,795 chged in error sh/be lawn care	$ 125.00	$ -	$ 125.00		$ 125.00	$ 193.00	$ 318.00		$ 125.00	$ 294.00	$ 419.00		$ 125.00
3,795 chged to #5232 in error	$ 4,500.00	$ (3,795.00)	$ 705.00		$ 4,500.00	$ (3,795.00)	$ 705.00		$ 4,500.00	$ (3,795.00)	$ 705.00		$ 4,500.00
	$ 350.00	$ (815.00)	$ (465.00)	**reset toilet in F-15**	$ 350.00	$ (945.00)	$ (595.00)	**Sewer issues**	$ 350.00	$ (1,282.50)	$ (932.50)	**Repair leaks in various apts in bathroom**	$ 350.00
Misc plumbing inventory replenished	$ 100.00	$ -	$ 100.00		$ 100.00	$ (1,334.84)	$ (1,234.84)	**Supplies and repairs to units**	$ 100.00	$ -	$ 100.00		$ 100.00
	$ 23,000.00	$ (21,705.24)	$ 1,294.76		$ 23,000.00	$ (23,049.14)	$ (49.14)		$ 23,000.00	$ (33,836.38)	$ (10,836.38)	**6 weeks of service: period 2/6/11-3/19/11**	$ 23,000.00
		$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -
	$ 250.00	$ (3,971.45)	$ (3,721.45)	**door replacement, windows, blinds and general supplies-**	$ 250.00	$ (575.40)	$ (325.40)		$ 250.00	$ (1,529.08)	$ (1,279.08)	**Replace blinds in various units**	$ 250.00
	$ 500.00	$ (1,665.86)	$ (1,165.86)	**carpet replacement- deposits are forfeited and tenant is billed for balance**	$ 500.00	$ (2,340.64)	$ (1,840.64)	**Replacing carpet as needed on move-out units and charging to tenant**	$ 500.00	$ (3,350.01)	$ (2,850.01)	**Replacing carpet as needed on move-out units and charging to**	$ 500.00
replace bedroom window	$ 1,200.00	$ (1,680.52)	$ (480.52)	**Flag replacement, golf cart repairs, etc.**	$ 1,200.00	$ (1,469.18)	$ (269.18)		$ 1,200.00	$ (2,271.48)	$ (1,071.48)	**Resurface tub, counter tops/sinks in various apts.**	$ 1,200.00
	$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ 1,954.00	$ 1,954.00		$ -
		$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -

	$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -
	$ 275.00	$ (646.82)	$ (371.82)		$ 275.00	$ (116.95)	$ 158.05		$ 275.00	$ (1,075.22)	$ (800.22)	Various electrical issues	$ 275.00
	$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -
	$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -
	$ 9,756.45	$ (9,404.48)	$ 351.97		$ 9,756.45	$ (9,686.65)	$ 69.80		$ 9,756.45	$ (8,155.69)	$ 1,600.76		$ 9,756.45
	$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ 60.00	$ 60.00		$ -
	$ 7,500.00	$ (5,419.86)	$ 2,080.14		$ 7,500.00	$ (6,834.00)	$ 666.00		$ 7,800.00	$ (5,796.47)	$ 2,003.53		$ 7,800.00
	$ 12,000.00	$ (7,666.00)	$ 4,334.00		$ 12,000.00	$ (8,900.22)	$ 3,099.78		$ 12,300.00	$ (7,512.89)	$ 4,787.11		$ 12,300.00
monthly bill + add'l container	$ 1,636.74	$ (2,778.40)	$ (1,141.66)	Monthly charges + addt'l containers	$ 1,636.74	$ (2,428.40)	$ (791.66)	Monthly charges + addt'l containers	$ 1,636.74	$ (2,428.40)	$ (791.66)	Monthly charges + addt'l containers	$ 1,636.74
	$ 50.00	$ -	$ 50.00		$ 50.00	$ (150.00)	$ (100.00)		$ 50.00	$ (146.83)	$ (96.83)		$ 50.00
	$ -	$ (0.35)	$ (0.35)		$ -	$ -	$ -		$ -	$ -	$ -		$ -
Charges associated with evictions	$ 300.00	$ -	$ 300.00	Evictions	$ 300.00	$ 12.00	$ 312.00		$ 300.00	$ (815.00)	$ (515.00)	Fees for evictions	$ 300.00
	$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -
	$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -
Correction for 1,175 made from Acct #5550=chg of $500=1675	$ 750.00	$ (773.99)	$ (23.99)	Monthly service for Pool	$ 750.00	$ (1,835.94)	$ (1,085.94)	Monthly contract + repairs to pool	$ 750.00	$ (500.00)	$ 250.00	Monthly contract	$ 750.00
	$ 150.00	$ -	$ 150.00		$ 150.00	$ -	$ 150.00		$ 150.00	$ (477.94)	$ (327.94)	to get pool ready for the summer	$ 150.00
Adjustment from Nov for 1,175 moved to 5540-actual chg is 650 which nets 525	$ 650.00	$ -	$ 650.00		$ 650.00	$ (2,260.00)	$ (1,610.00)	Roach infestation in several units due to hole in concrete around hot water heater closet.	$ 650.00	$ (825.00)	$ (175.00)		$ 650.00
	$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -		$ -
	$ 450.00	$ -	$ 450.00		$ 450.00	$ (92.09)	$ 357.91		$ 450.00	$ (184.18)	$ 265.82		$ 450.00
	$ 135,571.37	**$ (137,869.03)**	$ (2,297.66)		**$ 135,571.37**	**$ (129,177.13)**	$ 6,394.24		**$ 136,321.37**	**$ (156,049.67)**	$ (19,728.30)		$ 136,321.37

April 2011 Actuals	April 2011 Variance	April 2011 Comments on Variance	Total Variance Year-to-Date
$ 315,531.50	$ (98,331.50)	The Housing Authority of New Orleans (HANO) made a direct deposit at the end of the month for the next months rent. When entered into the accounting system is created a credit accordingly, this credit was applied appropriately on the 1st to the tenants next months rent which zero'd out the credit	**$ (253,561.96)**
$ 300.00	$ (300.00)		**$ (1,532.00)**
$ 300.00	$ 200.00		**$ 2,755.00**
$ 2,700.00	$ (1,600.00)		**$ (19,298.00)**
$ 180.00	$ 270.00		**$ 1,262.63**
$ 1,110.83	$ (410.83)		**$ (4,701.28)**
$ 2,480.00	$ (1,380.00)		**$ (13,073.00)**
$ -	$ -		**$ -**
$ 25.00	$ (25.00)		**$ (25.00)**
$ -	$ -		**$ (50.00)**
$ 175.00	$ (175.00)		**$ (925.00)**
$ 154.00	$ (154.00)		**$ (251.00)**
$ 317.36	$ (317.36)		**$ (5,901.24)**
$ -	$ -		**$ (18.43)**
$ 375.00	$ (300.00)		**$ (5,237.53)**
$ 323,648.69	$ (102,523.69)		**$ (300,556.81)**

$ (1,184.00)	$ 4,736.00	**Check #4076 from January in the amount of $2,368 voided and removed from GL (2368.00+1184)=3552**		**$ 8,288.00**
$ -	$ 11,821.26	**Mgment Fee usually taken out in the following month, but March fee was taken out at the end of March instead of April.**		**$ (21,698.56)**
$ (1,230.76)	$ 4,473.29	**Check # 4076 for $2,461.52 from January voided and removed from GL. (2461.52+1230.76=3692.28)**		**$ 4,207.77**
$ (1,162.97)	$ 4,374.93	**Check # 4076 for $2,325.94 from January voided and removed from GL.(2325.94+1162.97=3488.91)**		**$ 4,485.27**
$ (1,797.38)	$ 5,960.96	**Check # 4076 for $3,789.50 from January voided and removed from GL.(3789.50+1797.38=5586.88)**		**$ (3,971.23)**
$ (2,564.64)	$ 13,752.02	**Check # 4076 for $5,087.04 from January voided and removed from GL.(5087.04+2564.64=7651.68**		**$ 45,430.91**
$ -	$ 6,020.81	**Not paid for the month of April-**		**$ 14,177.32**

$ (1,648.00)	$ 3,052.00	**Per LHFA staff this expense area was reduced/reevaluating to see if need to increase back previous adv. Since occupancy is down.**		**$ 12,866.00**
$ (197.58)	$ 302.42			**$ (639.08)**
$ (15.06)	$ 84.94			**$ (1,856.99)**
$ (85.95)	$ 37.05			**$ 222.30**
$ -	$ 62.50			**$ (446.25)**
$ -	$ -			**$ (52.80)**
$ (880.49)	$ (396.49)			**$ (3,079.93)**
$ (152.59)	$ (6.93)			**$ (37.59)**
$ (743.16)	$ 6.84			**$ 776.61**
$ -	$ 500.00			**$ (1,305.27)**
$ (1,109.56)	$ 974.44			**$ 10,646.59**
$ -	$ 500.00			**$ 882.56**
$ -	$ 250.00			**$ (1,106.44)**
$ -	$ -			**$ (5,108.23)**
$ (489.64)	$ (139.64)			**$ 1,420.07**
$ (510.00)	$ 490.00			**$ 3,356.00**
$ (317.21)	$ 182.79			**$ (5,570.41)**
$ -	$ -			**$ (729.17)**
$ (68.95)	$ 431.05			**$ (734.72)**
$ 165.00	$ 565.00			**$ (507.00)**

$ (282.37)	$ (132.37)			**$ (1,275.67)**
$ 145.00	$ 270.00			**$ (1,413.00)**
$ (3,795.00)	$ 705.00	**New contractor at reduce rate.**		**$ 11,751.90**
$ (180.00)	$ 170.00			**$ (6,983.30)**
$ (430.17)	$ (330.17)			**$ (3,054.79)**
$ (11,552.30)	$ 11,447.70	**Only covers period from 3/20-4/2**		**$ (14,174.86)**
$ -	$ -			**$ -**
$ (272.43)	$ (22.43)			**$ (15,658.40)**
$ 50.00	$ 550.00			**$ (11,444.35)**
$ (175.19)	$ 1,024.81			**$ 310.25**
$ 476.00	$ 476.00			**$ 2,047.00**
$ -	$ -			**$ 1,783.00**

$ -	$ -			$ -
$ -	$ 275.00			$ (1,691.61)
$ (355.42)	$ (355.42)			$ (2,910.77)
$ -	$ -			$ 1,047.00
$ (7,443.62)	$ 2,312.83			$ 1,610.68
$ (251.27)	$ (251.27)			$ (131.27)
$ (4,656.49)	$ 3,143.51			$ 14,118.68
$ (6,005.16)	$ 6,294.84			$ 32,889.76
$ (2,428.40)	$ (791.66)	Monthly charges + addt'l containers		$ (7,993.08)
$ (32.39)	$ 17.61			$ (546.61)
$ -	$ -			$ (8.30)
$ (728.00)	$ (428.00)	Fess for eviction		$ (3,228.25)
$ -	$ -			$ -
$ -	$ -			$ (3,529.50)
$ (500.00)	$ 250.00			$ (1,973.55)
$ -	$ 150.00			$ (682.45)
$ -	$ 650.00			$ (485.00)
$ -	$ -			$ (15.98)
$ -	$ 450.00			$ 1,575.50
$ (52,410.15)	$ 83,911.22			$ 50,734.77

Willowbrook Management, Inc
Operating Statement
Willowbrook Apartments

		July 2010	Aug 2010	Sept 2010	Oct 2010	Nov 2010	Dec 2010	Jan 2011	Feb 2011	March 2011	Apr 2011	Year to Date
Revenue												
4000	Rent/Lease Income	$ 224,511.50	$ 226,134.00	$ 230,340.00	$ 233,115.85	$ 233,690.00	$ 228,742.00	$ 254,550.00	$ 244,010.00	$ 234,937.11	$ 315,531.50	$ 2,425,561.96
4001	Non Refundable Pet Fee	582.00	50.00	-	300.00	-	-	-	-	300.00	300.00	$ 1,532.00
4002	Month to Month Rent	150.00	995.00	150.00	150.00	-	50.00	100.00	250.00	100.00	300.00	$ 2,245.00
4010	Security Deposit Forfeit	1,200.00	4,800.00	3,120.00	3,700.00	2,400.00	2,700.00	4,300.00	2,012.00	3,366.00	2,700.00	$ 30,298.00
4030	Application Fee	395.00	530.00	500.00	405.00	250.00	249.14	240.00	280.00	208.23	180.00	$ 3,237.37
4060	Laundry Income	1,257.67	1,298.52	985.15	1,292.89	961.57	953.00	1,285.93	1,183.63	1,372.09	1,110.83	$ 11,701.28
4100	Late Charge Income	4,500.00	3,058.00	2,905.00	2,677.00	1,692.00	459.00	2,460.00	2,307.00	1,535.00	2,480.00	$ 24,073.00
4110	Prepaid Rent Income	-	-	-	-	-	-	-	-	-	-	$ -
4120	NSF Fee Income	-	-	-	-	-	-	-	-	-	25.00	$ 25.00
4121	Lock Out Fee	-	25.00	-	-	25.00	-	-	-	-	-	$ 50.00
4122	Gate Card Replacement	50.00	35.00	75.00	50.00	75.00	-	100.00	265.00	100.00	175.00	$ 925.00
4140	Maint & Repairs Income	-	10.00	-	42.00	25.00	-	10.00	10.00	-	154.00	$ 251.00
4170	Electrictity Utility Income	216.15	130.93	4,264.65	441.53	148.19	150.33	196.60	-	35.50	317.36	$ 5,901.24
4180	Water Utility Income	18.43	-	-	-	-	-	-	-	-	-	$ 18.43
4490	Other Income	350.00	1,007.10	350.00	1,138.08	1,312.35	700.00	-	400.00	355.00	375.00	$ 5,987.53
Total Revenue		$ 233,230.75	$ 238,073.55	$ 242,689.80	$ 243,312.35	$ 240,579.11	$ 234,003.47	$ 263,242.53	$ 250,717.63	$ 242,308.93	$ 323,648.69	$ 2,511,806.81
Operating Expenses												
5000	Administrative Salaries	$ (4,736.00)	$ (5,920.00)	$ (5,920.00)	$ (4,736.00)	$ (4,736.00)	$ (5,920.00)	$ (7,104.00)	$ (4,736.00)	$ (5,920.00)	$ (1,184.00)	$ (50,912.00)
5010	Management Fees	(13,397.40)	(13,460.01)	(13,642.44)	(13,879.08)	(14,012.16)	(13,991.82)	(13,396.44)	(15,260.40)	(28,871.41)	-	$ (139,911.16)
5020	Manager Salaries	(4,923.04)	(6,153.80)	(6,063.85)	(4,923.04)	(4,923.04)	(6,153.80)	(7,384.56)	(4,923.04)	(6,153.80)	(1,230.76)	$ (52,832.73)
5021	Maintenance Manager	(4,651.88)	(5,814.85)	(5,814.85)	(4,651.88)	(4,651.88)	(5,814.85)	(6,977.82)	(4,651.88)	(5,814.85)	(1,162.97)	$ (50,007.71)
5030	Clerical Salaries	(7,523.03)	(9,737.80)	(9,418.05)	(7,596.67)	(7,550.60)	(9,494.92)	(11,395.75)	(7,582.49)	(9,457.94)	(1,797.38)	$ (81,554.63)
5040	Maintenance Salaries	(12,393.42)	(14,234.27)	(15,982.55)	(12,751.75)	(11,945.09)	(13,383.43)	(15,435.60)	(7,842.82)	(11,202.11)	(2,564.64)	$ (117,735.68)
5060	Employee Benefits	(4,760.59)	(4,760.59)	(4,760.59)	(4,760.59)	(9,521.18)	-	(4,366.81)	(8,733.62)	(4,366.81)	-	$ (46,030.78)
5100	Advertising	(4,600.00)	(4,640.00)	(5,140.00)	(4,560.00)	(7,660.00)	(1,985.00)	(575.00)	(1,766.00)	(1,560.00)	(1,648.00)	$ (34,134.00)
5110	Office Supplies	(492.52)	(1,416.43)	(205.99)	73.44	(1,260.00)	(326.41)	(1,081.00)	(732.59)	-	(197.58)	$ (5,639.08)
5111	Office Equipment Contract	(364.03)	(214.24)	(574.57)	(430.81)	(169.49)	(108.70)	(656.54)	(111.32)	(212.23)	(15.06)	$ (2,856.99)
5119	Monthly Newsletters	(123.00)	(123.00)	(123.00)	(123.00)	(85.95)	(85.95)	(85.95)	(85.95)	(85.95)	(85.95)	$ (1,007.70)
5120	Dues & Subscriptions	(1,014.00)	-	(57.25)	-	-	-	-	-	-	-	$ (1,071.25)
5130	Postage & Delivery	-	-	(52.80)	-	-	-	-	-	-	-	$ (52.80)
5140	Telephone	(513.69)	(846.18)	(846.18)	(512.79)	(1,115.94)	(781.28)	(835.85)	(777.11)	(810.42)	(880.49)	$ (7,919.93)
5141	Cable/Internet	(148.66)	(148.66)	(148.66)	(148.66)	(148.59)	(148.59)	(148.59)	(148.59)	(152.59)	(152.59)	$ (1,494.18)
5190	Other Administrative Expenses	(249.13)	(1,468.13)	(805.91)	(624.38)	(626.90)	(999.74)	(352.97)	(346.22)	(506.85)	(743.16)	$ (6,723.39)
5191	Auto Expense	-	(1,019.16)	-	(1,019.16)	-	-	(3,772.16)	(494.79)	-	-	$ (6,305.27)
5200	Maintenance & Repair	(834.94)	(487.32)	(2,558.73)	(828.28)	(91.22)	(603.97)	(939.07)	(502.29)	(2,238.08)	(1,109.56)	$ (10,193.46)
5201	A/C Heat Contract	(1,140.00)	(90.00)	(668.03)	(693.00)	(135.00)	(135.00)	(657.17)	(92.07)	(507.17)	-	$ (4,117.44)
5202	Heat A/C Repairs	-	(725.58)	(917.14)	(494.19)	-	-	-	(644.40)	(925.13)	-	$ (3,706.44)
5203	Appliances	-	(1,408.00)	(452.16)	(1,501.22)	15.00	(443.81)	(358.33)	50.00	(1,009.71)	-	$ (5,108.23)
5204	Doors and Hardware	(310.89)	(331.33)	(295.50)	10.00	(326.32)	-	(146.44)	(199.81)	10.00	(489.64)	$ (2,079.93)
5210	Painting/Decorating Contract	-	-	(1,324.00)	(150.00)	(150.00)	-	(125.00)	(1,910.00)	(2,475.00)	(510.00)	$ (6,644.00)
5211	Paint/Decorating Supplies	(1,509.62)	(831.27)	(2,179.50)	(746.65)	(1,028.67)	(783.25)	(828.34)	(1,334.29)	(1,011.61)	(317.21)	$ (10,570.41)
5220	Grounds Maintenance	(310.17)	(419.00)	-	-	-	-	-	-	-	-	$ (729.17)
5222	Pump and Pond Contract	-	(234.43)	(5,246.34)	-	(185.00)	-	-	-	-	(68.95)	$ (5,734.72)
5230	Janitorial Contract	(235.00)	(235.00)	(955.00)	(530.00)	(195.00)	(435.00)	(395.00)	(743.00)	(949.00)	165.00	$ (4,507.00)
5231	Janitorial Suppies	(273.62)	(421.15)	(422.33)	(179.16)	(335.41)	(179.02)	(527.67)	-	(154.94)	(282.37)	$ (2,775.67)
5232	Cleaning/Trash Out	75.00	115.00	115.00	25.00	170.00	(3,795.00)	-	193.00	294.00	145.00	$ (2,663.00)
5240	Lawn Care Contract	(3,795.00)	-	(3,945.00)	(3,795.00)	(6,533.10)	-	(3,795.00)	(3,795.00)	(3,795.00)	(3,795.00)	$ (33,248.10)
5250	Plumbing Contract	(1,266.64)	(1,956.21)	(750.00)	(1,861.00)	(1,292.20)	(134.75)	(815.00)	(945.00)	(1,282.50)	(180.00)	$ (10,483.30)

5251	Plumbing Supplies	-	(571.24)	(149.94)	(21.96)	(63.42)	(1,483.22)	-	(1,334.84)	-	(430.17)	$ (4,054.79)
5260	Security Contract	(23,062.28)	(33,363.69)	(37,768.49)	(24,590.64)	(11,565.78)	(23,680.92)	(21,705.24)	(23,049.14)	(33,836.38)	(11,552.30)	$ (244,174.86)
5269	Replace Pool Pass	-	-	-	-	-	-	-	-	-	-	$ -
5270	Building Supplies	(47.04)	(6,625.93)	(387.88)	(1,563.72)	(2,200.47)	(985.00)	(3,971.45)	(575.40)	(1,529.08)	(272.43)	$ (18,158.40)
5289	Carpet Replacement	(673.54)	(927.66)	(2,887.65)	(3,525.92)	(283.20)	(839.87)	(1,665.86)	(2,340.64)	(3,350.01)	50.00	$ (16,444.35)
5290	Other Operations Expenses	(1,561.11)	(119.02)	(2,600.00)	(506.93)	(459.33)	(846.99)	(1,680.52)	(1,469.18)	(2,271.48)	(175.19)	$ (11,689.75)
5291	Tenant Overpayment	-	(688.00)	99.00	-	206.00	-	-	-	1,954.00	476.00	$ 2,047.00
5292	HANO Overpayment	-	163.00	(99.00)	-	1,719.00	-	-	-	-	-	$ 1,783.00
5293	DHAP Overpayment	-	-	-	-	-	-	-	-	-	-	$ -
5294	Electrical Repairs	(237.30)	(477.36)	(1,299.16)	-	(513.80)	(75.00)	(646.82)	(116.95)	(1,075.22)	-	$ (4,441.61)
5295	Electrical Supplies	(822.99)	(220.00)	(1,512.36)	-	-	-	-	-	-	(355.42)	$ (2,910.77)
5296	Quadel Consulting Corp	-	-	-	1,047.00	-	-	-	-	-	-	$ 1,047.00
5300	Electricity	(11,261.10)	(11,423.73)	(10,495.92)	(10,714.90)	(8,536.55)	(8,831.18)	(9,404.48)	(9,686.65)	(8,155.69)	(7,443.62)	$ (95,953.82)
5304	Locks Change	60.00	-	-	-	-	-	-	-	60.00	(251.27)	$ (131.27)
5310	Water	(6,100.31)	(6,893.41)	(6,059.43)	(6,422.06)	(4,831.78)	(6,078.65)	(5,419.86)	(6,834.00)	(5,796.47)	(4,656.49)	$ (59,092.46)
5311	Sewer	(8,339.47)	(9,057.78)	(7,872.44)	(9,406.41)	(7,198.79)	(8,927.58)	(7,666.00)	(8,900.22)	(7,512.89)	(6,005.15)	$ (80,886.73)
5320	Trash Collection	(2,570.56)	(1,870.56)	(2,220.56)	(2,778.40)	(2,428.40)	(2,428.40)	(2,778.40)	(2,428.40)	(2,428.40)	(2,428.40)	$ (24,360.48)
5401	Mileage Expense	-	-	(247.52)	(230.06)	(148.81)	(91.00)	-	(150.00)	(146.83)	(32.39)	$ (1,046.61)
5412	Bank Recon Adjustments	-	-	(5.15)	0.20	-	(3.00)	(0.35)	-	-	-	$ (8.30)
5440	Legal & Accounting	(1,820.00)	-	(1,092.00)	(1,212.00)	518.75	(1,092.00)	-	12.00	(815.00)	(728.00)	$ (6,228.25)
5510	Fees and Permits	-	-	-	-	-	-	-	-	-	-	$ -
5520	Insurance	-	(3,529.50)	-	-	-	-	-	-	-	-	$ (3,529.50)
5540	Pool Contract	(2,323.42)	(865.20)	(500.00)	(500.00)	-	(1,675.00)	(773.99)	(1,835.94)	(500.00)	(500.00)	$ (9,473.55)
5541	Pool Supplies	(327.84)	(159.78)	(229.98)	(756.93)	(229.98)	-	-	-	(477.94)		$ (2,182.45)
5550	Pest Control Contract	(650.00)	(650.00)	(650.00)	(650.00)	(1,825.00)	525.00	-	(2,260.00)	(825.00)		$ (6,985.00)
5551	Pest Control Supplies	(15.98)	-	-	-	-	-	-	-	-		$ (15.98)
7990	Uniforms	(381.85)	(305.48)	(417.74)	(1,312.60)	-	(228.34)	-	(92.09)	(184.18)		$ (2,922.28)
Total Operating Expenses		$ (129,626.06)	$ (154,566.75)	$ (165,551.64)	$ (134,533.20)	$ (116,335.30)	$ (122,445.44)	$ (137,869.03)	$ (129,177.13)	$ (156,049.67)	$ (52,410.14)	$ (1,298,564.36)
Non-Operating Income												
8000	Non-Operating Income	-	-	-	-	350.00	-	-	-	-	-	$ 350.00
Non-Operating Expenses												
9000	Non-Operating Expenses	-	-	-	(1,461.20)	-	-	-	-	-	-	$ (1,461.20)
Net Income (Loss)		**$103,604.69**	**$83,506.80**	**$77,138.16**	**$ 107,317.95**	**$124,243.81**	**$ 111,558.03**	**$125,373.50**	**$121,540.50**	**$ 86,259.26**	**$271,238.55**	**$ 1,212,131.25**

Willowbrook Management, Inc
Operating Statement
Willowbrook Apartments

	July 2010	Aug 2010	Monthly Change		Sept 2010	Monthly Change		Oct 2010	Monthly Change		Nov 2010	Monthly Change		Dec 2010	Monthly Change		Jan 2011	Monthly Change		Feb 2011	Monthly Change		Mar 2011	Monthly Change		Apr 2011	Monthly Change	
			Dollar	Percentage		Dollar	Percentage		Dollar	Percentage		Dollar	Percentage		Dollar	Percentage		Dollar	Percentage		Dollar	Percentage		Dollar	Percentage		Dollar	Percentage
Revenue																											
4000 Rent/Lease Income	$ 224,511.50	$ 226,134.00	$ 1,622.50	1%	$ 230,340.00	$ 4,206.00	2%	$ 233,115.85	$ 2,775.85	1%	$ 233,690.00	$ 574.15	0%	$ 228,742.00	$ (4,948.00)	-2%	$ 254,550.00	$ 25,808.00	11%	$ 264,010.00	$ (10,540.00)	-4%	$ 234,937.11	$ (9,072.89)	-4%	$ 315,531.50	$ 80,594.39	34%
4001 Non Refundable Pet Fee	582.00	50.00	$ (532.00)	-91%	-	$ (50.00)	-100%	300.00	$ 300.00	0%	-	$ (300.00)	-100%	-	-	0%	-	-	0%	-	-	0%	300.00	$ 300.00	100%	900.00	$ 600.00	100%
4002 Month to Month Rent	150.00	995.00	845.00	563%	150.00	$ 845.00	-85%	150.00	$ -	0%	-	$ (150.00)	-100%	50.00	$ 50.00	100%	100.00	$ 50.00	100%	250.00	$ 150.00	150%	100.00	$ (150.00)	-60%	300.00	$ 200.00	200%
4010 Security Deposit Forfeit	1,200.00	4,800.00	3,600.00	300%	1,120.00	$ (3,680.00)	-77%	3,700.00	$ 580.00	19%	2,400.00	$ (1,300.00)	-35%	2,700.00	300.00	13%	4,300.00	$ 1,600.00	59%	2,012.00	$ (2,288.00)	-53%	3,366.00	$ 1,354.00	67%	2,700.00	$ (666.00)	-20%
4030 Application Fee	395.00	530.00	135.00	34%	500.00	$ (30.00)	-6%	405.00	$ (95.00)	-19%	250.00	$ (155.00)	-38%	249.14	(0.86)	0%	240.00	$ (9.14)	-4%	280.00	40.00	17%	208.23	$ (71.77)	-26%	180.00	$ (28.23)	-14%
4060 Laundry Income	1,257.67	1,298.52	40.85	3%	985.15	$ (313.37)	-24%	1,292.89	$ 307.74	31%	961.57	$ (331.32)	-26%	953.00	(8.57)	-1%	1,285.93	$ 332.91	35%	1,183.63	$ (102.30)	-8%	1,372.09	$ 188.46	16%	1,110.83	$ (261.26)	-19%
4100 Late Charge Income	4,500.00	3,058.00	(1,442.00)	-32%	2,905.00	$ (153.00)	-5%	2,677.00	$ (228.00)	-8%	1,692.00	$ (985.00)	-37%	459.00	$ (1,233.00)	-73%	2,460.00	$ 2,001.00	436%	2,307.00	$ (153.00)	-6%	1,535.00	$ (772.00)	-33%	2,480.00	$ 945.00	62%
4110 Prepaid Rent Income	-	-	-	0%	-	$ -	0%	-	$ -	0%	-	$ -	0%	-	-	0%	-	$ -	0%	-	$ -	0%	-	$ -	0%	-	$ -	0%
4120 NSF Fee Income	-	-	-	0%	-	$ -	0%	-	$ -	0%	-	$ -	0%	-	-	0%	-	$ -	0%	-	$ -	0%	-	$ -	0%	25.00	$ 25.00	0%
4121 Lock Out Fee	-	25.00	25.00	100%	-	$ (25.00)	-100%	-	$ -	0%	25.00	$ 25.00	0%	-	$ (25.00)	-100%	-	$ -	0%	-	$ -	0%	-	$ -	0%	-	$ -	0%
4122 Gate Card Replacement	50.00	35.00	(15.00)	-30%	75.00	$ 40.00	114%	50.00	$ (25.00)	-33%	75.00	$ 25.00	50%	-	$ (75.00)	-100%	100.00	$ 100.00	100%	265.00	$ 165.00	165%	100.00	$ (165.00)	-62%	175.00	$ 75.00	75%
4140 Maint & Repairs Income	-	10.00	10.00	100%	-	$ (10.00)	-100%	42.00	$ 42.00	100%	25.00	$ (17.00)	-40%	-	$ (25.00)	-100%	10.00	$ 10.00	100%	10.00	$ -	0%	-	$ (10.00)	-100%	154.00	$ 154.00	-5%
4170 Electricity Utility Income	216.15	130.98	(85.22)	-39%	4,264.65	$ 4,133.72	3157%	441.53	$ (3,823.12)	-9%	148.19	$ (293.34)	-67%	150.33	2.14	1%	196.60	$ 46.27	31%	-	$ (196.60)	-100%	35.50	$ 35.50	100%	317.38	$ 281.88	794%
4180 Water Utility Income	18.43	-	(18.43)	-100%	-	$ -	0%	-	$ -	-	-	$ -	-	-	-	0%	-	$ -	0%	-	$ -	0%	-	$ -	0%	-	$ -	-
4490 Other Income	350.00	1,007.10	657.10	188%	350.00	$ (657.10)	-65%	1,138.08	$ 788.08	225%	1,312.35	$ 174.27	100%	700.00	(612.35)	-47%	-	$ (700.00)	-100%	400.00	$ 400.00	100%	855.00	$ (45.00)	-11%	375.00	$ 20.00	6%
Total Revenue	**$ 233,230.75**	**$ 238,073.35**	**$ 4,842.80**	**2%**	**$ 242,689.80**	**$ 4,616.25**	**2%**	**$ 243,112.35**	**$ 422.55**	**0%**	**$ 240,579.11**	**$ (2,733.24)**	**-1%**	**$ 234,003.47**	**$ (6,575.64)**	**-3%**	**$ 263,242.53**	**$ 29,239.06**	**12%**	**$ 250,717.63**	**$ (12,524.90)**	**-5%**	**$ 242,308.93**	**$ (8,408.70)**	**-3%**	**$ 323,648.69**	**$ 81,339.76**	**34%**
Operating Expenses																											
5000 Administrative Salaries	$ (4,736.00)	$ (5,920.00)	$ 1,184.00	25%	$ (5,920.00)	$ -	0%	$ (4,736.00)	$ (1,184.00)	-20%	$ (4,736.00)	$ -	0%	$ (5,920.00)	$ 1,184.00	25%	$ (7,104.00)	$ 1,184.00	20%	$ (4,736.00)	$ (2,368.00)	-33%	$ (5,920.00)	$ 1,184.00	25%	$ (1,184.00)	$ (4,736.00)	-80%
5010 Management Fees	(13,397.40)	(13,460.01)	$ 62.61	0%	(13,642.44)	$ 182.43	1%	(13,879.08)	$ 236.64	2%	(14,012.16)	$ 133.08	1%	(13,991.82)	$ (20.34)	0%	(13,396.44)	$ (595.38)	-4%	(15,260.40)	$ 1,863.96	14%	(28,871.41)	$ 13,611.01	89%	$ -	$ (28,871.41)	100%
5020 Manager Salaries	(4,923.04)	(6,153.80)	$ 1,230.76	25%	(6,063.85)	$ (89.95)	1%	(4,923.04)	$ (1,140.81)	-19%	(4,923.04)	$ -	0%	(6,153.80)	$ 1,230.76	25%	(7,384.56)	$ 1,230.76	20%	(4,923.04)	$ (2,461.52)	-33%	(6,153.80)	$ 1,230.76	25%	$ (1,230.76)	$ (4,923.04)	-80%
5021 Maintenance Manager	(4,651.88)	(5,814.85)	$ 1,162.97	25%	(5,814.85)	$ -	0%	(4,651.88)	$ (1,162.97)	-20%	(4,651.88)	$ -	0%	(5,814.85)	$ 1,162.97	25%	(6,977.82)	$ 1,162.97	20%	(4,651.88)	$ (2,325.94)	-33%	(5,814.85)	$ 1,162.97	25%	$ (1,162.97)	$ (4,651.88)	-80%
5030 Clerical Salaries	(7,523.03)	(9,737.80)	$ 2,214.77	29%	(9,418.05)	$ (319.75)	-3%	(7,596.67)	$ (1,821.38)	-19%	(7,550.66)	$ (46.07)	-1%	(9,494.92)	$ 1,944.32	26%	(11,395.75)	$ 1,900.83	20%	(7,582.46)	$ (3,813.28)	-33%	(9,457.94)	$ 1,875.45	25%	$ (1,797.38)	$ (7,660.56)	-81%
5040 Maintenance Salaries	(12,393.42)	(14,234.27)	$ 1,840.85	15%	(15,982.55)	$ 1,748.28	14%	(12,751.75)	$ (3,230.80)	-20%	(11,945.09)	$ (806.66)	-6%	(13,383.43)	$ 1,438.34	12%	(15,435.60)	$ 2,052.17	15%	(7,842.82)	$ (7,592.78)	-49%	(11,202.11)	$ 3,359.29	43%	$ (2,564.64)	$ (8,637.47)	-77%
5060 Employee Benefits	(4,760.59)	(4,760.59)	$ -	0%	(4,760.59)	$ -	0%	(4,760.59)	$ -	0%	(9,521.18)	$ (4,760.59)	100%	-	$ (9,521.18)	-100%	(4,366.81)	$ 4,366.81	100%	(8,733.62)	$ (4,366.81)	100%	(4,366.81)	$ (4,366.81)	-50%	$ -	$ (4,366.81)	-100%
5100 Advertising	(4,600.00)	(4,640.00)	$ (40.00)	1%	(5,140.00)	$ (500.00)	11%	(4,560.00)	$ 580.00	-11%	(7,660.00)	$ (3,100.00)	68%	(1,985.00)	$ 5,675.00	-74%	(575.00)	$ 1,410.00	-71%	(1,766.00)	$ 1,191.00	207%	(1,560.00)	$ 206.00	-12%	$ (1,648.00)	$ 88.00	6%
5110 Office Supplies	(492.52)	(1,416.43)	$ 923.91	188%	(205.99)	$ (1,210.44)	-85%	73.44	$ (279.43)	-136%	(1,260.00)	$ 1,333.44	-181%	(126.41)	$ (833.59)	-74%	(1,081.00)	$ 954.59	211%	(732.59)	$ (348.41)	-32%	-	$ (732.59)	-100%	$ (197.58)	$ 197.58	100%
5111 Office Equipment Contract	(364.03)	(214.24)	$ (149.79)	-41%	(574.57)	$ 360.33	168%	(430.81)	$ (143.76)	-25%	(169.49)	$ (261.32)	61%	(108.70)	$ 60.79	-36%	(656.54)	$ 547.84	504%	(111.32)	$ (545.22)	-83%	(212.20)	$ 100.91	91%	$ (15.06)	$ (197.27)	-93%
5119 Monthly Newsletters	(123.00)	(123.00)	$ -	0%	(123.00)	$ -	0%	(123.00)	$ -	0%	(85.95)	$ (37.05)	100%	(85.95)	$ -	0%	(85.95)	$ -	0%	(85.95)	$ -	0%	(85.95)	$ -	0%	$ -	$ -	0%
5120 Dues & Subscriptions	(1,014.00)	-	$ (1,014.00)	-100%	(57.25)	$ 57.25	100%	-	$ (57.25)	0%	-	$ -	100%	-	-	0%	-	$ -	0%	-	$ -	0%	-	$ -	0%	$ -	$ -	0%
5130 Postage & Delivery	-	-	$ -	0%	(52.80)	$ 52.80	100%	-	$ -	0%	-	$ -	0%	-	-	0%	-	$ -	0%	-	$ -	0%	-	$ -	0%	$ -	$ -	0%
5140 Telephone	(513.69)	(846.18)	$ 332.49	65%	(846.18)	$ -	0%	(512.79)	$ (333.39)	-39%	(1,115.94)	$ 603.15	118%	(781.28)	$ (334.66)	-30%	(835.85)	$ 54.57	7%	(777.11)	$ (58.74)	-7%	(810.42)	$ 33.31	4%	$ (880.49)	$ 70.07	9%
5141 Cable/Internet	(148.66)	(148.66)	$ -	0%	(148.66)	$ -	0%	(148.66)	$ -	0%	(148.59)	$ (0.07)	0%	(148.59)	-	0%	(148.59)	$ -	0%	(148.59)	$ -	0%	(152.59)	$ 4.00	3%	$ (152.59)	$ -	0%
5190 Other Administrative Expenses	(249.13)	(1,468.13)	$ 1,219.00	489%	(805.91)	$ (662.22)	-45%	(624.38)	$ (381.53)	-23%	(626.90)	$ 2.52	0%	(999.74)	$ 372.84	59%	(352.97)	$ (646.77)	-65%	(346.23)	$ (6.75)	-2%	(506.85)	$ 160.63	46%	$ (743.18)	$ 236.33	47%
5191 Auto Expense	-	(1,019.16)	$ 1,019.16	100%	-	$ (1,019.16)	-100%	(1,019.16)	$ 1,019.16	100%	-	$ (1,019.16)	-100%	-	-	0%	(3,772.16)	$ 3,772.16	100%	(694.79)	$ (3,077.37)	-82%	-	$ (694.79)	-100%	$ -	$ -	0%
5200 Maintenance & Repair	(834.94)	(487.32)	$ 347.62	-42%	(2,558.73)	$ 2,071.41	426%	(828.28)	$ (1,730.45)	-68%	(91.22)	$ (737.06)	-89%	(603.97)	$ 512.75	-562%	(939.07)	$ (335.10)	55%	(502.29)	$ (436.78)	-47%	(2,238.08)	$ 1,735.79	346%	$ (1,109.56)	$ 1,128.52	-50%
5201 A/C Heat Contract	(1,140.00)	(90.00)	$ (1,050.00)	-92%	(668.03)	$ 578.03	642%	(693.00)	$ 24.97	-4%	(135.00)	$ (558.00)	0%	(135.00)	-	0%	(657.17)	$ 522.17	387%	(92.07)	$ (565.10)	-86%	(507.17)	$ 415.10	-451%	$ -	$ (507.17)	-100%
5202 Heat A/C Repairs	-	(725.58)	$ 725.58	100%	(917.14)	$ 191.56	26%	(494.19)	$ (422.95)	-46%	-	$ (494.19)	100%	-	-	0%	-	$ -	0%	(644.48)	$ (644.48)	100%	(825.11)	$ 180.63	-44%	$ -	$ (825.11)	-100%
5203 Appliances	-	(1,408.00)	$ 1,408.00	100%	(452.16)	$ (955.84)	-68%	(1,501.22)	$ 1,049.06	-3%	15.00	$ (1,516.22)	1%	(443.81)	$ 458.81	-3058%	(358.33)	$ (85.48)	-19%	50.00	$ (408.33)	-114%	(1,009.71)	$ 1,059.71	-2119%	$ -	$ (1,009.71)	-100%
5204 Doors and Hardware	(310.89)	(331.33)	$ 20.44	7%	(295.50)	$ (35.83)	-11%	10.00	$ (305.50)	0%	(326.32)	$ 336.32	0%	-	$ (326.32)	-100%	(146.44)	$ 146.44	100%	(199.81)	$ 53.37	36%	10.00	$ (209.81)	-105%	$ (489.64)	$ 499.64	-4999%
5210 Painting/Decorating Contract	-	-	$ -	0%	(1,324.00)	$ 1,324.00	100%	(150.00)	$ (1,174.00)	-89%	(150.00)	$ -	0%	-	$ (150.00)	-100%	(125.00)	$ 125.00	100%	(1,910.00)	$ 1,785.00	1428%	(2,475.00)	$ 565.00	30%	$ (510.00)	$ 1,965.00	-79%
5211 Paint/Decorating Supplies	(1,509.62)	(831.27)	$ 678.35	-45%	(2,179.50)	$ 1,348.23	162%	(746.65)	$ (1,432.85)	-66%	(1,028.67)	$ 282.02	38%	(783.25)	$ (245.42)	-24%	(828.34)	$ 45.09	6%	(1,334.29)	$ 505.95	61%	(1,011.61)	$ (322.68)	-24%	$ (317.23)	$ (694.40)	-69%
5220 Grounds Maintenance	(310.17)	(419.00)	$ 108.83	35%	-	$ (419.00)	-100%	-	-	0%	-	$ -	0%	-	-	0%	-	$ -	0%	-	$ -	0%	-	$ -	0%	$ -	$ -	0%
5222 Pump and Pond Contract	-	(214.43)	$ 214.43	100%	(5,246.34)	$ 5,031.91	2346%	-	$ (5,246.34)	100%	(185.00)	$ 185.00	100%	-	(185.00)	-100%	-	$ 185.00	0%	-	$ -	0%	-	$ -	0%	$ (68.95)	$ 68.95	100%
5230 Janitorial Contract	(235.00)	(235.00)	$ -	0%	(955.00)	$ 720.00	306%	(530.00)	$ (425.00)	-45%	(195.00)	$ (335.00)	-63%	(435.00)	$ 240.00	123%	(395.00)	$ (40.00)	-9%	(743.00)	$ 348.00	88%	(949.00)	$ 206.00	28%	$ 165.00	$ (1,114.00)	-117%
5231 Janitorial Supplies	(273.62)	(421.15)	$ 147.53	54%	(422.33)	$ 1.18	0%	(179.16)	$ (243.17)	-58%	(135.41)	$ 156.25	87%	(179.02)	$ (156.39)	-47%	(527.67)	$ 348.65	195%	-	$ (527.67)	-100%	(154.94)	$ 154.94	100%	$ (282.37)	$ 127.43	82%
5232 Cleaning/Trash Out	75.00	115.00	$ (40.00)	53%	115.00	$ -	0%	25.00	$ 90.00	-78%	170.00	$ (145.00)	580%	(1,795.00)	$ 1,965.00	-2312%	-	$ (1,795.00)	-100%	193.00	$ (193.00)	100%	294.00	$ (101.00)	52%	$ 145.00	$ 149.00	-51%
5240 Lawn Care Contract	(1,795.00)	-	$ (1,795.00)	-100%	(1,945.00)	$ 1,945.00	100%	(1,795.00)	$ (150.00)	-8%	(6,533.10)	$ 2,738.10	72%	(4,533.10)	$ 2,000.00	-100%	(1,795.00)	$ 3,795.00	100%	(3,795.00)	$ -	0%	(1,795.00)	$ 2,000.00	-53%	$ (3,795.00)	$ -	0%
5250 Plumbing Contract	(1,266.64)	(1,956.21)	$ 689.57	54%	(750.00)	$ (1,206.21)	-62%	(1,861.00)	$ 1,111.00	148%	(1,292.20)	$ (568.80)	-31%	(134.75)	$ (1,157.45)	-90%	(815.00)	$ 680.25	505%	(945.00)	$ 130.00	16%	(1,282.50)	$ 337.50	36%	$ (180.00)	$ (1,102.50)	-86%
5251 Plumbing Supplies	-	(571.24)	$ 571.24	100%	(149.94)	$ (421.30)	-74%	(21.96)	$ (127.98)	-85%	(63.42)	$ 41.46	189%	(1,483.22)	$ 1,419.80	2239%	-	$ (1,483.22)	-100%	(1,334.84)	$ 1,334.84	100%	-	$ (1,334.84)	-100%	$ (430.17)	$ 430.17	100%
5260 Security Contract	(23,062.28)	(33,363.69)	$ 10,301.41	45%	(37,768.49)	$ 4,404.80	13%	(24,590.64)	$ (13,177.85)	-35%	(11,565.78)	$ (13,024.86)	-53%	(23,680.92)	$ 12,115.14	105%	(21,705.24)	$ (1,975.68)	-8%	(23,049.14)	$ 1,343.90	6%	(33,836.38)	$ 10,787.24	-47%	$ (11,552.90)	$ (22,284.08)	-66%
5269 Replace Pool Pass	-	-	$ -	0%	-	$ -	0%	-	$ -	0%	-	$ -	0%	-	-	0%	-	$ -	0%	-	$ -	0%	-	$ -	0%	$ -	$ -	0%
5270 Building Supplies	(47.04)	(6,625.93)	$ 6,578.89	13988%	(187.88)	$ (6,238.05)	-94%	(1,563.72)	$ 1,175.84	303%	(2,200.47)	$ 636.75	100%	(985.00)	$ (1,215.47)	-55%	(1,971.45)	$ 2,986.45	303%	(575.40)	$ (1,396.05)	-86%	(1,529.08)	$ 953.68	166%	$ (272.43)	$ (1,256.65)	-82%
5289 Carpet Replacement	(673.54)	(927.60)	$ 254.12	38%	(2,887.65)	$ 1,959.99	211%	(1,525.92)	$ 638.27	-3%	(283.20)	$ (1,242.72)	-100%	(839.87)	$ 556.67	197%	(1,665.86)	$ 825.99	98%	(2,340.64)	$ 674.78	41%	(1,350.01)	$ 1,009.37	43%	$ 50.00	$ (1,400.01)	-103%
5290 Other Operations Expenses	(1,561.11)	(119.02)	$ (1,442.09)	-92%	(2,600.00)	$ 2,480.98	2085%	(506.93)	$ (2,093.07)	-81%	(459.33)	$ 147.60	-9%	(846.99)	$ 387.66	-84%	(1,680.52)	$ 833.53	98%	(1,469.18)	$ (211.34)	-13%	(2,271.48)	$ 802.30	-55%	$ (175.19)	$ (2,096.29)	-92%
5291 Tenant Overpayment	-	(688.00)	$ 688.00	100%	99.00	$ (787.00)	-114%	-	$ 99.00	-100%	206.00	$ (206.00)	100%	-	$ 206.00	-100%	-	$ -	0%	-	$ -	0%	1,954.00	$ (1,954.00)	100%	$ 476.00	$ (1,478.00)	-76%
5292 HAND Overpayment	-	163.00	$ (163.00)	100%	(99.00)	$ 262.00	-161%	-	$ (99.00)	-100%	1,719.00	$ (1,719.00)	100%	-	$ 1,719.00	-100%	-	$ -	0%	-	$ -	0%	-	$ -	0%	$ -	$ -	0%
5293 DHAP Overpayment	-	-	$ -	0%	-	$ -	0%	-	$ -	-100%	-	$ -	0%	-	-	0%	-	$ -	0%	-	$ -	0%	-	$ -	0%	$ -	$ -	0%
5293 Electrical Repairs	(237.30)	(477.36)	$ 240.06	101%	(1,299.36)	$ 821.80	172%	-	$ (1,299.16)	0%	(513.80)	$ 513.80	100%	(75.00)	(438.80)	-85%	(646.82)	$ 571.82	762%	(116.95)	$ (529.87)	-82%	(1,075.22)	$ 958.27	819%	$ -	$ (1,075.22)	-100%
5295 Electrical Supplies	(822.99)	(220.00)	$ (602.99)	-73%	(1,512.36)	$ 1,292.36	587%	-	-	-	-	$ -	-	-	-	0%	-	$ -	0%	-	$ -	0%	-	$ -	0%	$ (355.42)	$ 355.42	100%
5296 Quadel Consulting Corp	-	-	$ -	0%	-	$ -	0%	1,047.00	-	-	-	$ -	-	-	-	0%	-	$ -	0%	-	$ -	0%	-	$ -	0%	$ -	$ -	0%
5300 Electricity	(11,261.10)	(11,423.73)	$ 162.63	1%	(10,495.92)	$ (927.81)	-8%	(10,714.90)	$ 218.98	2%	(8,536.55)	$ (2,178.35)	-20%	(8,811.18)	$ 274.63	3%	(9,404.48)	$ 573.30	6%	(9,686.65)	$ 282.17	3%	(8,155.65)	$ (1,530.96)	-16%	$ (7,443.62)	$ (712.07)	-9%
5304 Locks Change	60.00	-	$ 60.00	-100%	-	$ -	0%	-	$ -	0%	-	$ -	0%	-	-	0%	-	$ -	0%	-	$ -	0%	60.00	$ (60.00)	100%	$ (251.27)	$ 311.27	-519%
5310 Water	(6,100.31)	(6,893.41)	$ 793.10	13%	(6,059.41)	$ (833.98)	-12%	(6,422.06)	$ 362.65	-6%	(4,831.78)	$ (1,590.28)	-25%	(6,078.65)	$ 1,246.87	26%	(5,419.86)	$ (658.79)	-11%	(6,834.00)	$ 1,414.14	26%	(5,796.47)	$ (1,037.53)	-15%	$ (4,656.49)	$ (1,139.98)	-20%
5311 Sewer	(8,339.47)	(9,057.78)	$ 718.31	9%	(7,872.44)	$ (1,185.34)	-13%	(9,408.41)	$ 1,535.97	19%	(7,198.75)	$ (2,207.62)	-23%	(8,927.58)	$ 1,728.75	24%	(7,666.00)	$ (1,261.58)	-14%	(8,900.23)	$ 1,234.22	16%	(7,512.88)	$ (1,387.35)	-16%	$ (6,005.15)	$ (1,507.74)	-20%
5320 Trash Collection	(2,570.56)	(1,870.56)	$ (700.00)	-27%	(2,220.56)	$ 350.00	19%	(2,778.40)	$ 557.84	25%	(2,428.40)	$ (350.00)	-13%	(2,428.40)	-	0%	(2,778.40)	$ 350.00	14%	(2,428.40)	$ (350.00)	-13%	(2,428.40)	$ -	0%	$ (2,428.40)	$ -	0%
5401 Mileage Expense	-	-	$ -	0%	(247.52)	$ 247.52	100%	(230.08)	$ (17.44)	-7%	(148.81)	$ (81.25)	100%	(91.00)	$ (57.81)	-39%	-	$ 91.00	100%	(150.00)	$ 150.00	100%	(146.83)	$ (3.17)	-2%	$ (32.19)	$ (114.64)	-78%
5412 Bank Recon Adjustments	-	-	$ -	0%	(5.15)	$ 5.15	100%	0.20	$ (5.35)	0%	-	$ 0.20	0%	(3.00)	$ 3.00	100%	(0.35)	$ (2.65)	-88%	-	$ 0.35	100%	-	$ -	0%	$ -	$ -	0%
5440 Legal & Accounting	(1,820.00)	-	$ (1,820.00)	-100%	(1,092.00)	$ 1,092.00	100%	(1,212.00)	$ 120.00	12%	518.75	$ (1,730.75)	-143%	(1,092.00)	$ 1,610.75	-311%	-	$ (1,092.00)	-100%	12.00	$ (12.00)	100%	(815.00)	$ 827.00	-6892%	$ (728.00)	$ (87.00)	-11%
5510 Fees and Permits	-	-	$ -	0%	-	$ -	0%	-	$ -	0%	-	$ -	0%	-	-	0%	-	$ -	0%	-	$ -	0%	-	$ -	0%	$ -	$ -	0%
5520 Insurance	-	(3,529.50)	$ 3,529.50	100%	-	$ (3,529.50)	-100%	-	-	0%	-	$ -	0%	-	-	0%	-	$ -	0%	-	$ -	0%	-	$ -	0%	$ -	$ -	0%
5540 Pool Contract	(2,323.42)	(805.20)	$ (1,518.22)	-65%	(500.00)	$ (305.20)	-62%	(500.00)	$ -	0%	-	$ (500.00)	-100%	(1,675.00)	$ 1,675.00	100%	(713.99)	$ (961.01)	-54%	(1,835.94)	$ 1,061.95	-137%	(500.00)	$ (1,335.94)	-73%	$ (500.00)	$ -	0%
5541 Pool Supplies	(327.84)	(159.78)	$ (168.06)	-51%	(229.98)	$ 70.20	-44%	(756.93)	$ 526.95	229%	(229.98)	$ (526.95)	100%	-	$ (229.98)	-100%	-	$ -	0%	-	$ -	0%	(477.94)	$ 477.94	100%	$ (477.94)	$ 477.94	-100%
5550 Pest Control Contract	(650.00)	(650.00)	$ -	0%	(650.00)	$ -	0%	(650.00)	$ -	0%	(1,825.00)	$ 1,175.00	181%	525.00	$ (2,350.00)	-129%	-	$ 525.00	-100%	(2,260.00)	$ 2,260.00	100%	(825.00)	$ (1,435.00)	-63%	$ -	$ (825.00)	-100%
5551 Pest Control Supplies	(15.98)	-	$ (15.98)	-100%	-	$ -	0%	-	$ -	0%	-	$ -	0%	-	-	0%	-	$ -	0%	-	$ -	0%	-	$ -	0%	$ -	$ -	0%
7990 Uniforms	(381.85)	(305.48)	$ (76.37)	-20%	(417.74)	$ 112.26	37%	(1,312.60)	$ 894.86	214%	-	$ (1,312.60)	-100%	(228.14)	$ 228.34	100%	-	$ (228.34)	-100%	(92.09)	$ 92.09	100%	(184.18)	$ 92.09	100%	$ -	$ (184.18)	-100%
Total Operating Expenses	**$ (129,626.06)**	**$ (154,566.75)**	**$ 24,940.69**	**19%**	**$ (165,551.64)**	**$ 10,984.89**	**7%**	**$ (134,133.20)**	**$ (31,018.44)**	**-19%**	**$ (116,335.30)**	**$ (18,197.90)**	**-14%**	**$ (122,445.44)**	**$ 6,110.14**	**5%**	**$ (137,869.03)**	**$ 15,423.59**	**13%**	**$ (129,177.13)**	**$ (8,691.90)**	**-6%**	**$ (156,049.67)**	**$ 26,872.54**	**21%**	**$ (52,410.14)**	**$ (103,639.53)**	**66%**
Non-Operating Expenses																											
9000 Non-Operating Expenses	-	-	$ -	0%	-	$ -	0%	(1,461.20)	$ 1,461.20	100%	-	$ (1,461.20)	-100%	-	-	0%	-	$ -	0%	-1	$ 1.00	0%	-	$ -	0%	$ -	$ -	0%
Net Income (Loss)	**$103,604.69**	**$83,506.60**	**$ (20,097.89)**	**-19%**	**$77,138.16**	**$ (6,368.64)**	**-8%**	**$ 107,117.95**	**$30,179.79**	**39%**	**$124,243.81**	**$16,925.86**	**16%**	**$ 111,558.03**	**$ (12,685.78)**	**-10%**	**$125,373.50**	**$13,815.47**	**12%**	**$ 121,540.50**	**$ (3,833.00)**	**-3%**	**$ 86,259.26**	**$ (35,281.24)**	**-29%**	**$271,238.55**	**$184,979.29**	**214%**

