



AGCM Invoice 13189, dated 02/01/2026
No Exceptions as submitted.

Catherine Blackler, SPM - AGCM
February 7, 2026

AGCM, Inc.
P.O. Box 2682
1101 Ocean Drive (78404)
Corpus Christi, TX 78403
361-882-0469

La Vernia ISD
13600 US Hwy 87 West
La Vernia, TX 78121

Invoice number 13189
Date 02/01/2026

Project 22-002P La Vernia ISD Project
Management Services

Billing Period 01/01/2026 - 01/31/2026

Invoice Summary

Description	Contract Amount	Total Billed	Prior Billed	Current Billed	Remaining	Percent Complete
PRE-DESIGN PHASE	149,596.00	149,596.00	149,596.00	0.00	0.00	100.00
22-002P PROGRAM MANAGEMENT	3,766,070.00	1,639,871.45	1,540,049.20	99,822.25	2,126,198.55	43.54
INVOICE CREDIT	0.00	-16,905.75	-16,905.75	0.00	16,905.75	0.00
Total	3,915,666.00	1,772,561.70	1,672,739.45	99,822.25	2,143,104.30	45.27

Professional Fees

	Hours	Rate	Billed Amount
Senior Project Manager			
Catherine Blackler	165.00	* 230.00	37,950.00
Project Advisor			
Jacobo E. Morales	6.50	* 259.00	1,683.50
Assistant Project Manager			
Michael W. Rogers	174.25	* 179.00	31,190.75
Walter Nu'u	162.00	* 179.00	28,998.00
Professional Fees subtotal	507.75		99,822.25

Invoice total 99,822.25

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
13189	02/01/2026	99,822.25	99,822.25				
Total		99,822.25	99,822.25	0.00	0.00	0.00	0.00

PROJECTED MONTHLY RATES - 2026

\$259.00 10 \$ 2,470.00 Jacobo Morales
 \$230.00 173 \$38,060.00 Catherine Blackler
 \$179.00 173 \$29,583.00 Micheal Rogers
 \$179.00 173 \$29,583.00 Walter Nu'u
 \$104,314.00 Projected Monthly billing

19 months remain

Approved by:

Derek M. Bird
Director of Operations

NOTE:
Please send all accounts receivable correspondent to ar@agcm.com.

IMPORTANT PAYMENT INFORMATION:
Please call to verify any changes to our ACH information at 361-882-0469 ext 311 or 361-215-1533 (Brenda Brewer's cell) prior to making the changes.

REMIT PAYMENT TO:
AG|CM, Inc.
P.O. Box 2682
Corpus Christi, TX 78403

Mrs. Oaks:

AG|CM, Inc. is pleased to provide Amendment #1 to our original Program Management Agreement, dated January 21, 2022. Amendment details are as below.

- 10.2, Hourly Rate Table to be replaced with rates for current phase/scope as follows:

Staff Proposed	2023	2024	2025	2026	2027
Project Advisor	\$ 223.00	\$ 235.00	\$ 247.00	\$ 259.00	\$ 270.00
Sr. Project Manager	\$ 200.00	\$ 210.00	\$ 220.00	\$ 230.00	\$ 240.00
Assistant Project Manager	\$ 155.00	\$ 163.00	\$ 171.00	\$ 179.00	\$ 188.00
Cost Estimators	\$ 150.00	\$ 157.00	\$ 164.00	\$ 171.00	\$ 179.55
QA Inspector	\$ 155.00	\$ 163.00	\$ 171.00	\$ 179.00	\$ 188.00

*Rates Beyond 2027 will be adjust at a rate of 4% YOY

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Design Phase

Phase Status: Active

Billing Cutoff: 01/31/2026

Date	Units	Rate	Amount
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WIP Status:

Subtotal			0.00
total			0.00

Program Management Procurement Phase

Phase Status: Active

Billing Cutoff: 01/31/2026

Date	Units	Rate	Amount
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WIP Status:

Subtotal			0.00
total			0.00

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 01/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Billable Time 01/05/2026 9.25 230.00 2,127.50

Misc Administrative: Email
AGCM Office Picking up Plans - LaVernia Jobsite
JH Core Upgrade Install: meeting with Arch Div 8, LVISD on site
HS Gas - Smith Propane - investigate hooking up gas
Justin Moss: review how to read plans and cross reference Allegion Core-Dr Tracker
Dr. Cone: Delivered GGM Key / Discussed HS Science Lab Gas Restoration
HS Science Lab Gas: Notified Walter that Smith is approved to proceed
HS Science Lab Gas: Notified Smith to proceed
Intermediate Bond Cores: Follow up with Allegion to pick up and re-pin
JH Core Install: sign off with Arch Div 8, Inventoried Cores
Weekly PR Meeting with Pfluger

Billable Time 01/06/2026 6.00 230.00 1,380.00

Misc Administrative: Email
Junior High Core - troubleshooting/investigating issues
PR review with Alex Ragland - Bartlett Cocke
Primary: Phone call with Justin - issuing Master Building Keys
Intermediate Temp Cores: Locating tail pieces for Walter Nu
Terracon Report Review: 235, 236, 242, 243
Terracon Back Charge Report Update
Primary Library: Follow up with Meteor on fallen bookshelf
Primary: Core schedule - coordination with Ms. Keck
Housekeeping
Aries: follow up on JH temporary portable AC repairs
Intermediate Open House: Follow up with Dr. Cone for Christian Cortez (BC)
GVEC new bill. F/U with Walter Nu to research location
JH - Cores - coordinating with Justin and Michael on Rm 506.3, 506.4, 615, 607A
JH - Cores - call to Brandon Arch 8 - cores not installed
INT - Bond Cores - coordinate with Jeff Pendleton replacement cores
Track residue - Mr. Parrish - Peytons car / concerns

