



House logo (sample)

MONTHLY OWNER REPORT

Residence 7

October 2026

Prepared for Helena and Rafe Dunstreth by Halverne Cay Development Company

SENDS AUTOMATICALLY

November 1, 2026

FIGURES AS OF

October 30, 2026

GENERAL CONTRACTOR

Corranby Builders

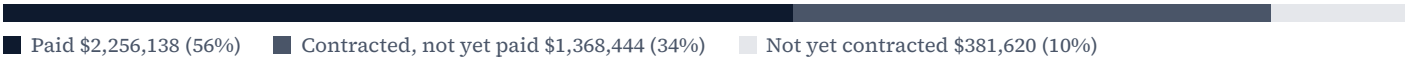
Demo, fictional sample data

Residence 7

Prepared for Helena and Rafe Dunstreth
Figures as of October 30, 2026

FINANCIAL SUMMARY

BUDGET	CONTRACTED	ESTIMATED TO BE PAID	PAID
\$4,006,202	\$3,624,582	\$1,368,444	\$2,256,138
The approved budget: the original budget plus approved change orders.	Signed contracts plus the change orders approved on them.	The balance still to pay on signed contracts: contracted less paid.	Paid to date by the owner.



This month. Interior plaster is complete in the bedroom wing and under way in the great room. MEP rough-in passed inspection on October 2. CO-005, the whole-house generator, was executed. Two potential change orders await the owners' decision, and the primary bath stone lot selection is now on the critical path for stone and tile.

CONTRACTS

8 signed contracts, \$3,624,582 contracted

CONTRACT	SIGNED	CHANGE ORDERS	CONTRACT VALUE	PAID	BALANCE TO PAY	STATUS
Construction contract, Corranby Builders	\$2,214,780	\$86,202	\$2,300,982	\$1,404,240	\$896,742	● Active
Stone supply, Saltmeade Stone Works	\$146,000	-	\$146,000	\$0	\$146,000	● Awarded, not started
Windows and doors, Varrowby Glazing	\$248,000	-	\$248,000	\$198,400	\$49,600	● Active
Site work and landscape, Hessary Landscape	\$278,600	-	\$278,600	\$215,738	\$62,862	● Active
Architect and engineers, Lindqvale Architects	\$292,000	-	\$292,000	\$263,100	\$28,900	● Active
Permits and fees, planning and building authority	\$43,800	-	\$43,800	\$43,800	\$0	● Complete
Delivery management, Halverne Cay Development Company	\$209,000	-	\$209,000	\$99,000	\$110,000	● Active
FF&E and OS&E, Pellory Interiors	\$106,200	-	\$106,200	\$31,860	\$74,340	● Active
Total	\$3,538,380	\$86,202	\$3,624,582	\$2,256,138	\$1,368,444	

Balance to pay is the estimated to be paid figure: \$1,368,444 in total.

INVOICES PAID, BY CONTRACT

19 invoices, \$2,256,138 paid

Construction contract, Corranby Builders

8 invoices

INVOICE	DATED	DESCRIPTION	VENDOR	AMOUNT PAID
PA-01	Feb 12, 2026	Pay application 1	Corranby Builders	\$158,990
PA-02	Mar 12, 2026	Pay application 2	Corranby Builders	\$158,990
PA-03	Apr 12, 2026	Pay application 3	Corranby Builders	\$173,440
PA-04	May 12, 2026	Pay application 4	Corranby Builders	\$173,440

INVOICE	DATED	DESCRIPTION	VENDOR	AMOUNT PAID
PA-05	Jun 12, 2026	Pay application 5	Corranby Builders	\$202,350
PA-06	Jul 12, 2026	Pay application 6	Corranby Builders	\$173,440
PA-07	Aug 12, 2026	Pay application 7	Corranby Builders	\$202,340
INV-0724	Sep 14, 2026	Pay application 8	Corranby Builders	\$161,250
Paid on this contract				\$1,404,240

Stone supply, Saltmeade Stone Works

No invoices paid yet.

Windows and doors, Varrowby Glazing

2 invoices

INVOICE	DATED	DESCRIPTION	VENDOR	AMOUNT PAID
SUP-01	Jul 20, 2026	Deposit	Varrowby Glazing	\$99,200
SUP-02	Sep 20, 2026	Progress invoice 1	Varrowby Glazing	\$99,200
Paid on this contract				\$198,400

Site work and landscape, Hessary Landscape

2 invoices

INVOICE	DATED	DESCRIPTION	VENDOR	AMOUNT PAID
SUP-03	Jul 20, 2026	Deposit	Hessary Landscape	\$107,870
SUP-04	Sep 20, 2026	Progress invoice 1	Hessary Landscape	\$107,868
Paid on this contract				\$215,738

Architect and engineers, Lindqvale Architects

4 invoices

INVOICE	DATED	DESCRIPTION	VENDOR	AMOUNT PAID
AE-01	Mar 25, 2026	Professional services	Architect and engineers	\$81,530
AE-02	May 25, 2026	Professional services	Architect and engineers	\$81,530
AE-03	Jul 25, 2026	Professional services	Architect and engineers	\$81,540
INV-1187	Sep 30, 2026	Professional services	Lindqvale Architects	\$18,500
Paid on this contract				\$263,100

Permits and fees, planning and building authority

1 invoice

INVOICE	DATED	DESCRIPTION	VENDOR	AMOUNT PAID
SUP-05	Sep 20, 2026	Deposit	planning and building authority	\$43,800
Paid on this contract				\$43,800

Delivery management, Halverne Cay Development Company

1 invoice

INVOICE	DATED	DESCRIPTION	VENDOR	AMOUNT PAID
SUP-06	Sep 20, 2026	Deposit	Halverne Cay Development Company	\$99,000
Paid on this contract				\$99,000

FF&E and OS&E, Pellory Interiors

1 invoice

INVOICE	DATED	DESCRIPTION	VENDOR	AMOUNT PAID
SUP-07	Sep 20, 2026	Deposit	Pellory Interiors	\$31,860
Paid on this contract				\$31,860

Paid on all contracts				\$2,256,138
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COST TO COMPLETE

Budget less paid, by category

CATEGORY	BUDGET	PAID	COST TO COMPLETE
Site work	\$323,990	\$215,738	\$108,252
Vertical construction	\$2,772,212	\$1,602,640	\$1,169,572
Architecture and design	\$292,000	\$263,100	\$28,900
Permits and fees	\$48,000	\$43,800	\$4,200
Delivery management	\$209,000	\$99,000	\$110,000
FF&E and OS&E	\$361,000	\$31,860	\$329,140
Total	\$4,006,202	\$2,256,138	\$1,750,064
Estimated to be paid on signed contracts			\$1,368,444
Not yet contracted			\$381,620
Cost to complete			\$1,750,064

PENDING CHANGE ORDERS AND POTENTIAL CHANGE ORDERS

Not yet approved

NO.	DESCRIPTION	AMOUNT	STATUS
PCO-001	Outdoor kitchen expansion	\$24,185	● Awaiting owner decision
PCO-002	Wine room climate control	\$14,042	● Awaiting owner decision
PCO-003	Motorized exterior shades at the west terrace	Pricing pending	● Pricing requested
Priced items; 1 awaiting pricing		\$38,227	

If every priced item is approved, the budget becomes \$4,044,429.

This report is sent automatically on the first of every month. Next send: November 1, 2026.