Willowbrook Management, Inc
Operating Statement
Willowbrook Apartments

Enter # of Current month: 10

		Actuals to Date	Projected Actuals	Budget	Variance from Budget
Revenue					
4000	Rent/Lease Income	$ 2,425,561.96	$ 2,910,674.35	$ 2,612,400.00	$ 298,274.35
4001	Non Refundable Pet Fee	1,532.00	1,838.40	-	1,838.40
4002	Month to Month Rent	2,245.00	2,694.00	-	2,694.00
4010	Security Deposit Forfeit	30,298.00	36,357.60	13,200.00	23,157.60
4030	Application Fee	3,237.37	3,884.84	5,400.00	(1,515.16)
4060	Laundry Income	11,701.28	14,041.54	8,400.00	5,641.54
4100	Late Charge Income	24,073.00	28,887.60	13,200.00	15,687.60
4110	Prepaid Rent Income	-	-	-	-
4120	NSF Fee Income	25.00	30.00	-	30.00
4121	Lock Out Fee	50.00	60.00	-	60.00
4122	Gate Card Replacement	925.00	1,110.00	-	1,110.00
4140	Maint & Repairs Income	251.00	301.20	-	301.20
4170	Electrictity Utility Income	5,901.24	7,081.49	-	7,081.49
4180	Water Utility Income	18.43	22.12	-	22.12
4490	Other Income	5,987.53	7,185.04	900.00	6,285.04
Total Revenue		$ 2,511,806.81	$ 3,014,168.17	$ 2,653,500.00	$ 360,668.17
Operating Expenses					
5010	Management Fees	$ (139,911.16)	$ (167,893.39)	$ (141,855.12)	26,038.27
5000	Administrative Salaries	(50,912.00)	(61,094.40)	(71,040.00)	(9,945.60)
5020	Manager Salaries	(52,832.73)	(63,399.28)	(68,448.60)	(5,049.32)
5021	Maintenance Manager	(50,007.71)	(60,009.25)	(66,454.80)	(6,445.55)
5030	Clerical Salaries	(81,554.63)	(97,865.56)	(93,100.08)	4,765.48
5040	Maintenance Salaries	(117,735.68)	(141,282.82)	(195,799.92)	(54,517.10)
5060	Employee Benefits	(46,030.78)	(55,236.94)	(72,249.72)	(17,012.78)
5100	Advertising	(34,134.00)	(40,960.80)	(56,400.00)	(15,439.20)
5110	Office Supplies	(5,639.08)	(6,766.90)	(6,000.00)	766.90
5111	Office Equipment Contract	(2,856.99)	(3,428.39)	(1,200.00)	2,228.39
5119	Monthly Newsletters	(1,007.70)	(1,209.24)	(1,476.00)	(266.76)
5120	Dues & Subscriptions	(1,071.25)	(1,285.50)	(750.00)	535.50
5130	Postage & Delivery	(52.80)	(63.36)	-	63.36
5140	Telephone	(7,919.93)	(9,503.92)	(5,808.00)	3,695.92
5141	Cable/Internet	(1,494.18)	(1,793.02)	(1,747.92)	45.10
5190	Other Administrative Expenses	(6,723.39)	(8,068.07)	(9,000.00)	(931.93)
5191	Auto Expense	(6,305.27)	(7,566.32)	(6,000.00)	1,566.32
5200	Maintenance & Repair	(10,193.46)	(12,232.15)	(25,008.00)	(12,775.85)
5201	A/C Heat Contract	(4,117.44)	(4,940.93)	(6,000.00)	(1,059.07)
5202	Heat A/C Repairs	(3,706.44)	(4,447.73)	(4,100.00)	347.73
5203	Appliances	(5,108.23)	(6,129.88)	-	6,129.88
5204	Doors and Hardware	(2,079.93)	(2,495.92)	(4,200.00)	(1,704.08)
5210	Painting/Decorating Contract	(6,644.00)	(7,972.80)	(12,000.00)	(4,027.20)
5211	Paint/Decorating Supplies	(10,570.41)	(12,684.49)	(6,000.00)	6,684.49
5220	Grounds Maintenance	(729.17)	(875.00)	-	875.00
5222	Pump and Pond Contract	(5,734.72)	(6,881.66)	(6,000.00)	881.66
5230	Janitorial Contract	(4,507.00)	(5,408.40)	(4,800.00)	608.40
5231	Janitorial Suppies	(2,775.67)	(3,330.80)	(1,800.00)	1,530.80
5232	Cleaning/Trash Out	(2,663.00)	(3,195.60)	(1,500.00)	1,695.60
5240	Lawn Care Contract	(33,248.10)	(39,897.72)	(54,000.00)	(14,102.28)
5250	Plumbing Contract	(10,483.30)	(12,579.96)	(4,200.00)	8,379.96
5251	Plumbing Supplies	(4,054.79)	(4,865.75)	(1,200.00)	3,665.75
5260	Security Contract	(244,174.86)	(293,009.84)	(276,000.00)	17,009.84
5269	Replace Pool Passes	-	-	-	-
5270	Building Supplies	(18,158.40)	(21,790.08)	(3,000.00)	18,790.08
5289	Carpet Replacement	(16,444.35)	(19,733.22)	(6,000.00)	13,733.22
5290	Other Operations Expenses	(11,689.75)	(14,027.70)	(14,400.00)	(372.30)

5291	Tenant Overpayment	2,047.00	2,456.40	-	(2,456.40)
5292	HANO Overpayment	1,783.00	2,139.60	-	(2,139.60)
5293	DHAP Overpayment	-	-	-	-
5294	Electrical Repairs	(4,441.61)	(5,329.93)	(3,300.00)	2,029.93
5295	Electrical Supplies	(2,910.77)	(3,492.92)	-	3,492.92
5296	Quadel Consulting Corp	1,047.00	1,256.40	-	(1,256.40)
5300	Electricity	(95,953.82)	(115,144.58)	(117,077.40)	(1,932.82)
5304	Lock Changes	(131.27)	(157.52)	-	157.52
5310	Water	(59,092.46)	(70,910.95)	(88,811.14)	(17,900.19)
5311	Sewer	(80,886.73)	(97,064.07)	(134,964.75)	(37,900.68)
5320	Trash Collection	(24,360.48)	(29,232.58)	(19,640.88)	9,591.70
5401	Mileage Expense	(1,046.61)	(1,255.93)	(600.00)	655.93
5412	Bank Recon Adjustments	(8.30)	(9.96)	-	9.96
5440	Legal & Accounting	(6,228.25)	(7,473.90)	(3,600.00)	3,873.90
5510	Fees and Permits	-	-	-	-
5520	Insurance	(3,529.50)	(4,235.40)	-	4,235.40
5540	Pool Contract	(9,473.55)	(11,368.26)	(9,000.00)	2,368.26
5541	Pool Supplies	(2,182.45)	(2,618.94)	(1,800.00)	818.94
5550	Pest Control Contract	(6,985.00)	(8,382.00)	(25,645.00)	(17,263.00)
5551	Pest Control Supplies	(15.98)	(19.18)	-	19.18
7990	Uniforms	(2,922.28)	(3,506.74)	(5,397.78)	(1,891.04)
Total Operating Expenses		$ (1,298,564.36)	$ (1,558,277.24)	$ (1,637,375.11)	$ (79,097.87)
Net Income (Loss)		**$ 1,212,131.25**	**$ 1,455,890.94**	**$ 1,016,124.89**	**$ 439,766.05**
Insurance Expense (Paid by the Agency)		$ (181,524.00)	$ (181,524.00)	$ (224,179.00)	$ (42,655.00)
Net Income AFTER Insurance		$ 1,030,607.25	$ 1,274,366.94	$ 791,945.89	$ 482,421.05

WILLOWBROOK APARTMENTS WEEKLY REPORT

DATE	3/13/2011	3/20/2011	3/27/2011	4/3/2011	4/10/2011	4/17/2011	4/24/2011	5/1/2011	5/8/2011	5/15/2011	5/22/2011	5/29/2011	6/5/2011	6/12/2011	6/19/2011	6/26/2011
1 BDRMS	216	216	216	216	216	216	216	216	216	216	216	216	216	216	216	216
2 BDRMS	192	192	192	192	192	192	192	192	192	192	192	192	192	192	192	192
TOTAL	408	408	408	408	408	408	408	408	408	408	408	408	408	408	408	408
MODELS	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
ADMIN OCCUPIED	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0
OCCUPIED 1 BDRMS	171	170	172	174	172	167	168	165	166	165	164	164	164	162	159	157
OCCUPIED 2 BDRMS	183	183	181	181	178	176	176	177	177	174	175	175	175	175	172	171
OCCUPIED TOTAL	354	353	353	355	350	343	344	342	343	339	339	339	339	337	331	328
VACANT 1 BDRMS	45	46	44	42	48	53	51	51	50	50	51	51	51	53	56	58
VACANT 2 BDRMS	9	9	11	11	14	16	12	12	12	17	16	16	16	16	19	20
VACANT TOTAL	54	55	55	53	62	69	63	63	62	67	67	67	67	69	75	78
MOVE-IN 1 BDRMS	0	2	2	2	0	0	1	1	1	1	0	0	1	0	0	1
MOVE-IN 2 BDRMS	0	0	0	1	0	1	2	0	1	0	0	0	4	0	0	0
MOVE- IN TOTAL	0	2	2	3	0	1	3	1	2	1	0	0	5	0	0	1
MOVE-OUT 1 BDRMS	1	0	0	4	5	0	4	0	2	1	0	0	3	3	2	0
MOVE-OUT 2 BDRMS	0	2	0	4	2	0	1	0	4	0	0	0	4	3	1	0
MOVE-OUT TOTAL	1	2	0	8	7	0	5	0	6	1	0	0	7	6	3	0
CURRENT OCCUPIED	353	353	355	350	343	344	342	343	339	339	339	339	337	331	328	329
CURRENT % OCCUPIED	86.52=87%	86.52=87%	87%	86.79=86%	84%	84.32=84%	83.83=84%	84.07%	83.09%	83.09%	83%	83.09%	83%	81.13%	81%	81%
PRELEASED 1 BDRMS	3	4	2	0	1	1	0	0	1	1	0	1	0	1	1	1
PRELEASED 2 BDRMS	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	4
M/O 1 BDRM NOTICES	7	7	10	3	7	6	6	7	6	4	3	4	4	2	2	3
M/O 2 BDRM NOTICES	5	5	4	5	6	6	6	7	7	8	5	5	6	6	7	8
M/O NOTICE TOTAL	12	12	14	8	13	12	12	14	13	12	8	9	10	8	9	11
TOTAL WALK-INS	7	6	6	7	10	9	6	7	10	5	5	7	5	7	5	12
TOTAL APPS TAKEN	4	2	3	3	3	4	3	3	5	2	0	3	2	4	3	7
APPS IN PROGRESS	2	1	3	4	4	5	7	5	5	4	5	1	3	4	6	5
APPS DENIED	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

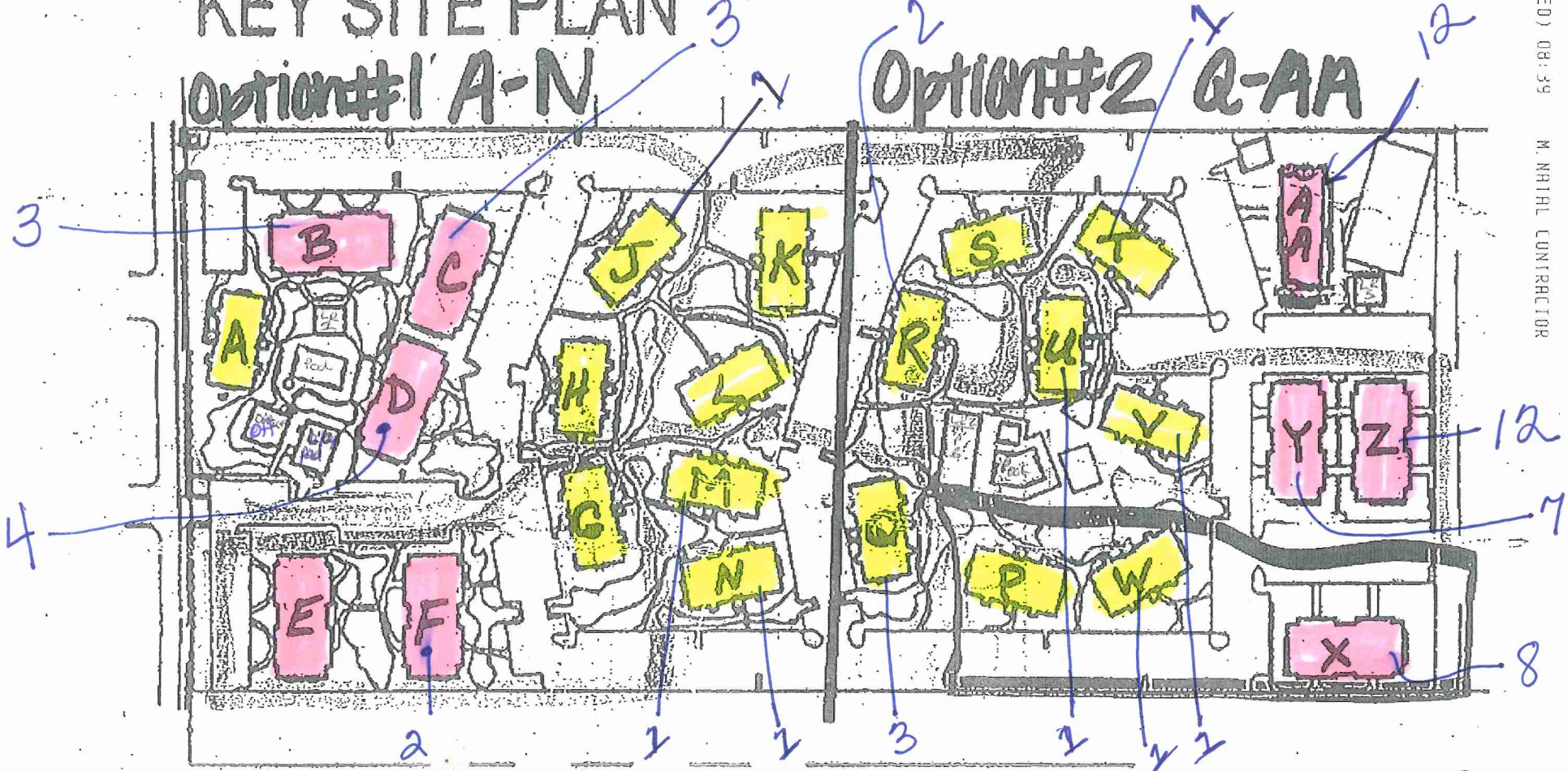
9 x 24 units per Bldg = 1 BR units (216)

16 x 12 units per Bldg = 2 BR units (192)

KEY SITE PLAN

Option#1 A-N

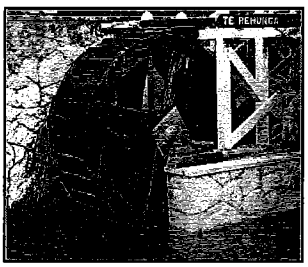
Option#2 Q-AA



PHASE 1 PHASE 2 PHASE 3 PHASE 4 PHASE 5

PHASE 6 PHASE 7

MAR-26-2008(WED) 08:39 M.NAIAL CONTRACTOR P.002/002



WILLOWBROOK APARTMENTS

7001 Bundy Road
New Orleans, La. 70127
504-218-7750 Fax 504-218-7882

Vacancy List through April 27, 2011

1 Bedroom Apartments

B-22, B-25, B-30
C-13, C-20, C-34
D-14, D-24, D-27, D-33
F-24, F-37
X-12, X-13, X-14, X-30, X-31, X-33, X-35, X-37
Y-13, Y-17, Y-31, Y-33, Y-34, Y-35, Y-36
Z-11, Z-13, Z-15, Z-17, Z-25, Z-30, Z-31, Z-32, Z-33, Z-34, Z-36, Z-37
AA-14, AA-21, AA-23, AA-24, AA-25, AA-27, AA-31, AA-33, AA-34, AA-35, AA-36, AA-37

2 Bedroom Apartments

J-23
M-13
N-11
Q-23, Q-31, Q-32
R-23, R-33
T-11
U-33
V-20
W-30

Discussion of Capital City South Apartments

Architect Field Reports ……...38

Critical Path Timeline ……..85

Budget Report ……..93

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FIELD REPORT

DATE: **June 28, 2011**

PROJECT: **Mid City Gardens**

CONTRACTOR: **D. Honoré Construction**

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

TEMPERATURE: **96 Degrees**

Activities:

1. Weekly progress meeting held on site with Jennifer Blunschi (Project Manager) and Carrol Lazard (Superintendent) of DHC.
2. Discussed:
   a. Right-of-Way Permit status - permit issued this morning after mandatory Pre-Con at DPW. FP&C approval for IBC granted as well. This resolves outstanding Code/Permit reviews, but need to follow up on rated exterior wall requirement.
   b. Need to send Carrol the updated ROW approved set.
3. Reviewed RFIs, RFCs, RFPs and Submittals.
   a. No outstanding RFIs.
   b. RFCs - working on Change Order No. 2, met with Roger, will issue recommendation at the end of this week or early next week. Full requested amount of days for V.E. will not be granted.
   c. Submittals - site rebar detail reference incorrect (showed Carrol correct detail in set after meeting); need to advise on interior door style.
4. Schedule:
   a. All residential steel on site.
   b. Third level walls for Buildings 2 & 3 on site and should be installed next week.
5. Construction progress review:
   a. Site conditions - some areas of site muddy (worst between Buildings 2 & 3.
   b. Building 1 – steel beams framed, intermediate columns (with fins) installed at fitness center.
   c. Buildings 2 and 3 - second level floor trusses completed; second level wall panels going in at Building 3; noted a problem with the drainage pipe between buildings (not under compacted fill with consistent slope) and asked Carrol how it would be addressed; he advised that the pipe would need to be removed and reinstalled.
   d. Buildings 4 and 5 – paver curbing, site prep continues; existing chain link fence at Building 5 property line had to be removed to allow install of drive curbing.
   e. Building 6 - no update, did not go by Building 6 site on this visit.

Site Photos:
See Attached Photos (1-43).

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

Mid City Construction Progress

1001 Cap City South_062811-01

1001 Cap City South_062811-02

1001 Cap City South_062811-03

1001 Cap City South_062811-04

1001 Cap City South_062811-05

1001 Cap City South_062811-06

Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_062811-07

1001 Cap City South_062811-08

1001 Cap City South_062811-09

1001 Cap City South_062811-10

1001 Cap City South_062811-11

1001 Cap City South_062811-12

Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_062811-13

1001 Cap City South_062811-14

1001 Cap City South_062811-15

1001 Cap City South_062811-16

1001 Cap City South_062811-17

1001 Cap City South_062811-18

Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_062811-19

1001 Cap City South_062811-20

1001 Cap City South_062811-21

1001 Cap City South_062811-22

1001 Cap City South_062811-23

1001 Cap City South_062811-24

Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_062811-25

1001 Cap City South_062811-26

1001 Cap City South_062811-27

1001 Cap City South_062811-28

1001 Cap City South_062811-29

1001 Cap City South_062811-30

Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_062811-31

1001 Cap City South_062811-32

1001 Cap City South_062811-33

1001 Cap City South_062811-34

1001 Cap City South_062811-35

1001 Cap City South_062811-36

Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_062811-37

1001 Cap City South_062811-38

1001 Cap City South_062811-39

1001 Cap City South_062811-40

1001 Cap City South_062811-41

1001 Cap City South_062811-42

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FIELD REPORT

DATE: **June 21, 2011**

PROJECT: **Mid City Gardens**

CONTRACTOR: **D. Honoré Construction**

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

TEMPERATURE: **90 Degrees**

Activities:

1. Monthly Owner/Architect/Contractor meeting held. Attendees: Dr. Roger Tijerino (LHFA); Jennifer Blunschi and Carrol Lazard (DHC); Bruce Dyson (GOTECH – Civil); Kirk Simoneaux and Kent Gasperecz (AST - Mechanical, Electrical); structural representative was excused for this meeting.
2. Discussed:
   a. Right-of-Way Permit status - all approved, awaiting Pre-Con day/time.
   b. Kirk requested that cast iron pipe exposed in Activity Center breezeway get supported temporarily until backfill completed. Carrol advised it was excavated for the foundation drain installation.
   c. Bruce requested a schedule for the remaining underground work.
   d. Roger noted that it is unlikely that the BREC park will be acquired by LHFA at this time and advised DHC to not use the area for construction purposes.
3. Reviewed RFIs, RFCs, RFPs and Submittals.
   a. No outstanding RFIs.
   b. RFCs - working on Change Order No. 2, need to schedule meeting with Roger at LHFA to review VE impact to schedule.
   c. Submittals - site rebar will be ready this Thursday; sprinkler shops submitted by DHC yesterday (?), will check to confirm receipt. Both urgent.
4. Schedule: MEP rough-in ready to start at Buildings 2&3 next week along with overnight security detail.
5. Construction progress review:
   a. Site conditions - dry, no issues with wet/muddy conditions.
   b. Building 1 – steel beams on site.
   c. Buildings 2 and 3 - framers on site, working on second level floor trusses.
   d. Buildings 4 and 5 – paver curbing, site prep continues.
   e. Building 6 - site prep for paver work begun.

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

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

Mid City Construction Progress

1001 Cap City South_062111-01

1001 Cap City South_062111-02

1001 Cap City South_062111-03

1001 Cap City South_062111-04

1001 Cap City South_062111-05

1001 Cap City South_062111-06

Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_062111-07

1001 Cap City South_062111-08

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1001 Cap City South_062111-11

1001 Cap City South_062111-12

Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_062111-13

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1001 Cap City South_062111-17

1001 Cap City South_062111-18

Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_062111-19

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1001 Cap City South_062111-22

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1001 Cap City South_062111-24

Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_062111-25

1001 Cap City South_062111-26

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1001 Cap City South_062111-30

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Mid City Construction Progress

1001 Cap City South_062111-31

1001 Cap City South_062111-32

1001 Cap City South_062111-33

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FIELD REPORT

DATE: **June 14, 2011**

PROJECT: **Mid City Gardens**

CONTRACTOR: **D. Honoré Construction**

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

TEMPERATURE: **95 Degrees**

Activities:

1. Weekly progress meeting held on site with Jennifer Blunschi (Project Manager) and Carrol Lazard (Superintendent) of DHC.
2. Discussed:
   a. Right-of-Way Permit status - met with Shannon Dupont at DPW Subdivision Office, addressed his questions. Resubmitting revised drawings and trying to schedule Pre-Con.
   b. LEED meeting rescheduled for July 19, 2011, at 11am on site.
   c. Jennifer asked about the power lines running overhead next to Activity Center. Those are telecom lines, not power.
   d. Carrol requested direction on relocation of existing telecom pedestal at NE corner of site. Will try to get Bellsouth contact info to him.
   e. RFP #9 draft copy submitted yesterday for review.
3. Reviewed RFIs, RFCs, RFPs and Submittals.
   a. RFI 28 - residential air barrier.
   b. RFCs - working on Change Order No. 2, need to schedule meeting with Roger at LHFA to review VE impact to schedule.
   c. Submittals - rated exterior doors, Code requirement; need resubmittal on residential windows.
4. Schedule - still awaiting update.
5. Construction progress review:
   a. Site conditions - some areas of site holding water, some muddy; overall conditions not bad.
   b. Building 1 – columns framed up, beams later this week.
   c. Buildings 2 and 3 - no change; floor trusses on site.
   d. Buildings 4 and 5 – paver curbing continues. (No issues noted at concrete pavement at NE corner.)
   e. Building 6 - no visible change from last visit.

Site Photos:
See Attached Photos (1-36).

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

Mid City Construction Progress

1001 Cap City South_061411-01

1001 Cap City South_061411-02

1001 Cap City South_061411-03

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Photos by Post Architects

Mid City Construction Progress

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Mid City Construction Progress

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Mid City Construction Progress

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1001 Cap City South_061411-36

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FIELD REPORT

DATE: **June 7, 2011**

PROJECT: **Mid City Gardens**

CONTRACTOR: **D. Honoré Construction**

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

TEMPERATURE: **95 Degrees**

Activities:

1. Weekly progress meeting held on site with Jennifer Blunschi (Project Manager) and Carrol Lazard (Superintendent) of DHC.
2. Discussed:
   a. Right-of-Way Permit status - still trying to coordinate meeting with DPW Subdivision Office.
   b. Postponed LEED meeting - DHC will revise of new meeting date/time.
   c. GOTECH is working on revised detail to address grade change at Building 4.
   d. Perforated pipe on Civil Sheets - correct?
   e. Residential cabinet door style - Richland vs. Shaker ($3,612 increase for Shaker). Will review and advise if Richland is acceptable.
   f. New framing sub, Coker & Associates to start Thursday, eight weeks to complete framing.
   g. Police security from 6pm to 6am to begin June 20th.
   h. Homeless are back under North Blvd. overpass.
   i. Payment for RFP #8 received.
3. Reviewed RFIs, RFCs, RFPs and Submittals.
   a. No outstanding RFIs.
   b. RFCs - working on Change Order No. 2.
   c. Submittals - elevator shops have been returned; working on pending critical items.
4. Schedule - will issue update at end of the week:
   a. Building 1, Activity Center structural steel framing this week.
   b. Buildings 2 and 3 framing continues, MEP rough-in to start next week.
   c. Buildings 4 and 5 framing to begin July 1, MEP rough-in to start following week.
   d. Building 6 framing to begin August 2.
5. Construction progress review:
   a. Site conditions - dry, no issues with work/access; grading in progress.
   b. Building 1 – structural steel on site.
   c. Buildings 2 and 3 - no change in framing; paver curbing poured.
   d. Buildings 4 and 5 – parking areas complete, paver curbing in progress.
   e. Building 6 - parking area poured.
6. See also consultant observation report attached.

Site Photos:
See Attached Photos (1-47).

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

Mid City Construction Progress

1001 Cap City South_060711-01

1001 Cap City South_060711-02

1001 Cap City South_060711-03

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Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_060711-07

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Photos by Post Architects

Mid City Construction Progress

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Photos by Post Architects

Mid City Construction Progress

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Photos by Post Architects

Mid City Construction Progress

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Mid City Construction Progress

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1001 Cap City South_060711-43

1001 Cap City South_060711-44

1001 Cap City South_060711-45

1001 Cap City South_060711-46

1001 Cap City South_060711-47

Photos by Post Architects

Engineer's Field Report

ASSAF, SIMONEAUX, TAUZIN & ASSOCIATES, INC.
consulting engineers

Project Name:
Mid City Gardens I & II Residential
(Replacement of Capital City South Apartments)
A New Mixed Use Project in South Baton Rouge
for Louisiana Housing Finance Agency

Engineer's Project No. 10-7438

Observer:

Kirk J. Simoneaux, P.E.

Field Report Number: 005M

DATE: 06/02/2011 TIME: 8:50 a.m. WEATHER: Sunny (90ºF)

OBSERVATIONS:

MECHANICAL

5.1 Visited site to observe mechanical rough-ins at Building 6 covered parking area prior to pour.

5.2 PVC sleeves for refrigerant lines in place. Contractor to correct vertical alignment before pouring concrete. Photo's A, B and C.

5.3 Edge slab condition to be reviewed by Structural Engineer. Photo's D, E and F.

5.4 **Building's 2 and 3:** Contractor has begun framing Ground Floor.

Distributed to:

Lisa Nice, Post Architects
Job Specific E-Mails

Engineer's Field Report

ASSAF, SIMONEAUX, TAUZIN & ASSOCIATES, INC.
consulting engineers

Project Name:
Mid City Gardens I & II Residential
(Replacement of Capital City South Apartments)
A New Mixed Use Project in South Baton Rouge
for Louisiana Housing Finance Agency

Engineer's Project No. 10-7438

Observer:

Kirk J. Simoneaux, P.E.

Field Report Number: 005M

Photo A

Photo B

Photo C

Photo D

Engineer's Field Report

ASSAF, SIMONEAUX, TAUZIN & ASSOCIATES, INC.
consulting engineers

Project Name:
Mid City Gardens I & II Residential
(Replacement of Capital City South Apartments)
A New Mixed Use Project in South Baton Rouge
for Louisiana Housing Finance Agency

Engineer's Project No. 10-7438

Observer:

Kirk J. Simoneaux, P.E.

Field Report Number: 005M

Photo E

Photo F

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FIELD REPORT

DATE: **June 6, 2011**

PROJECT: **Mid City Gardens**

CONTRACTOR: **D. Honoré Construction**

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

TEMPERATURE:

Activities:

1. Draft of Pay Request #8 was submitted and included stored materials by Chustz Electric. This was the first stored materials request made by them so a site visit to their storage facility was scheduled.
2. I met Kent Gasparecz of AST (Electrical Consultant) at the Chustz offices in Port Allen.
3. Compared the invoiced materials to the stored materials and found all to be in order. Materials were labeled for Mid City Gardens.
4. Materials are stored in a separate, locked building with camera surveillance and only two key holders (Owner and Project Manager).
5. Materials should be in place on site within a few weeks.
6. Purchase had to be made due to volatility in the copper market.
7. Will recommend approval of payment.

Site Photos:
See Attached Photos (1-9).

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

Mid City Construction Progress

1001 Cap City South_060611-01

1001 Cap City South_060611-02

1001 Cap City South_060611-03

1001 Cap City South_060611-04

1001 Cap City South_060611-05

1001 Cap City South_060611-06

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1001 Cap City South_060611-07

1001 Cap City South_060611-08

1001 Cap City South_060611-09

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FIELD REPORT

DATE: **June 1, 2011**

PROJECT: **Mid City Gardens**

CONTRACTOR: **D. Honoré Construction**

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

TEMPERATURE: **100 Degree High, 80 Degrees at time of visit**

Activities:

1. Visited site for concrete pour at Building 5 parking area.
2. Observed finishing of concrete at east side.
3. Mechanical sub working in concrete at NE corner as pour was in progress. Spoke with DHC Superintendent, Carrol Lazard. He was unhappy with the HVAC sub's failure to install low voltage conduit for HVAC units prior to pour.
4. Glenn Baker (HVAC sub) representatives were able to adequately place the low voltage conduit without issue, but we will continue to observe concrete this area for any issues that may arise as it cures.
5. Dolese truck arrived during visit for completion of the pour at west end. Observed placement of concrete at west side of parking.
6. Testing agency was not on site, but photographed test concrete cylinders from first truck.

Site Photos:
See Attached Photos (1-19).

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

Mid City Construction Progress

1001 Cap City South_060111-01

1001 Cap City South_060111-02

1001 Cap City South_060111-03

1001 Cap City South_060111-04

1001 Cap City South_060111-05

1001 Cap City South_060111-06

Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_060111-07

1001 Cap City South_060111-08

1001 Cap City South_060111-09

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1001 Cap City South_060111-11

1001 Cap City South_060111-12

Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_060111-13

1001 Cap City South_060111-14

1001 Cap City South_060111-15

1001 Cap City South_060111-16

1001 Cap City South_060111-17

1001 Cap City South_060111-18

Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_060111-19

1001 Cap City South_060111-20

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FIELD REPORT

DATE: **May 24, 2011**

PROJECT: **Mid City Gardens**

CONTRACTOR: **D. Honoré Construction**

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

TEMPERATURE: **92 Degrees**

Activities:

1. Weekly progress meeting held on site with Jennifer Blunschi (Project Manager) and Carrol Lazard (Superintendent) of DHC.
2. Discussed:
   a. Requirement to rate some walls on property lines with adjacent properties. It's the same wall construction, there are minimal penetrations, and we are within Code allowances for unprotected openings, but need to check on gypsum board.
   b. Right-of-Way Permit status - DPW Subdivision Office has completed its review, but there are some questions for GOTECH. Will try to resolve quickly as this is a critical item to get sewer tie-ins done.
   c. Discussed building envelope materials and VE options at residential buildings to bring Jennifer up to date.
   d. Post is working on an "informal" set that incorporates addenda and VE changes for DHCs convenience (not an official Contract Document).
   e. Carrol noted some potential grade change issues. Will review with GOTECH and issue direction if needed.
   f. Pay Request #8 draft will be submitted today or tomorrow and will include billing for stored materials. Need to include appropriate back-up materials.
3. Reviewed RFIs, RFCs, RFPs and Submittals.
   a. No outstanding RFIs.
   b. RFCs - working on Change Order No. 2.
   c. Submittals - will review new submittal log and work on critical items; elevator shops have been issued; will check on MEP items and advise.
4. Schedule:
   a. Activity Center structural steel this week.
   b. Building 4 parking this week.
   c. Building 6 parking next week.
   d. Need an updated job schedule.
5. Construction progress review:
   a. Site conditions - dry, no issues with work/access.
   b. Building 1 – no changes.
   c. Buildings 2 and 3 - first floor wall panels/framing in progress; prepping for paver curbing installation (formwork and reinforcing).
   d. Buildings 4, 5 and 6 – slab prep at parking area complete, ready to pour this week.

Site Photos:
See Attached Photos (1-52).