Billable Time 01/07/2026 7.25 230.00 1,667.50

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 01/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email
INT Core - Pick up Bond cores and keys for rekeying
Invoice Processing for January Board: AGCM Invoice
Invoice Processing for January Board: BC Draft PA 15
Invoice Processing for January Board: Paragon Sports
Invoice Processing for January Board: PR 15
Invoice Processing for January Board: Int Playground surface
Invoice Processing for January Board: PR 39 Vinyl wall covering
Invoice Processing: Future Infrastructure
Invoice Processing: Pfluger Invoice Oct
Invoice Processing: Pfluger Invoice Nov
Board Agenda narrative for meeting with Dr. Cone
Dr. Cone - meeting to discuss Board Agenda billings / PR's
Primary: Core Upgrade Meeting with LVISD stakeholders to rescheduled
Intermediate Cores: Deliver to Allegion to re-pin Bond cores

Billable Time	01/08/2026	7.00	230.00	1,610.00
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Misc Administrative: Email
Housekeeping
INT temp cores: Chris Tieman Arch Div 8 - coordination to cut keys
INT temp cores: Walter Nu - coordination of pick-up keys
INT core upgrade: Calendar invite for core upgrade schedule
PRI core upgrade: Calendar invite for core upgrade schedule
HS Science Lab Gas Restoration: Calendar invite for scheduled restoration
HS core upgrade: email communication with Brandi Hanselka of timelines
HS & JH Band Instrument Storage: Coordinated and scheduled meeting with Patrick Atkins and Pfluger
Arch Div 8 Invoice for keys cut - review and process to LVISD
HS core upgrade: Coordination and calendar invite to Justin Moss and Mr. Mills to review cores prior to install
Warranty work: Primary Library AC down - logged for tracking
Track residue: Mr. Parris - follow up email to Paragon to address
PRI New Addition Cameras Not Visible: Follow up with Michael on status
PRI Cameras in hallway 300 - Follow up with Michael on status
Primary - reviewing key structure with Michael Rogers
Intermediate Grand Opening

Billable Time	01/09/2026	8.75	230.00	2,012.50
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Misc Administrative: Email
Housekeeping
Allegion to review hardware at JH - Coordinated with Michael Rogers to accompany him on site
Track Residue: Email response to Stella
Arch Div 8: Invoice for JH core installation - reviewed and emailed LVISD
Monthly Status Report December 2025
Primary: Follow up with Micheal on core issues at Admin
Junior High: Core verification and update on open core items
Efficiency: Monthly Reporting Template Updates (Monthly Report, Board Agenda)
Misc Administrative: Time

Billable Time	01/11/2026	4.00	230.00	920.00
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Misc Administrative: Email
Terracon Report Review & Log - 238
PR Prep for Dr. Cone Signature 29, 31, 51, 57, 58, 59, RCO 69
PR's: Review and follow up with Architect of open PRs PR 15, 40, 50, 52, 53 RCO 61
Housekeeping email - prepping for 2026
Action Log - Update
Misc Administrative: Time

Billable Time	01/12/2026	8.00	230.00	1,840.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 01/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email
Update Action Log
INT - Preliminary Core Meeting with Principal
PRI & INT Phones - F/U with Mr. Rameriez.
179 D Tax Credit - F/U with Rilee from Ryan referencing Unify
BC PA 15 & PR's - Follow up with Alex Ragland on status
Lonestar Reprographics Inv - reviewed and process to LVISD for payment
GVEC Bill for new meter 9609084 - research and follow up to confirm its for existing HS Bldgs.
Pick up - PR's from Dr. Cone office (PR 29, 31, 51, 57, 58, 59, RCO 69)
JH FF & E Design Intake w/ Principal and Staff
Weekly PR Meeting with Pfluger
Misc Administrative: Time

Billable Time	01/13/2026	12.50	230.00	2,875.00
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Misc Administrative: Email
HS Core Verification w Mr. Mills, Justin Moss
HS Core Verification - HS Building 100
HS Core Verification - HS Building 200
HS Core Verification - HS Building 300
HS Core Verification - HS Building 400
HS Core Verification - HS Building 500
HS Core Verification - HS Building Gym 3
HS Core Verification - HS Building Gym 4
HS Core Verification - HS Building Library
HS Core Verification - HS Building Band Hall
HS Core Verification - HS Building Field House
HS Core Verification - HS Building Weight Room
HS Core Verification - HS Building Concession Stand
HS Core Verification - HS Building Press Box
HS Core Verification - HS Building Ticket Booths
HS Core Verification - Baseball Concession
HS Core Verification - Baseball Dugout
HS Core Verification - Baseball Metal Storage
HS Core Verification - Gymnasium 2 (Auditorium)
Technology - Primary & Intermediate Phones - meeting with Mr. Ramirez
Technology - Technology Upgrade - meeting status update with Mr. Ramirez
Technology - Camera Upgrade - meeting status update with Mr. Ramirez
Weekly LVISD Accounting Meeting: Keagan
Terracon Report Review and log: 240, 244, 245, 249, 250
Approved PR 29, 57, 51, 58, 59, INT Playground Repairs - update tracker/email notification to Bartlett Cocke
Notice of Intent: MJ Mechanical October / September - Follow up with Bartlett Cocke
Meteor Inv: Intermediate - process for Board Meeting 01.19.26
JH Mr. Caughlin - research and respond to Mr. C regarding counselor office at JH
Misc Administrative: Time

