720 Lady Street Columbia, SC 29201 Phone: 803-256-1989 Fax: 803-254-5620 cumming-group.com

21060 Riley at Overbrook NC 9% April 17, 2023

				Original to Revised	Original to CMG	CMG to Revised	CMG to Revised
	Original	CMG	Revised	Variance	Variance	Variance	Difference
Total Construction	\$ 14,644,243.00	\$ 15,409,944.94	\$ 18,722,214.00	28%	5%	21%	\$3,312,269
General Requirements (max 6%)	\$ 824,750.00	\$ 867,873.61	\$ 1,054,507.00	28%	5%	22%	\$186,633
Contractor Profit and Overhead (max 8%)	\$ 1,119,667.00	\$ 1,178,210.91	\$ 1,406,009.00	26%	5%	19%	\$227,798
Total Project Development	\$ 16,588,660.00	\$ 17,456,029.46	\$ 21,182,730.00	28%	5%	21%	\$3,726,701
Total Project Development (less site work)	\$ 14,457,850.00	\$ 14,835,445.96	\$ 16,921,882.00	17%	3%	14%	\$2,086,436
Total Development Project Costs	\$ 21,495,105.00	\$ 23,547,216.46	\$ 27,470,467.00	28%	10%	17%	\$3,923,251

Sitework and Utilities

- It is Cumming's opinion that the costs submitted in the updated application are not properly supported, are not reasonable projections and may not be relied upon for consideration of additional financial resources.
- The developer doubled their sitework and utilities cost to \$4,260,848 and noted "per progress 12/29/2022". Overall, their budget is not in line with our opinion of escalation calculations (23%) of the original application budget dated 05/27/2021.

Hard Construction

- It is Cumming's opinion that the costs submitted in the updated application are not properly supported, are not reasonable projections and may not be relied upon for consideration of additional financial resources.
- In multiple divisions the developer's revised application is lower than their original application and Cumming's opinion of cost escalation, but as a total were higher. The developer most notably increased their concrete and paving 43%, doors 40%, windows 69%, elevator 105%, fire sprinkler system 222%, and fire alarm system 108%. Additionally, it is our opinion that the total framing / rough carpentry cost decreased 30% since the original application while the developers cost decreased by 19%, equaling a \$508,000 difference.

Development Cost

- It is Cumming's opinion that the costs submitted in the updated application are not properly supported, are not reasonable projections and may not be relied upon for consideration of additional financial resources.
- The developer most notably increased their soft costs 28% and professional fees 52%. Our opinion of cost escalation since the original application is 10% for both soft costs and professional fees.
 Additionally, the developer's GR's and contractor profit / overhead increased 28% in their revised application, due to them being a percentage of the total construction cost, while Cumming's opinion of cost increase is 5%.

CUMMING Management Group Opinion

- It is Cumming's opinion that the costs submitted in the updated application are not properly supported, are not reasonable projections and may not be relied upon for consideration of additional financial resources.
- The overall revised project development budget of \$27,470,467, in our opinion, does not fall within the reasonable allowed escalation for this project from 05/27/2021 to 3/30/2023.

Part	The Riley at Overbrook Development Costs:				5/27/2021	3/30/2023	3/7/2023				
Land		New Construction	Rehabilitation	Acquisition/Rehabilitation Acquisition Rehabilitation	Original	СМБ	Revised	Original to Revised Variance Original to CMG CMG to Revised Variance			CMG to Revis
Transport	Land	1,150,000			1,150,000	650,000	650,000	-43%	-43%	0%	
The Section 1982 1.50	Other:				-		-				
		1,150,000			1,150,000	650,000	650,000	-43%	-43%	0%	
Security Comments	On-Site Improvements	2,130,810			2,130,810	2,620,584	4,260,848	100%	23%	63%	\$1,64
Common	Off-Site Improvements (10-A) Demolition Clearance	-		-	-		-				
Committee					-		-				
Text	Subtotals	2,130,810			2,130,810	2,620,584	4,260,848	100%	23%	63%	\$1,64
Management		11 663 704			11 663 704	11 865 844	13 314 584	14%	2%	12%	\$1,4
Contraction Contra	Rehabilitation	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			-		-				7.1.
The Contention Count (18.6) The Contention C	Contractor Contingency	714,729			714,729	758,517	1,001,782	40%	6%	32%	\$2
Gerander Park 144,750 144,750 145,644 150,760 250, 100, 100, 100, 100, 100, 100, 100, 1	Other Construction Costs (10-A)	135,000				165,000	145,000			-12%	-\$: \$1:
14-07-160 - - - - - - - - -	Contractor Profit	844,750			844,750	883,658	1,054,507	25%	5%	19%	\$1
Tribute of the Community of the Communit			-		274,917 14 457 850	294,553 14 835 446	351,502 16 921 882				\$2,0
Available for Subject	Professional Fees										7-,-
Antiched For Communication Supervision 1,510.00 1,500.00 1,5											-
Committee Comm	Architect Fee Construction Supervision					16,500	25,000	67%	10%	52%	\$
Tax Account	Green Certification	4,000			4,000	4,400	4,000	0%	10%	-9%	
Description	Real Estate Attorney Fees Tax Attorney Fees	40,000			40,000	44,000	50,000	25%	10%	14%	
Second Company Seco	Survey	20,000			20,000	22,000		0%	10%	-9%	-
Controlled Present 1975	Subtotals	397,150			397,150	436,865		52%	10%	38%	\$1 \$1
Combustion Last Parel 46 107 164 249 169 249 269 269 269 109 100 1	Construction Financing										
Commented (and Cold Record 3.500	Construction Loan Interest Paid	461,017			461,017	1,649,219	1,649,219	258%	258%	0%	
Communication Tells Recording (cells 1,000 1								0% 657%			
The Interior Forcests Costs Cost	Constructions Loan Title & Recording Costs	30,000			30,000	30,000	30,000	0%	0%	0%	
Control Cont	Inspection Fees Other Interim Financing Costs	17,100			17,100	17,100	17,100	0%	0%	0%	
Construction Insurance	Subtotals	623,382			623,382	1,861,419	1,861,419	199%	199%	0%	
Control Control Proced Proces	Construction Insurance										
Tag Free and Impaced Feas 308,736 308,73							200,356				
Commonweigness Comm	Tap Fees and Impact Fees	396,736	-		396,736	486,260	486,260	23%	23%	0%	
Solocates 73 (38) -	Permitting Fees Other Construction Interim							-33% 1953%			
Permanent Loan Origination Fee	Subtotals										
Credit Principal Control		114,974			114,974	115,000	115,000	0%	0%	0%	
Permanent Los Title & Recording 20,000 100% 100% 00% 00% 100% 100% 00% 00% 100% 100% 00% 100% 100% 00% 100% 100% 00% 100% 100% 00% 100% 100% 00% 100%					-	-	-				
Authors Counter Fee 15,000 15,000 15,000 15,000 0% 0% 0% 0% 0% 0% 0%	Permanent Loan Title & Recording										
Credit Report 2.300 2.300 2.300 0% 0% 0% 0% 0% 0% 0%		20,000 15,000				55,000 15,000					
Mortgage Private Fees	Appraisal Fees							0%		0%	
Underwiter Discount	Mortgage Broker Fees					-	-				
Offer: perm agr fee 750		25,000			25,000	25,000	25,000	0%	0%	0%	
Self Costs	Other: perm app fee										
Fearblity Study		215,024	-		215,024	275,050	275,050	28%	28%	0%	
Market Study 9,000 9,000 9,000 9,000 0% 10% 39% Tark Credif Fees 121,460 121,460 13,806 143,825 18% 10% 7% Compliance Fees - 121,460 121,460 13,806 143,825 18% 10% 7% Compliance Fees - 121,460 121,460 13,806 143,825 18% 10% 7% Compliance Fees - 121,460 13,806 143,825 18% 10% 7% Compliance Fees - 121,460 13,806 143,825 18% 10% 7% Compliance Fees - 121,460 13,806 143,82	Feasibility Study	5.000			- 5,000	F 500	- 5.000	00/	400	00/	
Compliance Fees	Market Study	9,000	1		9,000	9,900	9,000	0%	10%	-9%	
Cool Certification		121,460		-	121,460	133,606	143,625	18%	10%		S
15,040 15,040 16,544 38,040 153% 10% 130% 179%	Cost Certification	5,000			5,000	5,500	5,000	0%	10%	-9%	
Physical Needs Assessment		15,040			15.040	16.544	38.040	153%	10%	130%	\$
Differ	Physical Needs Assessment				-	-	-				
Syndication Costs	Other:				-		-				
Driganizational Expenses	Subtotals Syndication Costs	161,500			161,500	177,650	206,665	28%	10%	16%	\$
Stridge Loan Fees	Organizational Expenses				-		-				
Syndication Fees So,000 Syndication Fees So,000 T5,000						3,500	3,500			0%	
Subtotals 60,000 - - 60,000 88,500	Syndication Fees										
Developer For Developer Fo	Subtotals							48%			
Developer Fee	Developer Fees Developer Overhead										
Differ D	Developer Fee	1,144,000			1,144,000	1,144,000	1,144,000	0%	0%	0%	
Subtotals							-				
Operating Reserve 397,000 397,000 455,000 455,000 15% 15% 0%	Subtotals	1,144,000			1,144,000	1,144,000	1,144,000	0%	0%	0%	
Cher: Irent up reserve 27,000 27,000 27,000 27,000 0% 0% 0% 0% 0% 0% 0%	Operating Reserve										
COTAL DEVT. COST 21,495,105 - - 21,495,105 23,547,216 27,470,467 28% 10% 17%	Other: rent up reserve	27,000				27,000	27,000	0%	0%	0%	
6,850,862 8,137,272 8,748,253 28% 19% 8%				-							
Hard Construction Costs 622,452 14,644,243 15,409,945 18,722,214 28% 5% 21% highlighted in blue in column C above) Limit 8					21,495,105	23,547,216	21,470,467	28%	10%	17%	\$3,9
Thighlighted in blue in column C above					6,850,862	8,137,272	8,748,253	28%	19%	8%	\$6
Thighlighted in blue in column C above		622,452	-		14,644,243	15,409,945	18,722,214	28%	5%	21%	\$3,3
	(highlighted in blue in column C above)			Dev Cost	12,513,433	12,789,361	14,461,366				\$1,6
Settletal recipins 6% 5.57% 5.50% 5.	General Reqmts	6%			5.63%	5.63%	5.63%				