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

Mid City Construction Progress

1001 Cap City South_052411-01

1001 Cap City South_052411-02

1001 Cap City South_052411-03

1001 Cap City South_052411-04

1001 Cap City South_052411-05

1001 Cap City South_052411-06

1001 Cap City South_052411-07

1001 Cap City South_052411-08

1001 Cap City South_052411-09

Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_052411-10

1001 Cap City South_052411-11

1001 Cap City South_052411-12

1001 Cap City South_052411-13

1001 Cap City South_052411-14

1001 Cap City South_052411-15

1001 Cap City South_052411-16

1001 Cap City South_052411-17

1001 Cap City South_052411-18

Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_052411-19

1001 Cap City South_052411-20

1001 Cap City South_052411-21

1001 Cap City South_052411-22

1001 Cap City South_052411-23

1001 Cap City South_052411-24

1001 Cap City South_052411-25

1001 Cap City South_052411-26

1001 Cap City South_052411-27

Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_052411-28

1001 Cap City South_052411-29

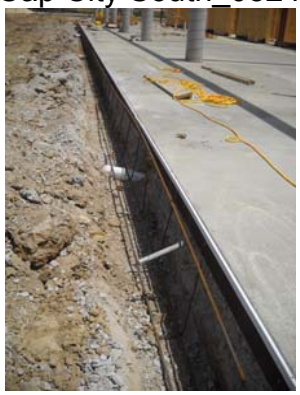
1001 Cap City South_052411-30

1001 Cap City South_052411-31

1001 Cap City South_052411-32

1001 Cap City South_052411-33

1001 Cap City South_052411-34



1001 Cap City South_052411-35

1001 Cap City South_052411-36

Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_052411-37

1001 Cap City South_052411-38

1001 Cap City South_052411-39

1001 Cap City South_052411-40

1001 Cap City South_052411-41

1001 Cap City South_052411-42

1001 Cap City South_052411-43

1001 Cap City South_052411-44

1001 Cap City South_052411-45

Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_052411-46

1001 Cap City South_052411-47

1001 Cap City South_052411-48

1001 Cap City South_052411-49

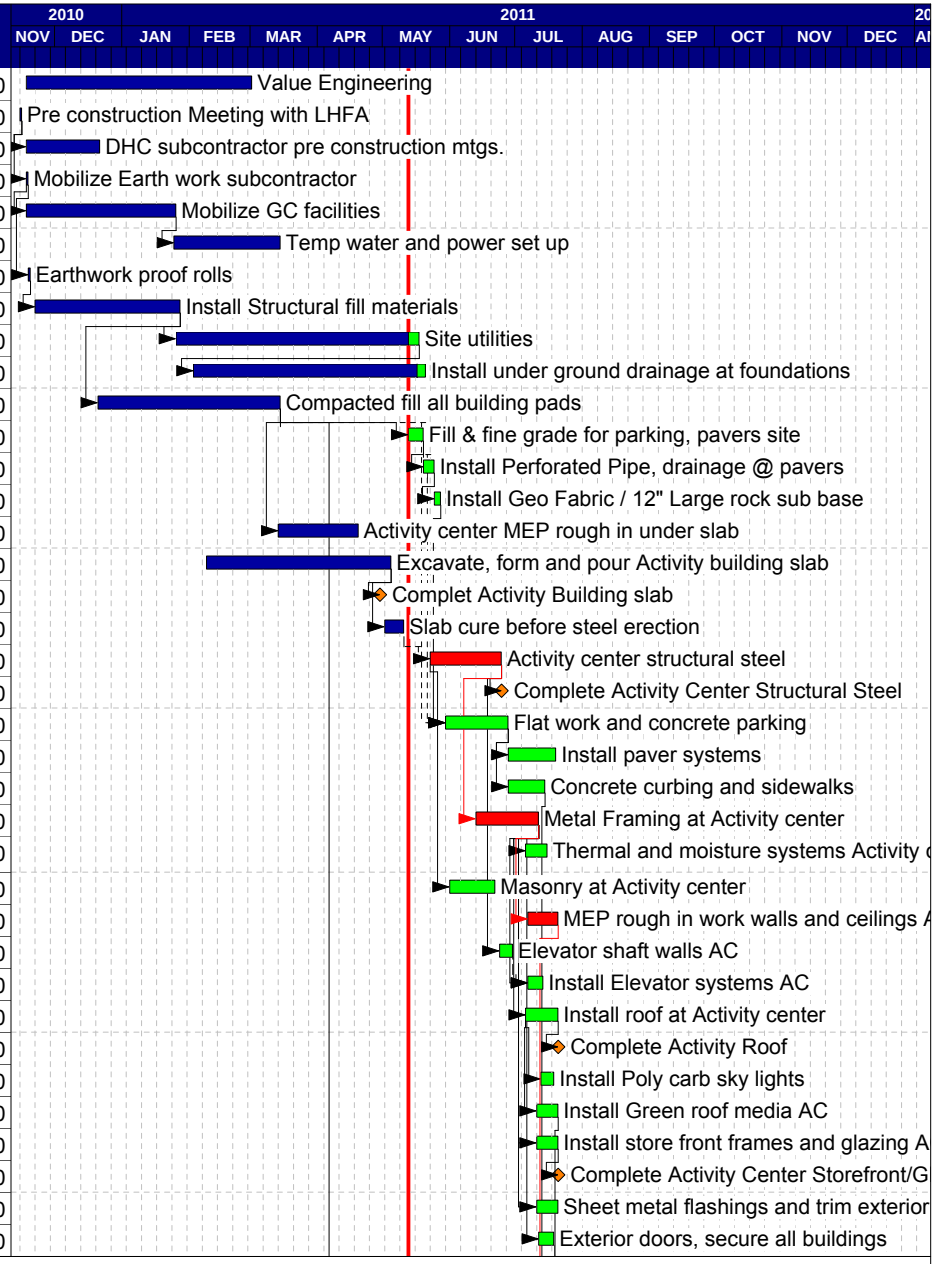
1001 Cap City South_052411-50

1001 Cap City South_052411-51

1001 Cap City South_052411-52

Photos by Post Architects

Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	%
101	Value Engineering	103	0	18NOV10 A	01MAR11 A	100
1000	Pre construction Meeting with LHFA	1	0	15NOV10 A	15NOV10 A	100
1010	DHC subcontractor pre construction mtgs.	10	0	18NOV10 A	21DEC10 A	100
1020	Mobilize Earth work subcontractor	1	0	18NOV10 A	18NOV10 A	100
1030	Mobilize GC facilities	3	0	18NOV10 A	25JAN11 A	100
1031	Temp water and power set up	2	0	25JAN11 A	14MAR11 A	100
1040	Earthwork proof rolls	3	0	19NOV10 A	19NOV10 A	100
1050	Install Structural fill materials	12	0	22NOV10 A	27JAN11 A	100
1060	Site utilities	6	2	26JAN11 A	17MAY11	60
1070	Install under ground drainage at foundations	3	3	03FEB11 A	20MAY11	0
1080	Compacted fill all building pads	12	0	21DEC10 A	14MAR11 A	100
1081	Fill & fine grade for parking, pavers site	5	5	13MAY11	19MAY11	0
1082	Install Perforated Pipe, drainage @ pavers	3	3	20MAY11	24MAY11	0
1083	Install Geo Fabric / 12" Large rock sub base	3	3	25MAY11	27MAY11	0
1090	Activity center MEP rough in under slab	8	0	14MAR11 A	19APR11 A	100
1100	Excavate, form and pour Activity building	12	0	09FEB11 A	04MAY11 A	100
1101	Complet Activity Building slab	0	0		29APR11 A	100
1102	Slab cure before steel erection	7	0	02MAY11 A	10MAY11 A	100
1151	Activity center structural steel	25	25	23MAY11 *	24JUN11	0
1152	Complete Activity Center Structural Steel	0	0		24JUN11	0
1211	Flat work and concrete parking	21	21	30MAY11	27JUN11	0
1212	Install paver systems	15	15	28JUN11	19JUL11	0
1213	Concrete curbing and sidewalks	12	12	28JUN11	14JUL11	0
1218	Metal Framing at Activity center	20	20	13JUN11	11JUL11	0
1219	Thermal and moisture systems Activity ctr	8	8	06JUL11	15JUL11	0
1220	Masonry at Activity center	15	15	01JUN11	21JUN11	0
1245	MEP rough in work walls and ceilings AC	10	10	07JUL11	20JUL11	0
1270	Elevator shaft walls AC	4	4	24JUN11	29JUN11	0
1275	Install Elevator systems AC	5	5	07JUL11	13JUL11	0
1960	Install roof at Activity center	11	11	06JUL11	20JUL11	0
1961	Complete Activity Roof	0	0		20JUL11	0
1965	Install Poly carb sky lights	4	4	13JUL11	18JUL11	0
2015	Install Green roof media AC	8	8	11JUL11	20JUL11	0
2025	Install store front frames and glazing AC	8	8	11JUL11	20JUL11	0
2026	Complete Activity Center Storefront/Glazing	0	0		20JUL11	0
2031	Sheet metal flashings and trim exterior AC	8	8	11JUL11	20JUL11	0
2045	Exterior doors, secure all buildings	5	5	12JUL11	18JUL11	0



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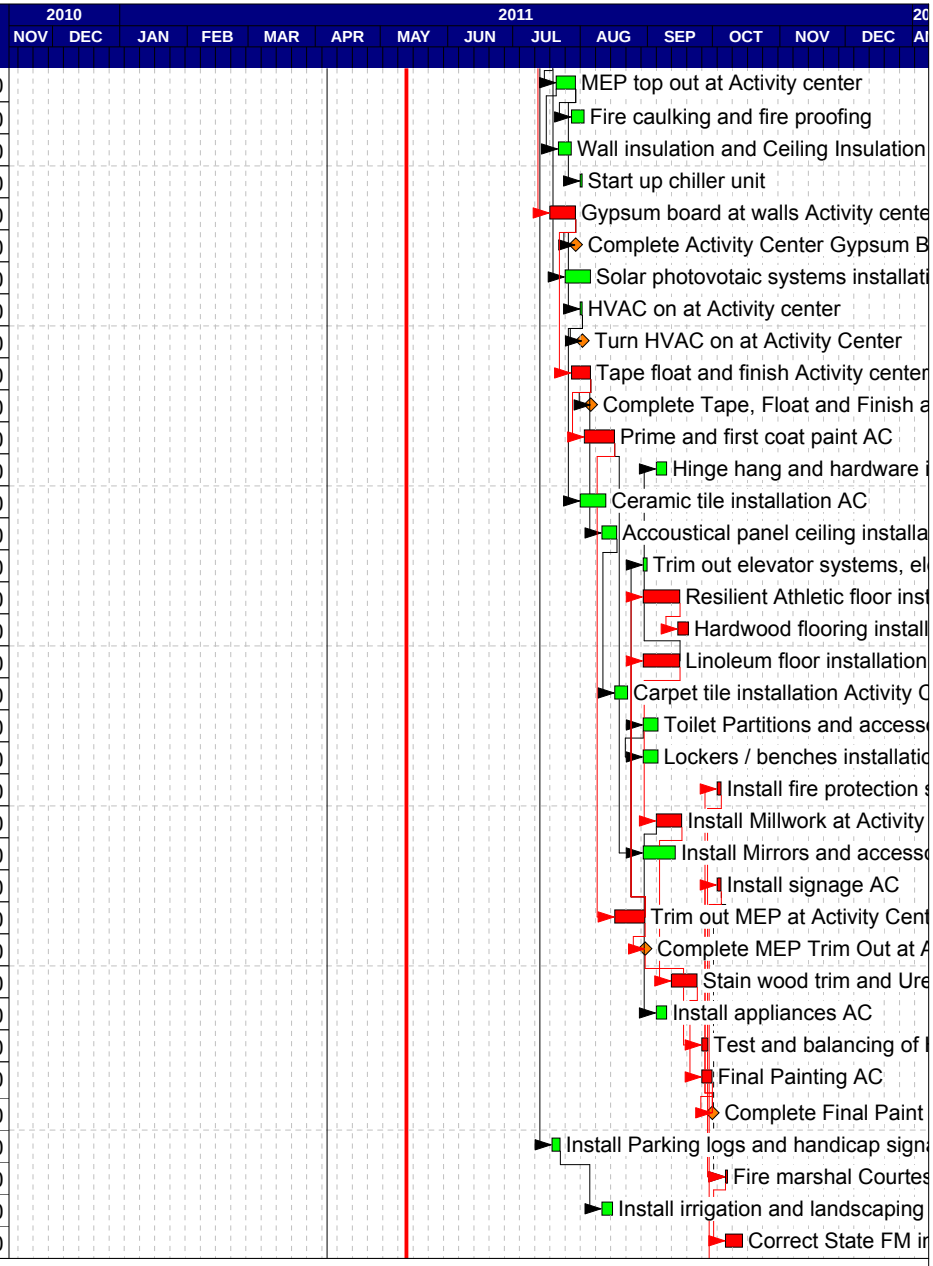
D. Honore' Construction
Mid City Gardens

Early bar
Progress bar
Critical bar
Summary bar
Start milestone point
Finish milestone point

Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	%
2050	MEP top out at Activity center	7	7	21JUL11	29JUL11	0
2100	Fire caulking and fire proofing	4	4	28JUL11	02AUG11	0
2110	Wall insulation and Ceiling Insulation	4	4	22JUL11	27JUL11	0
2125	Start up chiller unit	1	1	01AUG11	01AUG11	0
2140	Gypsum board at walls Activity center	10	10	18JUL11	29JUL11	0
2141	Complete Activity Center Gypsum Brd on	0	0		29JUL11	0
2151	Solar photovotaic systems installation	10	10	25JUL11	05AUG11	0
2175	HVAC on at Activity center	1	1	01AUG11	01AUG11	0
2176	Turn HVAC on at Activity Center	0	0		01AUG11	0
2180	Tape float and finish Activity center	7	7	28JUL11	05AUG11	0
2181	Complete Tape, Float and Finish at Activity	0	0		05AUG11	0
2200	Prime and first coat paint AC	10	10	03AUG11	16AUG11	0
2210	Hinge hang and hardware interior doors AC	5	5	05SEP11	09SEP11	0
2260	Ceramic tile installation AC	10	10	01AUG11	12AUG11	0
2270	Accoustical panel ceiling installation AC	5	5	11AUG11	17AUG11	0
2275	Trim out elevator systems, elevator on	2	2	30AUG11	31AUG11	0
2280	Resilient Athletic floor installation AC	13	13	30AUG11	15SEP11	0
2300	Hardwood flooring installation AC	3	3	15SEP11	19SEP11	0
2310	Linoleum floor installation Activity center	13	13	30AUG11	15SEP11	0
2320	Carpet tile installation Activity Center	4	4	17AUG11	22AUG11	0
2330	Toilet Partitions and accessories AC	5	5	30AUG11	05SEP11	0
2331	Lockers / benches installation AC	5	5	30AUG11	05SEP11	0
2332	Install fire protection specialties AC	2	2	03OCT11	04OCT11	0
2333	Install Millwork at Activity center	10	10	05SEP11	16SEP11	0
2360	Install Mirrors and accessories AC	11	11	30AUG11	13SEP11	0
2361	Install signage AC	2	2	03OCT11	04OCT11	0
2370	Trim out MEP at Activity Center	10	10	17AUG11	30AUG11	0
2371	Complete MEP Trim Out at Activity Center	0	0		30AUG11	0
2420	Stain wood trim and Urethane finishes AC	10	10	12SEP11	23SEP11	0
2430	Install appliances AC	5	5	05SEP11	09SEP11	0
2460	Test and balancing of HVAC equipment	3	3	26SEP11	28SEP11	0
2470	Final Painting AC	5	5	26SEP11	30SEP11	0
2471	Complete Final Paint at Activity Center	0	0		30SEP11	0
2500	Install Parking logs and handicap signage	4	4	19JUL11	22JUL11	0
2525	Fire marshal Courtesy inspections	1	1	07OCT11	07OCT11	0
2530	Install irrigation and landscaping	3	3	11AUG11	15AUG11	0
2560	Correct State FM inspection issues AC / site	6	6	07OCT11	14OCT11	0



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Finish milestone point

Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	%
3030	Prepare GC Punch list for Activity Center	3	3	05OCT11	07OCT11	0
3040	Perform GC Punch list for Activitiy Center	11	11	07OCT11	21OCT11	0
3050	Architect inspection and punch prep AC	6	6	21OCT11	28OCT11	0
3051	Complete Architect's Walk Thru	0	0		28OCT11	0
3060	Perfrom Arch Punch list AC	5	5	31OCT11	04NOV11	0
B2	Building 2 Start	1	0	12APR11 A	12APR11 A	100
B2 4000	Bldg 2 MEP rough in under slabs	5	0	15MAR11 A	18APR11 A	100
B2 4005	Excavate, form and pour Bldg 2	15	0	18MAR11 A	21APR11 A	100
B2 4006	Complete Bldg 2 Slab	0	0		12MAY11	0
B2 4007	Structural Steel at Bldg 2	11	11	09MAY11 A	27MAY11	0
B2 4008	Complete Structural Steel Bldg 2	0	0		27MAY11	0
B2 4010	Wood framing at Bldg 2	29	29	09MAY11 A	22JUN11	0
B2 4011	Complete Wood Framing at Bldg 2	0	0		22JUN11	0
B2 4015	Thermal and moisture systems Bldg 2	10	10	23JUN11	07JUL11	0
B2 4020	Masonry at Bldg 2	7	7	08JUL11	18JUL11	0
B2 4025	Exterior wood work Bldg 2	12	12	19JUL11	03AUG11	0
B2 4030	MEP rough in work walls & ceilings Bldg 2	10	10	09JUN11	22JUN11	0
B2 4035	Install hydraulic cement Bldg 2	2	2	23JUN11	24JUN11	0
B2 4040	Install roof at Bldg 2	5	5	23JUN11	29JUN11	0
B2 4041	Complete Roofing at Bldg 2	0	0		29JUN11	0
B2 4045	Install windows (Residential) Bldg 2	5	5	23JUN11	29JUN11	0
B2 4050	Install exterior cornice work Bldg 2	6	6	30JUN11	08JUL11	0
B2 4055	MEP top out at Bldg 2	10	10	23JUN11	07JUL11	0
B2 4060	Gypsum board at walls Bldg 2	5	5	08JUL11	14JUL11	0
B2 4061	Complete Gyp Brd at Walls at Bldg 2	0	0		14JUL11	0
B2 4065	HVAC on at Bldg 2	1	1	08JUL11	08JUL11	0
B2 4070	Tape float and finish Bldg 2	6	6	15JUL11	22JUL11	0
B2 4071	Complete Tape, Float, Finish at Bldg 2	0	0		22JUL11	0
B2 4080	Prime and paint 1st coat bldg. 2	3	3	25JUL11	27JUL11	0
B2 4085	Install doors and hdwr inter. doors bldg 2	4	4	28JUL11	02AUG11	0
B2 4090	Linoleum floor installation Bldg 2	3	3	03AUG11	05AUG11	0
B2 4095	Ceramic tile Bldg 2	3	3	08AUG11	10AUG11	0
B2 4100	Broad loom carpet installation Bldg 2	5	5	11AUG11	17AUG11	0
B2 4110	Install fire protection specialties Bldg 2	1	1	11AUG11	11AUG11	0
B2 4115	Install Millwork at residential Bldg 2	5	5	08AUG11	12AUG11	0
B2 4120	Bathroom accessories Bldg 2	1	1	15AUG11	15AUG11	0
B2 4125	Trim out MEP Bldg 2	10	10	28JUL11	10AUG11	0

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Start milestone point
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Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	%
B2 4126	Complete MEP Trim out at Bldg 2	0	0		10AUG11	0
B2 4130	Staining and urethane finishes Bldg 2	2	2	15AUG11	16AUG11	0
B2 4135	Install Mirrors and signage Bldg 2	2	2	17AUG11	18AUG11	0
B2 4145	Install Appliances Bldg 2	1	1	11AUG11	11AUG11	0
B2 4155	Final Painting Bldg 2	3	3	18AUG11	22AUG11	0
B2 4156	Complete Final Paint at Bldg 2	0	0		22AUG11	0
B2 4200	Punch list	10	10	23AUG11	05SEP11	0
B3	Building 3 Start	1	0	12APR11 A	12APR11 A	100
B3 4000	Bldg 3 MEP rough in under slabs	8	0	11APR11 A	18APR11 A	100
B3 4005	Excavate, form and pour Bldg 3	12	0	06APR11 A	20APR11 A	100
B3 4007	Structural Steel Bldg 3	11	11	09MAY11 A	27MAY11	0
B3 4009	Complete Structural Steel Bldg 3	0	0		27MAY11	0
B3 4010	Wood framing at Bldg 3	26	26	09MAY11 A	17JUN11	0
B3 4015	Thermal and moisture systems Bldg 3	10	10	20JUN11	01JUL11	0
B3 4020	Masonry at Bldg 3	7	7	05JUL11	13JUL11	0
B3 4025	Exterior wood work Bldg 3	12	12	14JUL11	29JUL11	0
B3 4030	MEP rough in work walls & ceilings Bldg 3	10	10	06JUN11	17JUN11	0
B3 4035	Install hydraulic cement Bldg 3	2	2	20JUN11	21JUN11	0
B3 4040	Install roof at Bldg 3	5	5	20JUN11	24JUN11	0
B3 4045	Install windows (Residential) Bldg 3	5	5	20JUN11	24JUN11	0
B3 4050	Install exterior cornice work Bldg 3	6	6	27JUN11	05JUL11	0
B3 4055	MEP top out at Bldg 3	10	10	20JUN11	01JUL11	0
B3 4060	Gypsum board at walls Bldg 3	5	5	05JUL11	11JUL11	0
B3 4065	HVAC on at Bldg 3	1	1	12JUL11	12JUL11	0
B3 4070	Tape float and finish Bldg 3	6	6	12JUL11	19JUL11	0
B3 4080	Prime and paint 1st coat bldg. 3	3	3	20JUL11	22JUL11	0
B3 4085	Install doors and hdwr inter. doors bldg 3	4	4	25JUL11	28JUL11	0
B3 4090	Linoleum floor installation Bldg 3	3	3	29JUL11	02AUG11	0
B3 4095	Ceramic tile Bldg 3	3	3	03AUG11	05AUG11	0
B3 4100	Broad loom carpet installation Bldg 3	5	5	08AUG11	12AUG11	0
B3 4110	Install fire protection specialties Bldg 3	1	1	25JUL11	25JUL11	0
B3 4115	Install Millwork at residential Bldg 3	5	5	03AUG11	09AUG11	0
B3 4120	Bathroom accessories Bldg 3	1	1	10AUG11	10AUG11	0
B3 4125	Trim out MEP Bldg 3	10	10	25JUL11	05AUG11	0
B3 4130	Staining and urethane finishes Bldg 3	2	2	10AUG11	11AUG11	0
B3 4135	Install Mirrors and signage Bldg 3	2	2	12AUG11	15AUG11	0
B3 4145	Install Appliances Bldg 3	1	1	08AUG11	08AUG11	0

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Start milestone point
Finish milestone point

Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	%
B3 4155	Final Painting Bldg 3	3	3	15AUG11	17AUG11	0
B3 4200	Punch list	10	10	18AUG11	31AUG11	0
B4	Building 4 Start	1	1	13MAY11	13MAY11	0
B4 4000	Bldg 4 MEP rough in under slabs	8	0	18APR11 A	12MAY11 A	100
B4 4005	Excavate, form and pour Bldg 4	12	0	27APR11 A	16MAY11 A	100
B4 4007	Structural Steel Bldg 4	5	5	13JUN11	17JUN11	0
B4 4009	Complete Structural Steel Bldg 4	0	0		17JUN11	0
B4 4010	Wood framing at Bldg 4	21	21	23JUN11	22JUL11	0
B4 4015	Thermal and moisture systems Bldg 4	10	10	25JUL11	05AUG11	0
B4 4020	Masonry at Bldg 4	7	7	08AUG11	16AUG11	0
B4 4025	Exterior wood work Bldg 4	12	12	17AUG11	01SEP11	0
B4 4030	MEP rough in work walls & ceilings Bldg 4	10	10	11JUL11	22JUL11	0
B4 4035	Install hydraulic cement Bldg 4	2	2	25JUL11	26JUL11	0
B4 4040	Install roof at Bldg 4	5	5	25JUL11	29JUL11	0
B4 4045	Install windows (Residential) Bldg 4	5	5	25JUL11	29JUL11	0
B4 4050	Install exterior cornice work Bldg 4	6	6	01AUG11	08AUG11	0
B4 4055	MEP top out at Bldg 4	10	10	25JUL11	05AUG11	0
B4 4060	Gypsum board at walls Bldg 4	5	5	08AUG11	12AUG11	0
B4 4065	HVAC on at Bldg 4	1	1	15AUG11	15AUG11	0
B4 4070	Tape float and finish Bldg 4	6	6	16AUG11	23AUG11	0
B4 4080	Prime and paint 1st coat bldg. 4	3	3	24AUG11	26AUG11	0
B4 4085	Install doors and hdwr inter. doors bldg 4	4	4	29AUG11	01SEP11	0
B4 4090	Linoleum floor installation Bldg 4	3	3	02SEP11	06SEP11	0
B4 4095	Ceramic tile Bldg 4	3	3	07SEP11	09SEP11	0
B4 4100	Broad loom carpet installation Bldg 4	5	5	12SEP11	16SEP11	0
B4 4110	Install fire protection specialties Bldg 4	1	1	29AUG11	29AUG11	0
B4 4115	Install Millwork at residential Bldg 4	5	5	07SEP11	13SEP11	0
B4 4120	Bathroom accessories Bldg 4	1	1	14SEP11	14SEP11	0
B4 4125	Trim out MEP Bldg 4	10	10	29AUG11	09SEP11	0
B4 4130	Staining and urethane finishes Bldg 4	2	2	12SEP11	13SEP11	0
B4 4135	Install Mirrors and signage Bldg 4	2	2	14SEP11	15SEP11	0
B4 4145	Install Appliances Bldg 4	1	1	14SEP11	14SEP11	0
B4 4155	Final Painting Bldg 4	3	3	19SEP11	21SEP11	0
B4 4200	Punch list	10	10	22SEP11	05OCT11	0
B5	Building 5 Start	1	1	13MAY11	13MAY11	0
B5 4000	Bldg 5 MEP rough in under slabs	8	1	03MAY11 A	17MAY11	85
B5 4005	Excavate, form and pour Bldg 5	12	3	28APR11 A	20MAY11	75

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Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	%
B5 4007	Structural Steel Bldg 5	4	4	13JUN11	17JUN11	0
B5 4009	Complete Structural Steel Bldg 5	0	0		17JUN11	0
B5 4010	Wood framing at Bldg 5	20	20	23JUN11	22JUL11	0
B5 4015	Thermal and moisture systems Bldg 5	10	10	22JUL11	05AUG11	0
B5 4020	Masonry at Bldg 5	7	7	05AUG11	16AUG11	0
B5 4025	Exterior wood work Bldg 5	12	12	16AUG11	01SEP11	0
B5 4030	MEP rough in work walls & ceilings Bldg 5	10	10	08JUL11	22JUL11	0
B5 4035	Install hydraulic cement Bldg 5	2	2	22JUL11	26JUL11	0
B5 4040	Install roof at Bldg 5	5	5	22JUL11	29JUL11	0
B5 4045	Install windows (Residential) Bldg 5	5	5	22JUL11	29JUL11	0
B5 4050	Install exterior cornice work Bldg 5	6	6	29JUL11	08AUG11	0
B5 4055	MEP top out at Bldg 5	10	10	22JUL11	05AUG11	0
B5 4060	Gypsum board at walls Bldg 5	5	5	05AUG11	12AUG11	0
B5 4065	HVAC on at Bldg 5	1	1	12AUG11	15AUG11	0
B5 4070	Tape float and finish Bldg 5	6	6	15AUG11	23AUG11	0
B5 4080	Prime and paint 1st coat bldg. 5	3	3	23AUG11	26AUG11	0
B5 4085	Install doors and hdwr inter. doors bldg 5	4	4	26AUG11	01SEP11	0
B5 4090	Linoleum floor installation Bldg 5	3	3	01SEP11	06SEP11	0
B5 4095	Ceramic tile Bldg 5	3	3	06SEP11	09SEP11	0
B5 4100	Broad loom carpet installation Bldg 5	5	5	09SEP11	16SEP11	0
B5 4110	Install fire protection specialties Bldg 5	1	1	26AUG11	29AUG11	0
B5 4115	Install Millwork at residential Bldg 5	5	5	06SEP11	13SEP11	0
B5 4120	Bathroom accessories Bldg 5	1	1	13SEP11	14SEP11	0
B5 4125	Trim out MEP Bldg 5	10	10	26AUG11	09SEP11	0
B5 4130	Staining and urethane finishes Bldg 5	2	2	13SEP11	15SEP11	0
B5 4135	Install Mirrors and signage Bldg 5	2	2	15SEP11	19SEP11	0
B5 4145	Install Appliances Bldg 5	1	1	13SEP11	14SEP11	0
B5 4155	Final Painting Bldg 5	3	3	16SEP11	21SEP11	0
B5 4165	Punch list	10	10	21SEP11	05OCT11	0
B6	Building 6 Start	1	1	20MAY11	23MAY11	0
B6 4000	Bldg 6 MEP rough in under slabs	8	5	10MAY11 A	27MAY11	40
B6 4005	Excavate, form and pour Bldg 6	12	10	17MAY11 A	10JUN11	20
B6 4007	Structural Steel Bldg 6	4	4	01JUL11	08JUL11	0
B6 4009	Complete Structural Steel Bldg 6	0	0		08JUL11	0
B6 4010	Wood framing at Bldg 6	23	23	22JUL11	24AUG11	0
B6 4015	Thermal and moisture systems Bldg 6	10	10	24AUG11	07SEP11	0
B6 4020	Masonry at Bldg 6	7	7	07SEP11	16SEP11	0

Start date	18NOV10
Finish date	15DEC11
Data date	13MAY11
Run date	02JUN11
Page number	6A
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D. Honore' Construction
Mid City Gardens

Early bar
Progress bar
Critical bar
Summary bar
Start milestone point
Finish milestone point

Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	%
B6 4025	Exterior wood work Bldg 6	12	12	16SEP11	04OCT11	0
B6 4030	MEP rough in work walls & ceilings Bldg 6	10	10	10AUG11	24AUG11	0
B6 4035	Install hydraulic cement Bldg 6	2	2	24AUG11	26AUG11	0
B6 4040	Install roof at Bldg 6	5	5	24AUG11	31AUG11	0
B6 4045	Install windows (Residential) Bldg 6	5	5	24AUG11	31AUG11	0
B6 4050	Install exterior cornice work Bldg 6	6	6	31AUG11	08SEP11	0
B6 4055	MEP top out at Bldg 6	10	10	24AUG11	07SEP11	0
B6 4060	Gypsum board at walls Bldg 6	5	5	07SEP11	14SEP11	0
B6 4065	HVAC on at Bldg 6	1	1	14SEP11	15SEP11	0
B6 4070	Tape float and finish Bldg 6	6	6	15SEP11	23SEP11	0
B6 4080	Prime and paint 1st coat bldg. 6	3	3	23SEP11	28SEP11	0
B6 4085	Install doors and hdwr inter. doors bldg 6	4	4	28SEP11	04OCT11	0
B6 4090	Linoleum floor installation Bldg 6	3	3	04OCT11	07OCT11	0
B6 4095	Ceramic tile Bldg 6	3	3	07OCT11	12OCT11	0
B6 4100	Broad loom carpet installation Bldg 6	5	5	12OCT11	19OCT11	0
B6 4110	Install fire protection specialties Bldg 6	1	1	28SEP11	29SEP11	0
B6 4115	Install Millwork at residential Bldg 6	5	5	07OCT11	14OCT11	0
B6 4120	Bathroom accessories Bldg 6	2	2	14OCT11	18OCT11	0
B6 4125	Trim out MEP Bldg 6	10	10	28SEP11	12OCT11	0
B6 4130	Staining and urethane finishes Bldg 6	2	2	14OCT11	18OCT11	0
B6 4135	Install Mirrors and signage Bldg 6	2	2	18OCT11	20OCT11	0
B6 4145	Install Appliances Bldg 6	1	1	14OCT11	17OCT11	0
B6 4155	Final Painting Bldg 6	3	3	19OCT11	24OCT11	0
B6 4200	Punch list	10	10	24OCT11	07NOV11	0
C	November Adverse Weather delay	0	0	30NOV10 A	30NOV10 A	100
C	December Adverse Weather delay	0	0	31MAR11 A	31DEC10 A	100
C	January Adverse Weather delay	2	0	31JAN11 A	02FEB11 A	100
C	February Adverse Weather delay	0	0	28FEB11 A	28FEB11 A	100
C 9930	DHC inspect and prepare GC punch list	8	8	24OCT11	03NOV11	0
C 9940	Perform GC punch list	20	20	03NOV11	01DEC11	0
C 9950	Archtiect and Engineer punch inspections	8	8	03NOV11	15NOV11	0
C 9960	Prepare project close out documents	10	10	24OCT11	07NOV11	0
C 9970	Substantial completion / transfer insurances	1	1	07NOV11	08NOV11	0
C 9980	DHC and subs perform punch work	18	18	15NOV11	09DEC11	0
C 9990	Demobilize GC facilities and installations	3	3	09DEC11	14DEC11	0
C 9995	Schedule special systems training	1	1	24OCT11	25OCT11	0
C 9999	Review Leed certification documents	3	3	24OCT11	27OCT11	0

Start date	18NOV10
Finish date	15DEC11
Data date	13MAY11
Run date	02JUN11
Page number	7A
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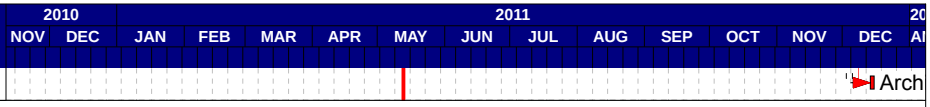
D. Honore' Construction
Mid City Gardens

- Early bar
- Progress bar
- Critical bar
- Summary bar
- Start milestone point
- Finish milestone point

Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	%
C	Architect's & owners final acceptance	1	1	14DEC11	15DEC11	0



Start date	18NOV10
Finish date	15DEC11
Data date	13MAY11
Run date	02JUN11
Page number	8A

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D. Honore' Construction
Mid City Gardens

- Early bar
- Progress bar
- Critical bar
- Summary bar
- Start milestone point
- Finish milestone point

PROJECT NAME:	Capital City South														
TOTAL BUDGET:	$14,736,800.00														
						DRAW REQUEST (June 2011)					DRAW REQUEST (July 2011)				
SERVICE	SERVICE PROVIDER	CONTRACT AMOUNT	VALUE ENGINEERING	ADDITIONS CREDITS	TOTAL CONTRACTS	Draw Amount	Total Retainage	Requested to Date	Drawn to Date	Work in Place	Draw Amount	Total Retainage	Requested to Date	Drawn to Date	Work in Place
General Contractor	D.HONORE' CONSTRUCTION	$12,178,000.00	($333,256.00)	$1,918.00	$11,846,662.00	$653,914.04	$109,447.83	$2,188,956.57	18%	24%	$0.00		$2,188,956.57	18%	24%
Surveyor	GWS ENGINEERING	$20,950.00		$1,800.00	$22,750.00				100%	100%				100%	100%
Asbestos Abatement	ALLIED REMEDIATION & REST.	$168,335.00		$32,831.00	$201,166.00				100%	100%				100%	100%
Demolition	ZIMMER-ESCHETTE SERVICES	$124,800.00		$32,294.98	$157,094.98				100%	100%				100%	100%
Market Study	VWB RESEARCH	$4,500.00		$0.00	$4,500.00				100%	100%				100%	100%
Environmental	ENVIRONMENTAL AUDITORS	$3,800.00		$0.00	$3,800.00				100%	100%				100%	100%
Geotechnical	ARDAMAN & ASSOCIATES	$14,610.00		$0.00	$14,610.00				100%	100%				100%	100%
Acquisition Costs	Purchase, Legal	$148,236.00		$0.00	$148,236.00				100%					100%	
Architectural	POST/EOA ARCHITECTS	$1,140,000.00		$0.00	$1,140,000.00	$16,602.09		$857,942.96	75%		$0.00		$857,942.96		
LEED	USGBC, Post/EOA, Engineers	$399,100.00	($149,460.00)	$0.00	$249,640.00	$7,105.50		$162,127.25	65%		$0.00		$162,127.25		
Civil Engineering	GOTECH, INC	$75,000.00		$0.00	$75,000.00	$0.00		$64,500.00	86%		$0.00		$64,500.00		
Landscape Architecture	MCKNIGHT	$10,000.00		$0.00	$10,000.00	$0.00		$9,375.00	94%		$0.00		$9,375.00		
TOTALS		$14,287,331.00	($482,716.00)	$68,843.98	$13,873,458.98										

Discussion of Village de Jardin Apartments

Architect Field Reports …….95

Critical Path Timeline ……..124

Furniture, Fixtures, and Equipment ……..... no documents

Budget Report ……..147

Signage ……148

HOLLY & SMITH ARCHITECTS
A Professional Architectural Corporation
P. O. BOX 1707
HAMMOND, LOUISIANA 70401
985/345-5210

PROJECT: Replacement of Gaslight Apts.
Village de Jardin

H/S PROJECT NO. 07020
STATE PROJECT No. 01-107-05B-13, Part AQ

COMPLIANCE REVIEW

DATE: June 21, 2011

SITE: Wet

TIME: 9:00 a.m.

WEATHER: Cloudy/Raining

PARTIES PRESENT	ORGANIZATION
Ryan Faulk	H/S
Russell Stallings	H/S
Regis Bergeron	F P & C
Tanner Broughton	Walton CORE
Tony Yount	Walton CORE
Jeremy Renoit	Walton CORE
Lanny Schoning	Walton CORE
Ed Scheper	Walton CORE

Parties receiving copies: Regis Bergeron – FP&C, Jason Crumb – Crumb Engineering, Ashley Austin – Morphy Makofsky Inc., Alejandro Flores – Krebs LaSalle LeMieux, Greg Smith – Walton Construction, Roy T. Dufreche & Associates, Roger Tijerino – LHFA

//

Anyone taking exception to these notes should notify the Architect, in writing, within seven (7) days of the date of receipt of this document; otherwise, the minutes shall stand approved as written.

77. 1 Tanner Broughton requested the status of the contractor's claim RFC #024 regarding additional hangers for structural beams in Volumes 1 and 2. H/S stated this was responded to; however they must review the documentation after this meeting to confirm.

77. 2 Mr. Broughton stated that he forwarded additional information yesterday, June 20, 2011, regarding the contractor's claim RFC #029 for grade beam modifications at Volume 3 building and requested direction regarding additional documentation that must be provided. Ryan Faulk requested that Walton revise the claim based on the information included in the email, and resubmit for consideration.

77. 3 Installation of steel tube frames for wood slats at the west elevation of Building 17 was in progress at this time. Ryan Faulk noted to Lanny Schoning that several frames being installed appear to be quite dirty and/or caked with mud. These items shall be cleaned prior to installation.

77. 4 Tanner Broughton stated that they have procured space in an adjacent abandoned shopping center where a field paint shop will be set up for finishing of the remainder of the tube steel frames.

77. 5 All parties reviewed the downspout installation at the west elevation of building 16. Lanny Schoning stated that he is aware of the architectural elevations as well as the floor plans which showed the downspout closer to the balconies than has been installed. Upon review, it was noted that the downspout is unacceptable in its current position and must be shifted closer to the balcony.

Upon further review, adjustment to the placement of the downspout may be required relative to its location on the architectural drawings due to the structural foundation interfering with the location of the subsurface inlet drain. H/S will review and advise under separate cover.

77. 6 Balcony framing remains in progress for building 'C' in Volume 3. Columns were being placed at this time at the east elevation.

77. 7 Bamboo flooring installation continues throughout Volume 2. Mr. Scheper requested direction regarding the bamboo transition between carpet and bamboo floor stating that in the raised homes, the carpet is installed over a backer board which raises the level of the carpet, therefore a reducing transition is inappropriate. Ryan Faulk agreed and stated that the standard tee molding provided by the bamboo floor manufacturer is acceptable in these applications. The general contractor stated they will proceed in this manner.

77. 8 Preparations were on going for installation of forms for concrete sidewalks adjacent to Volume 2.

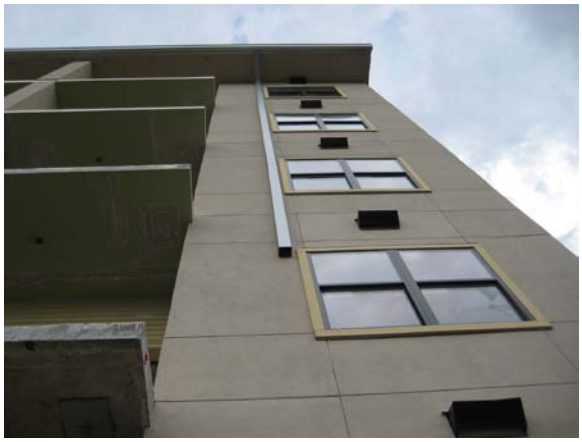
END OF REPORT

Vol. 4 – bldg 17 east elevation

Vol. 4 – dining area pendant lights wrapped in plastic

Vol. 4 – bldg 17 west elevation tube steel frame installation in progress

Vol. 4 – bldg 17 west elevation



Vol. 4 – bldg 16 west elevation downspout (SW corner) not placed correctly

Vol. 4 – bldg 16 west elevation (SW corner), concrete foundation/slab and adjacent drain inlet.

Vol. 3 – buildings A & C view from South

Vol. 3 – building B view from South

Vol. 1 – overall view from Azalea street

June 15, 2011

Subject: Gaslight/Village de Jardin

Compliance Review Report

Attendees at the review:

Jason Crumb	Crumb Engineering
Russell Stallings	HSA

The following items were observed at the walk thru:

Building 12

- Repair the supply duct connection at the unit discharge. In most cases the flexible connection is completely compressed.
- Properly secure plumbing vent stacks.

Building 108

- Replace and/or clean the a/c unit air filter.

General Observations

- Verify that all ductwork in Volumes 1, 2 and 3 are sealed in accordance with the specified seal class A.
- Check all start-up filters on the a/c units and make sure they remain clean.

Very Truly Yours,

Crumb Engineering, LLC

HOLLY & SMITH ARCHITECTS
A Professional Architectural Corporation
P. O. BOX 1707
HAMMOND, LOUISIANA 70401
985/345-5210

PROJECT: Replacement of Gaslight Apts.
Village de Jardin

H/S PROJECT NO. 07020
STATE PROJECT No. 01-107-05B-13, Part AQ

COMPLIANCE REVIEW

DATE: June 14, 2011

SITE: Dry

TIME: 9:00 a.m.

WEATHER: Clear/Hot

PARTIES PRESENT	ORGANIZATION
Ryan Faulk	H/S
Rohit Sood	H/S
Russell Stallings	H/S
Tanner Broughton	Walton CORE
Tony Yount	Walton CORE
Jeremy Renoit	Walton CORE
Lanny Schoning	Walton CORE
Ed Scheper	Walton CORE

Parties receiving copies: Regis Bergeron – FP&C, Jason Crumb – Crumb Engineering, Ashley Austin – Morphy Makofsky Inc., Alejandro Flores – Krebs LaSalle LeMieux, Greg Smith – Walton Construction, Roy T. Dufreche & Associates, Roger Tijerino – LHFA

//

Anyone taking exception to these notes should notify the Architect, in writing, within seven (7) days of the date of receipt of this document; otherwise, the minutes shall stand approved as written.

76. 1 A meeting was held to review several outstanding quotations and claims. The following items were discussed:

1. Tanner Broughton stated that a response from H/S has not been received for Walton CORE's claim RFC #039 for Volume 3 shear wall installations. Ryan Faulk responded that a letter regarding this matter was sent to Greg Smith's attention yesterday, June 13, 2011. He also noted that this letter will be scanned and forwarded via email to Mr. Broughton's attention for his record.
2. Mr. Broughton stated that their claim RFC #029 for grade beam changes at Volume 3 will be forwarded to H/S for review and consideration this week.
3. Ryan Faulk stated that H/S is currently waiting on responses and/or quotations for the following CPR's: 018, 020, 031 Rev. 1, 032, 033, 034 Rev. 1, 037 (CCD #3), 038, 040 Rev. 1, 042 Rev. 1, 044, and 045.
4. Mr. Broughton identified several claims which he is prepared to forward to H/S for review and consideration, specifically Walton-CORE's RFC #044 (HVAC field modifications in Volumes 1 – 3), RFC #059 (post tension roof redesign costs), RFC #060 (additional post tension cables at roof related to previous RFC #059), RFC #061 (additional clips at screen support).

76. 2 H/S reviewed the Volume 4 transition strip between broadloom carpet and ceramic tile within the living units. Upon review, H/S found that the transition installed is acceptable since it does not protect the cut edge of the broadloom carpet which will be subject to damage and unraveling over time. Ryan Faulk referred the general contractor to his previous email correspondence referencing an appropriate transition or contractor's proposed equal to it. Mr. Faulk did note that the proposed example was only provided to show intent and does not represent an actual manufacturer or product to be used. The transition strip as installed was rejected.

76. 3 H/S observed a sample installation in progress for the kitchen exhaust typical in all living units. H/S found the installation acceptable, pending the following:

1. Painting must be completed properly.
2. A cleaner cut must be made through the top of the upper cabinet for penetration of the exhaust duct.

76. 4 H/S reviewed storefront openings at Volume 3, building type B. It appears that cement board substrate for stucco was installed and cut in-place to trim excess from above the storefront head. In doing so, the installer cut through the waterproofing membrane exposing the header above these areas. This condition is rejected. The cement board must be removed and the waterproofing membrane properly repaired prior to the installation of stucco.

76. 5 H/S observed damaged brick at the accent brick coursing on Building 17 south shear wall west elevation. This occurs approximately at the 2nd floor level three courses up. Additionally, it was observed that one of the accent brick courses top edge have brick holes exposed. This is an unacceptable condition as it will allow rain water intrusion into the brick cavity and must be properly repaired. This occurs adjacent to the horizontal expansion joint.

76. 6 Installation of balcony framing remains in progress at Volume 3.

76. 7 H/S observed that the walk-in showers within Volume 2 appear to be not properly seated at the floors, allowing movement in the shower floor and the potential for a fall hazard for residents. It appears that a setting compound mainly composed of grout or other such material is required under these areas. The general contractor shall address.