Billable Time	01/14/2026	7.75	230.00	1,782.50
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Misc Administrative: Email
OAC 28
Action log update
Priority tasks - open items discussion with Michael Rogers & Walter Nu'u
JH - Room 502 core issue. Site investigation
HS & JH Instrument Storage Meeting with Dr. Cone, Mr. Atkins and Pfluger to discuss band needs
Meteor - FU with Jennifer on music folio stations per band director's request
Track residue - FU with Donald Davidson Paragon on final round of car cleaning
Track residue - email photos Beatriz Beltran car, email update on Vicky
Misc Administrative: Time

Billable Time	01/15/2026	10.25	230.00	2,357.50
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 01/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email
HS Core Verification w Mr. Mills, Justin Moss
HS Core Verification - Support Center
HS Core Verification - Central Office
HS Core Verification - Bus barn
HS Core Verification - Auditorium (Gym 2)
INT - Meeting with Mrs. Freeman, Mr. Mills, Rory to discuss open items / concerns
Primary: Review core changes with Justin Moss requested by Mrs. Keck
Primary: Review and drawing and schedule update with Micheal Rogers
Invoice Prep: Texas Department of Health
Invoice Prep: Meteor INT - flag holders and trash cans
Bond Budget Reconciliation Tracker
PR Training - Process - Walter Nu'u
OAC 28 meeting minute review - response to Bartlett
Track Residue Round 3 cleaning - coordination with Paragon
Track Residue Round 3 cleaning - coordination parking spots with Coach Null
Track Residue Round 3 cleaning - coordination parking spots with Mr. Mills
Track Residue Round 3 cleaning - coordination parking spots with Michael Rogers
Terracon Report Review and Log 246
Misc Administrative: Time

Billable Time	01/16/2026	1.50	230.00	345.00
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Misc Administrative: Email
Housekeeping
Misc Administrative: Time

Billable Time	01/19/2026	4.00	230.00	920.00
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Misc Administrative: Email
Track residue - F/U with Donald Paragon, Mr. Parris, Mr. Howton, Stella
Terracon Report Review - 248, 251, 252. Logged and updated BC invoice for deviations
New sidewalk access coordination - F/U with David Winkelmann for Mrs. Hanselka
Prepping Jan monthly report with events from 01.12.26-01.18.26
Track residue - met Mr. Howton on site to take truck and discuss cleaning expectations
Track residue - F/U with Mr. Parrish - met Peyton on site to take car and discuss issues
Track residue - Met vehicle detailer on site to discuss Mr. Howton and Mr. Parris concerns
Track residue - Met Nathan "Detailer" on site to discuss vehicles / badging etc.
Track residue - Met Nathan "Detailer" on site to discuss vehicles / badging etc.
Monthly Board Meeting

Billable Time	01/20/2026	13.50	230.00	3,105.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 01/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email

Housekeeping

Primary: Met with Mr. Ramirez on site to review camera locations for the safety and security upgrade bid package.

Track: Site walk with Dr. Cone, Mr. Doege, Mr. Towns to review track color

High School: Core upgrade Pre-install with Mrs. Hanselka, Cecilia, Justin Moss, Shane

Pendleton, Michael Rogers

Track Color: On-site review with Dr. Cone of approved color palette vs. installed track color.

High School: Coordination with Micheal Rogers - drawing update with Room Numbers

Track Color: Prepared documentation and emailed Paragon, Donald Davis on color concerns

Track Color: Retrieve attic stock RAL7038 from LVISD maintenance

Track Color: Dr. Cone reviewed track paint stock (RAL 7038) provided as attic stock.

Intermediate: Mr. Ramirez on site to review camera locations for the safety and security upgrade bid package.

Track Color: Donald Davis discussion on binder influencing color

Track Color: Dr Cone update on binder influencing color

Terracon Report Review & Log: 240R1,259, 258, 257, 256, 255, 254, 252, 251, 250, 244, 245, 246, 248

Terracon Back Charge to Bartlett: Generate Back charge for Report 235, emailed Bartlett

Terracon Invoice TQ12946 & TQ12498 - Process and emailed LVISD for funding

PR 15R3: Issued Notice to Proceed to Bartlett (Board Approved 01.19.26)

RCO 071 - INT Playground Resurfacing: Issued Notice to Proceed to Bartlett (Board Approved 01.19.26)

Smith Gas: Followed up on tickets - forwarded invoices to Keagan

Notice of Intent: Followed up with Barlett on MJ Mechanical Release of Liens

Misc Administrative: Time

Billable Time	01/21/2026	4.75	230.00	1,092.50
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Misc Administrative: Time

Track Color: Meeting on site to update Jacobo Morales

Project Update: Jacobo Morales

Junior High: On site walk with Mr. Ramirez to review camera locations for the safety and security upgrade bid package.

PR 31, 52, 55 & 56: Prep and email for Dr. Cone signature

PR 31, 52, 55 & 56: Picked up executed copies from Dr. Cone office

PR 31, 52, 55 & 56: Prep executed copies. Emailed Bartlett to proceed.

