

OWNER'S SWORN STATEMENT
Riverwalk Homes
Predevelopment Draw 10

The affiant, Riverwalk Homes, LLC, being duly sworn on oath and says that it is the owner/beneficiary of the following described premises in Will County, Illinois, to wit:

1. That it is thoroughly familiar with all the facts and circumstances concerning the premises described above;
2. That during the six months last past the only work done or materials furnished in connection with the mentioned are listed below;
3. That the only contracts let for the furnishing of future work or materials relative to the contemplated improvements are listed below;
4. That this statement is a true and complete statement of all such contracts, previous payments and balances due if any.

Number	Vendor	Line Item	Total Budget	Line Item Budget	Adjustments	New Budget Amount	Previous Paid	Amount Now Due (Draw 10)	Balance	Notes (Works billed in Draw 10)
1	HED	Architect - Design, Engineer	\$ 1,000,000.00	\$ 1,000,000.00	\$ (21,725.88)	\$ 978,274.12	\$ 128,317.11	\$ 298,257.40	\$ 537,711.51	Architect Design October and November
2	Riverwalk Homes LLC						\$ 13,988.10			
3	HED	Architect - Misc.	\$ 10,000.00	\$ 10,000.00		\$ 10,000.00	\$ -	\$ 109.37	\$ 9,890.63	Architect Reimbursable October
4	TBD	Relocation Expenses	\$ 500,000.00	\$ 500,000.00		\$ 500,000.00	\$ -		\$ 500,000.00	
5	Riverwalk Homes LLC	Legal Fees - Partnership	\$ 52,500.00	\$ 52,500.00	\$ (6,950.00)	\$ 45,550.00	\$ 6,466.00		\$ 39,084.00	
6	Applegate & Thorne-Thomsen						\$ -			
7	Applegate & Thorne-Thomsen	Legal Fees - Zoning	\$ 35,000.00	\$ 35,000.00	\$ (3,000.00)	\$ 32,000.00	\$ 16,533.00		\$ 15,467.00	
8	ComEd	ComEd Fee	\$ 25,000.00	\$ 25,000.00	\$ (25,000.00)	\$ -	\$ -		\$ -	
9	American Marketing Services						\$ 8,500.00			
10	Integra Realty Resources	Appraisal and Market Study	\$ 25,000.00	\$ 25,000.00	\$ 13,350.00	\$ 38,350.00	\$ 6,750.00		\$ -	
11	Riverwalk Homes LLC						\$ 23,100.00			
12	Edward J. Molloy and Associates						\$ 12,900.00			
13	Gremley & Biedermann	PNA & Survey	\$ 12,500.00	\$ 12,500.00	\$ 29,400.00	\$ 41,900.00	\$ 9,250.00		\$ -	
14	Riverwalk Homes LLC						\$ 19,750.00			
15	Professional Service Industries, Inc.	Environmental Reports, Borings	\$ 30,000.00	\$ 30,000.00	\$ (300.00)	\$ 29,700.00	\$ 6,000.00		\$ -	
16	Riverwalk Homes LLC						\$ 23,700.00			
17	Riverwalk Homes LLC	Planned Unit Development	\$ -	\$ -	\$ 14,475.88	\$ 14,475.88	\$ 2,975.88		\$ -	
18	TERRA Engineering, LTD						\$ 11,500.00			
19	Illinois Housing Development Authority	Tax Credit Reservation Fee	\$ 175,000.00	\$ 175,000.00		\$ 175,000.00	\$ 155,000.00		\$ 20,000.00	
20	Riverwalk Homes LLC	Application Fees	\$ 15,000.00	\$ 15,000.00	\$ (250.00)	\$ 14,750.00	\$ 12,500.00		\$ 2,250.00	
21	City of Joliet	Predevelopment Loan Interest/Fees	\$ 120,000.00	\$ 120,000.00		\$ 120,000.00	\$ 19,624.30		\$ 100,375.70	
	TOTALS		\$ 2,000,000.00	\$ 2,000,000.00	\$ 0.00	\$ 2,000,000.00	\$ 476,854.39	\$ 298,366.77	\$ 1,224,778.84	

Signed:



Name:
Title:

Peter M. Holsten
President of Holsten Real Estate Development Corporation,
Managing Member of Riverwalk Homes LLC,
an Illinois limited liability company

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Riverwalk Homes
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Signed:

Name: Peter M. Holsten
Title: President of Holsten Real Estate Development Corporation,
Managing Member of Riverwalk Homes LLC,
an Illinois limited liability company

CHECK REQUEST

Riverwalk Homes LLC
Predevelopment Draw 10

TOTAL PAYOUT

Holsten To Disburse

Vendor Name

Line Item Description

Line Item Number

Total Payout Amount

HED

P.O Box: 674273 Detroit, MI 48267-4273

Mail

Architect - Design, Engineer

1

\$ 298,257.40

HED

P.O Box: 674273 Detroit, MI 48267-4273

Mail

Architect - Misc.