76. 8 Ryan Faulk reviewed the plastic laminate bar top within Volume 1, building type 1 noting that the number of brackets installed does not match those shown in the contract documents. Additionally, upon review of the drawings, the plastic laminate bar top does not extend to the width required. Underside of the bar top must also be solid plywood. Currently, the plywood is cut short and is composed of exposed B-C plywood which is not acceptable.

76. 9 Russell Stallings observed that metal shavings from installation of wood slats are not being removed from the slats below installation, creating a condition where rust stains will be present after rain events. All metal shavings shall be removed by the Contractor upon completion of the day's installation work.

END OF REPORT

Vol. 1 – kitchen area, typical

Vol. 1 & 2 – saddle connection requires cleaning and touchup.

Vol. 3 – bldgs A & C balconies framed

West fence line posts set at vol. 2

Vol. 3 – bldg B damage to storefront head waterproofing membrane.

Vol. 3 – bldg B damage to storefront head waterproofing membrane.

Vol. 4 – carpet to tile transition strip

Vol. 4 – exhaust duct installation

Vol. 4 – exhaust duct installation, cut through cabinet top must be better executed, unacceptable as observed.

Vol. 4 - Pendant fixtures at bldg 17 must be protected from dust/fingerprints.

Vol. 4 – kitchen equipment

Vol. 4 – bldg 17 wood slat screen installation, East elevation.

June 15, 2011

Subject: Gaslight/Village de Jardin

Compliance Review Report

Attendees at the review:

Jason Crumb	Crumb Engineering
Russell Stallings	HSA

The following items were observed at the walk thru:

Building 12

- Repair the supply duct connection at the unit discharge. In most cases the flexible connection is completely compressed.
- Properly secure plumbing vent stacks.

Building 108

- Replace and/or clean the a/c unit air filter.

General Observations

- Verify that all ductwork in Volumes 1, 2 and 3 are sealed in accordance with the specified seal class A.
- Check all start-up filters on the a/c units and make sure they remain clean.

Very Truly Yours,

Crumb Engineering, LLC

H/S

HOLLY & SMITH ARCHITECTS
A Professional Architectural Corporation
P. O. BOX 1707
HAMMOND, LOUISIANA 70401
985/345-5210

PROJECT: Replacement of Gaslight Apts.
Village de Jardin

H/S PROJECT NO. 07020
STATE PROJECT No. 01-107-05B-13, Part AQ

MONTHLY COMPLIANCE REVIEW

DATE: June 7, 2011

SITE: Dry

TIME: 10:00 a.m.

WEATHER: Clear/Hot

PARTIES PRESENT
See attached Sign-In Sheet

ORGANIZATION

Parties receiving copies: Regis Bergeron – FP&C, Jason Crumb – Crumb Engineering, Ashley Austin – Morphy Makofsky Inc., Alejandro Flores – Krebs LaSalle LeMieux, Greg Smith – Walton Construction, Roy T. Dufreche & Associates, Roger Tijerino – LHFA

//

Anyone taking exception to these notes should notify the Architect, in writing, within seven (7) days of the date of receipt of this document; otherwise, the minutes shall stand approved as written.

75. 1 Mechanical engineer's observation report for May 31, 2011, as well as the landscape Architect's observation report for this meeting are attached herein as part of these minutes.

75. 2 The general contractor reviewed the schedule and progress of the work for Volume 4, Building 16 as follows:

1. Installation of spray foam insulation is complete.
2. Installation of vanities is in progress on the 4th floor.
3. Installation of ceramic tile is in progress on the 3rd floor and grout ceramic tile already installed at the 2nd floor is in progress.
4. Access panels are in progress throughout the building.
5. Installation of glazing is in progress today for the curtain wall at the south elevation.
6. Glazing at the west curtain wall is scheduled to be installed this Thursday.

75. 3 Lanny Schoning reviewed the schedule and progress of work for Volume 4, Building 17 as follows:

1. Trimout of plumbing is complete throughout the building for all residential units.
2. Touch-up of gypsum board finish is in progress on the 4th floor.
3. Painting is in progress on the 3rd floor.
4. Installation of door hardware is in progress at the 2nd floor.
5. Ceiling grid is in progress within the 1st floor kitchen and the kitchen equipment is currently stored within that space.
6. Installation of site retaining walls is in progress. These items are currently being formed and are scheduled to be poured this week.
7. Metal fascia and gutters are installed for both this building as well as Building 16.

75. 4 Ed Scheper reviewed the schedule and progress of work within Volume 1 as follows:

1. Wood floor is installed within Buildings 101 through 109.
2. Installation of wood trim is n progress in all buildings.
3. Test and balance of the HVAC system in each building is scheduled to proceed within the next two weeks.
4. Cultured marble vanity tops are scheduled to be on site today.

75. 5 Ed Scheper reviewed the schedule and progress of the work in Volume 2 as follows:

1. Bamboo flooring is stored and installation is in progress within Buildings 2, 3 and 4.
2. Installation of water heaters is in progress in all buildings.
3. Cultured marble vanity tops are scheduled to be delivered this week with installation to follow. Plastic laminate countertops are scheduled to be delivered next week.

75. 6 Ed Scheper reviewed the schedule and progress of the work in Volume 3 as follows:

1. Balcony framing remains in progress on all buildings.
2. Installation of doors and baseboard is in progress within Buildings 9 and 14.
3. Painting is in progress within Building 10.
4. Installation of gypsum board is in progress within Building 13.
5. HVAC rough-in for Building 11 is scheduled to be complete today with foam insulation scheduled to complete this week.

75. 7 Tony Yount reviewed the current progress and schedule of work for Volume 0 as follows:

1. Fence posts are set at the west property line and are grouted up through Volume 2 starting at the south property line.
2. Paving installation is in progress between Volumes 3 and 4.
3. Repair of misplaced pile at south fence line is in progress.

75. 8 All parties reviewed the current outstanding submittals to date. Ryan Faulk responded that the Volume 3 fire suppression resubmittal is due back from Jason Crumb; however, no other submittals are outstanding at this time.

75. 9 H/S must forward the details for the duct enclosure as a CPR for the HVAC ducts penetrating the elevator equipment room in both Building 17 and 16.

75. 10 Tony Yount stated that Walton Construction is no longer receiving the concrete break results from Alpha Testing. He further stated that the 3-day breaks that they are requesting are not being performed. The Architect and the Owner will follow-up with Alpha Testing to discern if the distribution list has or must change, as well as the current status of 3-day break results requested by the contractor.

75. 11 Electrical subcontractor provided two (2) pendant-mounted fixtures installed for review within the dining area at Building 17 and noted that several stem lengths are included with the fixture for mounting. It was further noted that a difference in ceiling height exists between the corridor area and the adjacent dining area where these fixtures are located. Upon review, H/S directed the general contractor to install the light fixtures between 8'-2" and 8'-4" from the finish floor to the bottom of the fixture, typical throughout the space.

Furthermore, it was noted by PDI that the fixtures in the corridor area do not align with those in the dining area in the east-to-west direction. Upon review, H/S directed the general contractor to align these fixtures within the corridor area with those in the dining area.

75. 12 All parties reviewed the connection between the volume 3 balcony slab edge and the adjacent stucco wall "bump-out" referenced in the previous compliance review and detailed on 8/AC-A7.22. Mr. Scheper stated that Walton-CORE has reservations to opening the wall in this area to install the referenced assembly as identified in the contract documents, citing possible damage to the waterproofing which could go undetected. Additionally, the stucco wall assembly adjacent to the balcony edge is complete at this time .

Upon subsequent review and discussion, H/S agreed with the contractor's position and directed the general contractor not to return the slab to the wall. The guardrail will be extended to the siding at the balcony in order to provide protection for occupants from the resulting gap between the edge of slab and the stucco wall.

75. 13 H/S observed that wood slats have been installed on the 2nd floor at the first set of balconies on the east elevation of Building 17. The following comments were made upon this review:

1. Damaged wood slats were observed directly adjacent to the opening in the slat wall. The damaged slats must be removed and replaced. This will be typical for all slats.

2. Connections between the tube steel and slat supports and the balcony edge must be properly repaired and finished to prevent rusting.

75. 14 H/S reviewed the layout of the bamboo floor within Volume 2. Several units have the flooring planks laid out but not fastened at this time. Upon review, Ryan Faulk noted that several noticeable dips were present in the floor, especially since the floor is not fastened at this time and reminded the general contractor that a tolerance exists from the manufacturer for the bamboo wood flooring regarding the amount of flatness required for this finish material. Leveling and/or patching of subfloor may be required in many areas.

END OF REPORT

Pavement finishing at Jardin Street

Vol. 3 – balcony framing adjacent to stucco wall "bump-out".

Vol. 4 – pendant fixtures in bldg 17

Vol. 4 – galvanizing and finish on clips/embeds/tube steel must be repaired.

Vol. 4 – repair needed at concrete slab edge (balcony ceiling) adjacent to embeds

Vol. 4 – wood slat installation in progress.

Vol. 4 – overall view from Southeast

Vol. 4 – overall view from Southeast

Vol. 3 – overall view from North

Vol. 3 – overall view from Northeast

Vol. 2 – termite shield repairs remain outstanding

Vol. 2 – layout of bamboo flooring prior to installation

WALTON CONSTRUCTION

A PROFESSIONAL SERVICES COMPANY

Gaslight - OAC 6-7-11

NAME	Company	Phone Number
Regis Bergeron	FPLC	225-342-4251
Ryan Faulk	H/S	985.345.5210
Lucien Stipelcovich	H/S STATE	251.370.4432
Ray DiFiede	RTDA LANDSCAPE ARCHITECTS	225-294-5257
Adam Perkins	RTDA	225-294-5257
Tanner Broyles	WIC	804.382.2400
Tony Vercher	n	
[illegible]	WCC	318 [illegible]
Jeremy Reneau	WCC	318-751-0680

May 16, 2011

Subject: Gaslight/Village de Jardin

Compliance Review Report

Attendees at the review:

Jason Crumb Crumb Engineering

The following items were observed at the walk thru:

Building 13

- No visible deficiencies observed.

Buildings 16 & 17

- Contractor shall protect the outside air openings for the air handling units. There is a significant amount of dirt on the exterior outside air louvers and it appears some of the dirt is entering the outside air duct to the units. The Contractor shall protect the duct system and clean ductwork as required to maintain new condition. In addition the air units shall be protected as described in 15050-3.9.

General Observations

- To date the following buildings have not been recommended to Entergy for electrical service. Please provide a schedule when the buildings will be ready for electrical review along with the electrical test reports.
    - 9
    - 10
    - 11
    - 12
    - 13

Very Truly Yours,

Crumb Engineering, LLC

ROY T. DUFRECHE AND ASSOCIATES, LLC
LANDSCAPE ARCHITECTS AND PLANNERS

LANDSCAPE ARCHITECTURE
CAMPUS PLANNING
LAND PLANNING
RECREATION PLANNING
URBAN DESIGN

MEETING MINUTES

Village de Jardin Apartments

New Orleans, Louisiana

Tuesday, June 7, 2011 @ 10:00 A.M. @ the Project Site

Parties Present:	Organization:
Mr. Adam Perkins	Roy T. Dufreche and Associates
Mr. Roy Dufreche	Roy T. Dufreche and Associates
Mr. Darren Callihan	Rotolo Consultants, Inc.
Mr. Robert Deese	Rotolo Consultants, Inc.

Parties receiving copies: (File)

General Notes:

1.1 A site inspection of the work in progress was performed.

Action:

1.2 The weather was noted to be clear, very hot and dry.

1.3 The group and toured the areas currently under construction by RCI. The contractor is currently working around Volume 3 in the raised planters, installing sub-surface drainage and also back-filling and marking locations of future irrigation heads.

1.4 Mr. Callihan noted that for the most-part, all planter drainage and sleeving has been completed.

1.5 Mr. Callihan noted that his irrigation instillation may begin within the southern portion of the site although he is waiting on the GC for filling, grading and the pouring of sidewalks in that area.

1.6 Mr. Callihan noted that he has been given a completion date of August 29, 2011.

1.7 With no further items pending, the meeting concluded at 10:00 A.M. at which time Mr. Dufreche and Perkins attended the monthly Owners meeting.

END OF MINUTES

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HOLLY & SMITH ARCHITECTS
A Professional Architectural Corporation
P. O. BOX 1707
HAMMOND, LOUISIANA 70401
985/345-5210

PROJECT: Replacement of Gaslight Apts.
Village de Jardin

H/S PROJECT NO. 07020
STATE PROJECT No. 01-107-05B-13, Part AQ

COMPLIANCE REVIEW

DATE: May 31, 2011

SITE: Dry

TIME: 10:00 a.m.

WEATHER: Clear/Hot

PARTIES PRESENT	ORGANIZATION
Ryan Faulk	H/S
Tanner Broughton	Walton CORE
Tony Yount	Walton CORE
Jeremy Laneau	Walton CORE
Ed Scheper	Walton CORE
Lanny Schoning	Walton CORE

Parties receiving copies: Regis Bergeron – FP&C, Jason Crumb – Crumb Engineering, Ashley Austin – Morphy Makofsky Inc., Alejandro Flores – Krebs LaSalle LeMieux, Greg Smith – Walton Construction, Roy T. Dufreche & Associates, Roger Tijerino – LHFA

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Anyone taking exception to these notes should notify the Architect, in writing, within seven (7) days of the date of receipt of this document; otherwise, the minutes shall stand approved as written.

74. 1 All parties reviewed the current framing in progress for balconies at Volume 3. Mr. Scheper stated that per previous email correspondence, the current layout of the framing members places the balcony roof fascia outside of the plane of the adjacent building trim, which is not the intent of the drawings; however, it was also noted by Mr. Scheper that adjustments can be made to the installation of the brick veneer at the columns such that the brick will have to be moved inboard approximately 1". This will alleviate the issue with the aforementioned fascia but will reduce the brick cavity from 2" to approximately 1". Ryan Faulk with H/S stated that this is acceptable and directed the general contractor to proceed.

Mr. Scheper observed that there is a gap between the stucco "bump out" in the center of the east and west elevations of the Volume 3 buildings and requested direction regarding how to proceed in these areas. Ryan Faulk responded that per the architectural drawings, the slab must return to the stucco in this area. This is visible on partial plan 19/AC-A2.03. Further review of the contract documents shows that a detail is provided for this condition on 8/AC-A7.22.

74. 2 All parties reviewed the flashing issue noted in the previous compliance review at Volume 3 bottom of wall conditions. It was noted that in order to properly repair those areas adjacent to entries for Volume 3 where stucco has already been installed, the stucco would have to be removed approximately 1' above the floor, flashing installed and the stucco replaced and refloated up to the adjacent expansion joints. Areas which were accessible from beneath could have the flashing installed without removal of stucco. Additionally, it was noted that areas of siding the last board would have to be removed prior to the installation of any flashing.

74. 3 Tying of rebar was in progress for the connecting walkway between Buildings 16 and 17. It was noted by the general contractor that the structural engineer rejected the rebar installation in several areas due to rebar being cut due to conflicts with blockouts for canopy columns. Separate direction was issued by the structural engineer for repair of this condition which was in progress at this time. Ryan Faulk also noted that clearance between the edge of rebar and the formwork was less than the required 1-1/2". These areas must be addressed by the general contractor prior to pour.

74. 4 H/S reviewed the installation of a translucent caulk at the cultured marble vanity tops within Building 16. Upon review, H/S stated that the translucent caulk is not acceptable for installation and that the mildew resistant sealant identified in Specification Section 07920 (ES-2) shall be used. It was also noted by Ryan Faulk that an off white sealant should be

available from the approved manufacturer for this condition. The general contractor shall follow-up with H/S with this verification.

74. 5 Tanner Broughton noted that kitchen equipment is scheduled to arrive at the site for Kitchen 135 at the end of next week (week of June 7, 2011). It was also noted by Tanner Broughton that installation of ceilings and the final painting within the kitchen will proceed after delivery of the kitchen equipment. Ryan Faulk noted that all kitchen equipment must be properly protected during the finishing process and that damage to the finish of the equipment will cause the equipment to be rejected by the architect.

74. 6 Ryan Faulk noted that the joints in the FRP panels within the kitchen, specifically with outside corners intersecting the horizontal trim at the top of the FRP panel, are unacceptable and must be addressed by the general contractor. This is also the case for the FRP trim surrounding the roll-up door opening between Service 141 and Circulation 132.

74. 7 Ryan Faulk observed that steel supports for wood slat screens surrounding the physical plant mechanical yard have either been poorly touched up or the finish has been damaged, but the condition of the steel appears to match the former. The general contractor shall respond to the architect in this matter as to the current condition of the finish steel in this area and why slat wall was allowed to be installed under those conditions. Furthermore, tube steel supports for slat wall systems at the balconies of Building 16 and 17 shall be properly finished and reviewed by the architect prior to the installation of any wood slats.

74. 8 Upon review of Building 17 first floor Reception Room 106, it was noted by Mr. Schoning that the ceiling height cannot be installed at the 10'-10" elevation noted on the contract documents due to the presence of chilled water lines and requested that the ceiling height be allowed to be lowered. Upon review, Ryan Faulk agreed and stated that the ceiling height shall match that of the adjacent elevator lobby at 10'-5" a.f.f.

74. 9 In discussion with Tanner Broughton regarding the installation of door closers within Volume 4 congregate buildings, Mr. Broughton requested direction regarding attachment of the closers to wood doors saying that two methods of installation exists, 1) using a through bolt connection and 2) using a face mounted connection. Ryan Faulk stated that the face mounted option is preferable and directed the contractor to proceed in this manner.

END OF REPORT

Vol. 3 – balcony framing

Volume 3 – balcony framing. Slab interface with stucco wall must be installed per provided details; subject to modification for revised deck coating.

Vol. 4 – blockouts for canopy columns, cut rebar at blockout.

Vol. 4 – rebar installation in progress at connecting walkway.

Vol. 4, bldg 17 – ceiling grid installation in progress

Vol. 4 – Kitchen 135 FRP trim connections not acceptable.

Vol. 4, bldg 17 – toilet entry vestibule tile. Architect directed GC to replace tile slivers and adjacent 12x12 tile with 12x18 cut to fit.

Vol. 4, bldg 17 – East elevation, north end of building; tube screen frame not centered on column between balconies. General Contractor to correct

Physical plant area – general cleanup required.

HOLLY & SMITH ARCHITECTS
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985/345-5210

PROJECT: Replacement of Gaslight Apts.
Village de Jardin

H/S PROJECT NO. 07020
STATE PROJECT No. 01-107-05B-13, Part AQ

COMPLIANCE REVIEW/
MONTHLY MEETING

DATE: May 24, 2011

SITE: Dry

TIME: 9:30 a.m.

WEATHER: Clear/Hot

PARTIES PRESENT	ORGANIZATION
Ryan Faulk	H/S
Russell Stallings	H/S
Tanner Broughton	Walton CORE
Tony Yount	Walton CORE
Lanny Schoning	Walton CORE
Roger Tijerino	LHFA

Parties receiving copies: Regis Bergeron – FP&C, Jason Crumb – Crumb Engineering, Ashley Austin – Morphy Makofsky Inc., Alejandro Flores – Krebs LaSalle LeMieux, Greg Smith – Walton Construction, Roy T. Dufreche & Associates, Roger Tijerino – LHFA

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Anyone taking exception to these notes should notify the Architect, in writing, within seven (7) days of the date of receipt of this document; otherwise, the minutes shall stand approved as written.

73. 1 All parties reviewed a mockup of the building mounted awning typical for all windows on Volume 4 (buildings 16 & 17). The General Contractor advised that they are having difficulty installing the awning due to the spacing of the louvers and the required length of lag bolts to install this item. Tony Yount stated that they will review this matter thoroughly with their subcontractor to determine if this issue can be resolved without modification to the awning itself. It was noted by Mr. Yount that the installed awning is a mockup and is the only awning fabricated at this time.

Other comments noted by Ryan Faulk are:

1. The awning width is in excess of what is shown on the drawings. The overall width of the awning shall match the overall width of the window, including the trim, typical for all.

2. All welds will be required to be ground smooth prior to finishing.

73. 2 All parties reviewed a mockup until on the Second Floor of Building 17, whereby broadloom carpet has been installed in the bedroom and cultured marble installed within the bathroom. Upon review, H/S made the following observations for correction by the General Contractor:

1. Broadloom carpet must extend beneath wood base to provide protection at the edges of the carpet to prevent unraveling.

2. A metal transition is required between the carpet and ceramic tile.

3. Blocking is required to provide support for molded cultured marble countertops.

4. Side splash termination at outboard edge of countertop is unacceptable and rejected.

5. Installation of exposed range exhaust hood duct is rejected. This item has been installed using

standard duct in lieu of paint grip as required. Additionally, aluminum clad duct tape has been used to seal joints and is unacceptable in an exposed condition. General Contractor agreed with this determination and stated they will revise the mockup installation accordingly.

73. 3 Tanner Broughton stated that the connecting walkway between Building 16 and 17 is scheduled to be poured this Thursday, May 26, 2011.

73. 4 Pouring of site grade beams at the east side of Building 17 was in progress.

73. 5 H/S reviewed bottom of wall condition at Volume 3 where stucco is adjacent to concrete paving. It was observed by Ryan Faulk in most of these areas, no joint exists between the bottom of the stucco and the cement pavement, effectively trapping water within the wall. Furthermore, sheet copper required for installation in these areas has not been installed as required by the contract documents. This, as well as the exposed sheething and framing at the bottom of wall adjacent to planters will be addressed under separate cover.

73. 6 Ryan Faulk reviewed the finish grade elevations with Tanner Broughton and Russell Stallings, noting that the grades indicated on the civil drawings as existing shall be used as finish grade elevations; however, General Contractor shall lower these grades approximately 2 to 3 inches where adjacent to concrete paving or curbs to allow for installation of sod. Positive drainage shall be maintained at all times around buildings.

73. 7 Balcony framing for Volume 3, Building C was in progress.

END OF MEETING MINUTES

Vol. 4, bldg 17 – louvered awning mockup. Outside edge of awning shall align with outside edge of window trim.

Vol. 4, bldg 17 – louvered awning mockup.

Volume 4 – mockup of exposed range duct

Volume 4 – carpet installation in bedroom

Volume 4 – cultured marble side-splash

Volume 4 – kitchen 135 pass-through window. Tile alignment must be consistent along jamb.

Volume 3 – typical entry area

Volume 3 – entry door condition. Trim too tight against concrete

Volume 3 – typical wall condition. Cement board too tight against concrete, no flashing installed

Volume 3 – typical wall condition at entry door. Cement board too tight against concrete, no flashing installed

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PROJECT: Replacement of Gaslight Apts.
Village de Jardin

H/S PROJECT NO. 07020
STATE PROJECT No. 01-107-05B-13, Part AQ

COMPLIANCE REVIEW/
MONTHLY MEETING

DATE: May 17, 2011

SITE: Dry

TIME: 9:00 a.m.

WEATHER: Clear/Hot

PARTIES PRESENT	ORGANIZATION
Ryan Faulk	H/S
Michael Holly	H/S
Russell Stallings	H/S
Toli Savvaides	MMI
Greg Smith	Walton CORE
Tanner Broughton	Walton CORE
Tony Yount	Walton CORE
Jeremy Reneau	Walton CORE
Ed Scheper	Walton CORE
Lanny Schoning	Walton CORE

Parties receiving copies: Regis Bergeron – FP&C, Jason Crumb – Crumb Engineering, Ashley Austin – Morphy Makofsky Inc., Alejandro Flores – Krebs LaSalle LeMieux, Greg Smith – Walton Construction, Roy T. Dufreche & Associates, Roger Tijerino – LHFA

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Anyone taking exception to these notes should notify the Architect, in writing, within seven (7) days of the date of receipt of this document; otherwise, the minutes shall stand approved as written.

OBSERVATIONS

72.1 The meeting was held to review outstanding structural claims relative to shear wall requirements within Volume 3 buildings. Discussion on this matter will be followed up in separate correspondence.

72.2 H/S reviewed the current progress of Kitchen 135 within Building 17. The General Contractor requested that they be allowed to install the ceiling at a lower elevation due to the presence of sprinkler supply lines which were installed at a lower elevation in several areas. Upon review, H/S stated that they will allow the ceiling to be lowered to an elevation of 10'- 2" A.F.F. throughout the kitchen area.

72.3 In review of the issue regarding ceiling heights within corridors on the upper floors 2 thru 5 of Building 17, he General Contractor stated that a similar issue exists for Building 16 and requested that the ceiling height be allowed at a lower elevation than that noted in the Contract Documents. Upon discussion, H/S will allow the installation of the ceiling in the corridors of Building 16 on Floors 2 thru 5 to be 8'-4" above finished floor.

72.4 Ryan Faulk stated that in several areas where bamboo flooring has been installed, it was observed that protection of the floor is still not completed or has been damaged allowing construction foot traffic directly on the surface of the prefinished wood floor. H/S again reminded the General Contractor that the finish must be protected so that refinishing of the floor by the General Contractor is not required at the end of the project.

72.5 Michael Holly identified that the joint between brick and stucco at Volume 3 Sprinkler/Electrical Rooms is inconsistent, and in some areas too tight to allow for the installation of the required sealant joint. The General Contractor shall correct this to allow for the installation of a sealant joint between the dissimilar materials, typical.

72.6 H/S observed the penetrations through the stucco walls for condenser piping for DX units at Volume 3. These penetrations are currently open, allowing water to infiltrate the building. Tony Yount stated that Walton will repair the stucco in all of these areas and install a sealant joint to seal the penetrations.

72.7 H/S observed that the copper sheet flashing called out within the documents at Volume 3 for installation where concrete paving abuts the building has not been installed. Ryan Faulk noted that the contractor was allowed to change the detail to utilize a prefinished brake metal flashing near the compressor units as utilized on Volume 4, the detail 4/A7.01. However, to date neither flashing has been installed. It was further noted that the lower edge of the sheathing as well as some wood framing is exposed at the bottom of the wall behind the stucco adjacent to planter areas. This issue will be reviewed with the General Contractor.

72.8 The General Contractor requested that in Volume 3, Building Type B in the 2nd Floor Type C Units, the wall between Bathroom 09 and Dining 02 must be furred out to accommodate sewer piping which had to be run on the dining room side of the wall in order to avoid a structural beam which occurs beneath that wall. Ryan Faulk stated that this is acceptable and directed the contractor to proceed with the furr out in this area. The furr out must be the minimum required in order to enclose the piping and must be continuous along the wall in question.

END OF REPORT

Volume 3 – joint between brick/siding/stucco

Volume 3 – joint between brick/stucco inconsistent and too tight in some areas for sealant.

Volume 3 – HVAC condenser line penetrations

Volume 3 – bottom of wall condition at planters

Volume 3 – drainage work in progress at planters

Village street, at volume 3 – sawcutting joints in progress

Walton Construction LLC - Southern

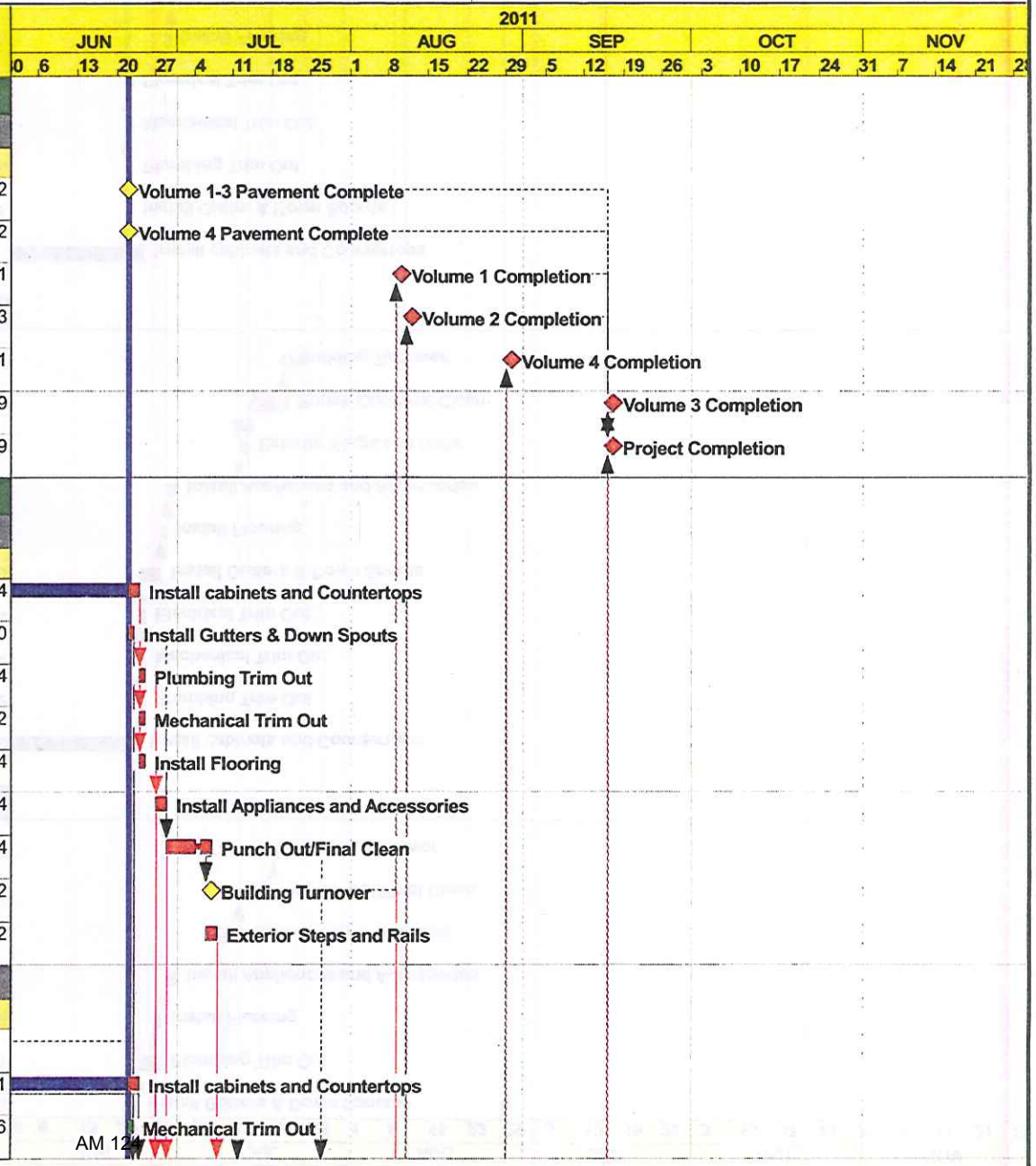
Village de Jardin - Gaslight Apts.

Classic Schedule Layout

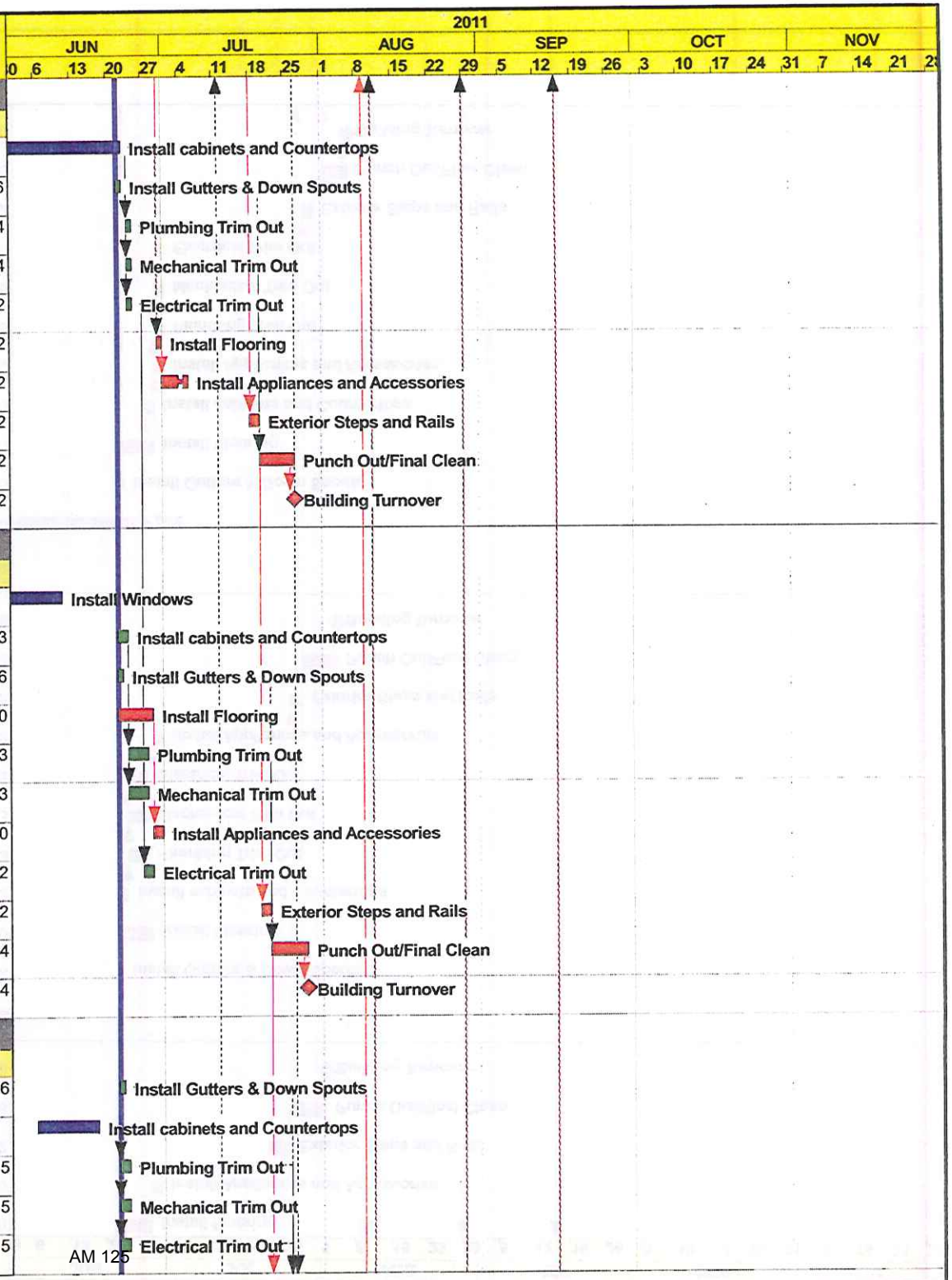
Early Bar
Target
Progress Bar
Critical Activity

Start Date	10/19/09
Finish Date	09/16/11
Data Date	06/22/11
Run Date	06/27/11 16:38
Must Finish Date	07/09/11

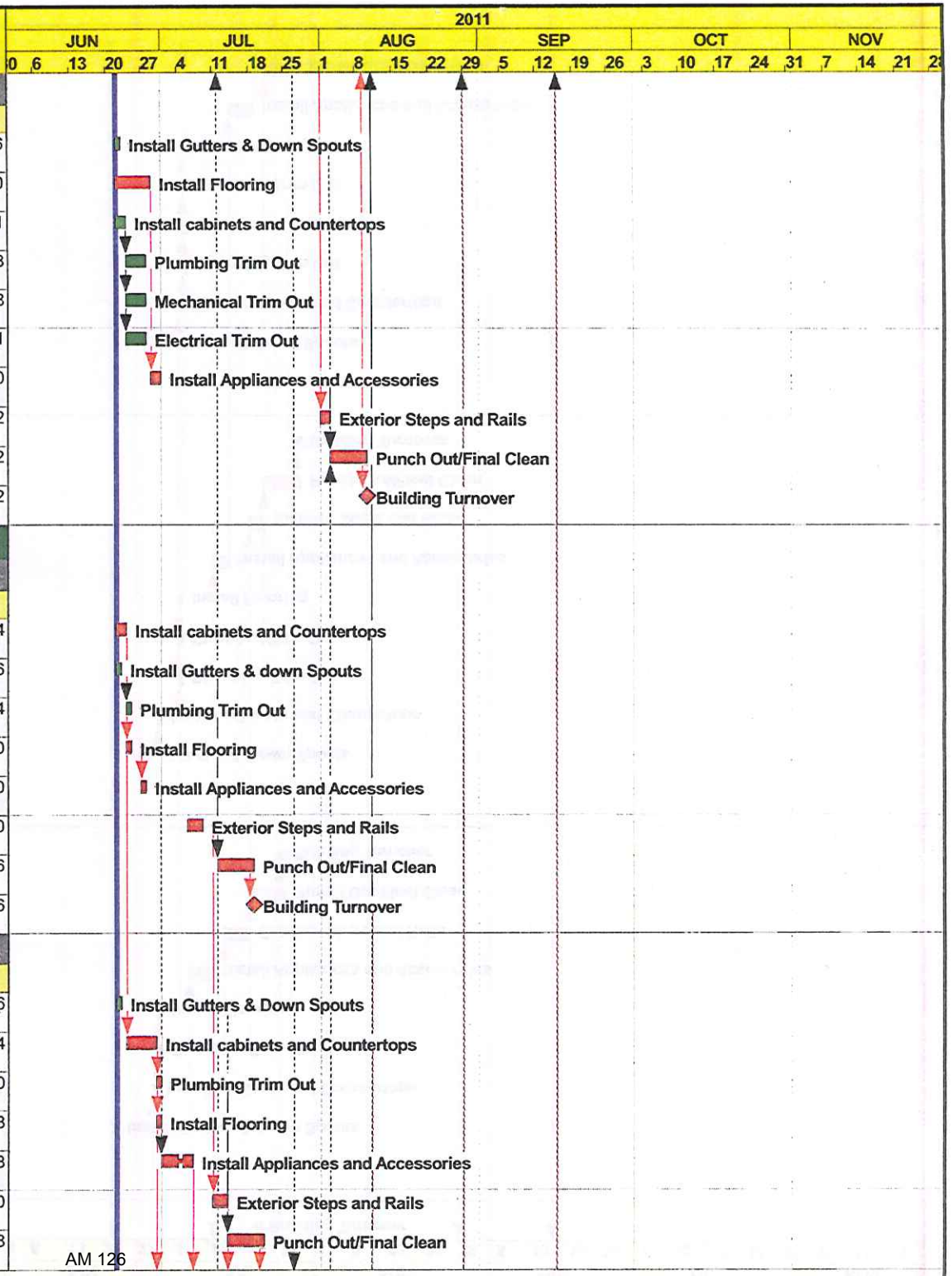
Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
Key Dates					
14010	Volume 1-3 Pavement Complete	0		06/21/11	12
14020	Volume 4 Pavement Complete	0		06/21/11	12
1770-109	Volume 1 Completion	0		08/09/11	-31
1770-119	Volume 2 Completion	0		08/11/11	-33
1770-139	Volume 4 Completion	0		08/29/11	-51
1770-129	Volume 3 Completion	0		09/16/11	-69
1770-99	Project Completion	0		09/16/11	-69
Volume 1					
Building 99					
CPR3					
99-12356	Install cabinets and Countertops	2	03/14/11A	06/23/11	-14
99-7421	Install Gutters & Down Spouts	1	06/22/11	06/22/11	-10
99-15403	Plumbing Trim Out	1	06/24/11	06/24/11	-14
99-15803	Mechanical Trim Out	1	06/24/11	06/24/11	-12
99-9600	Install Flooring	1	06/24/11	06/24/11	-14
99-11451	Install Appliances and Accessories	2	06/27/11	06/28/11	-14
99-1400	Punch Out/Final Clean	5	06/29/11	07/06/11	-14
99-1770	Building Turnover	0		07/06/11	2
99-5521	Exterior Steps and Rails	2	07/06/11*	07/07/11	-22
Building 100					
CPR3					
100-7480	Exterior Stucco	0	02/16/11A	03/11/11A	
100-12356	Install cabinets and Countertops	2	03/21/11A	06/23/11	-1
100-15803	Mechanical Trim Out	1	06/22/11	06/22/11	6



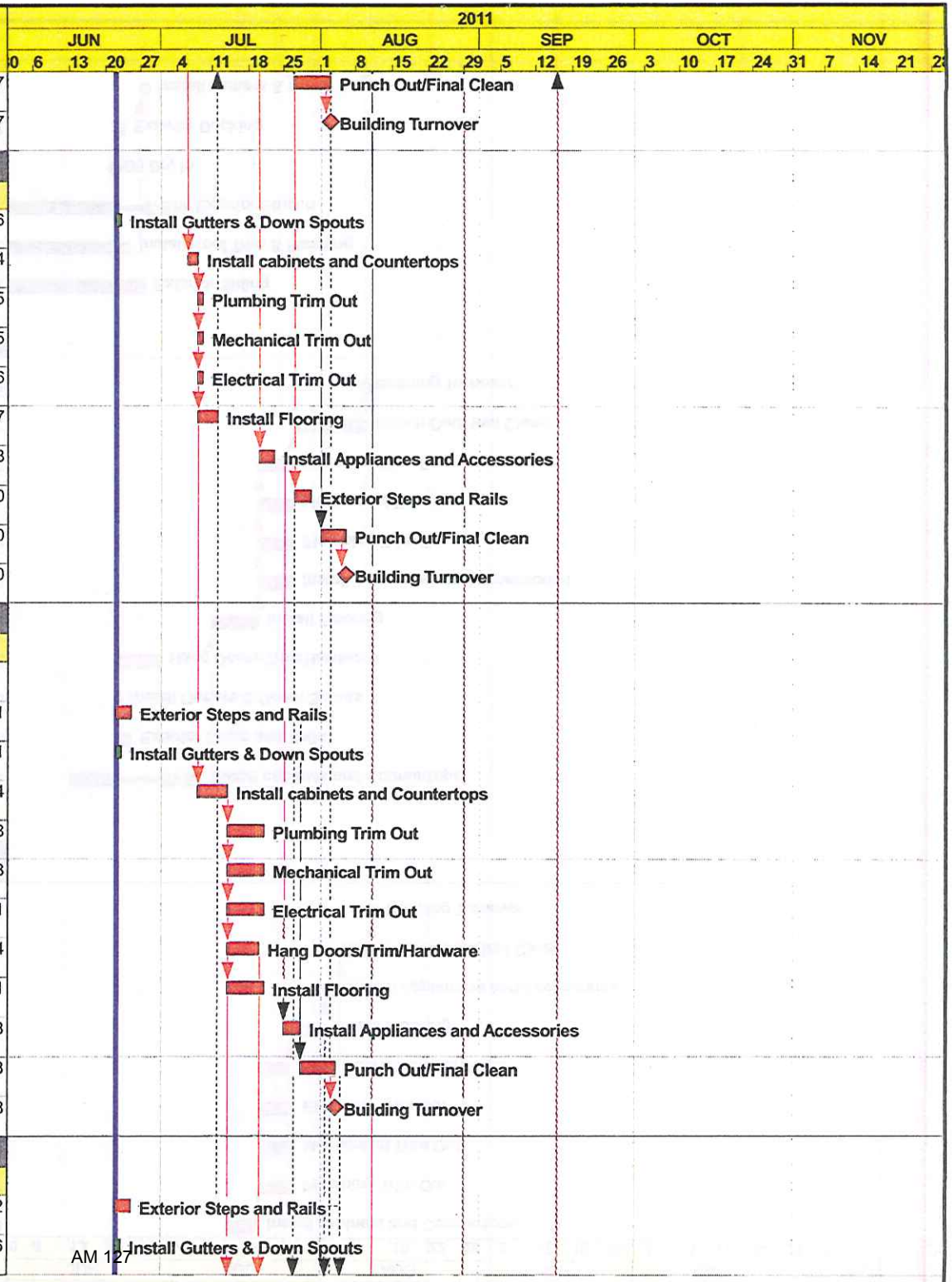
Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
Building 103					
103-12356	Install cabinets and Countertops	0	04/01/11A	06/22/11A	
103-7421	Install Gutters & Down Spouts	1	06/22/11	06/22/11	6
103-15403	Plumbing Trim Out	1	06/24/11	06/24/11	4
103-15803	Mechanical Trim Out	1	06/24/11	06/24/11	4
103-16012	Electrical Trim Out	1	06/24/11	06/24/11	2
103-9600	Install Flooring	1	06/30/11	06/30/11	-2
103-11451	Install Appliances and Accessories	2	07/01/11	07/05/11	-2
103-5521	Exterior Steps and Rails	2	07/18/11	07/19/11	-22
103-1400	Punch Out/Final Clean	5	07/20/11	07/26/11	-12
103-1770	Building Turnover	0		07/26/11	-12
Building 104					
104-6105	Install Windows	0	02/01/11A	06/10/11A	
104-12356	Install cabinets and Countertops	2	06/22/11	06/23/11	3
104-7431	Install Gutters & Down Spouts	1	06/22/11	06/22/11	6
104-9600	Install Flooring	5	06/22/11	06/28/11	0
104-15403	Plumbing Trim Out	2	06/24/11	06/27/11	3
104-15803	Mechanical Trim Out	2	06/24/11	06/27/11	3
104-11451	Install Appliances and Accessories	2	06/29/11	06/30/11	0
104-16012	Electrical Trim Out	2	06/27/11	06/28/11	2
104-5521	Exterior Steps and Rails	2	07/20/11	07/21/11	-22
104-1400	Punch Out/Final Clean	5	07/22/11	07/28/11	-14
104-1770	Building Turnover	0		07/28/11	-14
Building 105					
105-7421	Install Gutters & Down Spouts	1	06/22/11	06/22/11	6
105-12356	Install cabinets and Countertops	0	06/06/11A	06/17/11A	
105-15403	Plumbing Trim Out	2	06/22/11	06/23/11	5
105-15803	Mechanical Trim Out	2	06/22/11	06/23/11	5
105-16012	Electrical Trim Out	2	06/22/11	06/23/11	5