Future Infrastructure Invoice: Follow up with Keagan

Structural Site Observation Report: Review engineer comments 01.16.26

High School Testing Dates: Forwarded HS-LVISD calendar to Bartlett

Track Residue: emailed detailer contacts information for remaining 3 vehicles

Misc Administrative: Time

Billable Time	01/22/2026	11.50	230.00	2,645.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 01/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email

Safety and Security Upgrade: Walked with Mr. Ramirez to verify camera location at each of the following buildings

- High School Bldg 100 (interior & exterior)
- High School Bldg 200 (interior & exterior)
- High School Bldg 300 (interior & exterior)
- High School Bldg 400 (interior & exterior)
- High School Bldg 500 (interior & exterior)
- High School Bldg Gym 3 (interior & exterior)
- High School Bldg Gym 4 (interior & exterior)
- High School Bldg Auditorium / Gym (interior & exterior)
- High School Library (interior & exterior)
- High School Band Hall (interior & exterior)
- High School Field Housel (exterior)
- High School Training Weight Room (exterior)

Primary: Core upgrade scheduled for 01.23.26: Coordination with Justin Moss, Michael Rogers, Brandon Arch Div 8

Track Color RAL 7038 - F/U with Paragon - emailed Dr. Cone manufacture letter

Future Infrastructure Inv 48752: reviewed and processed for payment

Auto build: Met with Bartlett on Warranty process

Track Color: Discussed with Dr. Cone letter from manufacturer - next steps on how to proceed, and payment options

Auditorium-Gym Bid Drawings: Updated drawings to include changes by Mr. Ramirez.

Auditorium-Gym Bid Drawings: Generated camera schedule to include Add Alternates

Auditorium-Gym Bid Drawings: Emailed design team question on missing drawing sheet

Misc Administrative: Time

Billable Time	01/23/2026	10.00	230.00	2,300.00
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Misc Administrative: Email

Primary Core Upgrade: Prepping cores and keys for Arch Div 8 to install 01.23.26

Primary Core Upgrade: Replacing/swopping cores for certain rooms to match key schedule revised by Mrs. Keck

HS Band Hall Safety & Security Bid Drawings: Updated drawings to include changes by Mr. Ramirez.

HS Band Hall Safety & Security Bid Drawings: Generated camera schedule to include Add Alternates

HS Band Hall Safety & Security Bid Drawings: Emailed design team question on missing drawing sheet

Primary: Core Upgrade - walked new core install. Verified all cores accounted for. Tested doors.

Primary: Core Upgrade - Installed new cores into Bond Addition Doors

Billable Time	01/24/2026	3.50	230.00	805.00
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HS Gym 3 Safety & Security Bid Drawings: Updated drawings to include changes by Mr. Ramirez.

HS Gym 3 Safety & Security Bid Drawings: Generated camera schedule to include Add Alternates

HS Gym 4 Safety & Security Bid Drawings: Updated drawings to include changes by Mr. Ramirez.

HS Gym 4 Safety & Security Bid Drawings: Generated camera schedule to include Add Alternates

Billable Time	01/25/2026	1.75	230.00	402.50
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HS Library Safety & Security Bid Drawings: Updated drawings to include changes by Mr. Ramirez.

HS Library Safety & Security Bid Drawings: Generated camera schedule to include Add Alternates

Billable Time	01/26/2026	8.50	230.00	1,955.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 01/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email

Primary: 1st day of upgraded cores: F106, D102, G104, Nurses Station

Primary: 1st day of upgraded cores: Justin Moss coordination of re-pinning cores

Terracon Back Charges: Meeting with Bartlett to discuss back charged invoices

Terracon Back Charges: Research Terracon contract to provide Bartlett feedback on 4 hr. minimum

Terracon Back Charges: Revised back charge invoice. Emailed Bartlett.

Primary: Site walk with Justin Moss - D111-1 / Phone call to Scott Baily to coordinate door handle

Weekly LVISD Accounting Meeting: Keagan & Lauren

Weekly PR Meeting with Pfluger

Misc Administrative: Time

Billable Time	01/27/2026	10.50	230.00	2,415.00
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Misc Administrative: Email

Housekeeping

Intermediate: Core upgrade coordination meeting with Mrs. Freeman

Terracon Report 260, 262, 261B review and log

Monthly Report 01.01.26-01.31.26: Draft update

DBR Report 12- review - followed up with Bartlett on when to expect completion of controls punch list.

JH State Testing Dates: Forwarded Mr. Caughlin email to Bartlett

HS Training FF & E - response to Dr. Cone email

MEP Observation Report 1.26.26. Review

MEP Observation Report 1.26.26. Discussion with Walter Nu'u tracking process

Primary: Cameras New Addition - follow up and response to Mrs. Kecks concerns

Intermediate: Core change request - reviewed with Justin Moss

PR: Update discussion Michael Rogers

JH FF & E: Schedule Final Color approval meeting/Calendar invite

Primary: Cameras New Addition - Discussion with Alex Ragland on issues and potential resolution

Terracon Report 261, 263 & 264 - review and log

Warranty Request: Intermediate Rm 218 intercom buzzing

HS Bldg. 500 Safety & Security Bid Drawings: Updated drawings to include changes by Mr. Ramirez.

HS Bldg. 500 Safety & Security Bid Drawings: Generated camera schedule to include Add Alternates

HS Bldg. 400 Safety & Security Bid Drawings: Updated drawings to include changes by Mr. Ramirez.

HS Bldg. 400 Safety & Security Bid Drawings: Generated camera schedule to include Add Alternates

Misc Administrative: Time

Billable Time	01/28/2026	7.75	230.00	1,782.50
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Misc Administrative: Email

OAC 29 Bimonthly Meeting

HS Drawings - F/U with Michael on Lonestar Contact - Printing

Aries Invoice - F/U with Aries and Keagan on Dec Inv, not received

DBR Invoice - review, process and mail to LVISD for payment

Smith Gas - F/U with admin on missing tickets

Statewide Patrol Invoice - review, process and emailed to LVISD for funding

HS Bldg. 300 Safety & Security Bid Drawings: Updated drawings to include changes by Mr. Ramirez.