3

\$ 109.37

GRAND TOTAL:

\$ 298,366.77

SOURCE WITH USE
Rivewalk Homes
Predevelopment Draw 10

<u>CONSTRUCTION SOURCES</u>	<u>PROJECT TOTAL</u>	<u>AMOUNT</u>	<u>AMOUNT NOW</u>	<u>BALANCE OF LOAN</u>
	<u>AMOUNT</u>	<u>FUNDED TO DATE</u>	<u>DUE FOR</u> <u>CURRENT DRAW</u>	<u>TO BE FUNDED</u>
City of Joliet - Pre -Development Loan Funds	\$ 2,000,000.00	\$ 476,854.39	\$ 298,366.77	\$ 1,224,778.84
TOTAL	\$ 2,000,000.00	\$ 476,854.39	\$ 298,366.77	\$ 1,224,778.84

Invoice

Harley Ellis Devereaux
Remit To: PO Box 674273
Detroit, MI 48267-4273

Holsten Development Corporation
1020 West Montrose Avenue
Chicago, IL 60613

November 7, 2024
Project No: 2023-HD009-001
Invoice No: 991334

Re: Riverwalk Homes Modernization

Fee: Lump Sum of \$1,702,000.00

Expenses - \$10,000.00

ASR#1 - Sustainability - \$65,700.00

ASR#2 - Envelope - \$47,725.00

ASR#2B - Elevator Scope Bldgs A+C - \$27,600.00

ASR#3 - Ext Bldg Upgrade (Hourly) - \$25,000.00

Invoice for Architectural/Engineering Services from September 1, 2024 to October 31, 2024

Task Name	Fee	Percent Complete	Fee Earned	Previous Fee Billing	Current Billing
Schematic Design	179,819.00	80.00	143,855.20	0.00	143,855.20
Design Development	323,169.80	0.00	0.00	0.00	0.00
Construction Documents	531,903.60	0.00	0.00	0.00	0.00
Bldg Agency Approval	84,677.80	0.00	0.00	0.00	0.00
Bidding and Neogtiation	55,708.20	0.00	0.00	0.00	0.00
Construction Administration	526,721.60	0.00	0.00	0.00	0.00
ASR1: Sustainability	65,700.00	0.00	0.00	0.00	0.00
ASR2A: Envelope	47,725.00	12.0482	5,750.00	0.00	5,750.00
ASR 2B: Elevator Scope Bldgs A+C	27,600.00	0.00	0.00	0.00	0.00
ASR3: Ext Bldg Upgrade (Hourly)	25,000.00	26.5775	6,644.38	0.00	6,644.38
Total Fee	1,868,025.00		156,249.58	0.00	156,249.58
Total Fee					156,249.58
Sub-Total This Prefix					\$156,249.58

Reimbursable Expenses

Misc. Auto - Reimbursable				95.10	
Total Reimbursables			1.15 times	95.10	109.37
Sub-Total This Prefix					\$109.37

Project	2023-HD009-001	Riverwalk Homes - Modernization	Invoice	991334
Billing Limits		Current	Prior	To-Date
Expenses		109.37	0.00	109.37
Limit				10,000.00
Remaining				9,890.63
TOTAL THIS INVOICE				\$156,358.95

Billings to Date				
	Current	Prior	Total	
Fee	156,249.58	0.00	156,249.58	Line 1
Expense	109.37	0.00	109.37	Line 3
Totals	156,358.95	0.00	156,358.95	

Invoice

Harley Ellis Devereaux
Remit To: PO Box 674273
Detroit, MI 48267-4273

Holsten Development Corporation
1020 West Montrose Avenue
Chicago, IL 60613

December 16, 2024
Project No: 2023-HD009-001
Invoice No: 991826

Re: Riverwalk Homes Modernization

Fee: Lump Sum of \$1,702,000.00

Expenses - \$10,000.00

ASR#1 - Sustainability - \$65,700.00

ASR#2 - Envelope - \$47,725.00

ASR#2B - Elevator Scope Bldgs A+C - \$27,600.00

ASR#3 - Ext Bldg Upgrade (Hourly) - \$25,000.00

Invoice for Architectural/Engineering Services from November 1, 2024 to November 30, 2024

Task Name	Fee	Percent Complete	Fee Earned	Previous Fee Billing	Current Billing
Schematic Design	179,819.00	100.00	179,819.00	143,855.20	35,963.80
Design Development	323,169.80	30.00	96,950.94	0.00	96,950.94
Construction Documents	531,903.60	0.00	0.00	0.00	0.00
Bldg Agency Approval	84,677.80	0.00	0.00	0.00	0.00
Bidding and Neogtiation	55,708.20	0.00	0.00	0.00	0.00
Construction Administration	526,721.60	0.00	0.00	0.00	0.00
ASR1: Sustainability	65,700.00	0.00	0.00	0.00	0.00
ASR2A: Envelope	47,725.00	24.0964	11,500.00	5,750.00	5,750.00
ASR 2B: Elevator Scope Bldgs A+C	27,600.00	0.00	0.00	0.00	0.00
ASR3: Ext Bldg Upgrade (Hourly)	25,000.00	39.9498	9,987.46	6,644.38	3,343.08
Total Fee	1,868,025.00		298,257.40	156,249.58	142,007.82
Total Fee					142,007.82
Sub-Total This Prefix					\$142,007.82
Billing Limits	Current	Prior	To-Date		
Expenses	0.00	109.37	109.37		
Limit			10,000.00		
Remaining			9,890.63		
TOTAL THIS INVOICE					\$142,007.82

Project	2023-HD009-001	Riverwalk Homes - Modernization	Invoice	991826
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Outstanding Invoices

Number	Date	Balance
991334	11/7/2024	156,358.95
Total		156,358.95

Total Now Due \$298,366.77

Billings to Date

	Current	Prior	Total
Fee	Line 1 142,007.82	156,249.58	298,257.40
Expense	0.00	109.37	109.37
Totals	142,007.82	156,358.95	298,366.77

email to PeterHolsten@holstenchicago.com and VictorMedina@holstenchicago.com

CC Catherine and Susan