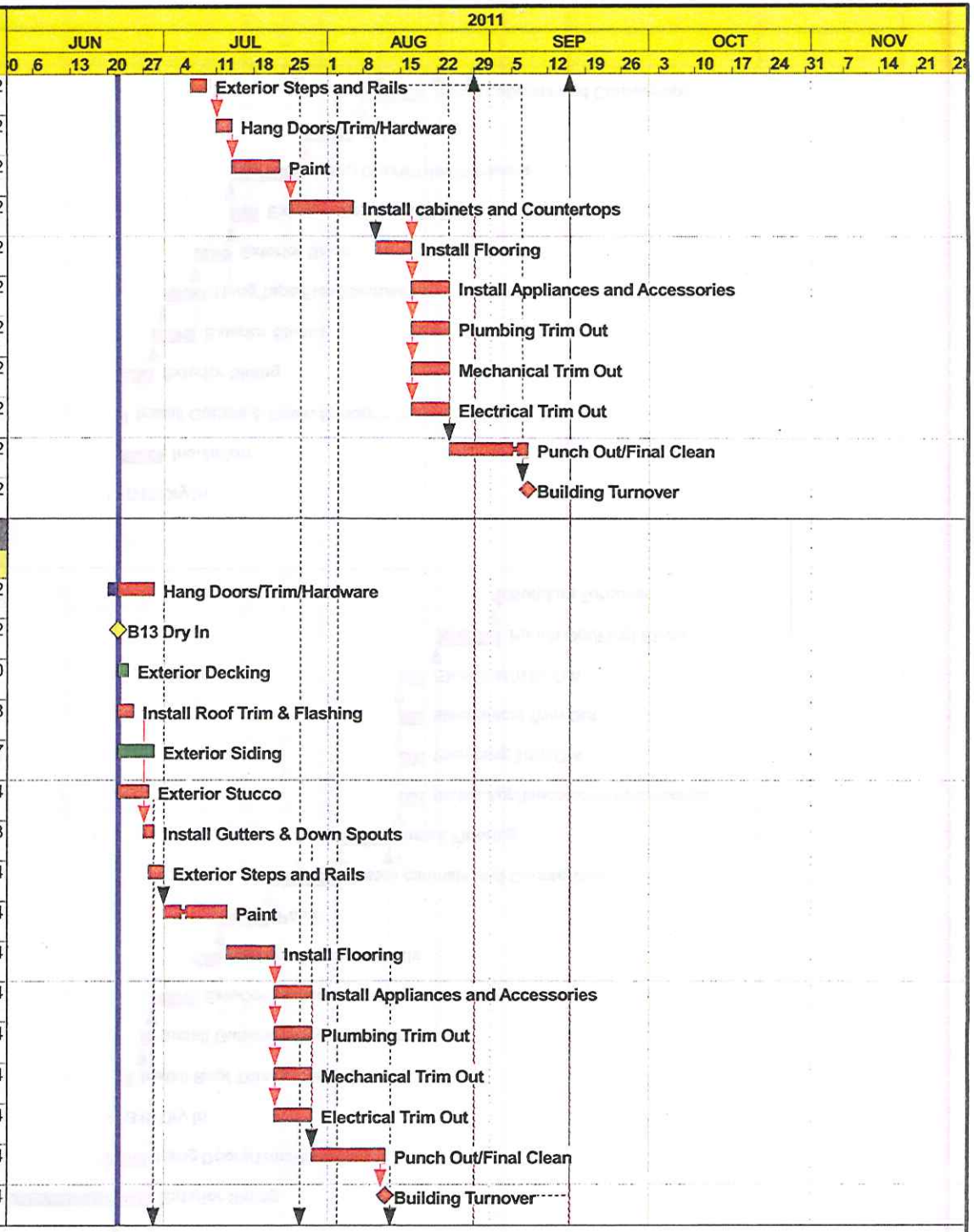
Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
Building 108					
108-7421	Install Gutters & Down Spouts	1	06/22/11	06/22/11	6
108-9600	Install Flooring	5	06/22/11	06/28/11	0
108-12356	Install cabinets and Countertops	2	06/22/11	06/23/11	1
108-15403	Plumbing Trim Out	2	06/24/11	06/27/11	8
108-15803	Mechanical Trim Out	2	06/24/11	06/27/11	8
108-16012	Electrical Trim Out	2	06/24/11	06/27/11	1
108-11451	Install Appliances and Accessories	2	06/29/11	06/30/11	0
108-5521	Exterior Steps and Rails	2	08/01/11	08/02/11	-22
108-1400	Punch Out/Final Clean	5	08/03/11	08/09/11	-22
108-1770	Building Turnover	0		08/09/11	-22
Volume 2					
Building 8					
B8-12356	Install cabinets and Countertops	2	06/22/11	06/23/11	-24
B8-7421	Install Gutters & down Spouts	1	06/22/11	06/22/11	6
B8-15403	Plumbing Trim Out	1	06/24/11	06/24/11	4
B8-9600	Install Flooring	1	06/24/11	06/24/11	-20
B8-11451	Install Appliances and Accessories	1	06/27/11	06/27/11	-20
B8-5521	Exterior Steps and Rails	3	07/06/11*	07/08/11	-20
B8-1400	Punch Out/Final Clean	5	07/12/11	07/18/11	-6
B8-1770	Building Turnover	0		07/18/11	-6
Building 4					
B4-7421	Install Gutters & Down Spouts	1	06/22/11	06/22/11	6
B4-12356	Install cabinets and Countertops	4	06/24/11	06/29/11	-24
B4-15403	Plumbing Trim Out	1	06/30/11	06/30/11	0
B4-9600	Install Flooring	1	06/30/11	06/30/11	-23
B4-11451	Install Appliances and Accessories	3	07/01/11	07/06/11	-23
B4-5521	Exterior Steps and Rails	3	07/11/11	07/13/11	-20
B4-1400	Punch Out/Final Clean	5	07/14/11	07/20/11	-8



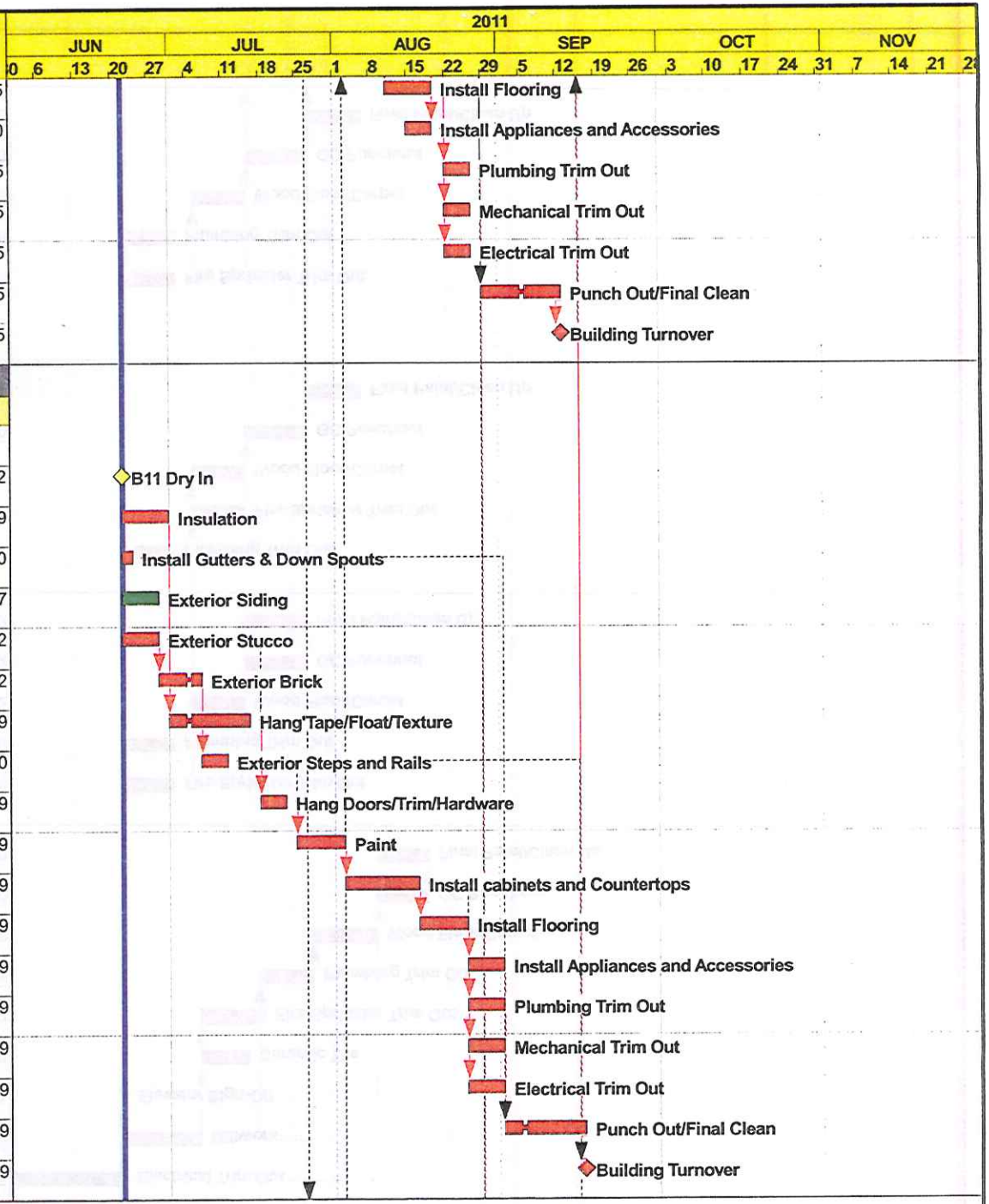
Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
B6-1400	Punch Out/Final Clean	5	07/27/11	08/02/11	-17
B6-1770	Building Turnover	0		08/02/11	-17
Building 2					
B2-7421	Install Gutters & Down Spouts	1	06/22/11	06/22/11	6
B2-12356	Install cabinets and Countertops	2	07/06/11	07/07/11	-24
B2-15403	Plumbing Trim Out	1	07/08/11	07/08/11	-5
B2-15803	Mechanical Trim Out	1	07/08/11	07/08/11	-5
B2-16012	Electrical Trim Out	1	07/08/11	07/08/11	-16
B2-9600	Install Flooring	2	07/08/11	07/11/11	-17
B2-11451	Install Appliances and Accessories	3	07/20/11	07/22/11	-23
B2-5521	Exterior Steps and Rails	3	07/27/11	07/29/11	-20
B2-1400	Punch Out/Final Clean	5	08/01/11	08/05/11	-20
B2-1770	Building Turnover	0		08/05/11	-20
Building 5					
B5-15401	Plumbing Rough-in - In Wall	0	10/25/10A	11/04/10A	
B5-5521	Exterior Steps and Rails	3	06/22/11	06/24/11	-1
B5-7421	Install Gutters & Down Spouts	1	06/22/11	06/22/11	1
B5-12356	Install cabinets and Countertops	4	07/08/11	07/13/11	-24
B5-15403	Plumbing Trim Out	5	07/14/11	07/20/11	-18
B5-15803	Mechanical Trim Out	5	07/14/11	07/20/11	-18
B5-16012	Electrical Trim Out	5	07/14/11	07/20/11	-21
B5-8212	Hang Doors/Trim/Hardware	4	07/14/11	07/19/11	-24
B5-9600	Install Flooring	5	07/14/11	07/20/11	-21
B5-11451	Install Appliances and Accessories	3	07/25/11	07/27/11	-23
B5-1400	Punch Out/Final Clean	5	07/28/11	08/03/11	-23
B5-1770	Building Turnover	0		08/03/11	-18
Building 1					
B1-5521	Exterior Steps and Rails	3	06/22/11	06/24/11	-12
B1-7421	Install Gutters & Down Spouts	1	06/22/11	06/22/11	6



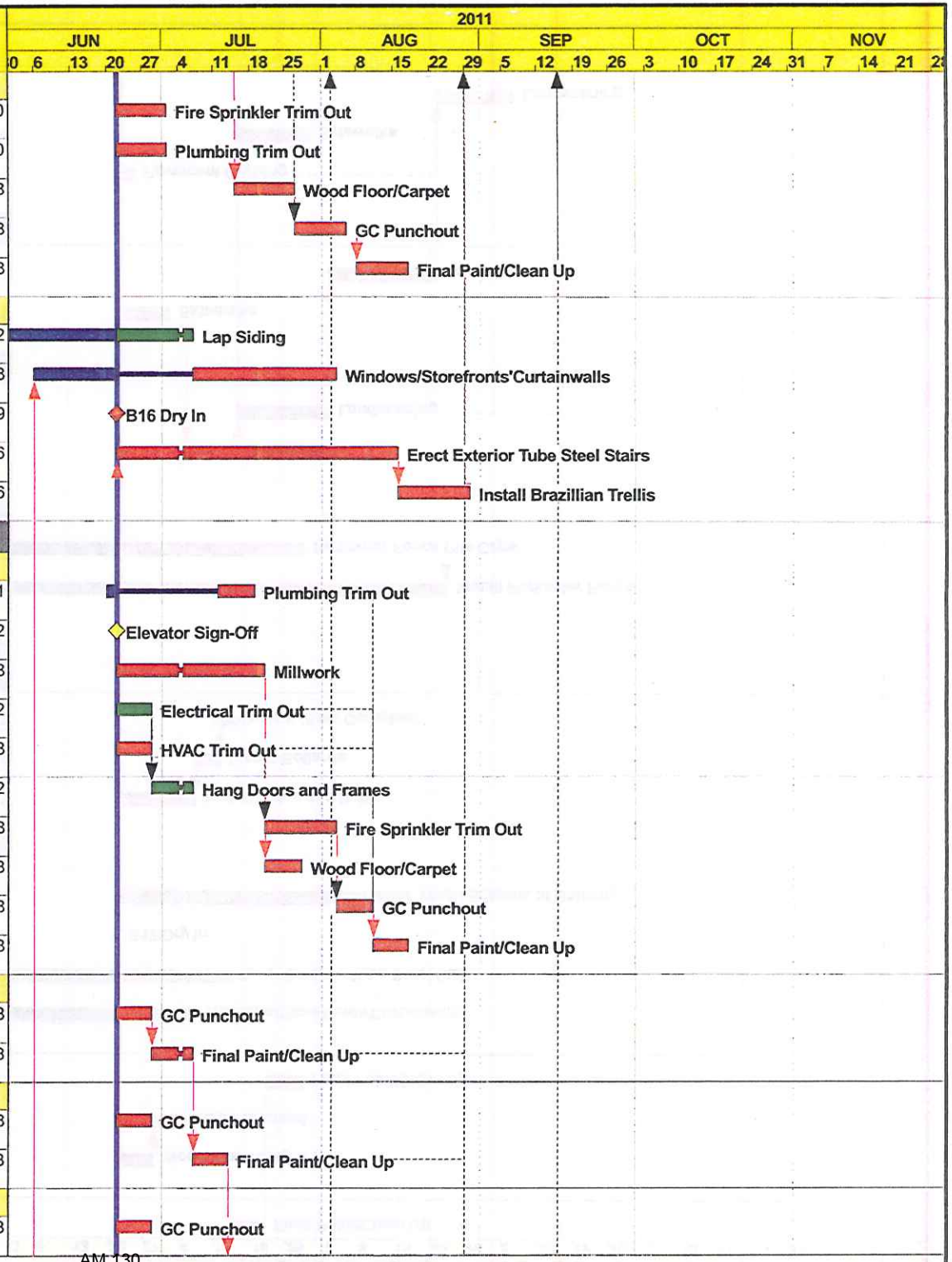
Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
B9-5521	Exterior Steps and Rails	3	07/06/11	07/08/11	-42
B9-8212	Hang Doors/Trim/Hardware	3	07/11/11	07/13/11	-42
B9-9900	Paint	7	07/14/11	07/22/11	-42
B9-12356	Install cabinets and Countertops	10	07/25/11	08/05/11	-42
B9-9600	Install Flooring	5	08/10/11	08/16/11	-42
B9-11451	Install Appliances and Accessories	5	08/17/11	08/23/11	-42
B9-15403	Plumbing Trim Out	5	08/17/11	08/23/11	-42
B9-15803	Mechanical Trim Out	5	08/17/11	08/23/11	-42
B9-16012	Electrical Trim Out	5	08/17/11	08/23/11	-42
B9-1400	Punch Out/Final Clean	10	08/24/11	09/07/11	-42
B9-1770	Building Turnover	0		09/07/11	-42
Building 13					
B13-8212	Hang Doors/Trim/Hardware	5	06/20/11A	06/28/11	-32
B13-7000	B13 Dry In	0		06/21/11	12
B13-6140	Exterior Decking	2	06/22/11	06/23/11	10
B13-7416	Install Roof Trim & Flashing	3	06/22/11	06/24/11	-3
B13-7460	Exterior Siding	5	06/22/11	06/28/11	7
B13-7480	Exterior Stucco	4	06/22/11	06/27/11	-44
B13-7421	Install Gutters & Down Spouts	2	06/27/11	06/28/11	-3
B13-5521	Exterior Steps and Rails	3	06/28/11	06/30/11	-34
B13-9900	Paint	7	07/01/11	07/12/11	-34
B13-9600	Install Flooring	7	07/13/11	07/21/11	-34
B13-11451	Install Appliances and Accessories	5	07/22/11	07/28/11	-24
B13-15403	Plumbing Trim Out	5	07/22/11	07/28/11	-24
B13-15803	Mechanical Trim Out	5	07/22/11	07/28/11	-24
B13-16012	Electrical Trim Out	5	07/22/11	07/28/11	-24
B13-1400	Punch Out/Final Clean	10	07/29/11	08/11/11	-24
B13-1770	Building Turnover	0		08/11/11	-24



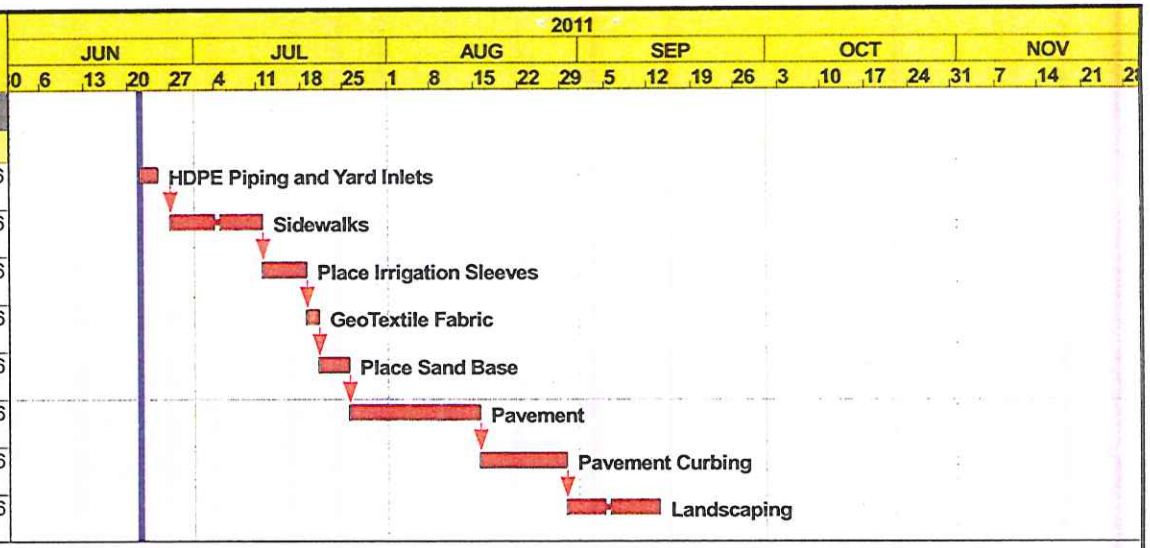
Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
B12-9600	Install Flooring	7	08/11/11	08/19/11	-45
B12-11451	Install Appliances and Accessories	5	08/15/11	08/19/11	-40
B12-15403	Plumbing Trim Out	5	08/22/11	08/26/11	-45
B12-15803	Mechanical Trim Out	5	08/22/11	08/26/11	-45
B12-16012	Electrical Trim Out	5	08/22/11	08/26/11	-45
B12-1400	Punch Out/Final Clean	10	08/29/11	09/12/11	-45
B12-1770	Building Turnover	0		09/12/11	-45
Building 11					
B11-2300	Backfill/Termite Control	0	05/14/11A	05/16/11A	
B11-7000	B11 Dry In	0		06/21/11	12
B11-7201	Insulation	7	06/22/11	06/30/11	-49
B11-7421	Install Gutters & Down Spouts	2	06/22/11	06/23/11	0
B11-7460	Exterior Siding	5	06/22/11	06/28/11	7
B11-7480	Exterior Stucco	5	06/22/11	06/28/11	-42
B11-4720	Exterior Brick	5	06/29/11	07/06/11	-42
B11-9250	Hang'Tape/Float/Texture	10	07/01/11	07/15/11	-49
B11-5521	Exterior Steps and Rails	3	07/07/11	07/11/11	-40
B11-8212	Hang Doors/Trim/Hardware	5	07/18/11	07/22/11	-49
B11-9900	Paint	7	07/25/11	08/02/11	-49
B11-12356	Install cabinets and Countertops	10	08/03/11	08/16/11	-49
B11-9600	Install Flooring	7	08/17/11	08/25/11	-49
B11-11451	Install Appliances and Accessories	5	08/26/11	09/01/11	-49
B11-15403	Plumbing Trim Out	5	08/26/11	09/01/11	-49
B11-15803	Mechanical Trim Out	5	08/26/11	09/01/11	-49
B11-16012	Electrical Trim Out	5	08/26/11	09/01/11	-49
B11-1400	Punch Out/Final Clean	10	09/02/11	09/16/11	-49
B11-1770	Building Turnover	0		09/16/11	-49



Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
5TH Floor					
1175	Fire Sprinkler Trim Out	8	06/22/11	07/01/11	-20
16-225005F	Plumbing Trim Out	8	06/22/11	07/01/11	-20
16-227505F	Wood Floor/Carpet	8	07/15/11	07/26/11	-28
16-237505F	GC Punchout	8	07/27/11	08/05/11	-28
16-247505F	Final Paint/Clean Up	8	08/08/11	08/17/11	-28
Exterior					
16-8000	Lap Siding	10	05/23/11A	07/06/11	2
16-6000	Windows/Storefronts'Curtainwa	20	06/06/11A	08/03/11	-18
B16-7000	B16 Dry In	0		06/21/11	-29
16-7005	Erect Exterior Tube Steel Stairs	38	06/22/11*	08/15/11	-36
16-7010	Install Brazillian Trellis	10	08/16/11	08/29/11	-36
Building 17					
1ST Floor					
22500	Plumbing Trim Out	5	06/20/11A	07/18/11	-11
24785	Elevator Sign-Off	0		06/21/11	12
22000	Millwork	20	06/22/11	07/20/11	-28
22505	Electrical Trim Out	5	06/22/11	06/28/11	2
22510	HVAC Trim Out	5	06/22/11	06/28/11	-8
17500	Hang Doors and Frames	5	06/29/11	07/06/11	2
22515	Fire Sprinkler Trim Out	10	07/21/11	08/03/11	-28
22750	Wood Floor/Carpet	5	07/21/11	07/27/11	-23
23750	GC Punchout	5	08/04/11	08/10/11	-28
24750	Final Paint/Clean Up	5	08/11/11	08/17/11	-28
2ND Floor					
237502F	GC Punchout	5	06/22/11	06/28/11	-13
247502F	Final Paint/Clean Up	5	06/29/11	07/06/11	-13
3RD Floor					
237502F3F	GC Punchout	5	06/22/11	06/28/11	-8
247502F3F	Final Paint/Clean Up	5	07/07/11	07/13/11	-13
4TH Floor					
237502F4F	GC Punchout	5	06/22/11	06/28/11	-3



Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
Volume 4 Site Work					
02200-80V4	HDPE Piping and Yard Inlets	3	06/22/11	06/24/11	-46
1130	Sidewalks	10	06/27/11	07/11/11	-46
1245	Place Irrigation Sleeves	5	07/12/11	07/18/11	-46
02200-60V4	GeoTextile Fabric	2	07/19/11	07/20/11	-46
02200-60V9	Place Sand Base	3	07/21/11	07/25/11	-46
1110	Pavement	15	07/26/11	08/15/11	-46
1120	Pavement Curbing	10	08/16/11	08/29/11	-46
1140	Landscaping	10	08/30/11	09/13/11	-46



Walton Construction LLC - Southern

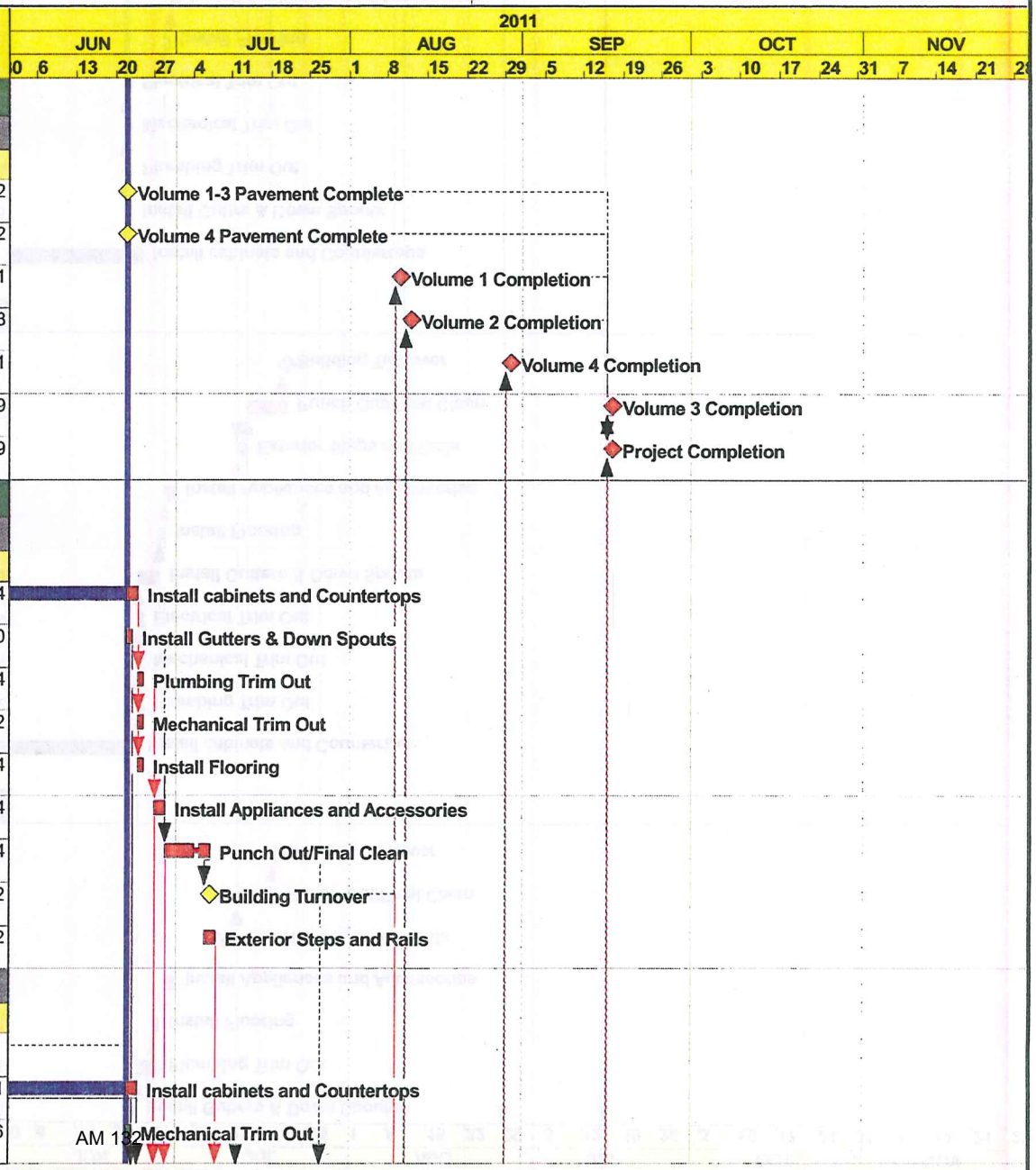
Village de Jardin - Gaslight Apts.

Classic Schedule Layout

Early Bar
Target
Progress Bar
Critical Activity

Start Date	10/19/09
Finish Date	09/16/11
Data Date	06/22/11
Run Date	06/27/11 16:38
Must Finish Date	07/09/11

Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
Key Dates					
14010	Volume 1-3 Pavement Complete	0		06/21/11	12
14020	Volume 4 Pavement Complete	0		06/21/11	12
1770-109	Volume 1 Completion	0		08/09/11	-31
1770-119	Volume 2 Completion	0		08/11/11	-33
1770-139	Volume 4 Completion	0		08/29/11	-51
1770-129	Volume 3 Completion	0		09/16/11	-69
1770-99	Project Completion	0		09/16/11	-69
Volume 1					
Building 99					
CPR3					
99-12356	Install cabinets and Countertops	2	03/14/11A	06/23/11	-14
99-7421	Install Gutters & Down Spouts	1	06/22/11	06/22/11	-10
99-15403	Plumbing Trim Out	1	06/24/11	06/24/11	-14
99-15803	Mechanical Trim Out	1	06/24/11	06/24/11	-12
99-9600	Install Flooring	1	06/24/11	06/24/11	-14
99-11451	Install Appliances and Accessories	2	06/27/11	06/28/11	-14
99-1400	Punch Out/Final Clean	5	06/29/11	07/06/11	-14
99-1770	Building Turnover	0		07/06/11	2
99-5521	Exterior Steps and Rails	2	07/06/11*	07/07/11	-22
Building 100					
CPR3					
100-7480	Exterior Stucco	0	02/16/11A	03/11/11A	
100-12356	Install cabinets and Countertops	2	03/21/11A	06/23/11	-1
100-15803	Mechanical Trim Out	1	06/22/11	06/22/11	6



Walton Construction LLC - Southern

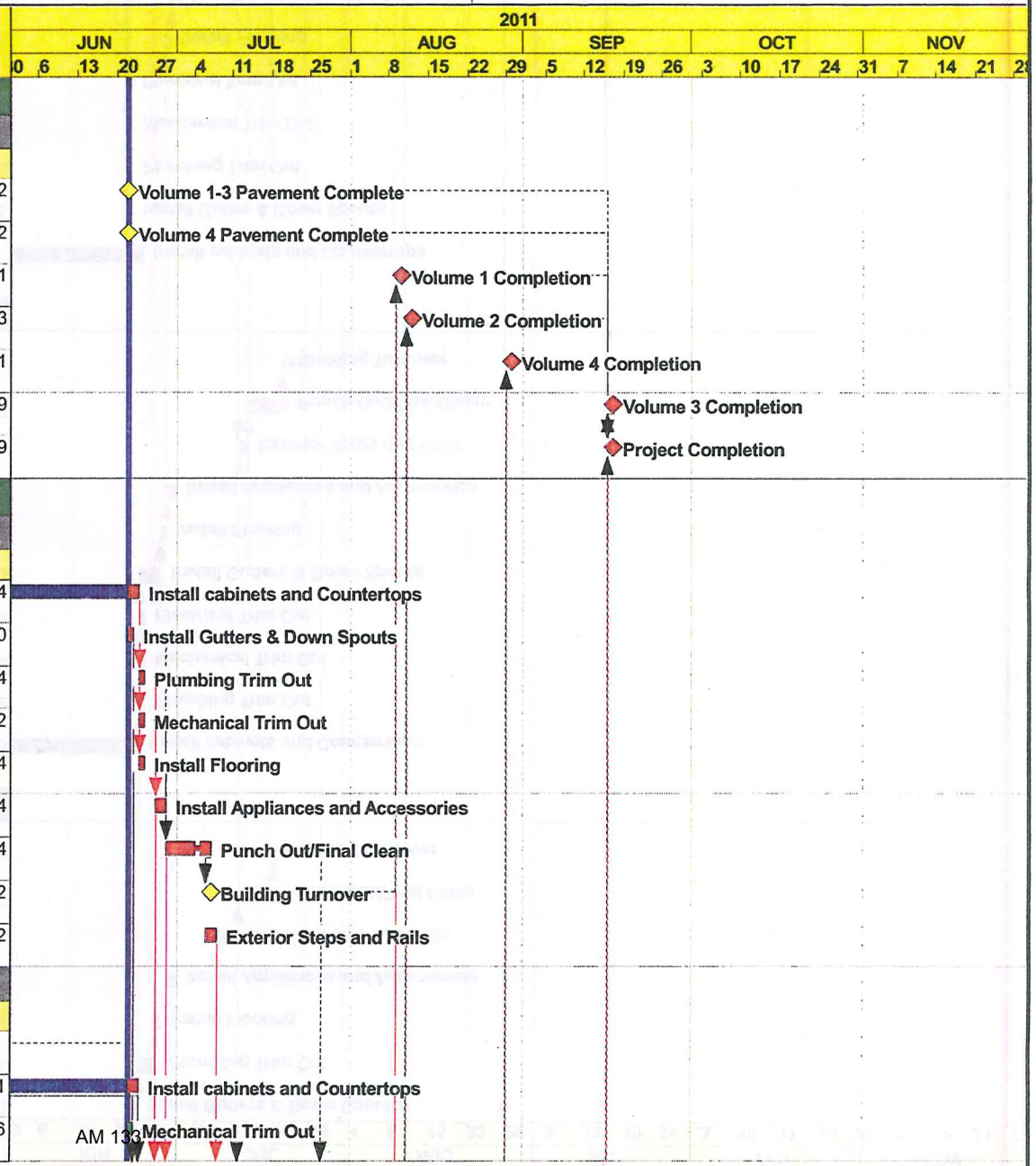
Village de Jardin - Gaslight Apts.

Classic Schedule Layout

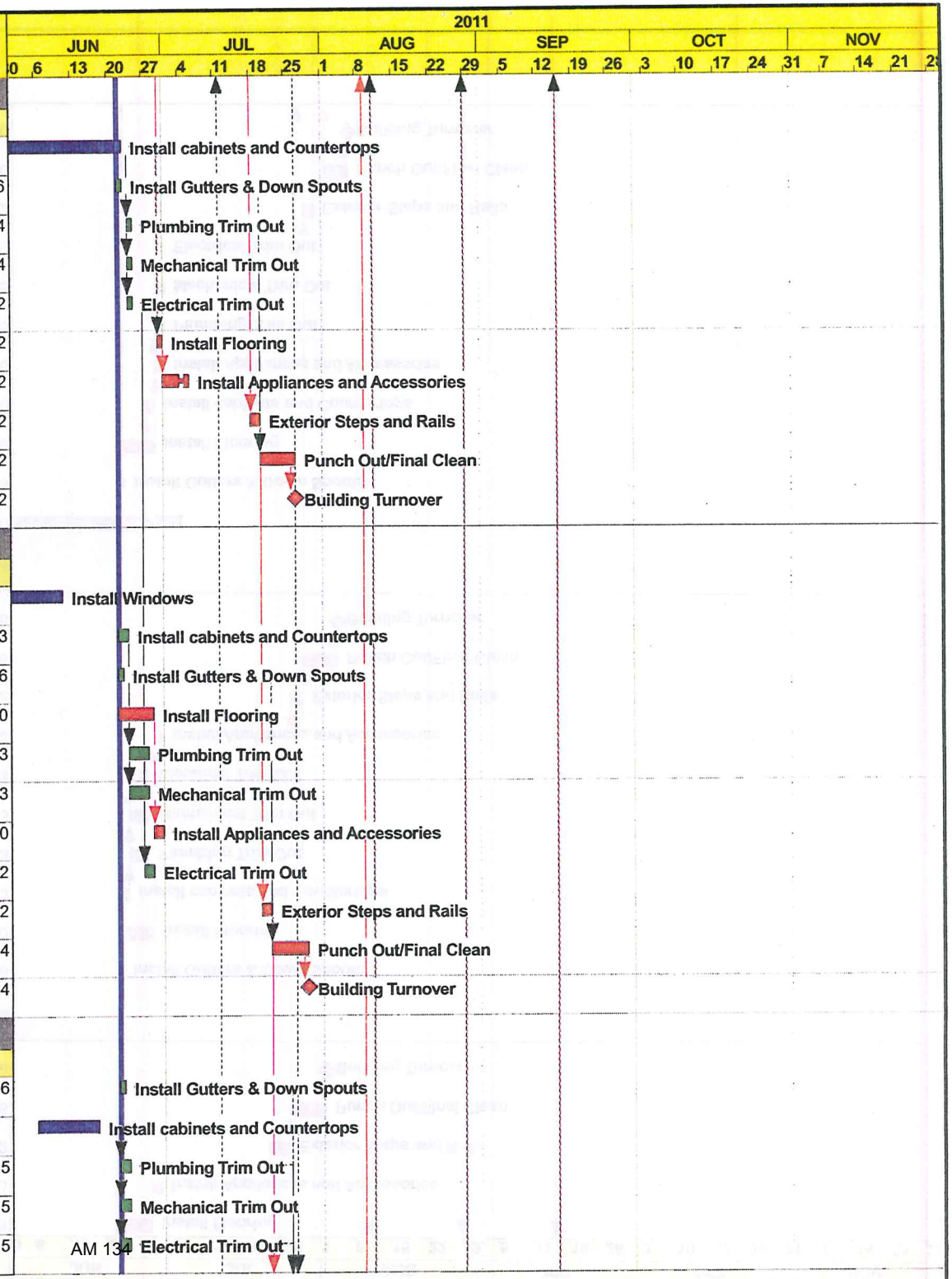
Early Bar
Target
Progress Bar
Critical Activity

Start Date	10/19/09
Finish Date	09/16/11
Data Date	06/22/11
Run Date	06/27/11 16:38
Must Finish Date	07/09/11

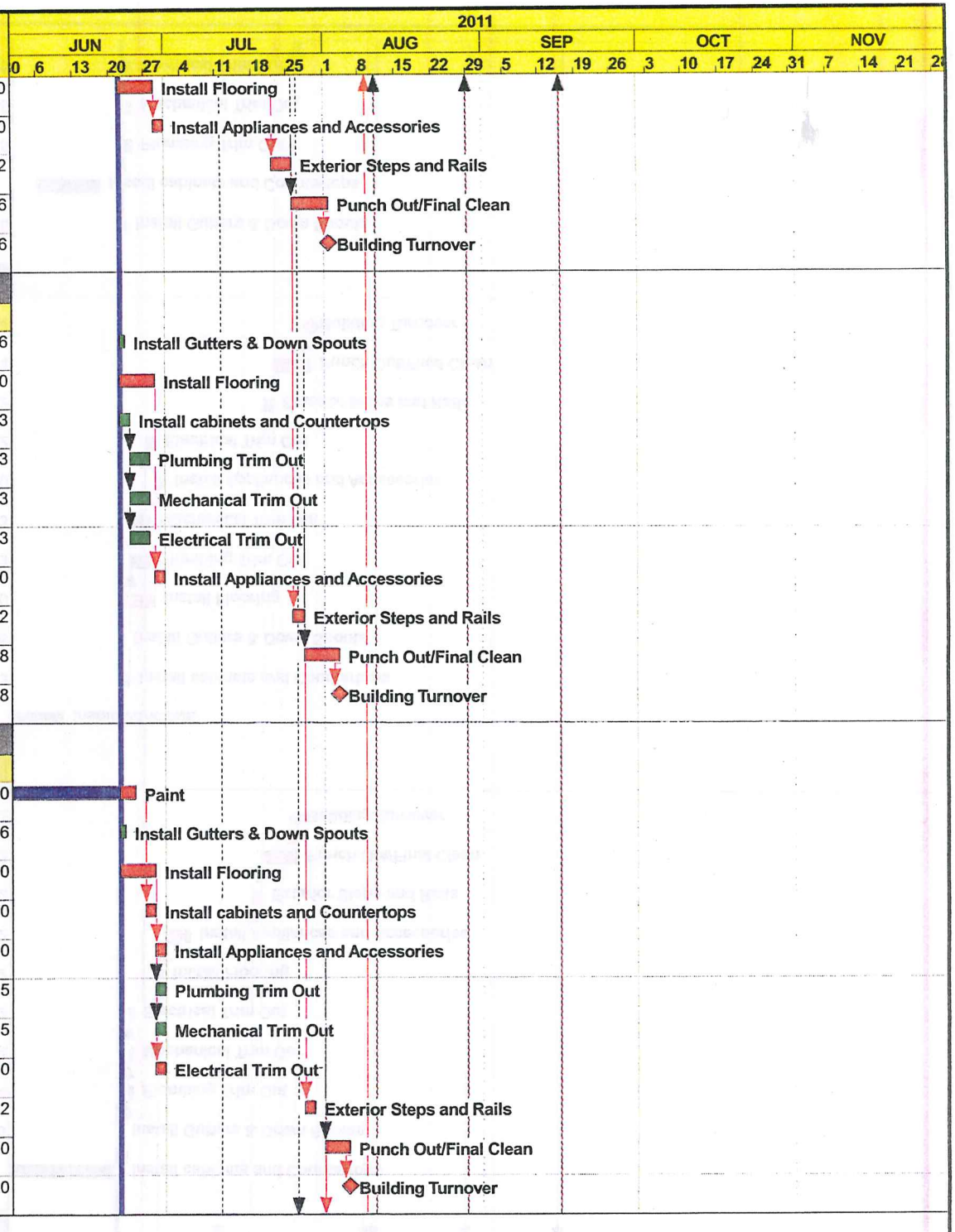
Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
Key Dates					
14010	Volume 1-3 Pavement Complete	0		06/21/11	12
14020	Volume 4 Pavement Complete	0		06/21/11	12
1770-109	Volume 1 Completion	0		08/09/11	-31
1770-119	Volume 2 Completion	0		08/11/11	-33
1770-139	Volume 4 Completion	0		08/29/11	-51
1770-129	Volume 3 Completion	0		09/16/11	-69
1770-99	Project Completion	0		09/16/11	-69
Volume 1					
Building 99					
CPR3					
99-12356	Install cabinets and Countertops	2	03/14/11A	06/23/11	-14
99-7421	Install Gutters & Down Spouts	1	06/22/11	06/22/11	-10
99-15403	Plumbing Trim Out	1	06/24/11	06/24/11	-14
99-15803	Mechanical Trim Out	1	06/24/11	06/24/11	-12
99-9600	Install Flooring	1	06/24/11	06/24/11	-14
99-11451	Install Appliances and Accessories	2	06/27/11	06/28/11	-14
99-1400	Punch Out/Final Clean	5	06/29/11	07/06/11	-14
99-1770	Building Turnover	0		07/06/11	2
99-5521	Exterior Steps and Rails	2	07/06/11*	07/07/11	-22
Building 100					
CPR3					
100-7480	Exterior Stucco	0	02/16/11A	03/11/11A	
100-12356	Install cabinets and Countertops	2	03/21/11A	06/23/11	-1
100-15803	Mechanical Trim Out	1	06/22/11	06/22/11	6