HS Bldg. 300 Safety & Security Bid Drawings: Generated camera schedule to include Add Alternates

Intermediate: Re-pinned core verification, remove of exterior cores, coordination for Friday install (Justin Moss)

Dr. Cone - check in / review open items

Misc Administrative: Time

Billable Time	01/29/2026	1.00	230.00	230.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 01/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Senior Project Manager

Catherine Blackler

Misc Administrative: Email

Housekeeping

Campus Core Upgrade: Overture software - F/U and emailed Arch Div 8 contact information

Billable Time	01/30/2026	6.00	230.00	1,380.00
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Misc Administrative: Email

HS Science Lab Gas leak repairs/emergency shut off valve - Smith Propane & Seguin Electric

Campus Wide Safety, Security and Technology Upgrade dwg coordination with design team

Primary: Baby Changing Station - research submittals, F/U with Architect for weight specs

HS Core Verification - Coordination with Arch Div 8 and Allegion

Intermediate: Core Install - debrief with Michael Rogers on install & Monday expectations

Misc Administrative: Time

Subtotal	165.00		37,950.00
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Project Advisor

Jacobo E. Morales

Billable Time	01/07/2026	1.00	259.00	259.00
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Review documentation in Procore

Billable Time	01/14/2026	1.00	259.00	259.00
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OAC Meeting attendance

Billable Time	01/21/2026	2.50	259.00	647.50
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Meeting with AGCM team to discuss projects update, milestones, challenges, current work in progress

Site walkthrough

Billable Time	01/26/2026	1.00	259.00	259.00
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Meeting with Catherine to discuss projects update, milestones, challenges, current work in progress and credit back from BC due the failed tests /cancelled CMT services

Billable Time	01/28/2026	1.00	259.00	259.00
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Review deficiencies/observations reports, budget and invoice log in procore

Subtotal	6.50		1,683.50
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Assistant Project Manager

Michael W. Rogers

Billable Time	01/05/2026	9.25	179.00	1,655.75
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Met w/ LVISD & Arch8 to coordinate re-coring of JH doors

Reached out to LVISD to get Control key for JH kitchen

Notified of JH kitchen fire alarm issue

Requested BC to remedy the JH kitchen fire alarm issue

Misc admin work

Provided photos of Int changing table to building team

Followed up w/ LVISD IT regarding JH Fiber; discovered fiber not active; investigated further; issue resolved

Checked progress of Arch8 rekeying JH; collected keys

Provided LVISD Maint access to JH construction area to pressure wash at Portables

Billable Time	01/06/2026	9.00	179.00	1,611.00
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Went to Arch8 to collect cores swapped out yesterday; sorted and organized for easier identification

Reinstalled old exterior cores

Documented 4 cores not functioning; reported to Arch8 and scheduled them to come fix them tomorrow

Began creating a list of cores that I replaced

Retrieved 2 new cores that were left at JH

Installed 3 door cores not originally installed

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 01/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

Billable Time	01/07/2026	9.50	179.00	1,700.50
Escorted Architectural Division 8 as they resolved door core issues in JH 100, 500, and 600 Updated C. Blackler of JH door core repairs and corrections Meeting with Derwood Anderson (AGCM) regarding progress of project Key Meeting at Primary with LVISD Notified build team of PR60 rejection and advised not to proceed				
Billable Time	01/08/2026	8.00	179.00	1,432.00
Misc admin work Marked up drawings w/ key structure for Primary Admin Identified discrepancies in key schedule Intermediate ribbon cutting ceremony				
Billable Time	01/09/2026	4.25	179.00	760.75
Coordinated access to IDF between LVISD and BC Walked Primary with Alegion to identify cores in offices regarding discrepancies found yesterday Provided Alegion access to Intermediate and JH Emailed BC and LVISD IT with instructions and coordinated installation of new camera software Inquired about missing cameras in Primary				
Billable Time	01/09/2026	5.75	179.00	1,029.25
Marked up drawing of Primary door core schedule w/ discrepancies and proposed solutions; sent to Alegion Teams meeting with C. Blackler to verify and document cores that have been changed Monitored Alegion as inspection of all campuses was completed Verified door cores are correct at JH and documented				
Billable Time	01/12/2026	5.00	179.00	895.00
Core upgrade process meeting with Intermediate Admin Misc admin work Researched anchors for pole vault standards; sent to maintenance for purchase				
Billable Time	01/13/2026	6.25	179.00	1,118.75
Misc admin work Completed marking up Pri drawings with door core schedule Marked up drawings of Int with door core schedule				
Billable Time	01/14/2026	7.00	179.00	1,253.00
OAC meeting Misc admin work Worked on marking up drawings for Intermediate key schedule Spoke with LVISD Maintenance regarding installation of pole vault rails				
Billable Time	01/15/2026	9.50	179.00	1,700.50
Misc admin work Worked on marking up drawings for Intermediate key schedule Reviewed feedback on Primary key schedule Updated and distributed Primary key schedule drawings				
Billable Time	01/16/2026	9.00	179.00	1,611.00
Provided fire alarm sub access to JH600 Provided Aries access to JH portables Purchased bolts to install pole vault standard rails Installed pole vault standard rails, notified coaches Worked on marking up drawings for Intermediate key schedule				
Billable Time	01/18/2026	1.75	179.00	313.25
Completed marking up drawings for Intermediate key schedule				
Billable Time	01/19/2026	9.00	179.00	1,611.00