						6,850,862	8,137,272	8,748,253	28%
Hard Construction Costs		622,452	-	-	-	14,644,243	15,409,945	18,722,214	28%
(highlighted in blue in column (C above)			Dev	Cost	12,513,433	12,789,361	14,461,366	16%
	Limit %						Actual %	Actual %	
General Reqmts	6%					5.63%	5.63%	5.63%	of Hard Construction Costs
Contractor Profit	6%					5.77%	5.73%	5.63%	of Hard Construction Costs
Contractor OH	2%					1.88%	1.91%	1.88%	of Hard Construction Costs
Contractor Cont									
New Const	5%					4.88%	4.92%	5.35%	
Acq/Rehab	10%				N/A	A N/		/A	
							752,099.96		

Construction Cost Addendum The Riley at Overbrook 5/27/2021 3/30/2023 3/7/2023 Original to Revised Original to CMG CMG to Revised CMG to Revised NOTE: Line items highlighted in RED are intended to be utilized for rehabilitation Variance Variance Variance Original Unit Price Site Work & Utilities Qty CMG Unit Price CMG Revised Material Information / Notes/ Comments Original 6.14 ACRE 110.673.50 -100% 26% Clearing/Grubbing 14.250.00 Per ACRE 18.025.00 Per ACRE \$ 87.495.00 \$ CY Per CY \$ 587.856.00 Excavate Lot To Proper Grade 35520 16.55 Per CY 20.00 710,400.00 -100% 21% Excavate Footings/Foundation CY Per CY Per CY 260,934.00 324.090.00 Water Line to Street & Tie-In 1662 LF 157.00 Per I F 195.00 Per I F -100% 24% Sanitary Line To Street & Tie-In 1026 LF 216.00 Per LF 270.00 Per I F S 221.616.00 \$ 277.020.00 -100% Sanitary Sewer Manhole/Structure 8 FΔ 4 200 00 Per FA 5 300 00 Per FA \$ 33 600 00 \$ 42 400 00 \$ -100% 26% Storm Sewer 980 LF 321.00 Per LF 400.00 Per LF \$ 314.580.00 \$ 392.000.00 S -100% Storm Sewer Manhole/Inlet Structure 12 FA 3,750.00 Per EA 4.750.00 Per FA S 45.000.00 57.000.00 -100% 27% Gas Line- Complete 1 F Per I F Per I F 75.000.00 93.000.00 Electric/Power Line To Unit 1500 LF 50.00 Per I F 62.00 Per I F -100% 24% Site Lighting-Complete- Per Light Pole 13 POLES 3,352,23 Per POLE 4,250.00 Per POLE \$ 43.579.00 \$ 55 250 00 3 -100% 27% Landscaping ACRE 37.000.00 Per ACRE 46,000,00 Per ACRE \$ 185 000 00 \$ 230 000 00 \$ -100% 24% FΔ Per FA \$ 13150 21.00 276.150.00 S 328.750.00 \$ 4.260.848.00 Per Progress 12/29/2022 1443% 19% Retaining Walls Open Line Item For Developer's Use As Needed Subtotal \$ 2,130,810.00 \$ 2,620,583.50 \$ 4,260,848.00 100% Concrete & Paving Unit Price Unit Price Total Cost Total Cost #VALUE! #VALUE! #VAL Qty Concrete Footing CY Per CY Per CY \$ Concrete Slab On Grade, incl. gravel & vapor barrier 291,144.12 \$ 359,226.00 34212 SF Per SF Per SF \$ Gross SF SOG -100% Concrete Driveway- Finished 321 SY 87.52 Per SY 105.00 Per SY \$ 28,093.92 \$ 33.705.00 \$ -100% 20% Concrete Sidewalk- Finished 1043 SY 75 78 Per SY 95.00 Per SY \$ 79.038.54 \$ 99 085 00 Per LF \$ Concrete Curb & Gutter 3299 LF 19.64 Per LF 24.00 64.792.36 \$ 79.176.00 -100% Parking Lot- Stone Base & Asphalt 7451 SY 32.00 Per SY 40.00 Per SY \$ 238,432.00 298.040.00 -100% Parking Striping & Signage LS 28,500.00 Per LS 36,000.00 Per LS 5 28,500.00 36,000.00 12,144.00 -57% 26% Dumpster Pad & Fencing- Complete 58 SY 1,423.00 Per SY 1,800.00 Per SY \$ 82,534.00 104,400.00 55,000.00 Concrete Porch 120 CY 135.00 Per CY Per CY \$ 16,200.00 \$ 19,800.00 -100% 22% emolish/Dispose of Asphalt Pest Control Pre-Treatment 34212 SF 0.45 15,395.40 \$ 18,816.60 \$ 349,480.00 Per Progress 12/29/2022 2170% 93789 SF 0.69 64,714.41 \$ 79,720.65 \$ 885,276.00 Per Progress 12/29/2022 1268% Total Cost 908,844.75 \$ 1,127,969.25 \$ 1,301,900.00 43% 24% Masonry Unit Price Total Cost Total Cost Total Cost #VALUE! #VALUE! #VAL Qty Concrete Block Per SF Per SF \$ Brick Veneer 128001 SF Per SF Per SF \$ 373,762.92 \$ 473,603.70 \$ -100% 27% emolition of Concrete Block Elevator Tower(s) EA 24,000.00 30,000.00 48,000.00 60,000.00 335,500.00 Per Progress 12/29/2022 599% 25% Open Line Item For Developer's Use As Needed Total Cost 421,762.92 533,603.70 335,500.00 279 Metals Qty Unit Price Unit Price **Total Cost** Total Cost **Total Cost** #VALUE! #VALUE! #VALI Ornamental Railings- Stairs LF Per LF Per LF Ornamental Fence LF Per LF Per LF \$ Ornamental Gate EA Per EA Per EA S Lintels LF Per LF Per LF \$ Ś