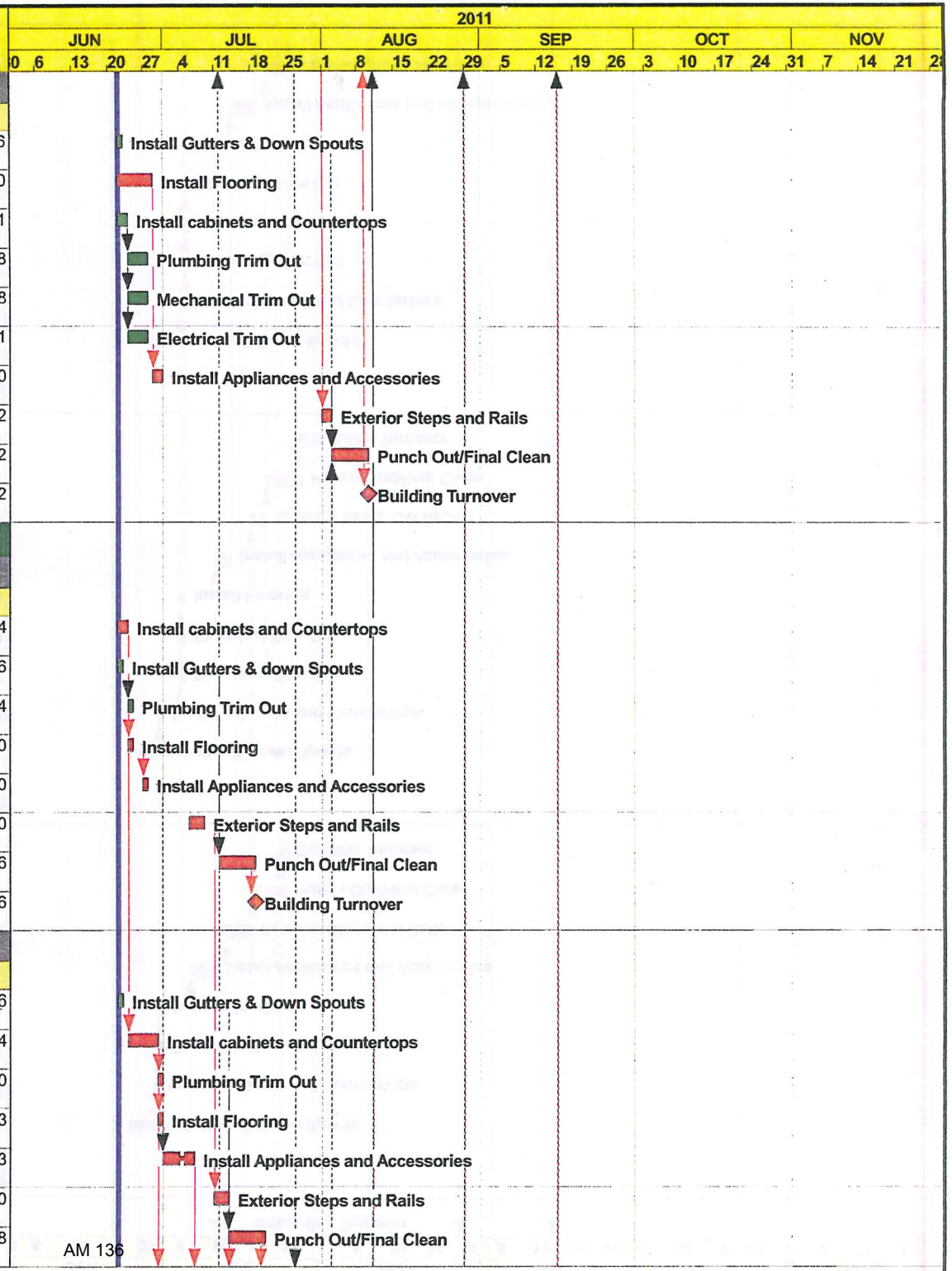
Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
Building 103					
103-12356	Install cabinets and Countertops	0	04/01/11A	06/22/11A	
103-7421	Install Gutters & Down Spouts	1	06/22/11	06/22/11	6
103-15403	Plumbing Trim Out	1	06/24/11	06/24/11	4
103-15803	Mechanical Trim Out	1	06/24/11	06/24/11	4
103-16012	Electrical Trim Out	1	06/24/11	06/24/11	2
103-9600	Install Flooring	1	06/30/11	06/30/11	-2
103-11451	Install Appliances and Accessories	2	07/01/11	07/05/11	-2
103-5521	Exterior Steps and Rails	2	07/18/11	07/19/11	-22
103-1400	Punch Out/Final Clean	5	07/20/11	07/26/11	-12
103-1770	Building Turnover	0		07/26/11	-12
Building 104					
104-6105	Install Windows	0	02/01/11A	06/10/11A	
104-12356	Install cabinets and Countertops	2	06/22/11	06/23/11	3
104-7431	Install Gutters & Down Spouts	1	06/22/11	06/22/11	6
104-9600	Install Flooring	5	06/22/11	06/28/11	0
104-15403	Plumbing Trim Out	2	06/24/11	06/27/11	3
104-15803	Mechanical Trim Out	2	06/24/11	06/27/11	3
104-11451	Install Appliances and Accessories	2	06/29/11	06/30/11	0
104-16012	Electrical Trim Out	2	06/27/11	06/28/11	2
104-5521	Exterior Steps and Rails	2	07/20/11	07/21/11	-22
104-1400	Punch Out/Final Clean	5	07/22/11	07/28/11	-14
104-1770	Building Turnover	0		07/28/11	-14
Building 105					
105-7421	Install Gutters & Down Spouts	1	06/22/11	06/22/11	6
105-12356	Install cabinets and Countertops	0	06/06/11A	06/17/11A	
105-15403	Plumbing Trim Out	2	06/22/11	06/23/11	5
105-15803	Mechanical Trim Out	2	06/22/11	06/23/11	5
105-16012	Electrical Trim Out	2	06/22/11	06/23/11	5



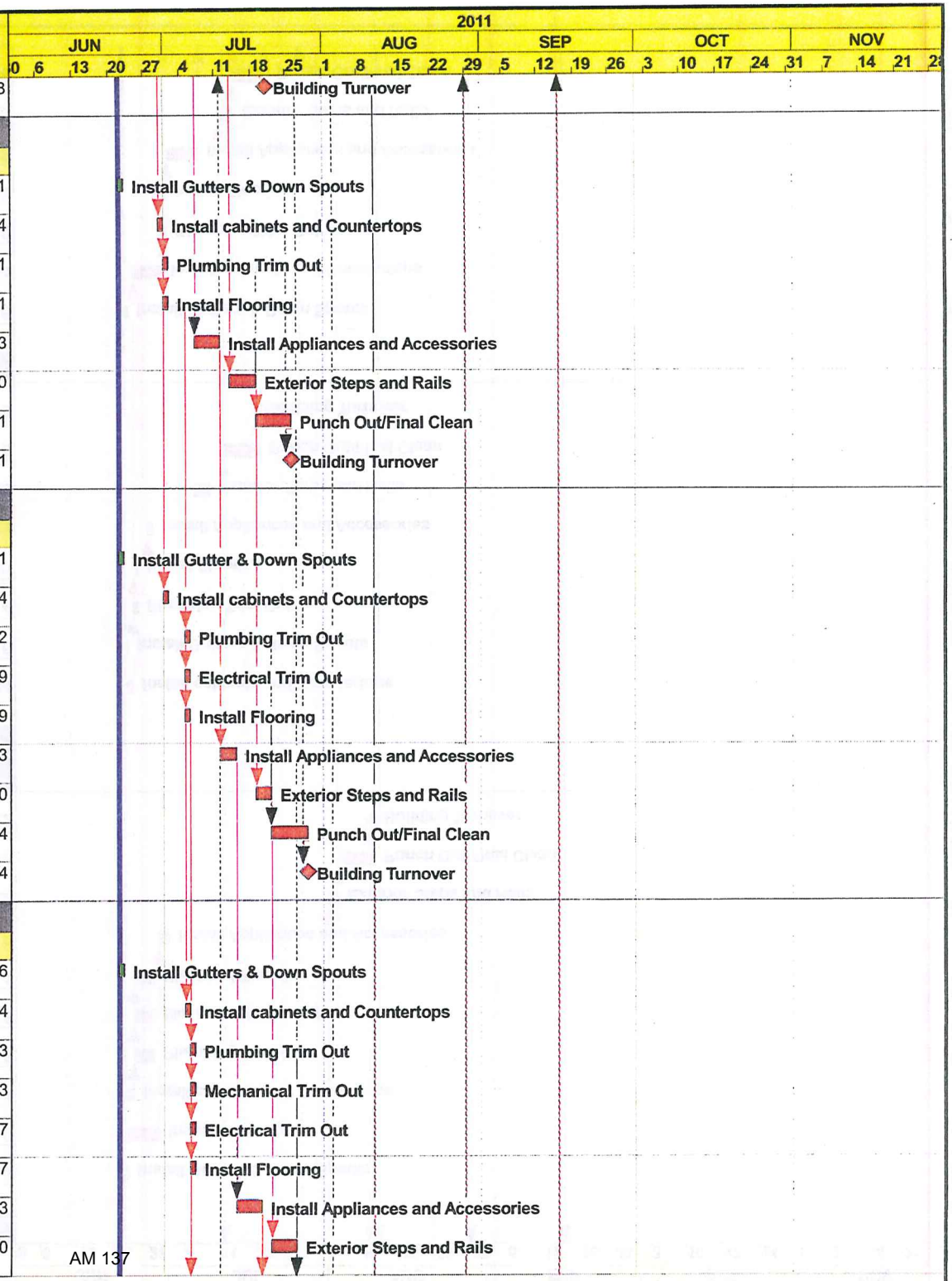
Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
105-9600	Install Flooring	5	06/22/11	06/28/11	0
105-11451	Install Appliances and Accessories	2	06/29/11	06/30/11	0
105-5521	Exterior Steps and Rails	2	07/22/11	07/25/11	-22
105-1400	Punch Out/Final Clean	5	07/26/11	08/01/11	-16
105-1770	Building Turnover	0		08/01/11	-16
Building 106					
106-7421	Install Gutters & Down Spouts	1	06/22/11	06/22/11	6
106-9600	Install Flooring	5	06/22/11	06/28/11	0
106-12356	Install cabinets and Countertops	2	06/22/11	06/23/11	3
106-15403	Plumbing Trim Out	2	06/24/11	06/27/11	3
106-15803	Mechanical Trim Out	2	06/24/11	06/27/11	3
106-16012	Electrical Trim Out	2	06/24/11	06/27/11	3
106-11451	Install Appliances and Accessories	2	06/29/11	06/30/11	0
106-5521	Exterior Steps and Rails	2	07/26/11	07/27/11	-22
106-1400	Punch Out/Final Clean	5	07/28/11	08/03/11	-18
106-1770	Building Turnover	0		08/03/11	-18
Building 107					
107-9900	Paint	3	05/17/11A	06/24/11	0
107-7421	Install Gutters & Down Spouts	1	06/22/11	06/22/11	6
107-9600	Install Flooring	5	06/22/11	06/28/11	0
107-12356	Install cabinets and Countertops	2	06/27/11	06/28/11	0
107-11451	Install Appliances and Accessories	2	06/29/11	06/30/11	0
107-15403	Plumbing Trim Out	2	06/29/11	06/30/11	5
107-15803	Mechanical Trim Out	2	06/29/11	06/30/11	5
107-16012	Electrical Trim Out	2	06/29/11	06/30/11	0
107-5521	Exterior Steps and Rails	2	07/28/11	07/29/11	-22
107-1400	Punch Out/Final Clean	5	08/01/11	08/05/11	-20
107-1770	Building Turnover	0		08/05/11	-20



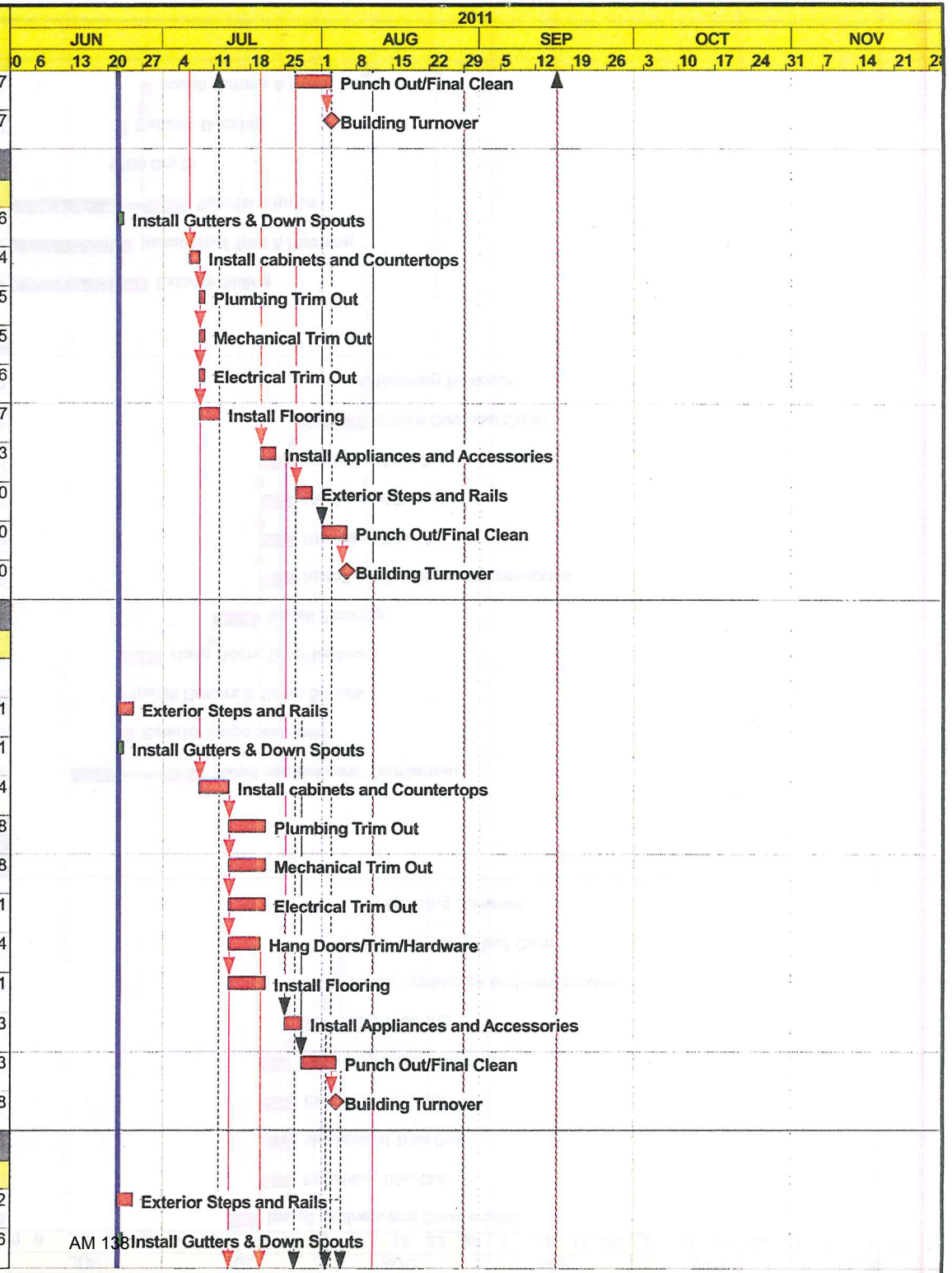
Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
Building 108					
108-7421	Install Gutters & Down Spouts	1	06/22/11	06/22/11	6
108-9600	Install Flooring	5	06/22/11	06/28/11	0
108-12356	Install cabinets and Countertops	2	06/22/11	06/23/11	1
108-15403	Plumbing Trim Out	2	06/24/11	06/27/11	8
108-15803	Mechanical Trim Out	2	06/24/11	06/27/11	8
108-16012	Electrical Trim Out	2	06/24/11	06/27/11	1
108-11451	Install Appliances and Accessories	2	06/29/11	06/30/11	0
108-5521	Exterior Steps and Rails	2	08/01/11	08/02/11	-22
108-1400	Punch Out/Final Clean	5	08/03/11	08/09/11	-22
108-1770	Building Turnover	0		08/09/11	-22
Volume 2					
Building 8					
B8-12356	Install cabinets and Countertops	2	06/22/11	06/23/11	-24
B8-7421	Install Gutters & down Spouts	1	06/22/11	06/22/11	6
B8-15403	Plumbing Trim Out	1	06/24/11	06/24/11	4
B8-9600	Install Flooring	1	06/24/11	06/24/11	-20
B8-11451	Install Appliances and Accessories	1	06/27/11	06/27/11	-20
B8-5521	Exterior Steps and Rails	3	07/06/11*	07/08/11	-20
B8-1400	Punch Out/Final Clean	5	07/12/11	07/18/11	-6
B8-1770	Building Turnover	0		07/18/11	-6
Building 4					
B4-7421	Install Gutters & Down Spouts	1	06/22/11	06/22/11	6
B4-12356	Install cabinets and Countertops	4	06/24/11	06/29/11	-24
B4-15403	Plumbing Trim Out	1	06/30/11	06/30/11	0
B4-9600	Install Flooring	1	06/30/11	06/30/11	-23
B4-11451	Install Appliances and Accessories	3	07/01/11	07/06/11	-23
B4-5521	Exterior Steps and Rails	3	07/11/11	07/13/11	-20
B4-1400	Punch Out/Final Clean	5	07/14/11	07/20/11	-8



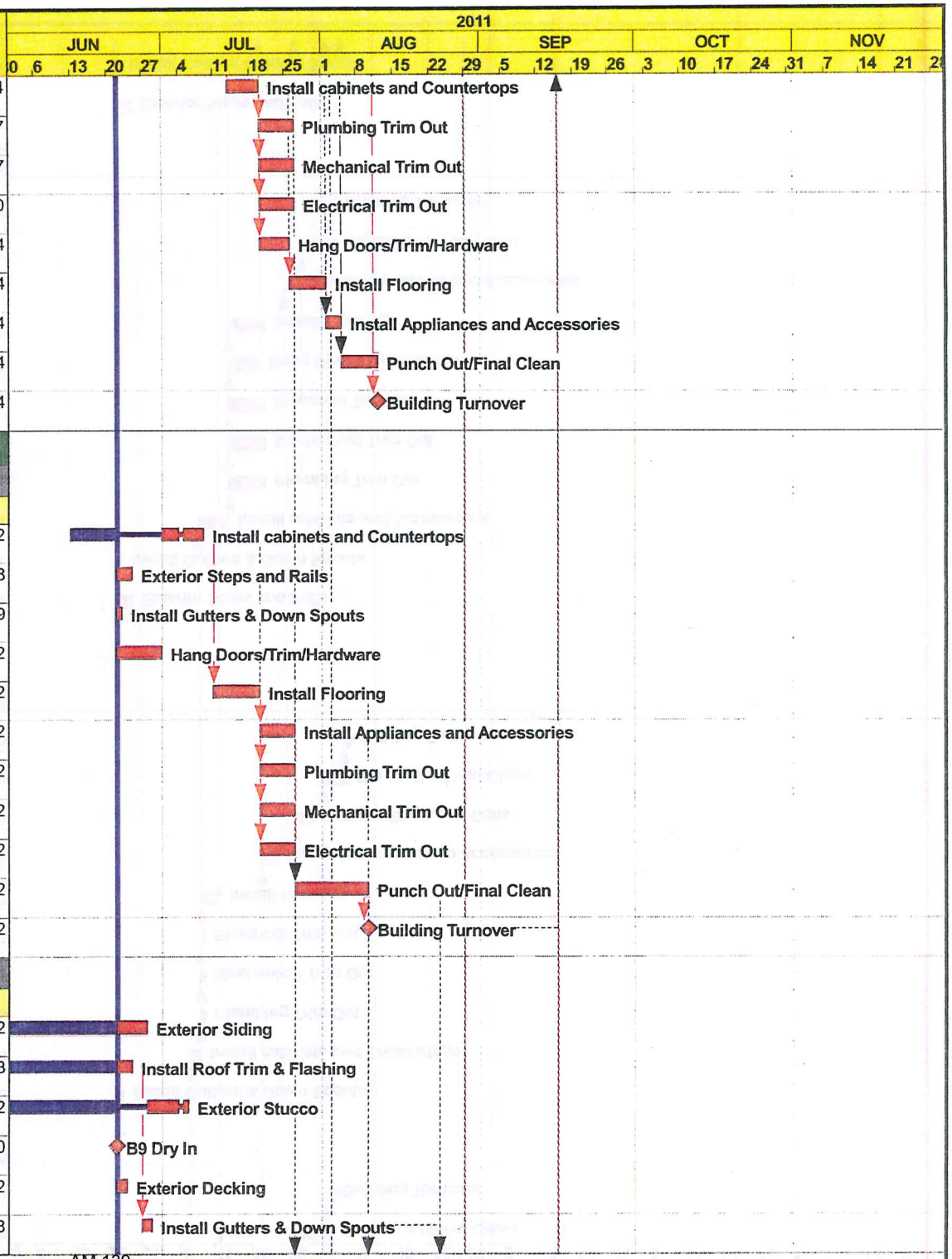
Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
B4-1770	Building Turnover	0		07/20/11	-8
Building 7					
B7-7421	Install Gutters & Down Spouts	1	06/22/11	06/22/11	11
B7-12356	Install cabinets and Countertops	1	06/30/11	06/30/11	-24
B7-15403	Plumbing Trim Out	1	07/01/11	07/01/11	-1
B7-9600	Install Flooring	1	07/01/11	07/01/11	-21
B7-11451	Install Appliances and Accessories	3	07/07/11	07/11/11	-23
B7-5521	Exterior Steps and Rails	3	07/14/11	07/18/11	-20
B7-1400	Punch Out/Final Clean	5	07/19/11	07/25/11	-11
B7-1770	Building Turnover	0		07/25/11	-11
Building 3					
B3-7421	Install Gutter & Down Spouts	1	06/22/11	06/22/11	11
B3-12356	Install cabinets and Countertops	1	07/01/11	07/01/11	-24
B3-15403	Plumbing Trim Out	1	07/05/11	07/05/11	-2
B3-16012	Electrical Trim Out	1	07/05/11	07/05/11	-19
B3-9600	Install Flooring	1	07/05/11	07/05/11	-19
B3-11451	Install Appliances and Accessories	3	07/12/11	07/14/11	-23
B3-5521	Exterior Steps and Rails	3	07/19/11	07/21/11	-20
B3-1400	Punch Out/Final Clean	5	07/22/11	07/28/11	-14
B3-1770	Building Turnover	0		07/28/11	-14
Building 6					
B6-7421	Install Gutters & Down Spouts	1	06/22/11	06/22/11	6
B6-12356	Install cabinets and Countertops	1	07/05/11	07/05/11	-24
B6-15403	Plumbing Trim Out	1	07/06/11	07/06/11	-3
B6-15803	Mechanical Trim Out	1	07/06/11	07/06/11	-3
B6-16012	Electrical Trim Out	1	07/06/11	07/06/11	-17
B6-9600	Install Flooring	1	07/06/11	07/06/11	-17
B6-11451	Install Appliances and Accessories	3	07/15/11	07/19/11	-23
B6-5521	Exterior Steps and Rails	3	07/22/11	07/26/11	-20



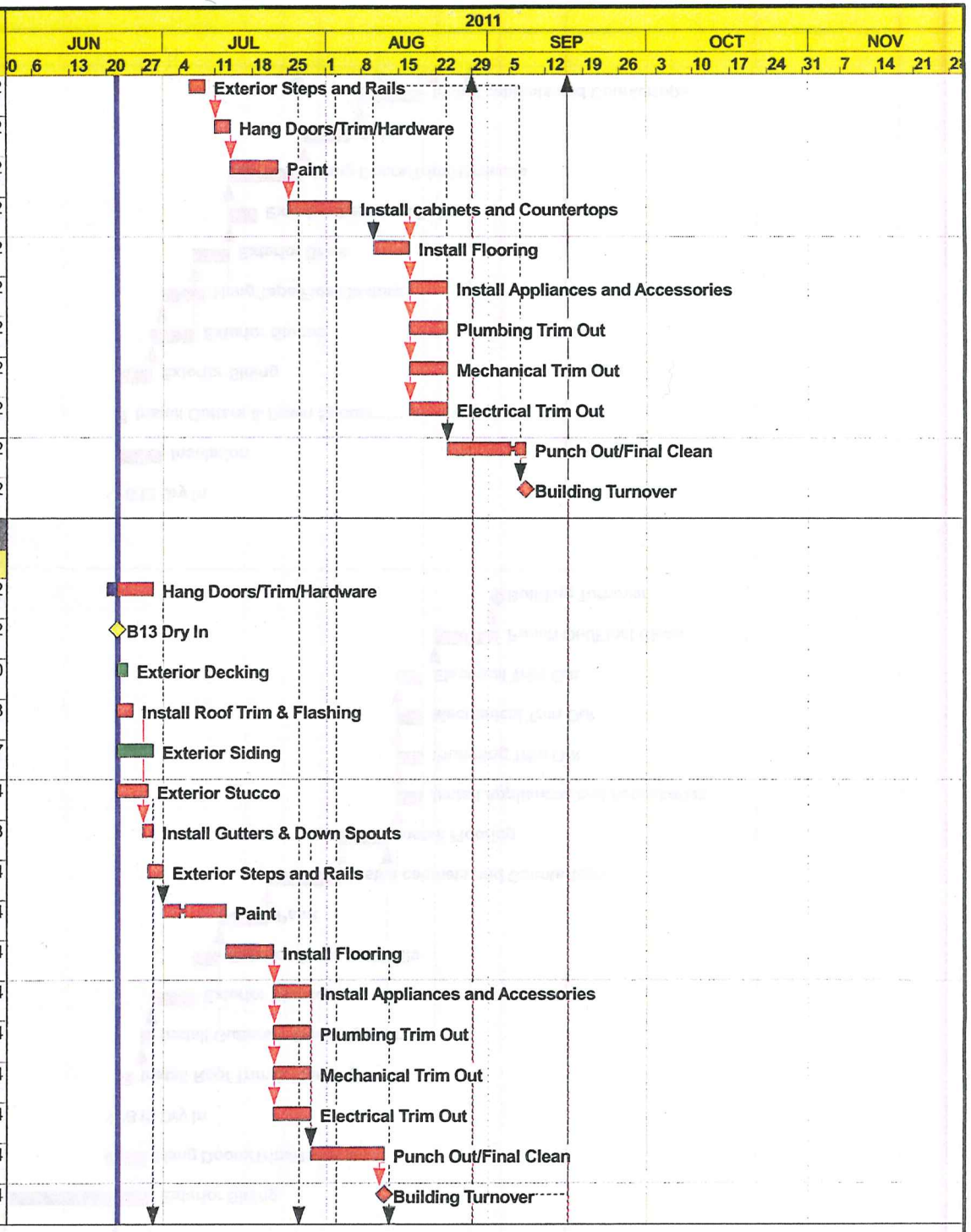
Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
B6-1400	Punch Out/Final Clean	5	07/27/11	08/02/11	-17
B6-1770	Building Turnover	0		08/02/11	-17
Building 2					
B2-7421	Install Gutters & Down Spouts	1	06/22/11	06/22/11	6
B2-12356	Install cabinets and Countertops	2	07/06/11	07/07/11	-24
B2-15403	Plumbing Trim Out	1	07/08/11	07/08/11	-5
B2-15803	Mechanical Trim Out	1	07/08/11	07/08/11	-5
B2-16012	Electrical Trim Out	1	07/08/11	07/08/11	-16
B2-9600	Install Flooring	2	07/08/11	07/11/11	-17
B2-11451	Install Appliances and Accessories	3	07/20/11	07/22/11	-23
B2-5521	Exterior Steps and Rails	3	07/27/11	07/29/11	-20
B2-1400	Punch Out/Final Clean	5	08/01/11	08/05/11	-20
B2-1770	Building Turnover	0		08/05/11	-20
Building 5					
B5-15401	Plumbing Rough-in - In Wall	0	10/25/10A	11/04/10A	
B5-5521	Exterior Steps and Rails	3	06/22/11	06/24/11	-1
B5-7421	Install Gutters & Down Spouts	1	06/22/11	06/22/11	1
B5-12356	Install cabinets and Countertops	4	07/08/11	07/13/11	-24
B5-15403	Plumbing Trim Out	5	07/14/11	07/20/11	-18
B5-15803	Mechanical Trim Out	5	07/14/11	07/20/11	-18
B5-16012	Electrical Trim Out	5	07/14/11	07/20/11	-21
B5-8212	Hang Doors/Trim/Hardware	4	07/14/11	07/19/11	-24
B5-9600	Install Flooring	5	07/14/11	07/20/11	-21
B5-11451	Install Appliances and Accessories	3	07/25/11	07/27/11	-23
B5-1400	Punch Out/Final Clean	5	07/28/11	08/03/11	-23
B5-1770	Building Turnover	0		08/03/11	-18
Building 1					
B1-5521	Exterior Steps and Rails	3	06/22/11	06/24/11	-12
B1-7421	Install Gutters & Down Spouts	1	06/22/11	06/22/11	6



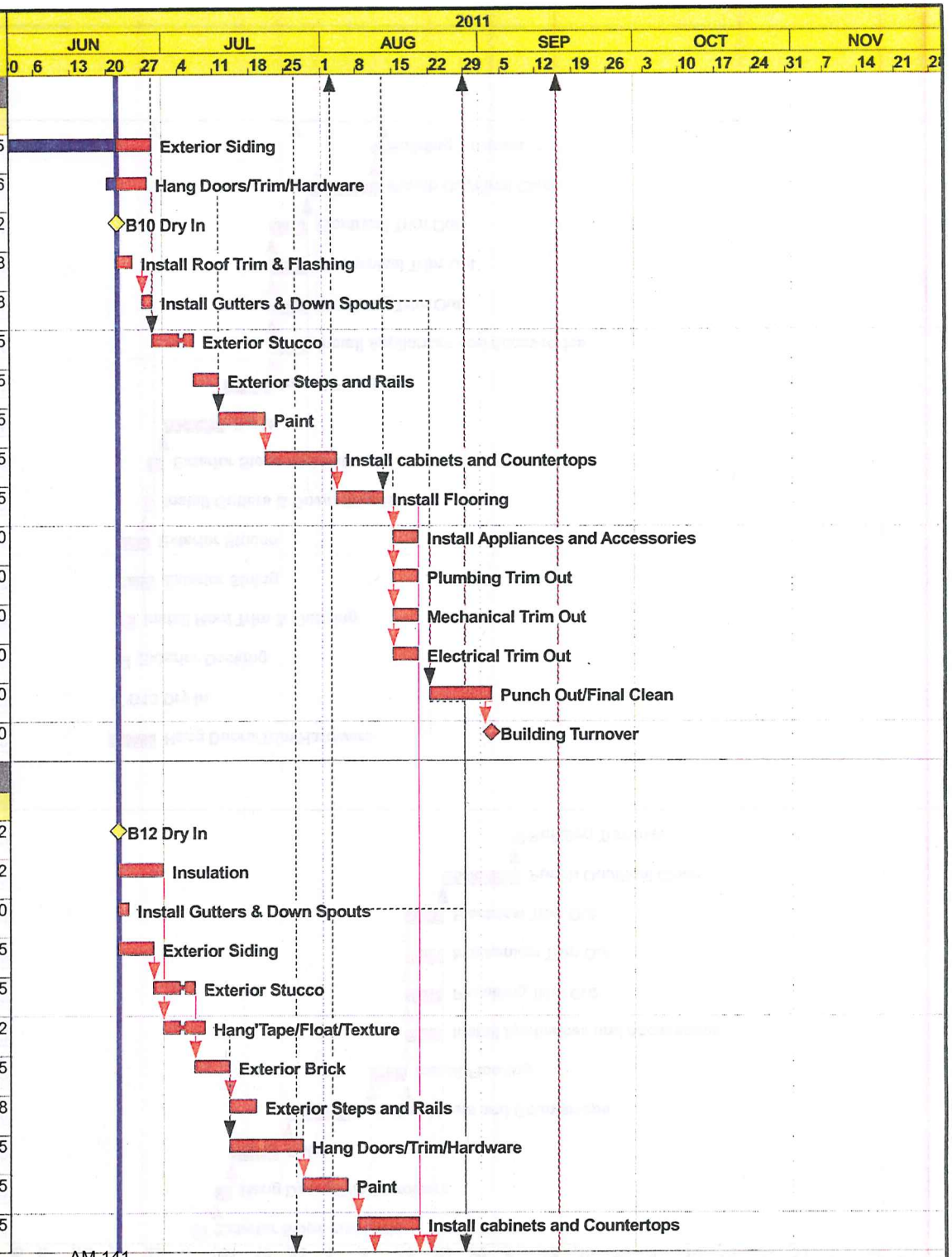
Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
B1-12356	Install cabinets and Countertops	4	07/14/11	07/19/11	-24
B1-15403	Plumbing Trim Out	5	07/20/11	07/26/11	-17
B1-15803	Mechanical Trim Out	5	07/20/11	07/26/11	-17
B1-16012	Electrical Trim Out	5	07/20/11	07/26/11	-20
B1-8212	Hang Doors/Trim/Hardware	4	07/20/11	07/25/11	-24
B1-9600	Install Flooring	5	07/26/11	08/01/11	-24
B1-11451	Install Appliances and Accessories	3	08/02/11	08/04/11	-24
B1-1400	Punch Out/Final Clean	5	08/05/11	08/11/11	-24
B1-1770	Building Turnover	0		08/11/11	-24
Volume 3					
Building 14					
B14-12356	Install cabinets and Countertops	5	06/13/11A	07/08/11	-32
B14-5521	Exterior Steps and Rails	3	06/22/11	06/24/11	-28
B14-7421	Install Gutters & Down Spouts	1	06/22/11	06/22/11	-9
B14-8212	Hang Doors/Trim/Hardware	7	06/22/11	06/30/11	-32
B14-9600	Install Flooring	7	07/11/11	07/19/11	-32
B14-11451	Install Appliances and Accessories	5	07/20/11	07/26/11	-32
B14-15403	Plumbing Trim Out	5	07/20/11	07/26/11	-32
B14-15803	Mechanical Trim Out	5	07/20/11	07/26/11	-32
B14-16012	Electrical Trim Out	5	07/20/11	07/26/11	-32
B14-1400	Punch Out/Final Clean	10	07/27/11	08/09/11	-32
B14-1770	Building Turnover	0		08/09/11	-22
Building 9					
B9-7460	Exterior Siding	4	03/28/11A	06/27/11	-42
B9-7416	Install Roof Trim & Flashing	3	05/17/11A	06/24/11	-3
B9-7480	Exterior Stucco	5	05/23/11A	07/05/11	-42
B9-7000	B9 Dry In	0		06/21/11	-30
B9-6140	Exterior Decking	2	06/22/11	06/23/11	-32
B9-7421	Install Gutters & Down Spouts	2	06/27/11	06/28/11	-3



Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
B9-5521	Exterior Steps and Rails	3	07/06/11	07/08/11	-42
B9-8212	Hang Doors/Trim/Hardware	3	07/11/11	07/13/11	-42
B9-9900	Paint	7	07/14/11	07/22/11	-42
B9-12356	Install cabinets and Countertops	10	07/25/11	08/05/11	-42
B9-9600	Install Flooring	5	08/10/11	08/16/11	-42
B9-11451	Install Appliances and Accessories	5	08/17/11	08/23/11	-42
B9-15403	Plumbing Trim Out	5	08/17/11	08/23/11	-42
B9-15803	Mechanical Trim Out	5	08/17/11	08/23/11	-42
B9-16012	Electrical Trim Out	5	08/17/11	08/23/11	-42
B9-1400	Punch Out/Final Clean	10	08/24/11	09/07/11	-42
B9-1770	Building Turnover	0		09/07/11	-42
Building 13					
B13-8212	Hang Doors/Trim/Hardware	5	06/20/11A	06/28/11	-32
B13-7000	B13 Dry In	0		06/21/11	12
B13-6140	Exterior Decking	2	06/22/11	06/23/11	10
B13-7416	Install Roof Trim & Flashing	3	06/22/11	06/24/11	-3
B13-7460	Exterior Siding	5	06/22/11	06/28/11	7
B13-7480	Exterior Stucco	4	06/22/11	06/27/11	-44
B13-7421	Install Gutters & Down Spouts	2	06/27/11	06/28/11	-3
B13-5521	Exterior Steps and Rails	3	06/28/11	06/30/11	-34
B13-9900	Paint	7	07/01/11	07/12/11	-34
B13-9600	Install Flooring	7	07/13/11	07/21/11	-34
B13-11451	Install Appliances and Accessories	5	07/22/11	07/28/11	-24
B13-15403	Plumbing Trim Out	5	07/22/11	07/28/11	-24
B13-15803	Mechanical Trim Out	5	07/22/11	07/28/11	-24
B13-16012	Electrical Trim Out	5	07/22/11	07/28/11	-24
B13-1400	Punch Out/Final Clean	10	07/29/11	08/11/11	-24
B13-1770	Building Turnover	0		08/11/11	-24



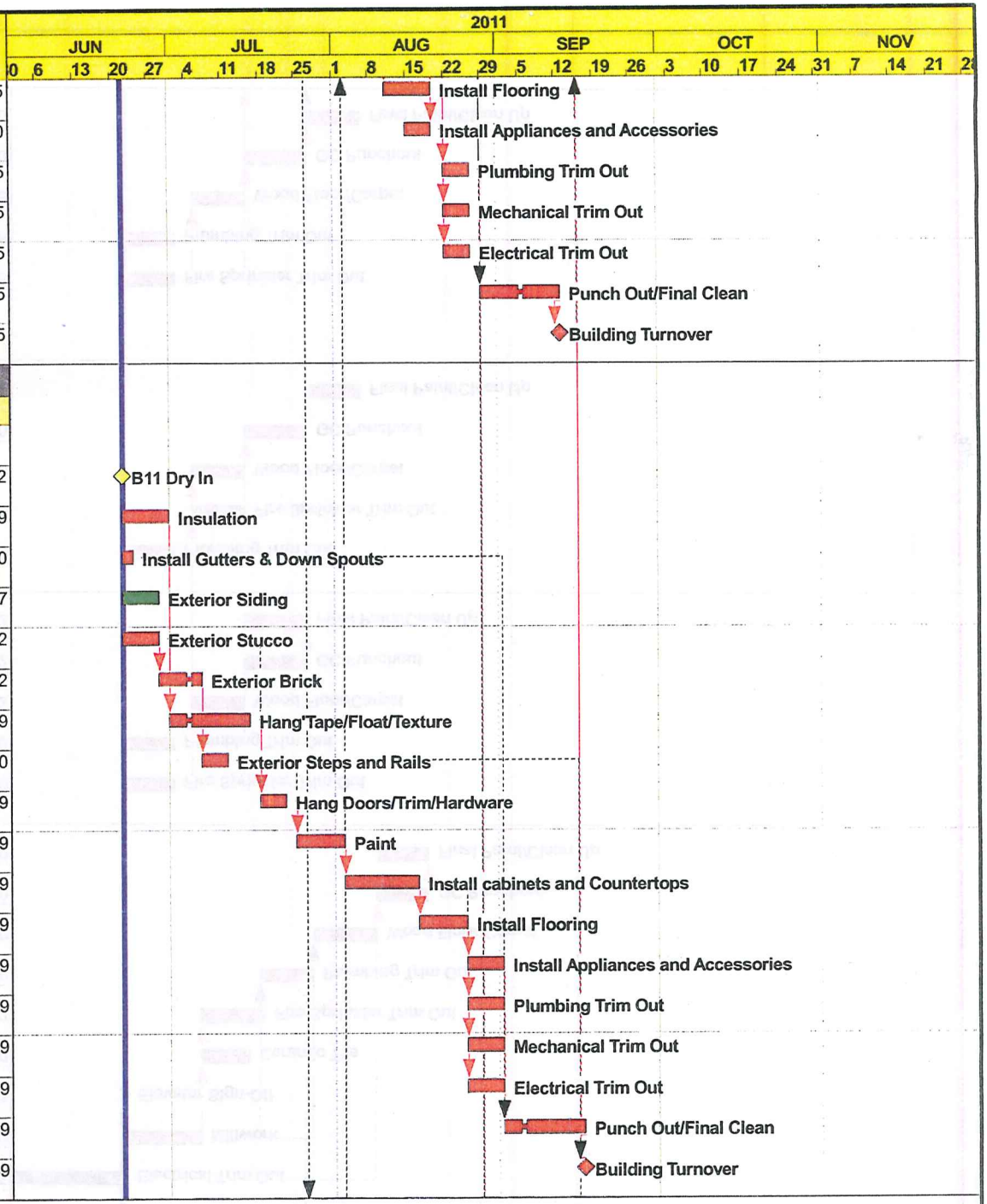
Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
Building 10					
B10-7460	Exterior Siding	5	05/09/11A	06/28/11	-45
B10-8212	Hang Doors/Trim/Hardware	4	06/20/11A	06/27/11	-36
B10-7000	B10 Dry In	0		06/21/11	12
B10-7416	Install Roof Trim & Flashing	3	06/22/11	06/24/11	-3
B10-7421	Install Gutters & Down Spouts	2	06/27/11	06/28/11	-3
B10-7480	Exterior Stucco	5	06/29/11	07/06/11	-45
B10-5521	Exterior Steps and Rails	3	07/07/11	07/11/11	-45
B10-9900	Paint	7	07/12/11	07/20/11	-45
B10-12356	Install cabinets and Countertops	10	07/21/11	08/03/11	-45
B10-9600	Install Flooring	7	08/04/11	08/12/11	-45
B10-11451	Install Appliances and Accessories	5	08/15/11	08/19/11	-40
B10-15403	Plumbing Trim Out	5	08/15/11	08/19/11	-40
B10-15803	Mechanical Trim Out	5	08/15/11	08/19/11	-40
B10-16012	Electrical Trim Out	5	08/15/11	08/19/11	-40
B10-1400	Punch Out/Final Clean	10	08/22/11	09/02/11	-40
B10-1770	Building Turnover	0		09/02/11	-40
Building 12					
B12-7000	B12 Dry In	0		06/21/11	12
B12-7201	Insulation	7	06/22/11	06/30/11	-42
B12-7421	Install Gutters & Down Spouts	2	06/22/11	06/23/11	0
B12-7460	Exterior Siding	5	06/22/11	06/28/11	-45
B12-7480	Exterior Stucco	5	06/29/11	07/06/11	-45
B12-9250	Hang'Tape/Float/Texture	5	07/01/11	07/08/11	-42
B12-4720	Exterior Brick	5	07/07/11	07/13/11	-45
B12-5521	Exterior Steps and Rails	3	07/14/11	07/18/11	-38
B12-8212	Hang Doors/Trim/Hardware	10	07/14/11	07/27/11	-45
B12-9900	Paint	7	07/28/11	08/05/11	-45
B12-12356	Install cabinets and Countertops	10	08/08/11	08/19/11	-45



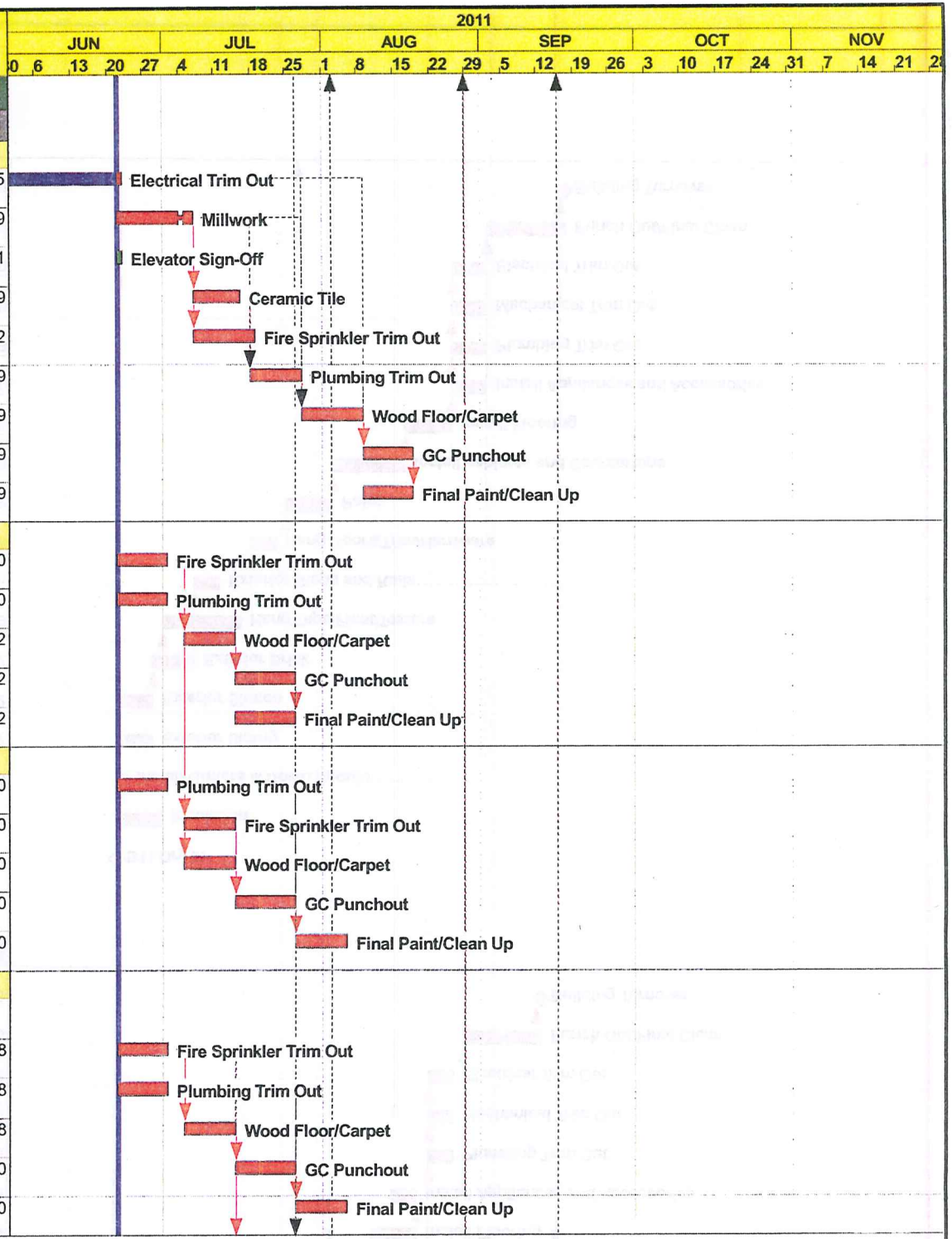
Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
B12-9600	Install Flooring	7	08/11/11	08/19/11	-45
B12-11451	Install Appliances and Accessories	5	08/15/11	08/19/11	-40
B12-15403	Plumbing Trim Out	5	08/22/11	08/26/11	-45
B12-15803	Mechanical Trim Out	5	08/22/11	08/26/11	-45
B12-16012	Electrical Trim Out	5	08/22/11	08/26/11	-45
B12-1400	Punch Out/Final Clean	10	08/29/11	09/12/11	-45
B12-1770	Building Turnover	0		09/12/11	-45