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 01/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

*Reviewed closed punch items for Intermediate
Misc admin work
Began marking up drawings for HS key schedule; completed HS 100-500*

Billable Time	01/20/2026	9.00	179.00	1,611.00
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*Researched under counter ice maker for HS
HS - Core upgrade coordination meeting
Updated drawings with notes made during meeting with LVISD
Misc admin work*

Billable Time	01/21/2026	7.00	179.00	1,253.00
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*Worked on key schedule drawings for HS
Added column on schedule to include existing room signage for easy reference by LVISD
Misc admin work*

Billable Time	01/22/2026	9.50	179.00	1,700.50
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*Worked on key schedule drawings for HS
Added column on schedule to include existing room signage for easy reference by LVISD
Misc admin work*

Billable Time	01/23/2026	5.50	179.00	984.50
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*Rearranged key cores to match new key structure and better meet needs of LVISD
Provided Primary campus access to Allegion and Arch8 for core exchange; provided information they requested*

Billable Time	01/23/2026	6.00	179.00	1,074.00
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*Oversaw Primary key core exchange
Changed cores in Primary campus bond addition
Function tested new cores*

Billable Time	01/24/2026	4.00	179.00	716.00
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Completed marking up HS drawings with key schedule

Billable Time	01/26/2026	6.50	179.00	1,163.50
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*Misc admin work
Researched ice makers for high school break room
Posted ASIs*

Billable Time	01/27/2026	9.00	179.00	1,611.00
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*Misc admin work
Researched missing wireless access point at JH500 for LVISD IT
Posted ASIs to Procore
Posted PRs to Procore
Asked BC to investigate power outage at Ag Building
Investigated noise coming from intercom in Int #218*

Billable Time	01/28/2026	9.00	179.00	1,611.00
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*OAC meeting
Met with architect regarding ice maker in HS breakroom
Checked Primary door hardware boxes for parts for LVISD to keep
Amended HS drawings with key schedule
Sent drawings to Lonestar Printing and LVISD for review
Sorted cores for Int campus, pulled exterior cores so they don't get installed, planned Friday's swap out of cores*

Billable Time	01/29/2026	6.50	179.00	1,163.50
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*Delivered key core drawings to HS Admin
Retrieved cores and keys for Int from LVISD maintenance
Misc admin work
Uploaded ASIs to Procore Documents
Pulled Int cores and asked to be repined at request of Int Principal*

Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 01/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Michael W. Rogers

Billable Time	01/30/2026	6.00	179.00	1,074.00
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Misc admin work

After design info from Pfluger, researched appropriate ice maker for HS

Met with Allegion and ArchDiv8 at Int for core exchange; provided access, cores, and keys

Changed out cores in new Int addition (not in ArchDiv8's scope)

Billable Time	01/30/2026	3.00	179.00	537.00
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Oversaw Allegion and ArchDiv8 core exchange at Int

Completed change out of cores in new Int addition (not in ArchDiv8's scope); function tested all cores; ensured Allegion and ArchDiv8 resolved all issues

Subtotal	174.25	31,190.75
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Walter Nu'u

Billable Time	01/05/2026	9.00	179.00	1,611.00
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Check emails and responds, answers call and responds.

Work with Smith Gas to investigate gas leaks at HS 200 building inside 6 labs room.

Work with Rory to have appliances moved in the intermediates

Met with Allegion to provide the access to JH building to swap all door hardware

Create daily reports, take pictures and upload in Procure.

Continue to work on Closeout documents

Review IES Electrical - Asbestos Free

Reviewed Inter-Co Division 10 - Asbestos Free

Reviewed Omega Waterproofing - Asbestos Free

Rain King - Asbestos Free

Roadway Striping Inc - Asbestos Free

Service Shade Shop - Asbestos Free

The Anchor Group Inc - Asbestos

Check on Closeout -1. Primary School.

Reviewed As build Drawing

Billable Time	01/06/2026	9.00	179.00	1,611.00
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Working with La Vernia Key person on cores keys and what has been done

Respond to a call from La Vernia JH kitchen on the kitchen hood sensor went off.

Work with CDI contractor on fire alarm system panel and all red tag needs to remove.

Walked JH new pad progress.

Observed RTM continue cutting dirt and building pad per plan.

Visited Training center new building progress for observation.

Observed underground plumbing roughing in get ready for engineer inspection & City inspection.

Respond to a call from Primary principle regarding a shelve falling down due to kids leaning on it.

Shelves are missing middle casters.

Visited a client in La Vernia residents to take pictures of her car, to show damages on the body

due to cleaning off over spraying paint.

Working with Bartlett Cocke on swapping all cores at intermediates.