125,642.00 Per Progress 12/29/2022

3,644,978.00 decreased 19%

Approx. 30% decrease from 2021 to 2023. Rev. rates

125,642.00

Total Cost

Support Column

Steel Hoist Beams / Columns

Framing / Rough Carpentry

1st Floor - Inist /Truss System

2nd Floor- Joist/Truss System

3/4" Tongue & Groove Floor Sheathing

Builder Board Exterior Wall Sheathing

Roof- Joist/Truss System

Stud Wall Complete

Roof Truss System

Roof Sheathing

Exterior Wall Sheathing

emolish Exterior Wall

Total Rough Framing Cost / SF

Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed

Handrails, railings & Misc

Demolition of Ornamental Railings- Stairs

EA

LF

SF

SF

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SF

128001

128001

128001

Total Cost

Total Cost

Per EA

Per I F

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Per SF

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Unit Price

35.00

Per EA

Per LF

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Unit Price

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102,400.80 \$

49.920.39 \$

152,321.19 \$

4,480,035.00

Total Cost

115,200.90 \$

57.600.45 \$

172,801.35 \$

Total Cost

3,136,024.50

\$ 4,480,035.00 \$ 3,136,024.50 \$ 3,644,978.00

	Variance
100%	-\$110,674
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Finish / Trim Carpentry	Qty	Unit Pri		Unit Pri		Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!	#VALUE!
Window Casing/Trim	EA		Per EA		Per EA	\$ -	\$ - \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	· -					
Door Casing/Trim Base Molding- MDF	EA LF		Per EA Per LF		Per EA Per LF	\$ -	7						
Base Molding- Nine	LF		Per LF		Per LF	\$ -							
Crown Molding- MDF	LF		Per I F		Per LF	\$ -	•						
Crown Molding- Pine/Equal	LF		Per LF		Per LF	\$ -	s - 5						
Chair Rail- MDF	LF		Per LF		Per LF	\$ -	s - 5						
Chair Rail- Pine/Equal	LF		Per LF		Per LF	\$ -							
Bathroom Vanity/Base Cabinets	LF		Per I F		Per I F	\$ -			Rev app:				
Kitchen Cabinets	90 LF	\$ 3,100.00		\$ 3,922.09	Per LF	\$ 279,000.00			Per Progress 12/29/2022	32%	27%	4%	\$15,625
Vinyl Coated Metal Wire Shelving	192 LF	\$ 164.30			Per LF	\$ 31,545.60			Per Progress 12/29/2022	-5%	27%	-25%	-\$9,959
Wood Shelving	LF		Per LF		Per LF	\$ -							72,533
Demolish Casing/Trim/Chair Rail/Molding	LF		Per LF		Per LF	\$ -	\$ - 5	-					
Demolish Kitchen Cabinets	EA		Per EA		Per EA	\$ -	\$ - 5	-					
Demolish Shelving	LF		Per LF		Per LF	\$ -	\$ - 5	-					
Finish Carpentry - Labor	128001 SF	\$ 1.27		\$ 1.61		\$ 162,561.27	\$ 205,670.91	59,417.00	Per Progress 12/29/2022	-63%	27%	-71%	-\$146,254
Interior Trim - Millwork / Unit	90	\$ 524.60		\$ 663.72		\$ 47,214.00	\$ 59,734.69		· ·	-100%	27%	-100%	-\$59,735
Total Cost			1		1	\$ 520,320.87				-12%	27%	-30%	-\$200,323
Insulation	Qty	Unit Pri	ce	Unit Pri	ice	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!	#VALUE!
Walls- Batt Insulation (Specify R-Value & Inches)	SF		Per SF		Per SF	\$ -	\$ - 5						
Floors- Batt Insulation (Specify R-Value & Inches)	SF		Per SF		Per SF	\$ -	\$ - 5	-					
Attics- R-38 Blown-In Recycled Cellulose	SF		Per SF		Per SF	\$ -	\$ - 9						
Attics- R-38 Blown-In	SF		Per SF		Per SF	\$ -	\$ - 5	-					
Demolish Walls / Floor Insulation	SF		Per SF		Per SF	\$ -							
Demolish Attic Insulation	SF		Per SF		Per SF	\$ -							
Insulation Package Walls/Ceilings	128001 SF	\$ 1.05		\$ 1.30		\$ 134,401.05		184,643.00	Insulation per Progress Builders 12/29/2022	37%	24%	11%	\$18,242
Open Line Item For Developer's Use As Needed				2.50		\$ -			, , , , , , , , , , , , , , , , , , , ,	2. 70			¥.2,212
Total Cost	1	1				\$ 134,401.05	166,401.30	184,643.00		37%	24%	11%	\$18,242
Flooring-Carpet	Qty	Unit Pri	ce	Unit Pri	ice	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!	#VALUE!
Remove Carpet/Pad	SF		Per SF	2	Per SF	\$ -	\$ - 9	-					
Carpet & Pad	57600 SF	\$ 3.14		\$ 4.00		\$ 180,864.00	\$ 230,400.00	-		-100%	27%	-100%	-\$230,400
Carpet- Glue Down	SF	9 3.14	Per SF	ÿ 4.00	Per SF	\$ -		_		10070	2770	10070	\$250,100
Carpet-Indoor/Outdoor	SF		Per SF		Per SF	\$ -							
Demolish Carpet and Pad	SF		Per SF		Per SF	\$ -			Scope change:				
Resilient Flooring & Base per Progress Builders 12/29/2022	5.		10151		1 01 01	\$ -			Resilient Flooring & Base per Progress Builders 12/29/2022				\$578,939
Open Line Item For Developer's Use As Needed						\$ -	<u> </u>	-					V3.13,000
Total Cost						\$ 180.864.00		578,939.00		220%	27%	151%	\$348,539
Flooring-Vinyl	Qty	Unit Pri	ce	Unit Pri	ice	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vinyl Sheet Flooring	SF		Per SF		Per SF	\$ -	\$ - 0	-			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Vinyl Tile Flooring	70401 SF	\$ 2.29		\$ 2.90		\$ 161,218.29	\$ 203,971.78	-		-100%	27%	-100%	-\$203,972
Repair/Replace Subfloor and Vinyl	70401 SF	ÿ 2.23	Per SF	ŷ 2.30	Per SF	\$ -				-10070	2170	-10070	-\$200,372
Whisper Step Pad	70401 SF	\$ 0.85		\$ 1.10	1 01 51	\$ 59.840.85				-100%	000/	1000/	-\$77,441
Open Line Item For Developer's Use As Needed	70401 3F	3 0.83		\$ 1.10		\$ 59,840.85		-		-10076	29%	-100%	
Open Line Item For Developer's Use As Needed Total Cost	70401 31	\$ 0.83		\$ 1.10			\$ - 5	-	Total flooring CMG - \$511K Revised \$579k	-100%	29%	-100%	-\$281,413
Total Cost					ice	\$ - \$ 221,059.14	\$ - 5 \$ 281,412.88		Total flooring CMG - \$511K Revised \$579k	-100%	27%	-100%	
	Qty SF	Unit Pri		Unit Pri	ice Per SF	\$ -	\$ - 5	-	Total flooring CMG - \$511K Revised \$579k				-\$281,413 #VALUE!
Total Cost Flooring-Wood Engineered Wood Flooring	Qty SF		ce Per SF		Per SF	\$ - \$ 221,059.14	\$ - \$ \$ 281,412.88 \$ Total Cost \$ - \$	Total Cost	Total flooring CMG - \$511K Revised \$579k	-100%	27%	-100%	
Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring	Qty SF SF		ce Per SF Per SF		Per SF Per SF	\$ 221,059.14 : Total Cost \$ - \$ -	5 281,412.88 5 Total Cost 5 - 5 5 - 5 5	Total Cost	Total flooring CMG - \$511K Revised \$579k	-100%	27%	-100%	
Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring	Qty SF		ce Per SF		Per SF	\$ 221,059.14 : Total Cost \$ -	\$ - \$ 5 281,412.88 5 Total Cost \$ - \$ \$ \$ \$ \$ \$ \$ \$	Total Cost	Total flooring CMG - \$511K Revised \$579k	-100%	27%	-100%	
Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring	Qty SF SF SF		ce Per SF Per SF Per SF		Per SF Per SF Per SF	\$ -221,059.14 Total Cost \$ - \$ -	\$ - \$ 5 281,412.88 5 Total Cost \$ - \$ \$ \$ \$ \$ \$ \$ \$	Total Cost	Total flooring CMG - \$511K Revised \$579k	-100%	27%	-100%	
Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair Replace Engineered Wood Flooring Repair/Replace Oak / Natural Flooring	Qty SF SF SF SF		Per SF Per SF Per SF Per SF		Per SF Per SF Per SF Per SF	\$ -221,059.14 Total Cost \$ - \$ -	S - S - S - S - S - S - S - S - S - S -	Total Cost	Total flooring CMG - \$511K Revised \$579k	-100%	27%	-100%	
Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair Replace Engineered Wood Flooring Repair/Replace Oak / Natural Flooring Open Line Item For Developer's Use As Needed	Qty SF SF SF SF		Per SF Per SF Per SF Per SF		Per SF Per SF Per SF Per SF	\$ 221,059.14 Total Cost \$ - \$ - \$ - \$ - \$ -	S - S - S - S - S - S - S - S - S - S -	Total Cost	Total flooring CMG - \$511K Revised \$579k	-100%	27%	-100%	
Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair Replace Engineered Wood Flooring Repair/Replace Oak / Natural Flooring	Qty SF SF SF SF		Per SF Per SF Per SF Per SF		Per SF Per SF Per SF Per SF	\$ 221,059.14 Total Cost \$ - \$ - \$ - \$ - \$ -	\$ - \$ 5	Total Cost	Total flooring CMG - \$511K Revised \$579k	-100%	27%	-100%	
Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair Replace Engineered Wood Flooring Repair/Replace Oak / Natural Flooring Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Total Cost	Qty SF SF SF SF SF SF		Per SF Per SF Per SF Per SF		Per SF Per SF Per SF Per SF	\$ 221,059.14 Total Cost \$ - \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ - \$ 5	Total Cost	Total flooring CMG - \$511K Revised \$579k	-100%	27%	-100%	
Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair Replace Engineered Wood Flooring Repair/Replace Oak / Natural Flooring Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed	Qty SF SF SF SF	Unit Pri	Per SF Per SF Per SF Per SF	Unit Pri	Per SF Per SF Per SF Per SF	\$ 221,059.14 Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 281,412.88 \$ Total Cost \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Total Cost	Total flooring CMG - \$511K Revised \$579k	-100% #VALUE!	27% #VALUE!	-100% #VALUE!	#VALUE!
Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair Replace Engineered Wood Flooring Repair/Replace Oak / Natural Flooring Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Flooring / Wall- Tile Ceramic Floor Tile	SF SF SF SF SF SF SF SF	Unit Pri	Per SF Per SF Per SF Per SF Per SF Per SF	Unit Pri	Per SF Per SF Per SF Per SF Per SF Per SF	\$ 221,059.14 Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	S 281,412.88 Total Cost S S S S S S S S S S S S S S S S S S S	Total Cost	Total flooring CMG - \$511K Revised \$579k	-100% #VALUE!	27% #VALUE!	-100% #VALUE!	#VALUE!
Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair Replace Engineered Wood Flooring Repair/Replace Oak / Natural Flooring Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Total Cost Flooring / Wall-Tile	Qty SF SF SF SF SF SF SF SF	Unit Pri	Per SF Per SF Per SF Per SF Per SF	Unit Pri	Per SF Per SF Per SF Per SF Per SF	\$ 221,059.14 Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	S 281,412.88 Total Cost S - S - S - S - S - S - S - S - S - S	Total Cost	Total flooring CMG - \$511K Revised \$579k	-100% #VALUE!	27% #VALUE!	-100% #VALUE!	#VALUE!
Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair Replace Engineered Wood Flooring Repair/Replace Oak / Natural Flooring Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Total Cost Flooring / Wall-Tile Ceramic Floor Tile Ceramic Tile Walls/Tub Surrounds-Thin Set Repair/Replace Tile	Qty SF SF SF SF SF SF SF S	Unit Pri	Per SF Per SF Per SF Per SF Per SF Per SF	Unit Pri	Per SF	\$ 221,059.14 Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	S 281,412.88 Total Cost S - S - S - S - S - S - S - S - S - S	Total Cost	Total flooring CMG - \$511K Revised \$579k	-100% #VALUE!	27% #VALUE!	-100% #VALUE!	#VALUE!
Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair Replace Engineered Wood Flooring Repair/Replace Oak / Natural Flooring Open Line Item For Developer's Use As Needed Total Cost Flooring / Wall-Tile Ceramic Floor Tile Ceramic Floor Tile Ceramic Tile Walls/Tub Surrounds- Thin Set Repair/Replace Tile Remove Ceramic Tile & Dispose	Qty SF SF SF SF SF SF SF S	Unit Pri	Per SF	Unit Pri	Per SF	\$ 221,059.14 Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 281,412.88 Total Cost \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Total Cost	Total flooring CMG - \$511K Revised \$579k	-100% #VALUE!	27% #VALUE!	-100% #VALUE!	#VALUE!
Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair/Replace Engineered Wood Flooring Repair/Replace Oak / Natural Flooring Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Total Cost Flooring / Wall- Tile Ceramic Floor Tile Ceramic Tile Walls/Tub Surrounds- Thin Set Repair/Replace Tile Remove Ceramic Tile & Dispose Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed	Qty SF SF SF SF SF SF SF S	Unit Pri	Per SF	Unit Pri	Per SF	\$ 221,059.14 Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 281,412.88	Total Cost	Total flooring CMG - \$511K Revised \$579k	-100% #VALUE!	27% #VALUE!	-100% #VALUE!	#VALUE!
Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair Replace Engineered Wood Flooring Repair/Replace Oak / Natural Flooring Open Line Item For Developer's Use As Needed Copen Line Item For Developer's Use As Needed Open Line Item For Total Cost Flooring / Wall-Tile Ceramic Flio Walls/Tub Surrounds-Thin Set Repair/Replace Tile Remove Ceramic Tile & Dispose Open Line Item For Developer's Use As Needed	Qty SF SF SF SF SF SF SF S	Unit Pri	Per SF	Unit Pri	Per SF	\$ 221,059.14 Total Cost \$ - \$ 5 - \$	\$ 281,412.88 Total Cost \$	Total Cost	Total flooring CMG - \$511K Revised \$579k	-100% #VALUE!	27% #VALUE!	-100% #VALUE!	#VALUE!
Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair/Replace Engineered Wood Flooring Repair/Replace Oak / Natural Flooring Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Total Cost Flooring / Wall- Tile Ceramic Floor Tile Ceramic Tile Walls/Tub Surrounds- Thin Set Repair/Replace Tile Remove Ceramic Tile & Dispose Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed	Qty SF SF SF SF SF SF SF S	Unit Pri	Per SF	Unit Pri	Per SF	\$ 221,059.14 Total Cost \$ - \$ - \$ \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ \$ - \$ \$ \$ - \$ \$ \$ - \$ \$ \$ - \$ \$ \$ - \$ \$ \$ - \$ \$ \$ \$ - \$ \$ \$ \$ - \$ \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ 281,412.88 Total Cost \$	Total Cost	Total flooring CMG - \$511K Revised \$579k	-100% #VALUE!	27% #VALUE!	-100% #VALUE!	#VALUE!
Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair/Replace Engineered Wood Flooring Repair/Replace Coak / Natural Flooring Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Total Cost Flooring / WallTile Ceramic Floor Tile Ceramic Tile Walls/Tub Surrounds- Thin Set Repair/Replace Tile Remove Ceramic Tile & Dispose Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Total Cost	Qty SF SF SF SF SF SF SF S	Unit Pri	Per SF	Unit Pri	Per SF	\$ 21,059.14 Total Cost \$ - \$ \$	S 281,412.88 Total Cost S S S S S S S S S S S S S S S S S S S	Total Cost Total Cost Total Cost	Total flooring CMG - \$511K Revised \$579k	-100% #VALUE!	27% #VALUE!	#VALUE!	#VALUE!
Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair/Replace Oak / Natural Flooring Open Line Item For Developer's Use As Needed Ceramic Flio Walls/Tub Surrounds-Thin Set Repair/Replace Tile Remove Ceramic Tile & Dispose Open Line Item For Developer's Use As Needed	Qty SF SF SF SF SF SF SF S	Unit Pri	ce Per SF	Unit Pri	Per SF	\$ 21,059.14 Total Cost \$ - \$ 5	S 281,412.88 Total Cost S - S - S - S - S - S - S - S - S - S	Total Cost Total Cost Total Cost Total Cost	Total flooring CMG - \$511K Revised \$579k	#VALUE! #VALUE! #VALUE!	#VALUE! #VALUE!	#VALUE! #VALUE! #VALUE!	#VALUE!
Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair/Replace Oak / Natural Flooring Repair/Replace Oak / Natural Flooring Repair/Replace Oak / Natural Flooring Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Coramic Floor Tile Ceramic Floor Tile Ceramic Tile Walls/Tub Surrounds- Thin Set Repair/Replace Tile Remove Ceramic Tile & Dispose Open Line Item For Developer's Use As Needed Total Cost Siding / Soffit / Fascia / Gutters House Wrap- Fully Taped	Qty SF SF SF SF SF SF SF S	Unit Pri	ce Per SF Ce Ce Per SF Per SF Per SF	Unit Pri	Per SF	\$ 221,059.14 Total Cost \$ - \$	S 281,412.88 Total Cost S - S - S - S - S - S - S - S - S - S	Total Cost Total Cost Total Cost Total Cost	Total flooring CMG - \$511K Revised \$579k	-100% #VALUE!	27% #VALUE!	#VALUE!	#VALUE!
Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair/Replace Oak / Natural Flooring Open Line Item For Developer's Use As Needed Ceramic Flio Walls/Tub Surrounds-Thin Set Repair/Replace Tile Remove Ceramic Tile & Dispose Open Line Item For Developer's Use As Needed	SF SF SF SF SF SF SF SF	Unit Pri	ce Per SF	Unit Pri	Per SF	\$ 21,059.14 Total Cost \$ - \$ 5	S 281,412.88 Total Cost S - S - S - S - S - S - S - S - S - S	Total Cost Total Cost Total Cost Total Cost	Total flooring CMG - \$511K Revised \$579k	#VALUE! #VALUE! #VALUE!	#VALUE! #VALUE!	#VALUE! #VALUE! #VALUE!	#VALUE!
Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair/Replace Engineered Wood Flooring Repair/Replace Oak / Natural Flooring Open Line Item For Developer's Use As Needed Total Cost Flooring / Wall-Tile Ceramic Floor Tile Ceramic Floor Tile Ceramic Tile Walls/Tub Surrounds-Thin Set Repair/Replace Tile Remove Ceramic Tile & Dispose Open Line Item For Developer's Use As Needed	Qty SF SF SF SF SF SF SF S	Unit Pri Unit Pri Unit Pri	ce Per SF	Unit Pri	Per SF	\$ 221,059.14 Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 281,412.88	Total Cost Total Cost Total Cost		#VALUE! #VALUE! #VALUE!	27% #VALUE! #VALUE! #VALUE!	#VALUE! #VALUE! #VALUE!	#VALUE! #VALUE! #VALUE! -\$537,604
Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair/Replace Engineered Wood Flooring Repair/Replace Coak / Natural Flooring Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Total Cost Flooring / Wall-Tile Ceramic Floor Tile Ceramic Flie Walls/Tub Surrounds-Thin Set Repair/Replace Tile Remove Ceramic Tile & Dispose Open Line Item For Developer's Use As Needed Open Line Item For Dev	SF SF SF SF SF SF SF SF	Unit Pri	ce Per SF	Unit Pri	Per SF	\$ 221,059.14 Total Cost \$ - \$ - \$ 5	\$ 281,412.88	Total Cost Total Cost Total Cost		#VALUE! #VALUE! #VALUE!	#VALUE! #VALUE!	#VALUE! #VALUE! #VALUE!	#VALUE!
Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair/Replace Oak / Natural Flooring Open Line Item For Developer's Use As Needed Ceramic Floor Tile Ceramic Floor Tile Ceramic Floor Tile Ceramic Floor Tile Dispose Open Line Item For Developer's Use As Needed Open Line Item For Developer's U	Qty SF SF SF SF SF SF SF S	Unit Pri Unit Pri Unit Pri	ce Per SF	Unit Pri	Per SF.	\$ 221,059.14 Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 5 281,412.88 Total Cost \$ 5 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Total Cost Total Cost Total Cost 12,900.00	Total flooring CMG - \$511K Revised \$579k Per Progress 12/29/2022	#VALUE! #VALUE! #VALUE!	27% #VALUE! #VALUE! #VALUE!	#VALUE! #VALUE! #VALUE!	#VALUE! #VALUE! #VALUE! -\$537,604
Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair/Replace Engineered Wood Flooring Repair/Replace Coak / Natural Flooring Repair/Replace Oak / Natural Flooring Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Coramic Floor Tile Ceramic Tile Walls/Tub Surrounds-Thin Set Repair/Replace Tile Remove Ceramic Tile & Dispose Open Line Item For Developer's Use As Needed Open Line Item F	Qty SF SF SF SF SF SF SF S	Unit Pri Unit Pri Unit Pri	ce Per SF	Unit Pri	Per SF. Per SF	\$ 221,059.14 Total Cost \$ - \$ 5 - \$	S 281,412.88 Total Cost S - S - S - S - S - S - S - S - S - S	Total Cost		#VALUE! #VALUE! #VALUE!	27% #VALUE! #VALUE! #VALUE!	#VALUE! #VALUE! #VALUE!	#VALUE! #VALUE! #VALUE!
Total Cost Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair/Replace Oak / Natural Flooring Open Line Item For Developer's Use As Needed Ceramic Floor Tile Ceramic Floor Tile Ceramic Floor Tile Ceramic Floor Tile Bolispose Open Line Item For Developer's Use As Needed Open Line Item For	Qty SF SF SF SF SF SF SF S	Unit Pri Unit Pri Unit Pri	ce Per SF	Unit Pri	Per SF	\$ 221,059.14 Total Cost \$ - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 5 5 - \$ 5 5 5	\$ 281,412.88 Total Cost \$ -	Total Cost Total Cost Total Cost Total Cost Total Cost Total Cost		#VALUE! #VALUE! #VALUE!	27% #VALUE! #VALUE! #VALUE!	#VALUE! #VALUE! #VALUE!	#VALUE! #VALUE! #VALUE!
Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair/Replace Oak / Natural Flooring Open Line Item For Developer's Use As Needed Open Line Item For Develop	Qty SF SF SF SF SF SF SF S	Unit Pri Unit Pri Unit Pri	ce Per SF	Unit Pri	Per SF	\$ 221,059.14 Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 281,412.88 Total Cost \$ -	Total Cost Total Cost Total Cost 12,900.00		#VALUE! #VALUE! #VALUE!	27% #VALUE! #VALUE! #VALUE!	#VALUE! #VALUE! #VALUE!	#VALUE! #VALUE! #VALUE!
Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair/Replace Engineered Wood Flooring Repair/Replace Coak / Natural Flooring Open Line Item For Developer's Use As Needed Open Line Item For Developer's	Oty SF SF SF SF SF SF SF S	Unit Pri Unit Pri Unit Pri	ce Per SF Per EA Per SF	Unit Pri	Per SF Per EA Per SF	\$ 221,059.14 Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 281,412.88	Total Cost Total Cost Total Cost 12,900.00		#VALUE! #VALUE! #VALUE!	27% #VALUE! #VALUE! #VALUE!	#VALUE! #VALUE! #VALUE!	#VALUE! #VALUE! #VALUE!
Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair/Replace Oak / Natural Flooring Open Line Item For Developer's Use As Needed Open Line Item For Develop	Qty SF SF SF SF SF SF SF S	Unit Pri Unit Pri Unit Pri	ce Per SF	Unit Pri	Per SF	\$ 221,059.14 Total Cost	\$ 281,412.88 Total Cost \$ -	Total Cost Total Cost Total Cost 12,900.00		#VALUE! #VALUE! #VALUE!	27% #VALUE! #VALUE! #VALUE!	#VALUE! #VALUE! #VALUE!	#VALUE! #VALUE! #VALUE!
Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair/Replace Oak / Natural Flooring Repair/Replace Oak / Natural Flooring Repair/Replace Oak / Natural Flooring Open Line Item For Developer's Use As Needed Ceramic Floor Tile Ceramic Tile Walls/Tub Surrounds-Thin Set Repair/Replace Tile Remove Ceramic Tile & Dispose Open Line Item For Developer's Use As Needed Open Line Item For	Qty SF SF SF SF SF SF SF S	Unit Pri Unit Pri Unit Pri	ce Per SF	Unit Pri	Per SF	\$ 221,059.14 Total Cost \$ - \$ 5 - \$	\$ 281,412.88	Total Cost Total Cost Total Cost 12,900.00		#VALUE! #VALUE! #VALUE!	27% #VALUE! #VALUE! #VALUE!	#VALUE! #VALUE! #VALUE!	#VALUE! #VALUE! #VALUE! -\$537,604
Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair/Replace Oak / Natural Flooring Open Line Item For Developer's Use As Needed Open Line Item For Develop	Qty SF SF SF SF SF SF SF S	Unit Pri Unit Pri Unit Pri	ce Per SF	Unit Pri	Per SF	\$ 221,059.14 Total Cost S	\$ 281,412.88	Total Cost Total Cost Total Cost 12,900.00	Per Progress 12/29/2022	#VALUE! #VALUE! #VALUE!	27% #VALUE! #VALUE! #VALUE!	#VALUE! #VALUE! #VALUE!	#VALUE! #VALUE! #VALUE! -\$537,604 -\$31,576
Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair/Replace Oak / Natural Flooring Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Ceramic Floor Tile Ceramic Tile Walls/Tub Surrounds- Thin Set Repair/Replace Tile Remove Ceramic Tile & Dispose Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Den Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Den Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Popen Line Item For Developer's Use As Needed Rubberized Flashing at Doors/Windows Vinyl Siding Fiber Cement Board Siding- Plank Type Fiber Cement Board Siding- Shingle Type Aluminum Gutters & Downspouts Porch Column Surrounds Fiber Cement Panels Remove/Dispose Fiber Cement Board Siding Remove/Dispose Gutters/Downspouts Remove/Dispose Fiber Cement Board Siding Remove/Dispose Porch Columns Open Line Item For Developer's Use As Needed	Qty SF SF SF SF SF SF SF S	Unit Pri Unit Pri Unit Pri	ce Per SF	Unit Pri	Per SF	\$ 221,059.14 Total Cost S	\$ 1.28	Total Cost	Per Progress 12/29/2022 Per Progress 12/29/2022	#VALUE! #VALUE! #VALUE!	27% #VALUE! #VALUE! #VALUE!	#VALUE! #VALUE! #VALUE!	#VALUE! #VALUE! #VALUE! -\$537,604
Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair Replace Engineered Wood Flooring Repair/Replace Cak / Natural Flooring Open Line Item For Developer's Use As Needed Rubberized Flashing at Doors/Windows Vinyl Siding Fiber Cement Board Siding- Plank Type Fiber Cement Board Siding- Shingle Type Aluminum Gutters & Downspouts Porch Column Surrounds Fiber Cement Panels Remove/Dispose Vinyl Siding Remove/Dispose Flore Cement Board Siding Remove/Dispose Flore Cement Board Siding Remove/Dispose Porch Columns Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed	Qty SF SF SF SF SF SF SF S	Unit Pri Unit Pri Unit Pri	ce Per SF	Unit Pri	Per SF	\$ 21,059.14 Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 1.28	Total Cost	Per Progress 12/29/2022 Per Progress 12/29/2022	#VALUE! #VALUE! #VALUE! #VALUE!	27% #VALUE! #VALUE! #VALUE! 27%	#VALUE! #VALUE! #VALUE! -100%	#VALUE! #VALUE! #VALUE! -\$537,604 -\$31,576