Building 11

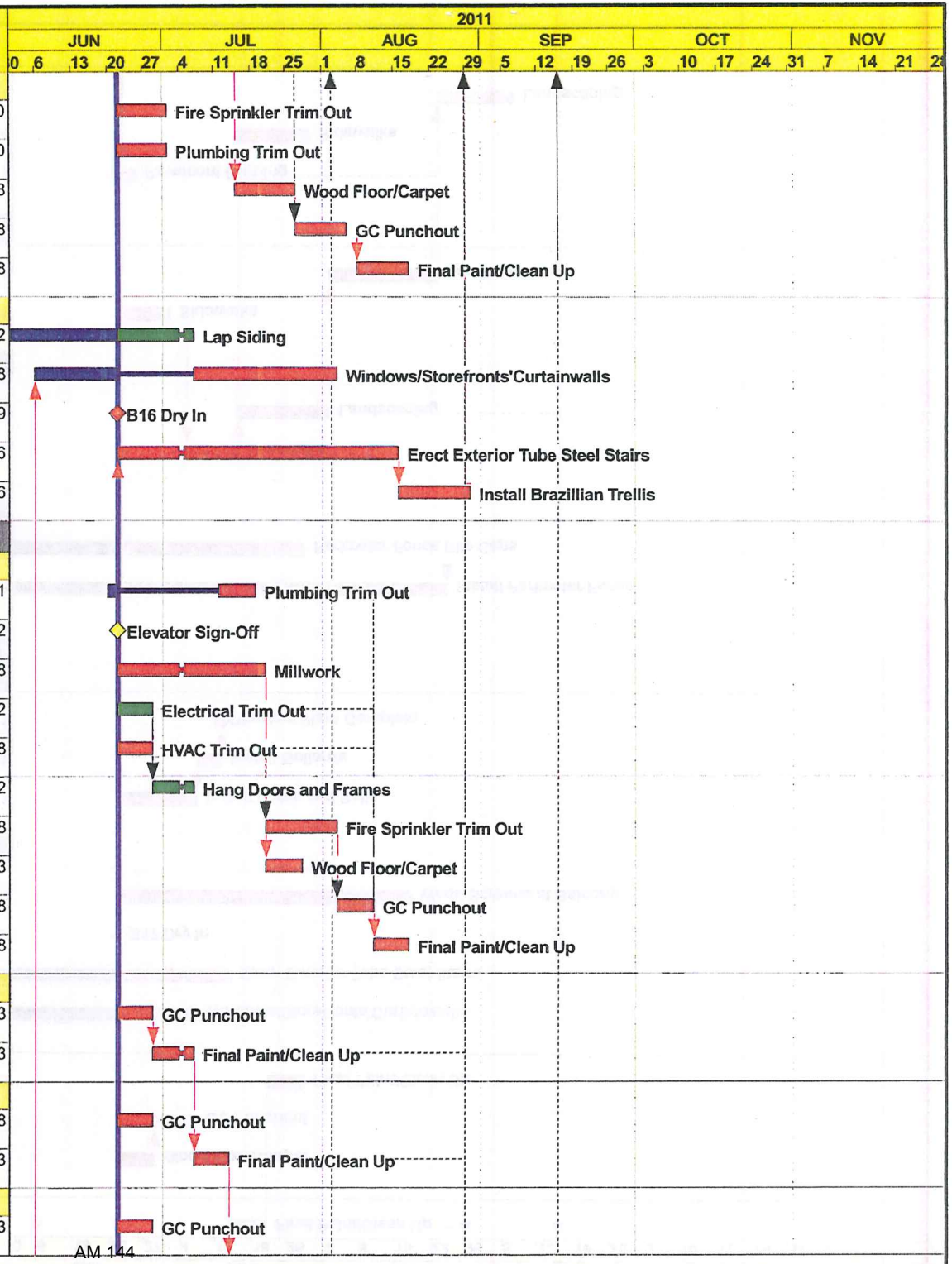
B11-2300	Backfill/Termite Control	0	05/14/11A	05/16/11A	
B11-7000	B11 Dry In	0		06/21/11	12
B11-7201	Insulation	7	06/22/11	06/30/11	-49
B11-7421	Install Gutters & Down Spouts	2	06/22/11	06/23/11	0
B11-7460	Exterior Siding	5	06/22/11	06/28/11	7
B11-7480	Exterior Stucco	5	06/22/11	06/28/11	-42
B11-4720	Exterior Brick	5	06/29/11	07/06/11	-42
B11-9250	Hang'Tape/Float/Texture	10	07/01/11	07/15/11	-49
B11-5521	Exterior Steps and Rails	3	07/07/11	07/11/11	-40
B11-8212	Hang Doors/Trim/Hardware	5	07/18/11	07/22/11	-49
B11-9900	Paint	7	07/25/11	08/02/11	-49
B11-12356	Install cabinets and Countertops	10	08/03/11	08/16/11	-49
B11-9600	Install Flooring	7	08/17/11	08/25/11	-49
B11-11451	Install Appliances and Accessories	5	08/26/11	09/01/11	-49
B11-15403	Plumbing Trim Out	5	08/26/11	09/01/11	-49
B11-15803	Mechanical Trim Out	5	08/26/11	09/01/11	-49
B11-16012	Electrical Trim Out	5	08/26/11	09/01/11	-49
B11-1400	Punch Out/Final Clean	10	09/02/11	09/16/11	-49
B11-1770	Building Turnover	0		09/16/11	-49



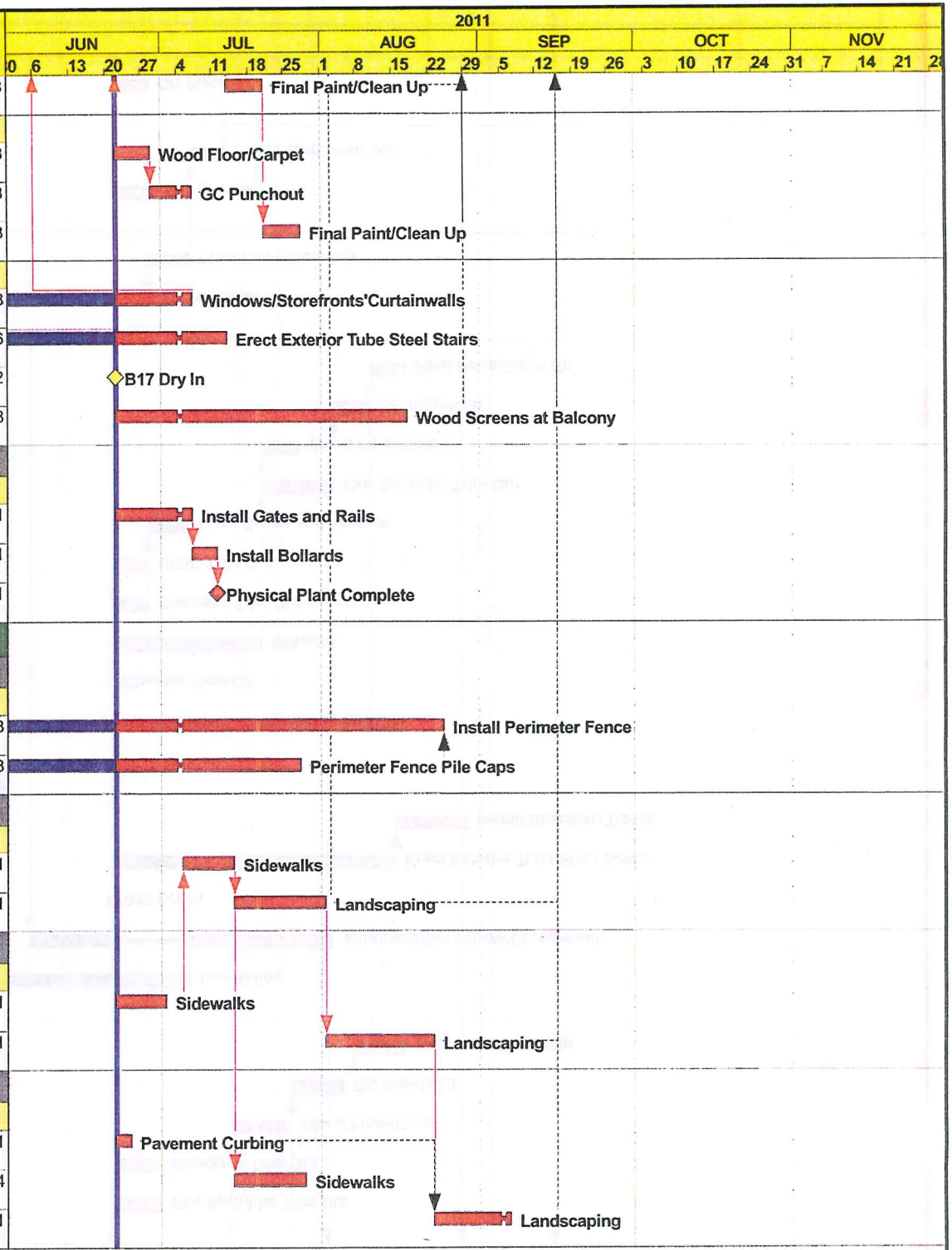
Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
Volume 4					
Building 16					
1ST Floor					
16-22505	Electrical Trim Out	1	05/23/11A	06/22/11	-5
16-22000	Millwork	10	06/22/11	07/06/11	-29
16-24785	Elevator Sign-Off	1	06/22/11	06/22/11	11
16-18000	Ceramic Tile	7	07/07/11	07/15/11	-29
16-22515	Fire Sprinkler Trim Out	8	07/07/11	07/18/11	-22
16-22500	Plumbing Trim Out	8	07/18/11	07/27/11	-29
16-22750	Wood Floor/Carpet	8	07/28/11	08/08/11	-29
16-23750	GC Punchout	8	08/09/11	08/18/11	-29
16-24750	Final Paint/Clean Up	8	08/09/11	08/18/11	-29
2ND Floor					
1025	Fire Sprinkler Trim Out	8	06/22/11	07/01/11	-20
16-225002F	Plumbing Trim Out	8	06/22/11	07/01/11	-20
16-227502F	Wood Floor/Carpet	8	07/05/11	07/14/11	-12
16-237502F	GC Punchout	8	07/15/11	07/26/11	-12
16-247502F	Final Paint/Clean Up	8	07/15/11	07/26/11	-12
3RD Floor					
16-225003F	Plumbing Trim Out	8	06/22/11	07/01/11	-20
1085	Fire Sprinkler Trim Out	8	07/05/11	07/14/11	-20
16-227503F	Wood Floor/Carpet	8	07/05/11	07/14/11	-20
16-237503F	GC Punchout	8	07/15/11	07/26/11	-20
16-247503F	Final Paint/Clean Up	8	07/27/11	08/05/11	-20
4TH Floor					
33604FS2	Electrical Rough In - 4th Floor Section 2	0	08/06/10A	08/09/10A	
1145	Fire Sprinkler Trim Out	8	06/22/11	07/01/11	-28
16-225004F	Plumbing Trim Out	8	06/22/11	07/01/11	-28
16-227504F	Wood Floor/Carpet	8	07/05/11	07/14/11	-28
16-237504F	GC Punchout	8	07/15/11	07/26/11	-20
16-247504F	Final Paint/Clean Up	8	07/27/11	08/05/11	-20



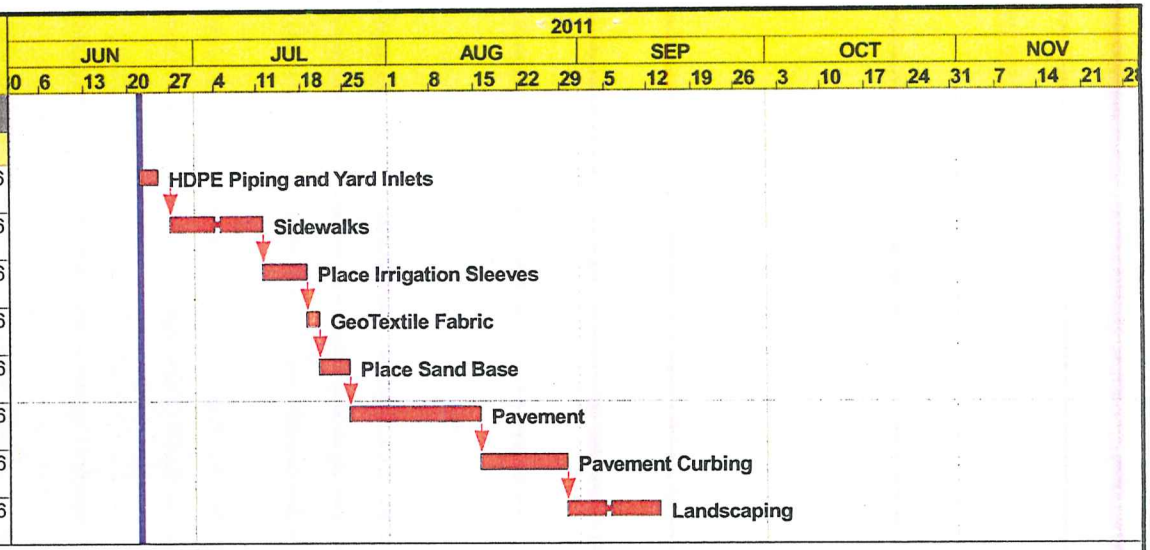
Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
5TH Floor					
1175	Fire Sprinkler Trim Out	8	06/22/11	07/01/11	-20
16-225005F	Plumbing Trim Out	8	06/22/11	07/01/11	-20
16-227505F	Wood Floor/Carpet	8	07/15/11	07/26/11	-28
16-237505F	GC Punchout	8	07/27/11	08/05/11	-28
16-247505F	Final Paint/Clean Up	8	08/08/11	08/17/11	-28
Exterior					
16-8000	Lap Siding	10	05/23/11A	07/06/11	2
16-6000	Windows/Storefronts'Curtainwa	20	06/06/11A	08/03/11	-18
B16-7000	B16 Dry In	0		06/21/11	-29
16-7005	Erect Exterior Tube Steel Stairs	38	06/22/11*	08/15/11	-36
16-7010	Install Brazillian Trellis	10	08/16/11	08/29/11	-36
Building 17					
1ST Floor					
22500	Plumbing Trim Out	5	06/20/11A	07/18/11	-11
24785	Elevator Sign-Off	0		06/21/11	12
22000	Millwork	20	06/22/11	07/20/11	-28
22505	Electrical Trim Out	5	06/22/11	06/28/11	2
22510	HVAC Trim Out	5	06/22/11	06/28/11	-8
17500	Hang Doors and Frames	5	06/29/11	07/06/11	2
22515	Fire Sprinkler Trim Out	10	07/21/11	08/03/11	-28
22750	Wood Floor/Carpet	5	07/21/11	07/27/11	-23
23750	GC Punchout	5	08/04/11	08/10/11	-28
24750	Final Paint/Clean Up	5	08/11/11	08/17/11	-28
2ND Floor					
237502F	GC Punchout	5	06/22/11	06/28/11	-13
247502F	Final Paint/Clean Up	5	06/29/11	07/06/11	-13
3RD Floor					
237502F3F	GC Punchout	5	06/22/11	06/28/11	-8
247502F3F	Final Paint/Clean Up	5	07/07/11	07/13/11	-13
4TH Floor					
237502F4F	GC Punchout	5	06/22/11	06/28/11	-3



Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
247502F4F	Final Paint/Clean Up	5	07/14/11	07/20/11	-13
5TH Floor					
227502F5F	Wood Floor/Carpet	5	06/22/11	06/28/11	-3
237502F5F	GC Punchout	5	06/29/11	07/06/11	-3
247502F5F	Final Paint/Clean Up	5	07/21/11	07/27/11	-13
Exterior					
6000	Windows/Storefronts'Curtainwa	10	11/15/10A	07/06/11	-18
7005	Erect Exterior Tube Steel Stairs	15	02/21/11A	07/13/11	-36
B17-7000	B17 Dry In	0		06/21/11	12
11000	Wood Screens at Balcony	40	06/22/11	08/17/11	-28
PHYP					
12339	Install Gates and Rails	10	06/22/11	07/06/11	-11
12349	Install Bollards	3	07/07/11	07/11/11	-11
12309	Physical Plant Complete	0		07/11/11	-11
Site					
Site Work					
02100-11	Install Perimeter Fence	45	05/17/11A	08/24/11	-33
02100-6	Perimeter Fence Pile Caps	25	05/24/11A	07/27/11	-23
Volume 1 Site Work					
02200-120	Sidewalks	8	07/05/11	07/14/11	-41
02200-110	Landscaping	12	07/15/11	08/01/11	-41
Volume 2 Site Work					
1030	Sidewalks	8	06/22/11	07/01/11	-41
1040	Landscaping	15	08/02/11	08/22/11	-41
Volume 3 Site Work					
1070	Pavement Curbing	3	06/22/11	06/24/11	-1
1080	Sidewalks	10	07/15/11	07/28/11	-14
1090	Landscaping	10	08/23/11	09/06/11	-41

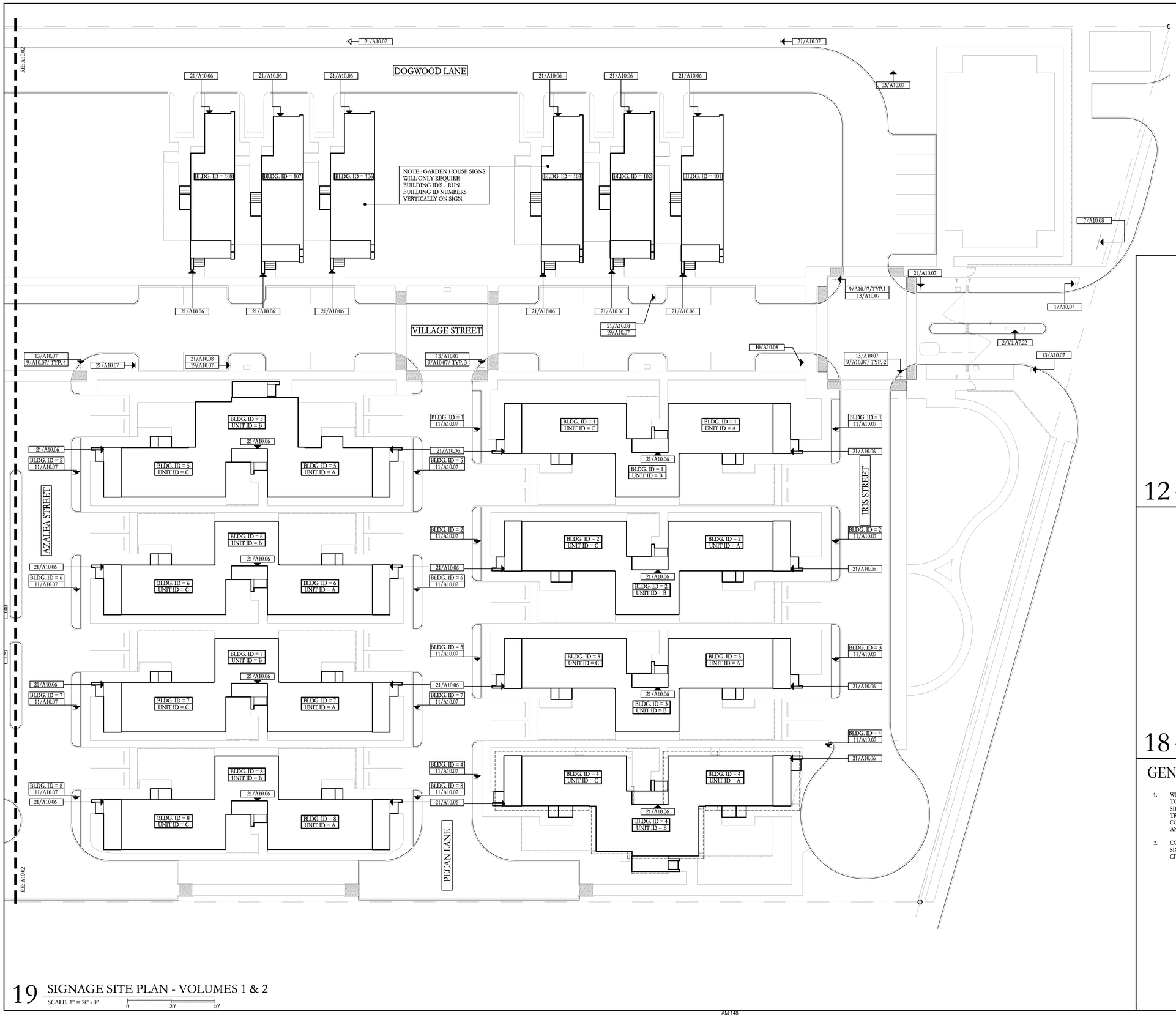


Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float
Volume 4 Site Work					
02200-80V4	HDPE Piping and Yard Inlets	3	06/22/11	06/24/11	-46
1130	Sidewalks	10	06/27/11	07/11/11	-46
1245	Place Irrigation Sleeves	5	07/12/11	07/18/11	-46
02200-60V4	GeoTextile Fabric	2	07/19/11	07/20/11	-46
02200-60V9	Place Sand Base	3	07/21/11	07/25/11	-46
1110	Pavement	15	07/26/11	08/15/11	-46
1120	Pavement Curbing	10	08/16/11	08/29/11	-46
1140	Landscaping	10	08/30/11	09/13/11	-46



PROJECT NAME:	**Village de Jardin**
TOTAL BUDGET:	$49,254,564.00
WALTON/CORE	
Original Contract	$40,430,000.00
Change Orders	$313,024.00
Current Contract	$40,743,024.00
Landscaping	
Scheduled Value	$708,906.00
Drawn to Date	$171,190.00
% to Date	24%

		LANDSCAPING DRAW REQUEST (June 2011)			LANDSCAPING DRAW REQUEST (July 2011)		
		Plants & Ground Cover			**Plants & Ground Cover**		
Location	Scheduled Value	Draw Amount	Draw to Date	% to Date	Draw Amount	Draw to Date	% to Date
Volume 1	$26,806.00			0%		$0.00	0%
Volume 1A	$40,209.00			0%		$0.00	0%
Volume 2	$26,806.00			0%		$0.00	0%
Volume 2A	$40,209.00			0%		$0.00	0%
Volume 3	$53,611.00			0%		$0.00	0%
Volume 3A	$80,417.00			0%		$0.00	0%
Volume 4	$53,611.00			0%		$0.00	0%
Volume 4A	$93,482.00			0%		$0.00	0%
TOTALS	$415,151.00	$0.00	$0.00	0%	$0.00	$0.00	0%
		Irrigation			**Irrigation**		
Location	Scheduled Value	Draw Amount	Draw to Date	% to Date	Draw Amount	Draw to Date	% to Date
Volume 1	$11,981.00		$1,797.00	15%		$1,797.00	15%
Volume 1A	$16,774.00		$2,516.00	15%		$2,516.00	15%
Volume 2	$11,981.00		$1,797.00	15%		$1,797.00	15%
Volume 2A	$16,774.00		$2,516.00	15%		$2,516.00	15%
Volume 3	$11,981.00		$2,636.00	22%		$2,636.00	22%
Volume 3A	$16,774.00		$3,690.00	22%		$3,690.00	22%
Volume 4	$11,981.00	$1,797.00	$0.00	0%		$1,797.00	15%
Volume 4A	$16,774.00	$2,516.00	$0.00	0%		$2,516.00	15%
TOTALS	$115,020.00	$4,313.00	$14,952.00	13%	$0.00	$19,265.00	17%
		Drainage			**Drainage**		
Location	Scheduled Value	Draw Amount	Draw to Date	% to Date	Draw Amount	Draw to Date	% to Date
Vols 1-2	$89,300.00	$16,967.00	$58,938.00	66%		$75,905.00	85%
Vols 3-4	$89,435.00	$16,993.00	$59,027.00	66%		$76,020.00	85%
TOTALS	$178,735.00	$33,960.00	$117,965.00	66%	$0.00	$151,925.00	85%



19 SIGNAL SITE PLAN - VOLUMES 1 & 2

SCALE: 1" = 20' - 0"

0 20' 40'

12 NOT USED

0

18 NOT USED

0

GENERAL NOTES

1. WHERE BUILDING ID AND UNIT ID SIGNS ARE TO BE INSTALLED ON FIBER CEMENT TRIM SIDING, USE 5/4" SMOOTH FACE FIBER CEMENT TRIM AS A BASE FOR MOUNTING SIGN. CONTRACTOR IS TO COORDINATE LOCATION AND SIZES WITH ARCHITECT. TYPICAL..

2. CONTRACTOR IS TO COORDINATE TRAFFIC SIGN LOCATIONS WITH STREET STRIPING ; RE: CIVIL.

HOLLY & SMITH ARCHITECTS, APAC
208 NORTH CATE 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

MICHAEL F. HOLLY
NO. 2166
STATE OF LOUISIANA
REGISTERED ARCHITECT

DRAWN BY XX
REVISED BY XX

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PROJECT NO 07020
DATE 07.23.09
REVISIONS BID SET

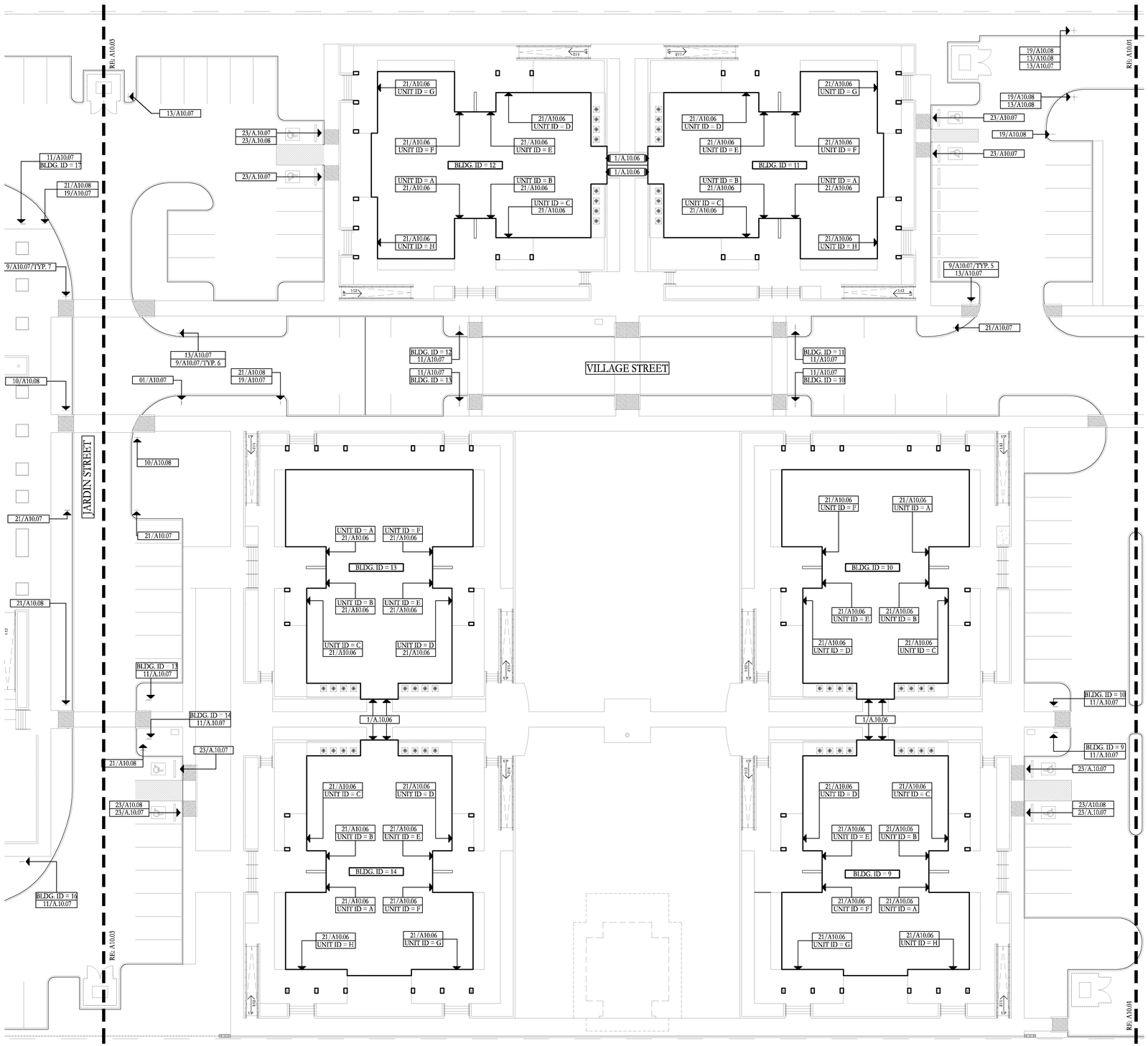
State Project #: 01-107-05b-13

VOL. 0
Site Signage

A10.01

H/S

XREFS: 07020_Site Blocks (07020 VOL0 PW-A1001.240.07020 - Site Plan - BasePlan (07020 VOL0 A C~orfgfd (07020 VOL0 A C~orfgfd & shft ground floor corridor (07020 VOL0 sheetplans (07020 VOL0 A~orfgfd (07020 VOL0 B~orfgfd (07020 VOL0 sheetplans (07020 VOL0 sheetplans (07020 VOL0 A~orfgfd (07020 VOL0 sheetplans (07020 VOL0 sheetplans (07020 VOL0 sheetplans



19 SIGNAGE SITE PLAN - VOLUME 3

SCALE: 1" = 20' - 0" (0, 20', 40')

6 NOT USED

12 NOT USED

18 NOT USED

GENERAL NOTES

1. WHERE BUILDING ID AND UNIT ID SIGNS ARE TO BE INSTALLED ON FIBER CEMENT TRIM SIIDING, USE 5/4" SMOOTH FACE FIBER CEMENT TRIM AS A BASE FOR MOUNTING SIGN. CONTRACTOR IS TO COORDINATE LOCATION AND SIZES WITH ARCHITECT. TYPICAL..
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Gaslight
Village de Jardin
new orleans, louisiana
State Project #: 01-107-05b-13, Part AQ

MICHAEL F. HOLLY NO. 2166 STATE OF LOUISIANA REGISTERED ARCHITECT

DRAWN BY XX
REVISED BY XX

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PROJECT NO 07020
DATE 07.23.09
REVISIONS
BID SET

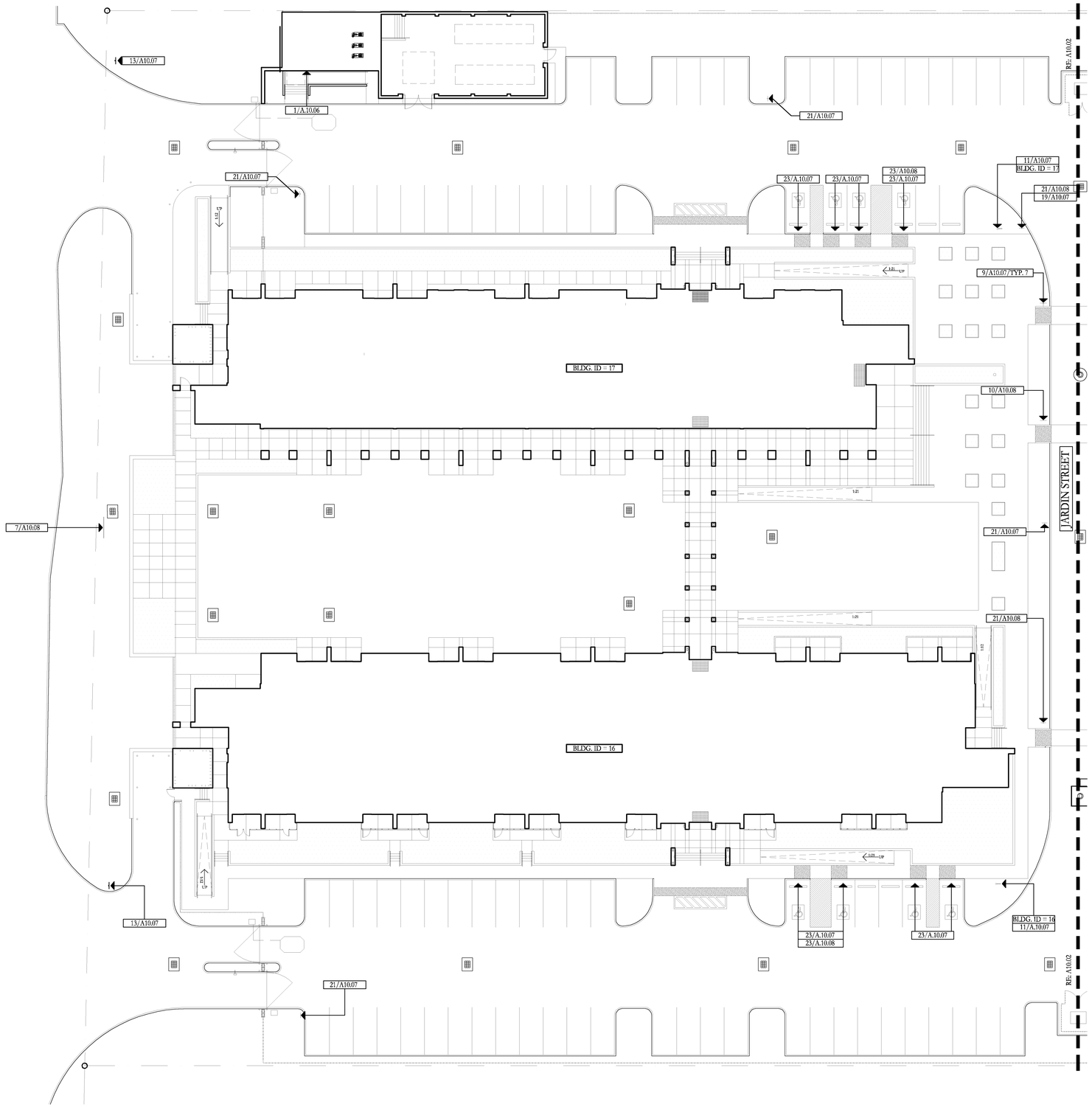
State Project #: 01-107-05b-13

VOL. 0
Site Signage

A10.02

H/S

PLOT DATE: 07/23/09 - 10:29:39 AM
FILE NAME: G:\CAD (07020)\Custom Docs\Sheets\Volume 0 - Site\07020-V0-A10.02.dwg
XREFS: 07020_Title Blocks.(07020-V0-PS-A1302.24); 07020 - Site Plan - RasterPlan; (07020-V0-A1.10.dwg); (07020-V0-A1.B.dwg); (07020-V0-A1.C.dwg); (07020-V0-A1.dwg); (07020-V0-A2.0.dwg); (07020-V0-A3.A.dwg); (07020-V0-A3.B.dwg); (07020-V0-A3.C.dwg); (07020-V0-A4.dwg); (07020-V0-A5.dwg); (07020-V0-A6.dwg); (07020-V0-A7.dwg); (07020-V0-A8.dwg); (07020-V0-A9.dwg); (07020-V0-A10.dwg); (07020-V0-A11.dwg); (07020-V0-A12.dwg); (07020-V0-A13.dwg); (07020-V0-A14.dwg); (07020-V0-A15.dwg); (07020-V0-A16.dwg); (07020-V0-A17.dwg); (07020-V0-A18.dwg); (07020-V0-A19.dwg); (07020-V0-A20.dwg); (07020-V0-A21.dwg); (07020-V0-A22.dwg); (07020-V0-A23.dwg); (07020-V0-A24.dwg); (07020-V0-A25.dwg); (07020-V0-A26.dwg); (07020-V0-A27.dwg); (07020-V0-A28.dwg); (07020-V0-A29.dwg); (07020-V0-A30.dwg); (07020-V0-A31.dwg); (07020-V0-A32.dwg); (07020-V0-A33.dwg); (07020-V0-A34.dwg); (07020-V0-A35.dwg); (07020-V0-A36.dwg); (07020-V0-A37.dwg); (07020-V0-A38.dwg); (07020-V0-A39.dwg); (07020-V0-A40.dwg); (07020-V0-A41.dwg); (07020-V0-A42.dwg); (07020-V0-A43.dwg);



19 SIGNAGE SITE PLAN - VOLUME 4

SCALE: 1" = 20' - 0" 0 20' 40'

6 NOT USED

0

12 NOT USED

0

18 NOT USED

0

GENERAL NOTES

1. WHERE BUILDING ID AND UNIT ID SIGNS ARE TO BE INSTALLED ON FIBER CEMENT TRIM SIDING, USE 5/4" SMOOTH FACE FIBER CEMENT TRIM AS A BASE FOR MOUNTING SIGN. CONTRACTOR IS TO COORDINATE LOCATION AND SIZES WITH ARCHITECT. TYPICAL.

2. CONTRACTOR IS TO COORDINATE TRAFFIC SIGN LOCATIONS WITH STREET STRIPING ; RE: CIVIL.

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Gaslight
Village de Jardin
new orleans, louisiana

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

MICHAEL F. HOLLY No. 2166 STATE OF LOUISIANA REGISTERED ARCHITECT

DRAWN BY

REVISED BY

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PROJECT NO 07020

DATE 07.23.09

REVISIONS BID SET

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

VOL. 0
Site Signage

A10.03

H/S

XREFS: 07020_Site Blocks (07020-V0-PK-A1309.240) (07020 - Site Plan - RunPlan) (07020-V0-A Arrowplan) (07020-V0-A Arrowplan-Night) (07020-V0-B Arrowplan-Night) (07020-V0-B Arrowplan-Night-01) (07020-V0-C Arrowplan) (07020-V0-Z Arrowplan) (07020-V0-A Arrowplan-01) (07020-V0-B Arrowplan-01) (07020 - Block Bldg - RunPlan) (07020-V0-A C~v4.dgn) (07020-V0-A v4~digital & slab ground floor condos) (07020-V0-Arch v4.dwg) (07020-V0-A v4~digital) (07020-V0-B v4~digital) (07020-V0-Arrowplan~digital) (07020-V0-Arrowplan~digital) (07020-V0-Arrowplan

PLOTTED: Jul 20, 2009 3:40pm BY: paul

STREET IDENTIFICATION SIGNAGE

TYPE	DESCRIPTION	TYPE OF SIGNAGE	REFERENCE	BUILDING	ROOM ID	QTY.	TEXT	LOCATION NOTES
1	STREET SIGN	POST AND PANEL SIGN	9/A.10.07	N/A	N/A	1	VILLAGE STREET	
	STREET SIGN	POST AND PANEL SIGN	9/A.10.07	N/A	N/A	1	DOGWOOD LANE	
2	STREET SIGN	POST AND PANEL SIGN	9/A.10.07	N/A	N/A	1	VILLAGE STREET	
	STREET SIGN	POST AND PANEL SIGN	9/A.10.07	N/A	N/A	1	IRIS STREET	
3	STREET SIGN	POST AND PANEL SIGN	9/A.10.07	N/A	N/A	1	VILLAGE STREET	
	STREET SIGN	POST AND PANEL SIGN	9/A.10.07	N/A	N/A	1	PECAN LANE	
4	STREET SIGN	POST AND PANEL SIGN	9/A.10.07	N/A	N/A	1	VILLAGE STREET	
	STREET SIGN	POST AND PANEL SIGN	9/A.10.07	N/A	N/A	1	AZALEA STREET	
5	STREET SIGN	POST AND PANEL SIGN	9/A.10.07	N/A	N/A	1	VILLAGE STREET	
	STREET SIGN	POST AND PANEL SIGN	9/A.10.07	N/A	N/A	1	DOGWOOD LANE	
6	STREET SIGN	POST AND PANEL SIGN	9/A.10.07	N/A	N/A	1	VILLAGE STREET	
	STREET SIGN	POST AND PANEL SIGN	9/A.10.07	N/A	N/A	1	JARDIN STREET	
7	STREET SIGN	POST AND PANEL SIGN	9/A.10.07	N/A	N/A	1	VILLAGE STREET	
	STREET SIGN	POST AND PANEL SIGN	9/A.10.07	N/A	N/A	1	JARDIN STREET	

VOLUME 3 SIGNAGE - EXTERIOR

MARK	DESCRIPTION	TYPE OF SIGNAGE	REFERENCE	BUILDING	ROOM ID	QTY.	TEXT	LOCATION NOTES
ELECTRICAL 2 / 106	ROOM ID SIGN	ADA EXT.WALL MOUNTED SIGN	1/A.10.06	BUILDING 9	9-1	1	ELECTRICAL ROOM	
RISER ROOM 2 / 105	ROOM ID SIGN	ADA EXT.WALL MOUNTED SIGN	1/A10.06	BUILDING 9	9-2	1	SPRINKLER ROOM	
ELECTRICAL 1 / 104	ROOM ID SIGN	ADA EXT.WALL MOUNTED SIGN	1/A10.06	BUILDING 10	10-1	1	ELECTRICAL ROOM	
RISER ROOM 1 / 103	ROOM ID SIGN	ADA EXT.WALL MOUNTED SIGN	1/A10.06	BUILDING 10	10-2	1	SPRINKLER ROOM	
ELECTRICAL 1 / 104	ROOM ID SIGN	ADA EXT.WALL MOUNTED SIGN	1/A10.06	BUILDING 11	11-1	1	ELECTRICAL ROOM	
RISER ROOM 1 / 103	ROOM ID SIGN	ADA EXT.WALL MOUNTED SIGN	1/A10.06	BUILDING 11	11-2	1	SPRINKLER ROOM	
ELECTRICAL 2 / 106	ROOM ID SIGN	ADA EXT.WALL MOUNTED SIGN	1/A10.06	BUILDING 12	12-1	1	ELECTRICAL ROOM	
RISER ROOM 2 / 105	ROOM ID SIGN	ADA EXT.WALL MOUNTED SIGN	1/A10.06	BUILDING 12	12-2	1	SPRINKLER ROOM	
ELECTRICAL 1 / 104	ROOM ID SIGN	ADA EXT.WALL MOUNTED SIGN	1/A10.06	BUILDING 13	13-1	1	ELECTRICAL ROOM	
RISER ROOM 1 / 103	ROOM ID SIGN	ADA EXT.WALL MOUNTED SIGN	1/A10.06	BUILDING 13	13-2	1	SPRINKLER ROOM	
ELECTRICAL 2 / 106	ROOM ID SIGN	ADA EXT.WALL MOUNTED SIGN	1/A10.06	BUILDING 14	14-1	1	ELECTRICAL ROOM	
RISER ROOM 2 / 105	ROOM ID SIGN	ADA EXT.WALL MOUNTED SIGN	1/A10.06	BUILDING 14	14-2	1	SPRINKLER ROOM	

VOLUME 4 SIGNAGE - 1ST FLOOR - WEST WING

	DESCRIPTION	ARCH. ROOM	REFERENCE	BUILDING	ROOM ID	QTY.	TEXT	LOCATION NOTES
	STAIR ID SIGN	STAIR #1 - 100	7/A10.06	BUILDING 16	16-100	2	STAIR 16-100	SEE NOTE ON ELEVATION
	STAIRWELL ID SIGN	STAIR #1 - 100	9/A10.06	BUILDING 16	16-100	1	FLOOR 1, STAIR 16-100	
	RESTROOM ID SIGN	TOILET 102	2/A10.06	BUILDING 16	16-101	1	RESTROOM 16-101	
	ROOM ID SIGN	LAUNDRY 104	1/A10.06	BUILDING 16	16-102	1	LAUNDRY 16-102	
	ROOM ID SIGN	JANITOR 103	1/A10.06	BUILDING 16	16-103	1	JANITOR 16-103	
	ROOM ID SIGN	DATA 111	1/A10.06	BUILDING 16	16-104	1	DATA 16-104	
	ROOM ID SIGN	MECHANICAL 108	1/A10.06	BUILDING 16	16-105	1	MECHANICAL 16-105	
	ROOM ID SIGN	ELEVATOR EQUIPMENT 109	1/A10.06	BUILDING 16	16-106	1	ELEVATOR EQUIPMENT 16-106	
	ROOM ID SIGN	CARTS 110	1/A10.06	BUILDING 16	16-107	1	CARTS 16-107	
	ROOM ID SIGN W/ PICTURE INSERT	UX18	6/A10.06	BUILDING 16	16-1A	1	16-1A	
	ROOM ID SIGN W/ PICTURE INSERT	UX17	6/A10.06	BUILDING 16	16-1B	1	16-1B	
	ROOM ID SIGN W/ PICTURE INSERT	UX15	6/A10.06	BUILDING 16	16-1C	1	16-1C	
	ROOM ID SIGN W/ PICTURE INSERT	UX16	6/A10.06	BUILDING 16	16-1D	1	16-1D	
	ROOM ID SIGN W/ PICTURE INSERT	UX14	6/A10.06	BUILDING 16	16-1E	1	16-1E	
	ROOM ID SIGN W/ PICTURE INSERT	UX13	6/A10.06	BUILDING 16	16-1F	1	16-1F	
	ROOM ID SIGN W/ PICTURE INSERT	UX11	6/A10.06	BUILDING 16	16-1G	1	16-1G	
	ROOM ID SIGN W/ PICTURE INSERT	UX12	6/A10.06	BUILDING 16	16-1H	1	16-1H	
	ROOM ID SIGN W/ PICTURE INSERT	UX10	6/A10.06	BUILDING 16	16-1I	1	16-1I	
	ROOM ID SIGN W/ PICTURE INSERT	UX09	6/A10.06	BUILDING 16	16-1J	1	16-1J	
	ROOM ID SIGN W/ PICTURE INSERT	UX07	6/A10.06	BUILDING 16	16-1K	1	16-1K	
	ROOM ID SIGN W/ PICTURE INSERT	UX08	6/A10.06	BUILDING 16	16-1L	1	16-1L	
	ROOM ID SIGN W/ PICTURE INSERT	UX06	6/A10.06	BUILDING 16	16-1M	1	16-1M	
	ROOM ID SIGN W/ PICTURE INSERT	UX05	6/A10.06	BUILDING 16	16-1N	1	16-1N	
	ROOM ID SIGN W/ PICTURE INSERT	UX03	6/A10.06	BUILDING 16	16-1O	1	16-1O	
	ROOM ID SIGN W/ PICTURE INSERT	UX04	6/A10.06	BUILDING 16	16-1P	1	16-1P	
	ROOM ID SIGN W/ PICTURE INSERT	UX02	6/A10.06	BUILDING 16	16-1Q	1	16-1Q	
	ROOM ID SIGN W/ PICTURE INSERT	UX01	6/A10.06	BUILDING 16	16-1R	1	16-1R	
	STAIR ID SIGN	STAIR #2 - X116	7/A10.06	BUILDING 16	16-108	2	STAIR 16-108	COORDINATE MOUNTING LOCATION WITH ARCHITECT
	STAIRWELL ID SIGN	STAIR #2 - X116	9/A10.06	BUILDING 16	16-108	1	FLOOR 1, STAIR 16-108	
	ROOM ID SIGN	ELECTRICAL 114	1/A10.06	BUILDING 16	16-109	2	ELECTRICAL 16-109	1 SIGN ADJACENT TO DOOR 114A & 1 SIGN ADJACENT TO DOOR 114B
	ROOM ID SIGN	GARBAGE 115	1/A10.06	BUILDING 16	16-110	1	GARBAGE 16-110	