Billable Time	01/07/2026	9.00	179.00	1,611.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 01/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

*Check emails and responds as needed
Regrouped with the Construction team and provided updates on constructions progress.
Met with Bartlett Cocke superintendent and MEP representative regarding underground plumbing rough-in Inspections.
Walked with the city inspectors for the underground plumbing inspections.
Monitoring Aries Portables AC units' services at JH portables area.
Work with FF&E on reassemble shelving and install a lock for cabinet door.
Drove to an employee's residence to take photos of their vehicle damaged by overspray from the track and cleaning service.
Walked Training Center site progress for Observation
Observed underground plumbing roughing in installation.
Review submittals #6.3: Plumbing Bedding.
Review Spec22 05 03 - Earthwork Plumbing.
Review P2.1J on the plan.
Walked the Band Hall Addition site for observation.
Investigated all meters for La Vernia for Invoice purposes.*

Billable Time	01/08/2026	10.00	179.00	1,790.00
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*Check emails and responds
Makes phone calls and answers calls.
Driving around back and forth to pick up materials Intermediates new building.
Work with Bartlett Cocke get Intermediate ready Ribbon cut at 5:30pm
Walk the intermediate roof to observed Raining King fixing up some areas on the roof on the addition side.
Observed Bartlett Cocke install the basketball hoop by the playing ground.
Deliver keys to both primary and intermediate principals.
Sat in the meeting with principals to discuss some concerns and moving in process.
Continue to work on cores to make sure all doors has the right one and removed constructions cores.
Visited JH site to observe the continuation of the building pad progress.
Visited HS sidewalk rails installation between 400 building and library.
Attend Ribbon cut for Intermediate New Classroom building.*

Billable Time	01/09/2026	3.00	179.00	537.00
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*Check emails and responds
Work on Terracon testing and documentations
Investigating the missing swing*

Billable Time	01/09/2026	5.00	179.00	895.00
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*Met with Bartlett Cocke to discuss the installation schedule.
Met with FACS technology at JH to walk the building in preparation for the Fire Marshal inspection.
Assist Bartlett Cocke on AC unit.
Observed Gillett diagnose the AC unit to run it normal operation.*

Billable Time	01/12/2026	7.00	179.00	1,253.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 01/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Check on emails and respond.
Meeting with the construction team
Respond to a call at Intermediate gym building regarding strong paint smell.
Walked the intermediate roof with Bartlett Cocke superintendent to observe Raining King continue to seal the roof connection between the Existing building and the new addition.
Walked training center to observed rebar tie in for the foundation pad.
Review Submittal and materials - #9.11 Rebar SDRAW (HS Area J) - P2
Review Spec03 30 00 - Cast-In-Place Concrete.
Observed foundation beam rebar enforcement rebar tie in
Review Plan S2.01J and Detail pages S3.02.

Billable Time	01/13/2026	8.00	179.00	1,432.00
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Met with Primary assistant principals to discuss a couple issues they have.
Walked Training Center site to observed rebar tie in and the installing grounding electrode conductor (GEC) cable.
Review Electrical plans.
Walked with MEP for underground plumbing inspections
Walked the Construction site for to check all constructions fences for security
Work with AG/CM Senior PM and Justin from La Vernia staff to sort new keys for the entire school.
Visited JH for observation and check on Terracon testing each flight while building dirt by compacting with the roller.
Visited Parking lot at HS to observe installation of the new fencing around the sidewalk.
Observed the installation of the handrails by JSR.

Billable Time	01/14/2026	8.00	179.00	1,432.00
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Check Emails and responds.
Sat in the OAC meeting with design team, GC team and Ivisd team.
Walked with Mr. Mill to show him future work at building 200, inside 6 science room.
Also discussed on gas line what it needs to be done and improve.
Visited Training center for observations and quality control.
Verifying plumbing floor drains and rebar reinforcement tie in.
Visited JH for observations on the foundations pad.
Assist the team to investigate materials for the existing swing.
Create daily reports, take pictures and upload in Procore.
Met with Mr. Keck and her team to discuss the quality of changing tables that was installed
Review Specs and submittals to make sure we installed per plans

Billable Time	01/15/2026	9.00	179.00	1,611.00
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Met with Senior PM and La Vernia key master to sort keys and cores for HS, Band Hall, AB, CTE and etc..
Sat in the Meeting with Intermediate Principals, Director of Maintenance and his stuff construction updates/needs
Sat in the GC PEMB pre-install meeting (W/Design Team).
Visited Intermediate to walk with BC superintendent on the roof to observe the progress.
Visited Training center site for observation on the steel re-enforcement for concrete foundation.
Continue verified plans and submittal
Visited Band Hall Site for observations, 5M trenching and building forms.

Billable Time	01/16/2026	5.00	179.00	895.00
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Met with IES representative to discuss future work inside HS building 200.
Walked through 6 Science rms include electrical to check electrical panels.
Sat down with Bartlett Cocke for an auto desk training session how to use the system and gather information's.

Billable Time	01/17/2026	6.00	179.00	1,074.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 01/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

*Assist Bartlett Cocke at 5am Concrete pour for Training Center pad and Band Hall pad.
Sat down with Alexandra for Autodesk training.*

Billable Time	01/19/2026	2.00	179.00	358.00
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*Check emails and responds.
Answers calls and making phone calls.
Consolidating Documents like Daily Journals, Terracon testing /Invoices on Procore's.
Work on files like punch list item to verified what's been done*

Billable Time	01/20/2026	6.00	179.00	1,074.00
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*Check Emails and responds.
Review Proposal from Subs, make phone calls to discuss and respond on emails.
Walked the constructions site for Observations and quality Control.
Work with Bartlett Cocke and Rory the from LaVernia Maintenance to go through warranty items.
Assist Bartlett Cocke to coordinate with Justin the key guy to provide cores for three new gates that just installed.
Create daily report, take pictures and upload them on Procore/.*

Billable Time	01/21/2026	6.00	179.00	1,074.00
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*Check emails, making phone calls and responding to emails.
Review more proposal from subs and respond to.
Waked the constructions site for observation and quality control.
Walked with Bartlett Cocke, Engineer representative to punch intermediate exterior and the new gym.*