#VALUE! -\$33,371

-\$33,371 #VALUE! -\$207,680 -\$31,680

> \$301,044 -\$6,300 \$55,384

-\$5,000 \$41,772 #VALUE! -\$704,006

\$623,967 -\$80,039 #VALUE!

-\$12,320

-\$1,600 -\$3,570 -\$17,490 #VALUE!

\$102,376 -\$13,680 \$88,696 #VALUE! -\$158,907

> \$253,708 \$84,579 \$179,380

#VALUE! \$29,583 \$17,189

Roofing	0	ity	Unit Pric	Α	Unit Pri	re	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
New Roof- Shingles/Felt/Accessories	34212	SQ		Per SQ.		Per SQ.	\$ 138,900.72				2%	27%	-19%
Tear-off & dispose existing roofing & felt		SQ		Per SQ.		Per SQ.			\$ -				-
Open Line Item For Developer's Use As Needed							\$ -	\$ -	\$ -				
Open Line Item For Developer's Use As Needed							\$ -	\$ -	\$ -				
Total Cost						•	\$ 138,900.72	\$ 175,735.82	\$ 142,365.00		2%	27%	-19%
Doors	Q	ty	Unit Pric	e	Unit Pri	ce	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Interior Pre-Hung	944	EA	\$ 172.50	Per EA	\$ 220.00	Per EA	\$ 162,840.00	\$ 207,680.00	\$ -		-100%	28%	-100%
ADA Interior Pre-Hung		EA		Per EA		Per EA	\$ -	\$ -	7				
Exterior Pre-Hung, Metal Door- Standard	88	EA	\$ 500.00	Per EA	\$ 360.00	Per EA	\$ 44,000.00				-100%	-28%	-100%
ADA Exterior Pre-Hung, Metal Door- Standard		EA		Per EA		Per EA	-		\$ -				
Storm Door		EA		Per EA		Per EA		\$ -					
Demolish Interior/Exterior Door	400	EA	ć 110.co	Per EA	ć 450.00	Per EA	\$ 22.963.20	\$ - \$ 28.800.00		Daniel De De De De Brille de 12 /20 /2022	1336%	0.50/	1045%
Finish Hardware - Material	192 10		\$ 119.60 \$ 500.00		\$ 150.00 \$ 630.00		\$ 22,963.20		\$ 329,844.00	Doors per Progress Builders 12/29/2022	-100%	25% 26%	-100%
High Impact Doors - Clubhouse Total Cost			\$ 500.00		\$ 650.00		\$ 234.803.20		\$ 329.844.00		40%	17%	20%
Windows		lty	Unit Pric	·o	Unit Pri	20	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
New Construction- Vinyl Energy Star	88	EA	\$ 921.05	Per EA		Per EA				Per Unit Pricing	#VALUE:	#VALUE:	29%
Window Blinds	192	EA	\$ 71.42	Per EA	\$ 90.36	Per EA	\$ 13,712.64			Per Bedroom Pricing	152%	27%	99%
Remove/Dispose of Existing Window		EA	72.12	Per EA	y 30.30	Per EA		\$ -		To Decree Thomas	10270	27.70	0070
Replacement- Vinyl Energy Star		EA		Per EA		Per EA	-	Š -					
Clubhouse Windows	1	LS	\$ 4,000.00		\$ 5,000.00		\$ 4,000.00	\$ 5,000.00	\$ -		-100%	25%	-100%
Open Line Item For Developer's Use As Needed							\$ -	\$ -	\$ -				
Total Cost							\$ 98,765.04	\$ 124,895.79	\$ 166,668.00		69%	26%	33%
Drywall / Acoustics	Q		Unit Pric		Unit Pri		Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Drywall, Taped/Finished, Ready For Prime/Paint	128001	SF	\$ 4.32		\$ 5.50	Per SF	\$ 552,964.32				-100%	27%	-100%
Drywall Repair		EA		Per EA		Per EA	\$ -	\$ -					
Suspended/Drop Ceiling incl. Grid- Complete		SF		Per SF		Per SF			\$ -				
Remove Drywall		SF		Per SF		Per SF		\$ -					
Remove Suspended/Drop Ceiling incl. Grid- Complete		SF		Per SF		Per SF		\$ -					
Drywall per Progress Builders 12/29/2022								\$ -	\$ 623,967.00	Per Progress 12/29/2022			
Open Line Item For Developer's Use As Needed							\$ -	5 -	5 -		13%	070/	-11%
Total Cost							\$ 552,964.32					27%	
Mirrors / Shower Door / Bath Accessories	Q	EA EA	Unit Pric		Unit Pri		Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Medicine Cabinet- Basic Mirror- Plate Glass		SF		Per EA Per SF		Per EA Per SF	7	\$ -	\$ -				
Shower Door- Tub		EA		Per FA		Per EA		'					
Shower Door- Tub Shower Door- Stall		EA		Per EA		Per EA	T .	\$ -	\$ -				
Bath Accessory- Basic (e.g., towel ring, towel bar, etc.)	160	SF	\$ 109.00	Per SF	\$ 138.00	Per SF	\$ 17,440.00			Per Progress 12/29/2022	-44%	27%	-56%
Remove Medicine Cabinet	100	EA	\$ 105.00	Per EA	ý 130.00	Per EA	\$ 17,440.00	\$ 22,000.00	\$ 5,700.00	1 CT 1 TOGICSS 12/25/2022	-4470	2170	-5070
Remove Mirror- Plate Glass		EA		Per EA		Per EA	\$ -	Š -	<u>\$</u>				
Remove Shower Door		EA		Per EA		Per EA	\$ -	\$ -	\$ -				
Tub Protection / Repairs	160		\$ 40.00		\$ 50.00		\$ 6,400.00	\$ 8,000.00	\$ 6,400.00	Per Progress 12/29/2022	0%	25%	-20%
Mirrors and Med cabinets	90	EA	\$ 100.00		\$ 125.00		\$ 9,000.00	\$ 11,250.00	\$ 7,680.00	Per Progress 12/29/2022	-15%	25%	-32%
Total Cost							\$ 32,840.00				-27%	26%	-42%
Plumbing	Q		Unit Pric		Unit Pri		Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Bathtub-Standard		EA		Per EA		Per EA	\$ -	\$ -	\$ -				
Bathtub & Shower Combo- Fiberglass Standard		EA		Per EA		Per EA	\$ -	\$ -	\$ -				
Shower Stall- Standard		EA		Per EA		Per EA	7		\$ -				
ADA Accessible Shower Stall/Unit		EA		Per EA		Per EA		\$ -					
Toilet complete		EA		Per EA		Per EA	\$ -	7					
ADA Accessible Toilet complete Pedestal Sink complete		EA EA		Per EA		Per EA		\$ - \$ -					
Bathroom Sink Faucet- Standard		EA EA		Per EA		Per EA			\$ - \$ -				
Water Heater- Electric- Complete w/ pan		EA		Per EA		Per EA	Ś	\$	\$ -				
Water Heater- Gas- Complete w/ pan		EA		Per EA		Per EA	\$ -	\$ -	\$ -				
Rough In Plumbing Per Fixture		EA		Per EA		Per EA		\$ -					
Rough In Plumbing Per SF		SF		Per SF		Per SF		\$ -					
Remove/Dispose of Toilet/Tub/Sink, etc.		EA		Per EA		Per EA	7	\$ -					
Remove/Dispose of Water Heater, etc.		EA		Per EA		Per EA		\$ -	\$ -				
Plumbing Package	88		\$ 7,500.00		\$ 8,550.00		\$ 660,000.00	\$ 752,400.00	\$ 854,776.00	LS Cost of \$854K	30%	14%	14%
Clubhouse Plumbing, laundry, yard	1	EA	\$ 12,000.00		\$ 13,680.00		\$ 12,000.00		\$ -	not included in updated estimate	-100%	14%	-100%
Total Cost							\$ 672,000.00				27%	14%	12%
Electrical / Lighting	Q		Unit Pric	e	Unit Pri	ce	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Interior Light Fixture- Standard	88	EA	\$ 1,584.00		\$ 1,805.76	Per EA				No included it updated estimate	-100%	14%	-100%
Ceiling Fan w/ Light		EA		Per EA		Per EA	\$ -		\$ -				
Fluorescent Light Fixture		EA		Per EA		Per EA		\$ -					
Exterior Light Fixture- Standard		EA EA		Per EA		Per EA		\$ -					
Exterior Spot/Flood Light- Standard Wire Whole UNIT Incl. receptacles/switches etc.		EA SF		Per EA Per SF		Per EA Per SF	-	\$ - \$ -	\$ - \$ -				
150 AMP Service Panel w/ breakers, meter & mast, etc.		SF EA		Per SF		Per SF Per EA	7	\$ -	7				
200 AMP Service Panel w/ breakers, meter & mast, etc.		EA		Per EA		Per EA			\$ - \$ -				
Misc. Equipment Connection (e.g., HVAC unit, etc.)		EA		Per FA		Per FA	Ÿ	\$ -					
400 Amp service with two meters and disconnect		EA		Per EA		Per EA	\$ -	Ÿ	\$ - \$ -				
Remove/Dispose of Light Fixture/Ceiling Fan		EA		Per EA		Per EA		\$ -					
Electrical Package	88		\$ 6,600.00		\$ 7,524.00		\$ 580,800.00			LS cost of \$915K	58%	14%	38%
Club House	1		\$ 35,000.00		\$ 39,900.00		\$ 35,000.00			LS cost of \$124K in updated estimate	256%	14%	212%
Total Cost							\$ 755,192.00			·	38%	14%	21%
								-,	,				

#VALUE!

\$64,509 -\$13,680 \$50,829 #VALUE!

-\$81,897 -\$81,897 #VALUE! \$243,279 -\$20,000 \$136,000 \$466,956 -\$18,126 -\$25,255 \$11,550 \$851,638 \$3,312,269 \$1,640,265 \$173,931 -\$198,104 -\$47,159 \$508,954 -\$200.323 \$18.242 \$348,539 -\$281,413 \$294,435 -\$33,371 \$55,384 \$41,772 -\$80,039 -\$17,490 \$88,696 \$179,380 \$50,829 -\$81,897 \$851,638 \$3,312,269 \$186,633 \$227,798 \$3,726,701 \$2,086,436