VOLUME 4 SIGNAGE - 2ND, 3RD, 4TH, 5TH FLOORS - WEST WING

DESCRIPTION	ARCH. ROOM	REFERENCE	BUILDING	ROOM ID	QTY. / PER FLOOR	TEXT	LOCATION NOTES
STAIR ID SIGN	STAIR #1 - X00	7/A10.06	BUILDING 16	16-"X"00	2 / FLOOR	STAIR 16-"X"00	"X" DENOTES FLOOR LEVEL, SEE NOTE ON ELEVATION
STAIRWELL ID SIGN	STAIR #1 - X00	9/A10.06	BUILDING 16	16-"X"00	1 / FLOOR	FLOOR 1, STAIR 16-"X"00	"X" DENOTES FLOOR LEVEL, SEE NOTE ON ELEVATION
ROOM ID SIGN	JANITOR - X04	1/A10.06	BUILDING 16	16-"X"01	1 / FLOOR	JANITOR 16-"X"01	"X" DENOTES FLOOR LEVEL, SEE NOTE ON ELEVATION
ROOM ID SIGN	MECHANICAL - X05	1/A10.06	BUILDING 16	16-"X"02	1 / FLOOR	MECHANICAL 16-"X"02	"X" DENOTES FLOOR LEVEL, SEE NOTE ON ELEVATION
ROOM ID SIGN	DATA - X06	1/A10.06	BUILDING 16	16-"X"03	1 / FLOOR	DATA 16-"X"03	"X" DENOTES FLOOR LEVEL, SEE NOTE ON ELEVATION
ROOM ID SIGN	LAUNDRY - X03	1/A10.06	BUILDING 16	16-"X"04	1 / FLOOR	LAUNDRY 16-"X"04	"X" DENOTES FLOOR LEVEL, SEE NOTE ON ELEVATION
ROOM ID SIGN W/ PICTURE INSERT	UX18	6/A10.06	BUILDING 16	16-"X"A	1 / FLOOR	16-"X"A	"X" DENOTES FLOOR LEVEL, SEE NOTE ON ELEVATION
ROOM ID SIGN W/ PICTURE INSERT	UX17	6/A10.06	BUILDING 16	16-"X"B	1 / FLOOR	16-"X"B	"X" DENOTES FLOOR LEVEL, SEE NOTE ON ELEVATION
ROOM ID SIGN W/ PICTURE INSERT	UX14	6/A10.06	BUILDING 16	16-"X"C	1 / FLOOR	16-"X"C	"X" DENOTES FLOOR LEVEL, SEE NOTE ON ELEVATION
ROOM ID SIGN W/ PICTURE INSERT	UX16	6/A10.06	BUILDING 16	16-"X"D	1 / FLOOR	16-"X"D	"X" DENOTES FLOOR LEVEL, SEE NOTE ON ELEVATION
ROOM ID SIGN W/ PICTURE INSERT	UX13	6/A10.06	BUILDING 16	16-"X"E	1 / FLOOR	16-"X"E	"X" DENOTES FLOOR LEVEL, SEE NOTE ON ELEVATION
ROOM ID SIGN W/ PICTURE INSERT	UX15	6/A10.06	BUILDING 16	16-"X"F	1 / FLOOR	16-"X"F	"X" DENOTES FLOOR LEVEL, SEE NOTE ON ELEVATION
ROOM ID SIGN W/ PICTURE INSERT	UX11	6/A10.06	BUILDING 16	16-"X"G	1 / FLOOR	16-"X"G	"X" DENOTES FLOOR LEVEL, SEE NOTE ON ELEVATION
ROOM ID SIGN W/ PICTURE INSERT	UX12	6/A10.06	BUILDING 16	16-"X"H	1 / FLOOR	16-"X"H	"X" DENOTES FLOOR LEVEL, SEE NOTE ON ELEVATION
ROOM ID SIGN W/ PICTURE INSERT	UX10	6/A10.06	BUILDING 16	16-"X"I	1 / FLOOR	16-"X"I	"X" DENOTES FLOOR LEVEL, SEE NOTE ON ELEVATION
ROOM ID SIGN W/ PICTURE INSERT	UX09	6/A10.06	BUILDING 16	16-"X"J	1 / FLOOR	16-"X"J	"X" DENOTES FLOOR LEVEL, SEE NOTE ON ELEVATION
ROOM ID SIGN W/ PICTURE INSERT	UX07	6/A10.06	BUILDING 16	16-"X"K	1 / FLOOR	16-"X"K	"X" DENOTES FLOOR LEVEL, SEE NOTE ON ELEVATION
ROOM ID SIGN W/ PICTURE INSERT	UX08	6/A10.06	BUILDING 16	16-"X"L	1 / FLOOR	16-"X"L	"X" DENOTES FLOOR LEVEL, SEE NOTE ON ELEVATION
ROOM ID SIGN W/ PICTURE INSERT	UX06	6/A10.06	BUILDING 16	16-"X"M	1 / FLOOR	16-"X"M	"X" DENOTES FLOOR LEVEL, SEE NOTE ON ELEVATION
ROOM ID SIGN W/ PICTURE INSERT	UX05	6/A10.06	BUILDING 16	16-"X"N	1 / FLOOR	16-"X"N	"X" DENOTES FLOOR LEVEL, SEE NOTE ON ELEVATION
ROOM ID SIGN W/ PICTURE INSERT	UX03	6/A10.06	BUILDING 16	16-"X"O	1 / FLOOR	16-"X"O	"X" DENOTES FLOOR LEVEL, SEE NOTE ON ELEVATION
ROOM ID SIGN W/ PICTURE INSERT	UX04	6/A10.06	BUILDING 16	16-"X"P	1 / FLOOR	16-"X"P	"X" DENOTES FLOOR LEVEL, SEE NOTE ON ELEVATION
ROOM ID SIGN W/ PICTURE INSERT	UX02	6/A10.06	BUILDING 16	16-"X"Q	1 / FLOOR	16-"X"Q	"X" DENOTES FLOOR LEVEL, SEE NOTE ON ELEVATION

VOLUME 4 SIGNAGE - 2ND, 3RD, 4TH, 5TH FLOOR - WEST WING

	DESCRIPTION	ARCH. ROOM	REFERENCE	BUILDING	ROOM ID	QTY. / FLOOR	TEXT	LOCATION NOTES
	ROOM ID SIGN W/ PICTURE INSERT	UX01	6/A10.06	BUILDING 16	16-"X"R	2 / FLOOR	STAIR 16 - "X"05	"X" DENOTES FLOOR NUMBER. SEE NOTE ON ELEVATION
	STAIR ID SIGN	STAIR #2 - X12	7/A10.06	BUILDING 16	16-X05	1 / FLOOR	FLOOR "X" STAIR 16-"X"05	"X" DENOTES FLOOR NUMBER. SEE NOTE ON ELEVATION
	STAIRWELL ID SIGN	STAIR #2 - X12	9/A10.06	BUILDING 16	16-X05	1 / FLOOR	16- XR	"X" DENOTES FLOOR NUMBER. SEE NOTE ON ELEVATION
	ROOM ID SIGN	CHUTE ROOM - X09	1/A10.06	BUILDING 16	16-206	1 / FLOOR	CHUTE ROOM 16-"X"06	"X" DENOTES FLOOR NUMBER. SEE NOTE ON ELEVATION
	ROOM ID SIGN	ELECTRICAL - X10	1/A10.06	BUILDING 16	16-207	1 / FLOOR	ELECTRICAL 16-"X"07	"X" DENOTES FLOOR NUMBER. SEE NOTE ON ELEVATION

VOLUME 4 SIGNAGE - 1ST FLOOR - EAST WING

DESCRIPTION	ARCH. ROOM	REFERENCE	BUILDING	ROOM ID	QTY. / FLOOR	TEXT	LOCATION NOTES
STAIR ID SIGN	STAIR #1 - 100	7/A10.06	BUILDING 17	17-100	2	STAIR #1 17-100	SEE NOTE ON ELEVATION.
STAIRWELL ID SIGN	STAIR #1 - 100	9/A10.06	BUILDING 17	17-100	1	FLOOR 1, STAIRWELL 1	
ROOM ID SIGN	WAITING - 105	1/A10.06	BUILDING 17	17-101	1	ADMINISTRATION 17-101	
ROOM ID SIGN	WORKROOM - 107	1/A10.06	BUILDING 17	17-102	1	WORKROOM 17-102	
ROOM ID SIGN	CONFERENCE - 110	1/A10.06	BUILDING 17	17-103	1	CONFERENCE ROOM 17-103	
ROOM ID SIGN	FILES - 111	1/A10.06	BUILDING 17	17-104	1	FILES 17-104	
ROOM ID SIGN	CLOSET - 108	1/A10.06	BUILDING 17	17-105	1	CLOSET 17-105	
OFFICE ID SIGN	STORAGE - 112	1/A10.06	BUILDING 17	17-106	1	STORAGE 17-106	
OFFICE ID SIGN	MARKETING - 116	11/A10.06	BUILDING 17	17-107	1	OFFICE 17-107	
OFFICE ID SIGN	ASSISTANT - 115	11/A10.06	BUILDING 17	17-108	1	OFFICE 17-108	
ROOM ID SIGN	DIRECTOR - 114	2/A10.06	BUILDING 17	17-109	1	OFFICE 17-109	
ROOM ID SIGN	DATA - 118	2/A10.06	BUILDING 17	17-110	1	DATA 17-110	
ROOM ID SIGN	CARTS - 120	1/A10.06	BUILDING 17	17-111	1	CARTS 17-111	
RESTROOM ID SIGN	MECHANICAL - 122	1/A10.06	BUILDING 17	17-112	1	MECHANICAL 17-112	
RESTROOM ID SIGN	MEN - 124	1/A10.06	BUILDING 17	17-113	1	MEN 17-113	
ROOM ID SIGN	WOMEN - 125	1/A10.06	BUILDING 17	17-114	1	WOMEN 17-114	
ROOM ID SIGN	STORAGE - 129	1/A10.06	BUILDING 17	17-115	1	STORAGE 17-115	
ROOM ID SIGN	MULTIPURPOSE - 144	1/A10.06	BUILDING 17	17-116	2	MULTI-USE 17-116	
ROOM ID SIGN	KITCHEN - 135	1/A10.06	BUILDING 17	17-117	1	KITCHEN 17-117	1 SIGN ADJACENT TO DOOR 135 & 1 SIGN ADJACENT TO DOOR 143
ROOM ID SIGN	STORAGE - 140	1/A10.06	BUILDING 17	17-118	1	STORAGE 17-118	
ROOM ID SIGN	JANITOR - 139	1/A10.06	BUILDING 17	17-119	1	JANITOR 17-119	
RESTROOM ID SIGN	RESTROOM - 138	2/A10.06	BUILDING 17	17-120	1	RESTROOM 17-120	
STAIR ID SIGN	STAIR #2 - 145	7/A10.06	BUILDING 17	17-121	1	STAIR 17-121	COORDINATE MOUNTING LOCATION WITH ARCHITECT
STAIRWELL ID SIGN	STAIR #2 - 145	9/A10.06	BUILDING 17	17-121	2	FLOOR 1, STAIR 17-121	
ROOM ID SIGN	ELECTRICAL - 137	1/A10.06	BUILDING 17	17-122	1	ELECTRICAL 17-122	1 SIGN ADJACENT TO DOOR 137A & 1 SIGN ADJACENT TO DOOR 137B
ROOM ID SIGN	GARBAGE - 146	1/A10.06	BUILDING 17	17-123	1	GARBAGE 17-123	
ROOM ID SIGN	WATER PUMP - 136	1/A10.06	BUILDING 17	17-124	1	WATER PUMP 17-124	
ROOM ID SIGN	MECHANICAL - 141	1/A10.06	BUILDING 17	17-125	1	MECHANICAL 17-125	
ROOM ID SIGN	ELEVATOR EQUIPMENT - 123	1/A10.06	BUILDING 17	17-126	1	ELEVATOR EQUIPMENT 17-126	

VOLUME 4 SIGNAGE - 2ND, 3RD, 4TH, 5TH FLOORS - EAST WING

DESCRIPTION	ARCH. ROOM	REFERENCE	BUILDING	ROOM ID	QTY. / FLOOR	TEXT	LOCATION NOTES
STAIR ID SIGN	STAIR #1 - X00	7/A10.06	BUILDING 17	17-"X"00	2 / FLOOR	STAIR #1 17-"X"00	"X" DENOTES FLOOR & LEVEL. SEE NOTE ON ELEVATION
STAIRWELL ID SIGN	STAIR #1 - X00	9/A10.06	BUILDING 17	17-"X"00	1 / FLOOR	FLOOR X, STAIRWELL "X"00	"X" DENOTES FLOOR & LEVEL
ROOM ID SIGN	JANITOR - X04	1/A10.06	BUILDING 17	17-"X"01	1 / FLOOR	MECHANICAL 17-"X"01	"X" DENOTES FLOOR & LEVEL
ROOM ID SIGN	MECHANICAL - X05	1/A10.06	BUILDING 17	17-"X"02	1 / FLOOR	DATA 17-"X"02	"X" DENOTES FLOOR & LEVEL
ROOM ID SIGN	DATA - X06	1/A10.06	BUILDING 17	17-"X"03	1 / FLOOR	LAUNDRY 17-"X"03	"X" DENOTES FLOOR & LEVEL
ROOM ID SIGN	LAUNDRY - X03	1/A10.06	BUILDING 17	17-"X"04	1 / FLOOR	JANITOR 17-"X"04	"X" DENOTES FLOOR & LEVEL
ROOM ID SIGN W/ PICTURE INSERT	UX15	6/A10.06	BUILDING 17	17-"X"A	1 / FLOOR	17-"X"A	"X" DENOTES FLOOR & LEVEL
ROOM ID SIGN W/ PICTURE INSERT	UX13	6/A10.06	BUILDING 17	17-"X"B	1 / FLOOR	17-"X"B	"X" DENOTES FLOOR & LEVEL
ROOM ID SIGN W/ PICTURE INSERT	UX14	6/A10.06	BUILDING 17	17-"X"C	1 / FLOOR	17-"X"C	"X" DENOTES FLOOR & LEVEL
ROOM ID SIGN W/ PICTURE INSERT	UX12	6/A10.06	BUILDING 17	17-"X"D	1 / FLOOR	17-"X"D	"X" DENOTES FLOOR & LEVEL
ROOM ID SIGN W/ PICTURE INSERT	UX11	6/A10.06	BUILDING 17	17-"X"E	1 / FLOOR	17-"X"E	"X" DENOTES FLOOR & LEVEL
ROOM ID SIGN W/ PICTURE INSERT	UX09	6/A10.06	BUILDING 17	17-"X"F	1 / FLOOR	17-"X"F	"X" DENOTES FLOOR & LEVEL
ROOM ID SIGN W/ PICTURE INSERT	UX10	6/A10.06	BUILDING 17	17-"X"G	1 / FLOOR	17-"X"G	"X" DENOTES FLOOR & LEVEL
ROOM ID SIGN W/ PICTURE INSERT	UX08	6/A10.06	BUILDING 17	17-"X"H	1 / FLOOR	17-"X"H	"X" DENOTES FLOOR & LEVEL
ROOM ID SIGN W/ PICTURE INSERT	UX07	6/A10.06	BUILDING 17	17-"X"I	1 / FLOOR	17-"X"I	"X" DENOTES FLOOR & LEVEL
ROOM ID SIGN W/ PICTURE INSERT	UX05	6/A10.06	BUILDING 17	17-"X"J	1 / FLOOR	17-"X"J	"X" DENOTES FLOOR & LEVEL
ROOM ID SIGN W/ PICTURE INSERT	UX06	6/A10.06	BUILDING 17	17-"X"K	1 / FLOOR	17-"X"K	"X" DENOTES FLOOR & LEVEL
ROOM ID SIGN W/ PICTURE INSERT	UX04	6/A10.06	BUILDING 17	17-"X"L	1 / FLOOR	17-"X"L	"X" DENOTES FLOOR & LEVEL
ROOM ID SIGN W/ PICTURE INSERT	UX03	6/A10.06	BUILDING 17	17-"X"M	1 / FLOOR	17-"X"M	"X" DENOTES FLOOR & LEVEL
ROOM ID SIGN W/ PICTURE INSERT	UX01	6/A10.06	BUILDING 17	17-"X"N	1 / FLOOR	17-"X"N	"X" DENOTES FLOOR & LEVEL
ROOM ID SIGN W/ PICTURE INSERT	UX02	6/A10.06	BUILDING 17	17-"X"O	1 / FLOOR	17-"X"O	"X" DENOTES FLOOR & LEVEL
STAIR ID SIGN	STAIR #2 - X12	7/A10.06	BUILDING 17	17-"X"05	2 / FLOOR	STAIR #2, 17-"X"05	"X" DENOTES FLOOR & LEVEL. SEE NOTE ON ELEVATION.
STAIRWELL ID SIGN	STAIR #2 - X12	9/A10.06	BUILDING 17	17-"X"05	1 / FLOOR	FLOOR "X", STAIR 17-"X"05	"X" DENOTES FLOOR & LEVEL
ROOM ID SIGN	CHUTE ROOM - X09	1/A10.06	BUILDING 17	17-"X"06	1 / FLOOR	CHUTE ROOM 17-"X"06	"X" DENOTES FLOOR & LEVEL
ROOM ID SIGN	ELECTRICAL - X10	1/A10.06	BUILDING 17	17-"X"07	1 / FLOOR	ELECTRICAL 17-"X"07	"X" DENOTES FLOOR & LEVEL

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Gaslight
Village de Jardin
new orleans, louisiana

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

MICHAEL F. HOLLY
No. 2166
STATE OF LOUISIANA
REGISTERED ARCHITECT

DRAWN BY XX
REVISED BY XX

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PROJECT NO 07020
DATE 07.23.09
REVISIONS
BID SET

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

VOL. 0
Site Signage

A10.04

H/S

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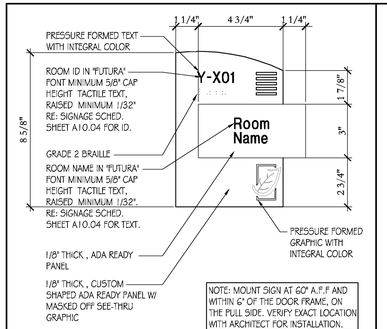
PLOTTED: Jul 20, 2009 11:43pm BY: paul



1 ROOM ID
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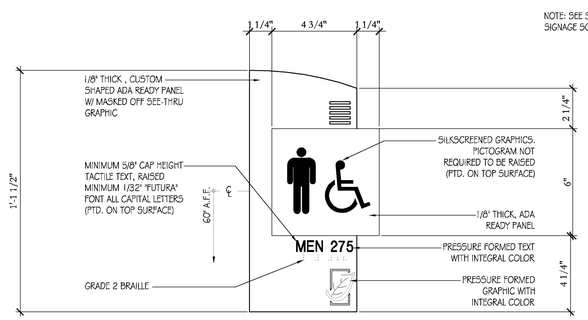

2 RESTROOM ID
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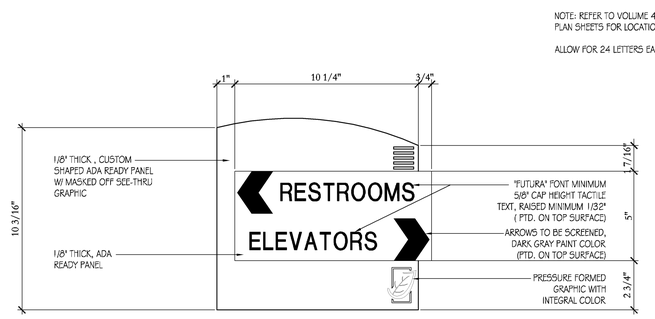

4 DIRECTIONAL SIGN
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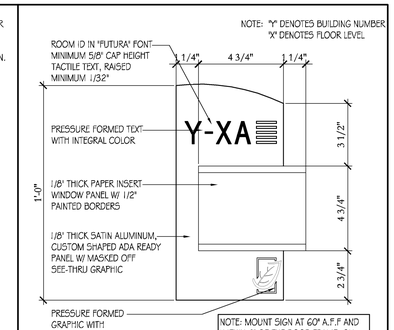
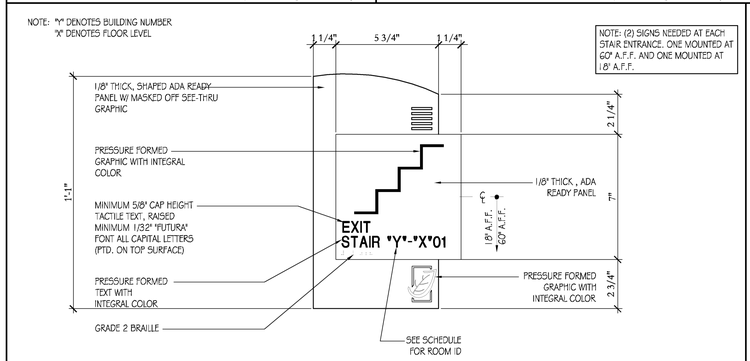
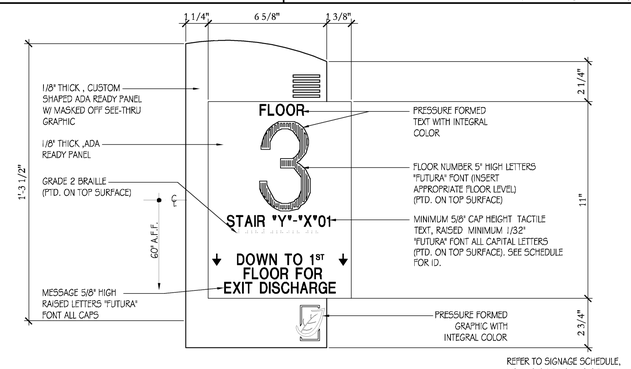


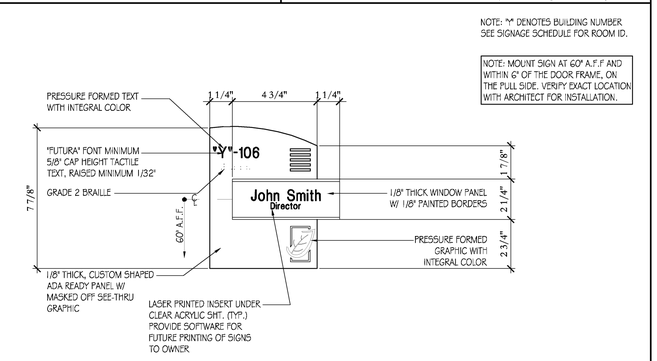
6 ROOM ID WITH PICTURE INSERT
SCALE: 3" = 1'-0"



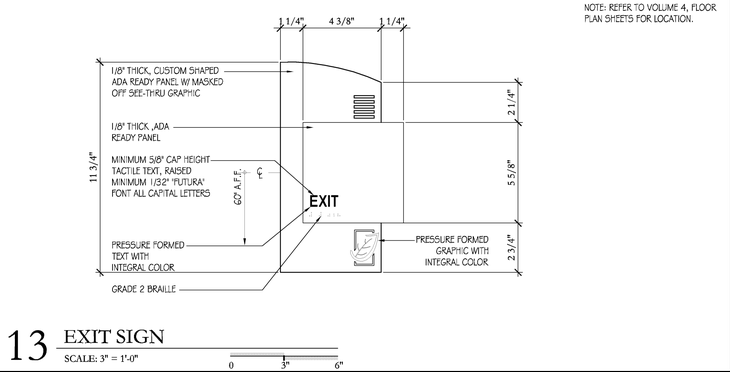
7 STAIR ID
SCALE: 3" = 1'-0"



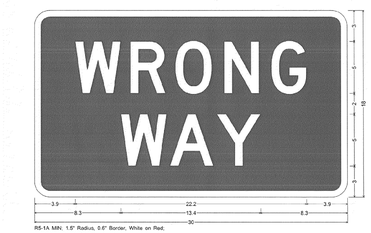
9 STAIRWELL ID
SCALE: 3" = 1'-0"



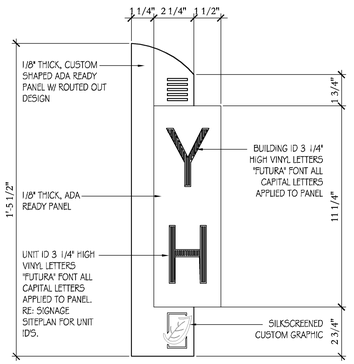
11 OFFICE ID
SCALE: 3" = 1'-0"



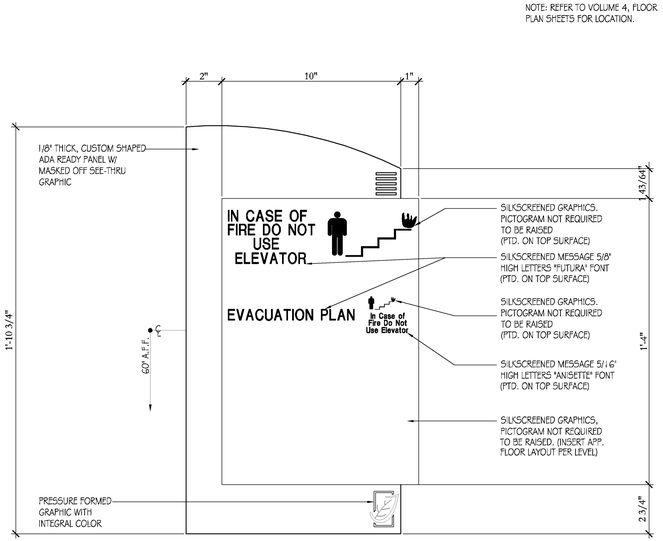
13 EXIT SIGN
SCALE: 3" = 1'-0"



19 WRONG WAY TRAFFIC SIGN
SCALE: NO SCALE



21 EXTERIOR SIGN ID
SCALE: 3" = 1'-0"



22 EVACUATION PLAN
SCALE: 3" = 1'-0"

GENERAL NOTES

1. VERIFY EXACT INFORMATION TO BE PLACED ON SIGNAGE WITH THE ARCHITECT PRIOR TO SHOP DRAWING SUBMITTAL. ALLOW FOR THE QUANTITY OF LETTERS AS INDICATED ON EACH SIGN TYPE.
2. VERIFY EXACT FONT TYPE AND LETTER HEIGHT WITH ARCHITECT PRIOR TO SHOP DRAWING SUBMITTAL.
3. GENERAL CONTRACTOR TO COORDINATE ARTWORK AND GRAPHICS FOR SIGNAGE WITH OWNER AND ARCHITECT. OWNER & ARCHITECT WILL PROVIDE BASE INFORMATION IN ELECTRONIC FORMAT & GRAPHICS. GEN. CONTRACTOR TO PROVIDE CAMERA READY ARTWORK TO SIGNAGE MANUFACTURER.
4. REFER TO SPECIFICATIONS FOR ADDITIONAL SIGNAGE INFORMATION. (SPECS. TAKE PRECEDENCE) LOCATIONS
5. CHARACTERS MUST BE RAISED MINIMUM 1/32"
6. CHARACTERS MUST BE ACCOMPANIED BY GRADE 2 BRAILLE.
7. CHARACTERS MUST HAVE WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1
8. TACTILE CHARACTERS MUST BE MIN. 5/8" HIGH, MAX. 2", ALL CAPS
9. CHARACTER & BACKGROUND MUST BE EGGSHELL, MATTE OR OTHER NON-GLARE FINISH.
10. CHARACTER MUST ADEQUATELY CONTRAST WITH BACKGROUND.
11. INSTALL SIGNS ON 1/4" STAND OFFS WHEN MOUNTING TO BUILDING. TYPICAL.
12. MOUNT SIGNS TO AVOID DOOR SWING AND PROTRUDING OBJECTS
13. MOUNTING HEIGHT OF 60" FROM FLOOR TO CENTERLINE OF SIGN, UNLESS OTHERWISE NOTED.
14. MINIMUM 80" CLEARANCE BETWEEN OVERHEAD SIGN AND FLOOR.
15. SIGN MANUFACTURER TO PROVIDE & INSTALL ALL INITIAL PAPER SIGN INSERTS.
16. ALL LETTER FONTS TO BE 'FUTURA' UNLESS OTHERWISE NOTED.
17. IF SIGN IS TO BE MOUNTED ON GLASS, PROVIDE SOLID BACK ON OPPOSITE SIDE OF GLASS.
18. DOORS THAT ARE TO HAVE A DOOR SIGN (RE: A3.3a, A3.3b) BUT NO SIGNAGE COPY IS SHOWN, ARE TO HAVE THEIR ROOM NUMBERS AS SIGNAGE COPY.
19. DOORS THAT HAVE A DOOR SIGN AND SHOW SIGNAGE COPY ARE TO HAVE BOTH DOOR NUMBER AND SIGNAGE COPY.
20. DOOR NUMBERING TO BE PROVIDED DURING FINAL SHOP DRAWINGS.
21. ALL TRAFFIC SIGNS ARE TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

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

MICHAEL F. HOLLY
NO. 2166
STATE OF LOUISIANA
REGISTERED ARCHITECT

DRAWN BY XX
REVISED BY XX

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PROJECT No 07020
DATE 07.23.09
REVISIONS BID SET

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

VOL. 0
Site Signage

A10.06

H/S

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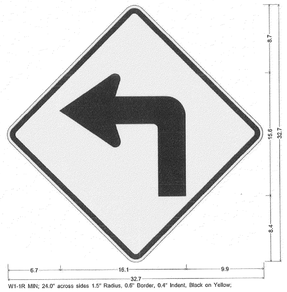
1 NO TRUCK ROUTE SIGN

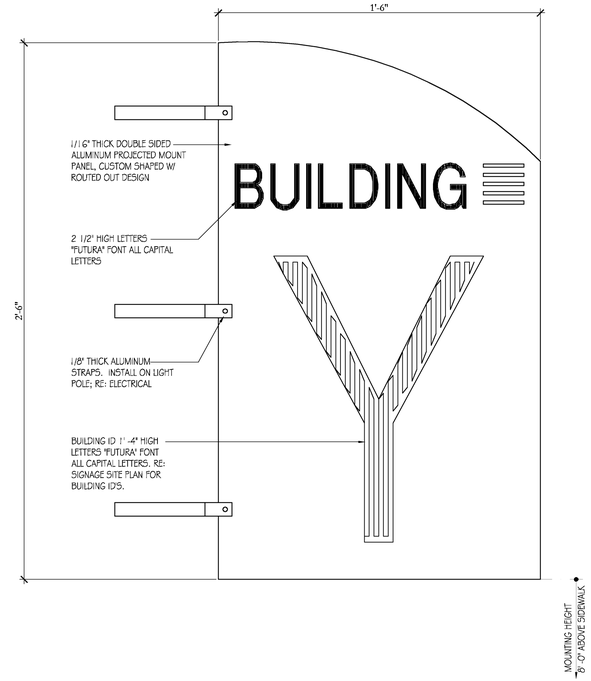
SCALE: NO SCALE 0 3" 6"



3 LEFT TURN ARROW HORIZONTAL ALLIGNMENT SIGN

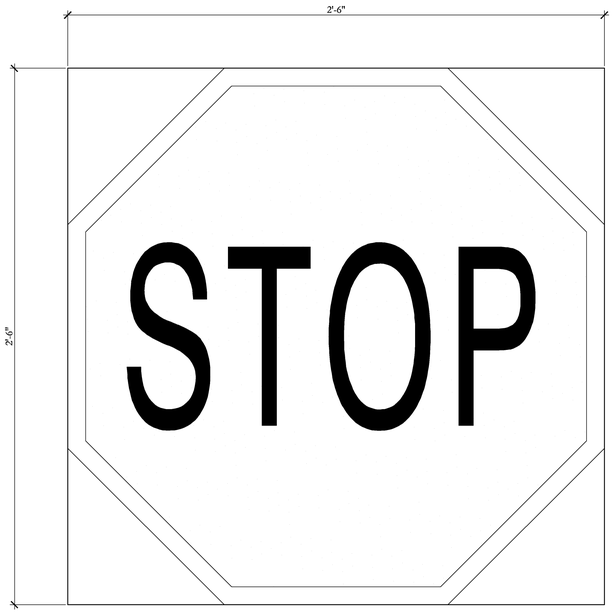
SCALE: NO SCALE 0 3" 6"

NOTE: 'Y' DENOTES BUILDING ID



11 EXTERIOR SIGN ID

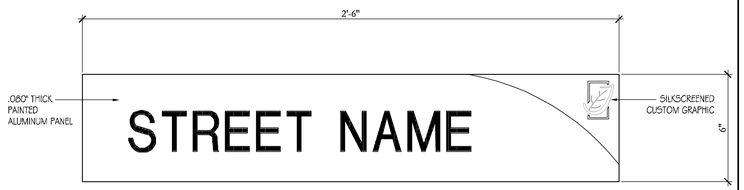
SCALE: 3" = 1'-0" 0 3" 6"



13 STOP SIGN

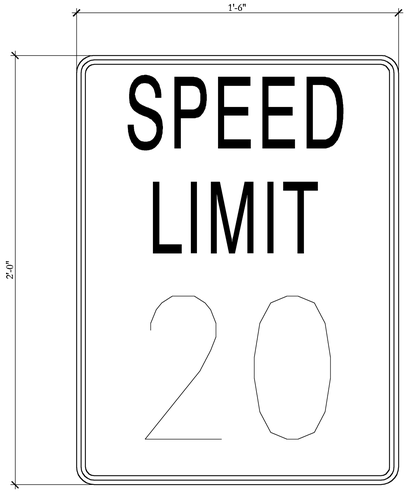
SCALE: 3" = 1'-0" 0 3" 6"

RE: SIGNAGE SCHEDULES FOR TYPES.



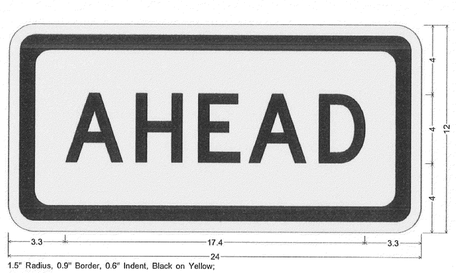
9 STREET SIGN

SCALE: 3" = 1'-0" 0 3" 6"



23 HANDICAPPED PARKING ID

SCALE: 3" = 1'-0" 0 3" 6"



19 AHEAD SIGN

SCALE: NO SCALE 0 3" 6"

21 SPEED LIMIT SIGN

SCALE: 3" = 1'-0" 0 3" 6"

GENERAL NOTES

1. VERIFY EXACT INFORMATION TO BE PLACED ON SIGNAGE WITH THE ARCHITECT PRIOR TO SHOP DRAWING SUBMITTAL. ALLOW FOR THE QUANTITY OF LETTERS AS INDICATED ON EACH SIGN TYPE.
2. VERIFY EXACT FONT TYPE AND LETTER HEIGHT WITH ARCHITECT PRIOR TO SHOP DRAWING SUBMITTAL.
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6. CHARACTERS MUST BE ACCOMPANIED BY GRADE 2 BRAILLE.
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8. TACTILE CHARACTERS MUST BE MIN. 5/8" HIGH, MAX. 2", ALL CAPS
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10. CHARACTER MUST ADEQUATELY CONTRAST WITH BACKGROUND.
11. INSTALL SIGNS ON 1/4" STAND OFFS WHEN MOUNTING TO BUILDING. TYPICAL.
12. MOUNT SIGNS TO AVOID DOOR SWING AND PROTRUDING OBJECTS
13. MOUNTING HEIGHT OF 60" FROM FLOOR TO CENTERLINE OF SIGN, UNLESS OTHERWISE NOTED.
14. MINIMUM 80" CLEARANCE BETWEEN OVERHEAD SIGN AND FLOOR.
15. SIGN MANUFACTURER TO PROVIDE & INSTALL ALL INITIAL PAPER SIGN INSERTS.
16. ALL LETTER FONTS TO BE 'FUTURA' UNLESS OTHERWISE NOTED.
17. IF SIGN IS TO BE MOUNTED ON GLASS, PROVIDE SOLID BACK ON OPPOSITE SIDE OF GLASS.
18. DOORS THAT ARE TO HAVE A DOOR SIGN (RE: A3.3a, A3.3b) BUT NO SIGNAGE COPY IS SHOWN, ARE TO HAVE THEIR ROOM NUMBERS AS SIGNAGE COPY.
19. DOORS THAT HAVE A DOOR SIGN AND SHOW SIGNAGE COPY ARE TO HAVE BOTH DOOR NUMBER AND SIGNAGE COPY.
20. DOOR NUMBERING TO BE PROVIDED DURING FINAL SHOP DRAWINGS.
21. ALL TRAFFIC SIGNS ARE TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

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

MICHAEL F. HOLLY
NO. 2166
STATE OF LOUISIANA
REGISTERED ARCHITECT

DRAWN BY XX
REVISED BY XX

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PROJECT NO 07020
DATE 07.23.09
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State Project #: 01-107-05b-13
VOL. 0
Site Signage
A10.07

H/S

PLOTTED: Jul 23, 2009 11:43pm BY: joel
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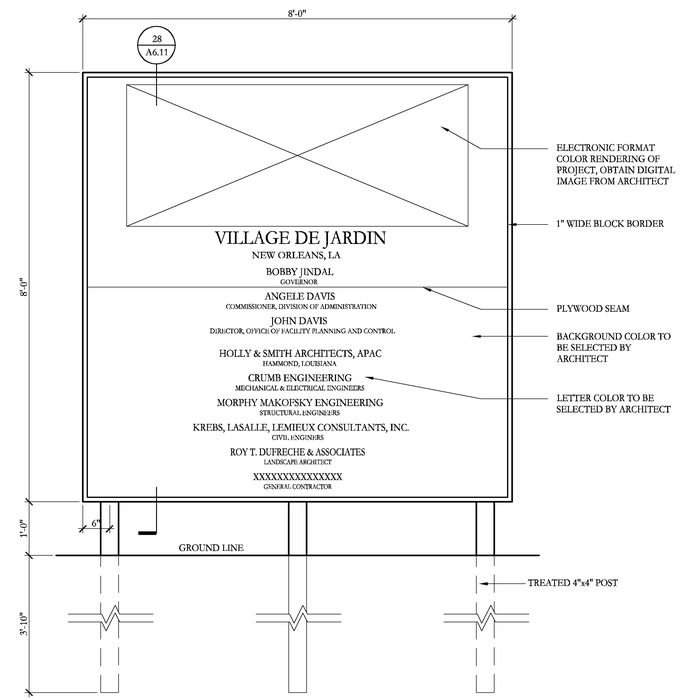
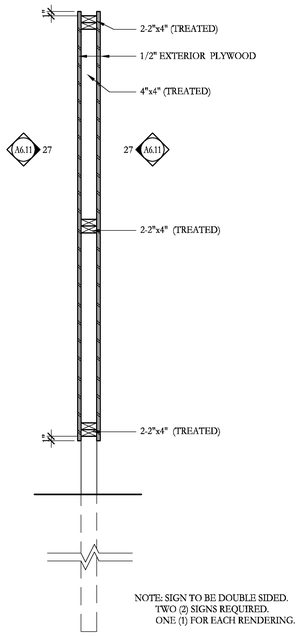


7 SITE SIGN

SCALE: 3/4" = 1' - 0"



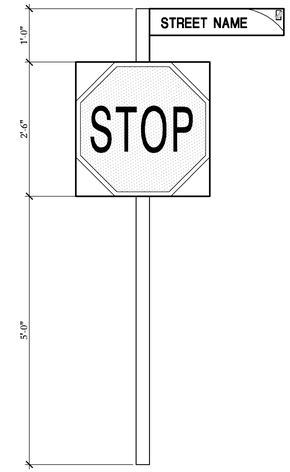
9 SITE SIGN SECTION

SCALE: 3/4" = 1' - 0"

10 PEDESTRIAN CROSSING

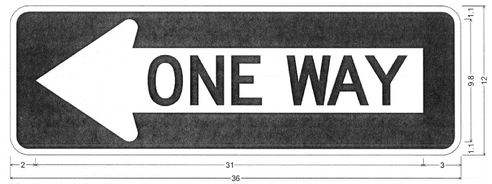
SCALE: 3" = 1'-0"

NOTE: REFER TO ELEVATIONS 9 & 13 ON A10.07.



12 SIGN ELEVATION

SCALE: 3/4" = 1' - 0"



R6-1(L); 1.5" Radius, 0.5" Border, White on Black;
One Way;

13 ONE WAY TRAFFIC SIGN

SCALE: NO SCALE

R8-1 STO & MIN. 1.9" Radius, No Border, White;

19 DO NOT ENTER TRAFFIC SIGN

SCALE: NO SCALE

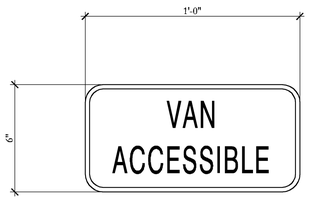
W11-2 MIN; 24.0" across sides 1.5" Radius, 0.6" Border, 0.4" Indent, Black on Yellow;

21 PEDESTRIAN CROSSING SYMBOL SIGN

SCALE: NO SCALE

17 NOT USED

SCALE: 3" = 1'-0"



23 VAN ACCESSIBLE SIGN

SCALE: 3" = 1'-0"

GENERAL NOTES

1. VERIFY EXACT INFORMATION TO BE PLACED ON SIGNAGE WITH THE ARCHITECT PRIOR TO SHOP DRAWING SUBMITTAL. ALLOW FOR THE QUANTITY OF LETTERS AS INDICATED ON EACH SIGN TYPE.
2. VERIFY EXACT FONT TYPE AND LETTER HEIGHT WITH ARCHITECT PRIOR TO SHOP DRAWING SUBMITTAL.
3. GENERAL CONTRACTOR TO COORDINATE ARTWORK AND GRAPHICS FOR SIGNAGE WITH OWNER AND ARCHITECT. OWNER & ARCHITECT WILL PROVIDE BASE INFORMATION IN ELECTRONIC FORMAT & GRAPHICS. GEN. CONTRACTOR TO PROVIDE CAMERA READY ARTWORK TO SIGNAGE MANUFACTURER.
4. REFER TO SPECIFICATIONS FOR ADDITIONAL SIGNAGE INFORMATION. (SPECS. TAKE PRECEDENCE) LOCATIONS
5. CHARACTERS MUST BE RAISED MINIMUM 1/32"
6. CHARACTERS MUST BE ACCOMPANIED BY GRADE 2 BRAILLE.
7. CHARACTERS MUST HAVE WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1
8. TACTILE CHARACTERS MUST BE MIN. 5/8" HIGH, MAX. 2", ALL CAPS
9. CHARACTER & BACKGROUND MUST BE EGGSHELL, MATTE OR OTHER NON-GLARE FINISH.
10. CHARACTER MUST ADEQUATELY CONTRAST WITH BACKGROUND.
11. INSTALL SIGNS ON 1/4" STAND OFFS WHEN MOUNTING TO BUILDING. TYPICAL.
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VOL. 0
Site Signage

A10.08

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