Billable Time	01/22/2026	10.00	179.00	1,790.00
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*Held a discussion with Bartlett Cocke regarding the Intermediate Gym addition MEP punch Walk.
Walked CTE building to observed installation of the building steel framing.
Met with the Bartlett Cocke safety manager to discuss safety protocol
Create Daily Report and upload it to Procore.
Attended owner training for LVISD-Access Control & Security.
Working with Pfluger on several items that needs to be rolled forward.
Worked on PRs, review plans.*

Billable Time	01/23/2026	8.00	179.00	1,432.00
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*Check emails and respond.
Open up JH building 600 for CDI to run wires for the Alarm system
Monitor Electrician on Getting power back to press box and install all boxes or alarm strobes.
Assist Arch8 to replace all old cores at Primary building.
Walked the JH Site, CTE site, HS site for observations and receiving materials.
Create daily reposts, take pictures and upload to Procore's.
Follow up with Bartlett Cocke on Punchlist progress*

Billable Time	01/25/2026	2.00	179.00	358.00
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*Work on PRs and review plans
Prepare plans for the weeks to stay ahead of the game
Check emails and respond to.*

Billable Time	01/26/2026	6.00	179.00	1,074.00
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*Respond to a call at Intermediate to check on gate lock that was not working for the teachers to go through.
Walked with Juan to investigate the intermediate roof leaking at the gym.
Verified PRs and review them for futures documentations.
*PR #52 (RCO 073) - Coordinate with BC to returns to the owner. Reviewed
*PR #50 - Gate Hardware Clarification. Reviewed
*PR #31 (RCO074) - HS Cafe & CTE Connection Fur-downs. Reviewed
PR #15 (RCO052r3) JHS Area K Band Hall Raise

Billable Time	01/27/2026	9.00	179.00	1,611.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management Construction Phase

Phase Status: Active

Billing Cutoff: 01/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Assistant Project Manager

Walter Nu'u

Check emails and responds
Walked CTE site to observe the ongoing structure steel frame installation.
Review Submittal#4.16 Structure Steel-Area.
Walked Temporarily Portables to observed AC unit that was report that needs attentions.
Met with Aries Technician to diagnose the AC unit that has a problem.
Monitoring the progress during school operation and stay till the technician was done.
Work on Primary/Intermediate punch list progress for closeout documents.
View Reports likes, -
* WJHW Punch List
* Cooper Lochte Punch List
* MEP Engineering Punch List
* Pfluger Primary Admin. Punch List
Work through some other files to make sure they all completed.

Billable Time	01/28/2026	8.00	179.00	1,432.00
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Respond on phone calls and check emails and respond to.
Walked the temporarily portable unit to check on temperature in the room due to AC issue.
Sat in the OAC meeting room with Engineer stuff, Bartlett Cocke Stuff and LVISD stuff.
Walked the JHS site for observation.
Electricians started working trenching for underground feeder for section L and M.
Plumber started working on underground plumbing for JHS bathrooms.
Walked CTE site to observe the ongoing Steel structure installation.
Discuss with the safety manager safety protocol that needs to apply and exercise during construction.
Research PRs and monitoring progress to make sure it follow through.

Billable Time	01/29/2026	8.00	179.00	1,432.00
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Followed up with Bartlett Cocke on damaged irrigations pipes at primary site.
Walked the CTE to observe steel structure installing spacers and tighten up bolts and nuts.
Discuss safety protocol with Bartlett Cocke safety items.
Walked the Junior High to observed IES Electrician working on underground electrical rough in.
View Electrical plans, submittals and Specs.
Review Submittals Joists A02.01J
Spending times cleaning punch list items and organize files.

Billable Time	01/30/2026	6.00	179.00	1,074.00
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Check email and responds.
Met with Subs on site to go through theirs scope of work.
Monitoring CDI subs on running wires and install alarms strobes progress because students were taking test at JHS building 600.
Walked the JHS site to observe the ongoing underground plumbing rough in.
Walked the HS new training center to observe masonry starting laying bricks.

Billable Time	01/30/2026	3.00	179.00	537.00
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Monitoring Subs working on gas line at HS building 200 and AC Technician working on fixing one of the portable AC units.

Subtotal	162.00	28,998.00
Labor total	507.75	99,822.25

Program Management Close-out Phase

Phase Status: Active

Billing Cutoff: 01/31/2026

Date	Units	Rate	Amount
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WIP Status:

Subtotal	0.00
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Invoice Supporting Detail

22-002P La Vernia ISD Project Management Services

Program Management
Close-out Phase

Phase Status: Active

Billing Cutoff: 01/31/2026

Date	Units	Rate	Amount
total			0.00

Program Management
Warranty Phase

Phase Status: Active

Billing Cutoff: 01/31/2026

Date	Units	Rate	Amount
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WIP Status:

Subtotal	0.00
total	0.00

Pre-Design Phase

Phase Status: Active

Contract		Previously Billed			To Bill		
Units	Amount	Units	%	Amount	Units	%	Amount
Labor	149,596.00	921.50	81	121,171.00			
Subtotal	149,596.00	921.50	81	121,171.00	0.00	0	0.00

Invoice Credit

Phase Status: Active

Billing Cutoff: 01/31/2026

Date	Units	Rate	Amount
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WIP Status:

Subtotal	0.00
total	0.00

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor	3,915,666.00	1,726,401.91	44	2,189,264.09	56
Expense		230.54		-230.54	
Consultant		45,929.25		-45,929.25	
Total	3,915,666.00	1,772,561.70	45	2,143,104.30	55