Page	HVAC		it.	Unit Del		Heit Del	ico	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
***Seption** Page P		Q		Unit Pri		Unit Pri						#VALUE!	#VALUE!	#VALUE!
Part									7	7				
Agromatic Formation Format								7	7	7				
Part								7	7	7				
March Marc								•	7	7				
Triange 1			EA		Per EA		Per EA	7	Y	7				
Total Cost		88												
## PAULISE SPALISE SPA	Clubhouse	1		\$ 12,000.00		\$ 13,680.00				7	not included in updated estimate			-10
Self-Perform Dynamic Engine Dynamic	Total Co													
Section Prof. Pr	Painting	Q	ty	Unit Pri	ce	Unit Pri	ice	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!
Perform Perf	nterior Painting Drywall Sprayed		SF		Per SF		Per SF	\$ -	\$ -	\$ -				
## Per St. Per St. Per St. Per St. Per St. S. S. S. S. S. S. S.	nterior Painting Doors		EA		Per EA		Per EA	\$ -	\$ -	\$ -				
## Accessores ##	nterior Painting Base and Window Casing		LF		Per LF		Per LF	\$ -	\$ -	\$ -				
## Accessories CA	xterior Building Siding		SF		Per SF		Per SF	\$ -	\$ -	\$ -				
International processory (1) An American International Control (1) An	xterior Trim and Accessories		EA		Per EA		Per EA	\$ -	\$ -	\$ -				
Section Sect	ainting Interior Package	128001		\$ 2.10		\$ 2.65			\$ 339,202,65	\$ 257.306.00	Per Progress 12/29/2022	-4%	26%	-2
Total Cost									\$ -	\$ -				
Section Content Cont		st		!					\$ 339 202 65	\$ 257 306 00		-4%	26%	-2
### Annual Contingency 1 15 \$74,72.00 \$74,8.171.31 \$74,72.00 \$74,8.171.31 \$74,72.00 \$74,8.171.31 \$74,72.00 \$74,8.171.31 \$74,72.00 \$74,8.171.31 \$74,72.00 \$74,8.171.31 \$74,8			ı+v	Unit Dri		Unit Dri								
Processor Page 1 15 \$13,000 \$16,000 \$ \$18,000 \$ \$16,					Le									
April														3 -1
Spring 10 \$ 2,540.00 \$ 2,00.00 \$ 2,286,000 \$ 2			LS			1					Der Deserves 12/20/2022			-1
Parm System														
Selection Sele														17
S S S S S S S S S S			SF											(
Total Cost														
Sub Total Sub		1		y 05,121.52										-2
Sub Total Sub Total \$ 14,644,243.00 \$ 15,409,944.94 \$ 18,722,214.00	Susiness License	1		\$ 28,269.75		\$ 35,000.00					Per Progress 12/29/2022			3
CONSTRUCTION COST SUMMARY S	Total Co	st												2
Masonry S 421,762.92 S 333,693.70 S 335,500.00 20% 27%					TRUCTION C	COST SUMMARY								(
Metals			ind Paving											
Framing / Rough Carpentry		Masonry						\$ 421,762.92	\$ 533,603.70	\$ 335,500.00		-20%	27%	-4
Finish Trim Carpentry		Metals						\$ 152,321.19	\$ 172,801.35	\$ 125,642.00		-18%	13%	-2
Finish / Trim Carperty		Framing / F	Rough Carp	entry				\$ 4,480,035.00	\$ 3,136,024.50	\$ 3,644,978.00		-19%	-30%	
Insulation								\$ 520,320.87	\$ 658,304.81	\$ 457,982.00		-12%	27%	-
Flooring - Carpet								\$ 134,401.05	\$ 166,401,30	\$ 184,643,00		37%	24%	
Flooring - Vinyl			Carnet											1:
Flooring / Wall - Tile														-10
Flooring / Wall - Tile										•		-10076	21 /0	-10
Siding Soffit Fascia Gutters \$ 458,579.55 \$ 82,079.80 \$ 876,515.00									7	7				
Roofing S 138,900.72 S 175,735.82 S 142,365.00				10					•					
Doors \$ 234,803.20 \$ 274,460.00 \$ 329,844.00			πιτ / Fascia	/ Gutters										
Windows S 98,765.04 S 124,895.79 S 166,668.00		-												-1
Drywall Acoustics \$ 552,964.32 \$ 704,005.50 \$ 623,967.00		Doors												:
Mirrors / Shower Door / Bath Accessories \$ 32,840.00 \$ 41,330.00 \$ 23,840.00 \$ 23,840.00 \$ 27% 26% \$ 27% 14% 14% \$ 27% 14%		Windows						\$ 98,765.04	\$ 124,895.79	\$ 166,668.00		69%	26%	;
Mirrors / Shower Door / Bath Accessories \$ 32,840.00 \$ 41,330.00 \$ 23,840.00 \$ 23,840.00 \$ 27% 26% \$ 27% 14% 14% \$ 27% 14%		Drywall / A	Acoustics			-		\$ 552,964.32	\$ 704,005.50	\$ 623,967.00		13%	27%	-
Plumbing \$ 672,000.00 \$ 766,080.00 \$ 854,776.00 \$ 27% 14%				r / Bath Accessori	es e									-4
Electrical / Lighting														
Heating, Ventilating and Air Conditioning \$ 663,200.00 \$ 756,048.00 \$ 806,877.00			Lighting											
Painting \$ 268,802.10 \$ 339,202.65 \$ 257,306.00 4% 26%				nd Air Conditionin										
Miscellaneous / Other items not included \$ 1,617,777.15 \$ 1,857,687.21 \$ 2,709,325.00 67% 15% Total Construction \$ 14,644,243.00 \$ 15,409,944.94 \$ 18,722,214.00 28% 5% General Requirements (max 6%) \$ 824,750.00 \$ 867,873.61 \$ 1,054,507.00 28% 5% Contractor Profit and Overhead (max 8%) \$ 1,119,667.00 \$ 1,178,210.91 \$ 1,406,009.00 26% 5% Total Project Development \$ 16,588,660.00 \$ 17,456,029.46 \$ 21,182,730.00 28% 5%			endiating a	HU AII COHUILIONIN	5									
Total Construction														
S 824,750.00 S 867,873.61 S 1,054,507.00		Miscellane	ous / Othe	r items not include	ed .			\$ 1,617,777.15	\$ 1,857,687.21	\$ 2,709,325.00		67%	15%	
Contractor Profit and Overhead (max 8%) \$ 1,119,667.00 \$ 1,178,210.91 \$ 1,406,009.00 Total Project Development \$ 16,588,660.00 \$ 17,456,029.46 \$ 21,182,730.00		Total Cons	truction					\$ 14,644,243.00	\$ 15,409,944.94	\$ 18,722,214.00		28%	5%	
Contractor Profit and Overhead (max 8%) \$ 1,119,667.00 \$ 1,178,210.91 \$ 1,406,009.00 26% 5% Total Project Development \$ 16,588,660.00 \$ 17,456,029.46 \$ 21,182,730.00 28% 5%		General Re	quirement	s (max 6%)				\$ 824,750.00	\$ 867,873.61	\$ 1,054,507.00		28%	5%	
Total Project Development \$ 16,588,660.00 \$ 17,456,029.46 \$ 21,182,730.00 \$ 5%					6)				,	, , , , , , , , , , , , , , , , , , , ,				
					-,									
Total Project Development (less site work) \$ 14,457,850.00 \$ 14,835,445.96 \$ 16,921,882.00 \$ 17% 3%		rotal Proje	ect Develop	ment										
		Total Proje	ct Develop	ment (less site wo	rk)		-	\$ 14,457,850.00	\$ 14,835,445.96	\$ 16,921,882.00		17%	3%	

Construction Cost Addendum Certification: I certify that to the best of my knowledge all known relevant factors affecting the cost of construction have been taken into consideration in the preparation of this construction cost addendum. I have been provided a copy of the 2020 Qualified Allocation Plan and the estimated costs necessary to build the project in accordance with the Development Design Criteria have been incorporated into the addendum. I have been provided and have reviewed the geotechnical reports and the estimated costs for all recommendations have been incorporated into the addendum. If applicable, I have been provided and have reviewed the asbestos and/or lead-based paint assessment reports and taken into consideration the estimated costs necessary to build the project in accordance with federal and state regulations. If applicable, I have also taken into consideration the costs necessary to build the project in accordance with the sustainable building certification selected by the project owner.

If this is a New Construction application, I certify that I am an independent third party and that no conflict of interest exists with the owner, applicant or any principals involved in the development or financing of the proposed project. I understand that I will not be allowed to bid on the proposed project if awarded. I certify that I have the appropriate credentials to prepare this construction cost addendum and that neither I nor the company(s) I work for have any financial interest in the proposed LHTC application other than in the practice of our profession.

The credentials of the preparer of the construction cost addendum must be submitted with the application.

Reviewed and approved for submission by:					
John Hornyak, President		5/24/2021		_	to be completed by an Estimator, Contractor, Architect, or Engineer
(Name & Title)		(Date)	(Date)	_	
Garrett Group Inc.	phone:	202-90	07-3800		
(Company / Firm Name)	fax:	202-28	30-1258		
	email:	john@garrett-group-inc.com			

	Original	CMG	Revised	Original to Revised Variance	Original to CMG Variance	CMG to Revised Variance	CMG to Revised Difference
Total Construction	\$ 14,644,243.00	\$ 15,409,944.94	\$ 18,722,214.00	28%	5%	21%	\$3,312,269
General Requirements (max 6%)	\$ 824,750.00	\$ 867,873.61	\$ 1,054,507.00	28%	5%	22%	\$186,633
Contractor Profit and Overhead (max 8%)	\$ 1,119,667.00	\$ 1,178,210.91	\$ 1,406,009.00	26%	5%	19%	\$227,798
Total Project Development	\$ 16,588,660.00	\$ 17,456,029.46	\$ 21,182,730.00	28%	5%	21%	\$3,726,701
Total Project Development (less site work)	\$ 14,457,850.00	\$ 14,835,445.96	\$ 16,921,882.00	17%	3%	14%	\$2,086,436
Total Development Project Costs	\$ 21,495,105.00	\$ 23,547,216.46	\$ 27,470,467.00	28%	10%	17%	\$3,923,251