




# Brownstone Consultants LLC

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Maritza Guerra  
Hidalgo County  
724 Breyfogle Rd  
Mission, TX 78574

## INVOICE

INVOICE DATE: 9/1/2025  
INVOICE NO: 1143  
BILLING THROUGH: 8/31/2025

### 22-002 - El Paraiso Project - Health Clinic & CRC

Managed By: David Chacon

DESCRIPTION	CONTRACT AMOUNT	% COMPLETE	BILLED TO DATE	PREVIOUSLY BILLED	CURRENT AMOUNT
22-002 - El Paraiso Work Authorization 2	\$76,184.00	80.00	\$60,947.20	\$45,710.40	\$15,236.80
<b>TOTAL</b>	<b>\$76,184.00</b>		<b>\$60,947.20</b>	<b>\$45,710.40</b>	<b>\$15,236.80</b>

SUBTOTAL **\$15,236.80**

AMOUNT DUE THIS INVOICE **\$15,236.80**

This invoice is due on 10/1/2025

### ACCOUNT SUMMARY

BILLED TO DATE	PAID TO DATE	BALANCE DUE
\$60,947.20	\$30,473.60	\$30,473.60

Thank you for your business!

Please make checks payable to: Brownstone Consultants and remit to the address above. For any invoice inquires, please contact our office.

Acct# 5-1290-441-19-115-264-3-730

A1-99525

INVOICE RECEIVED BY   
ON 9/1/25  
GOODS/SERVICES RECEIVED BY   
ON 9-3-25

# FINANCIAL SUMMARY

## Construction Summary (N/A)

Original Contract Amount	\$ 6,877,000
Change Orders	\$0.00
Contract Amount to Date	\$ 6,877,000
Total To Date	\$ 6,525,991.06
Retainage	\$ 326,299.55
Total Due Less Retainage	\$ 6,199,691.51
Less Previous Payments	\$ 6,038,426.32
Current Payment Due	\$ 161,265.19



# PROJECT SCHEDULE

## Project Milestones

ACTIVITY	Target Start	Actual Start	Target Finish	Actual Finish
Pre-Design	04/28/22	04/28/22	05/27/22	05/27/22
Schematic Design	05/28/22	05/28/22	07/26/22	09/22/22*
Design Development	09/25/22	02/09/23	11/11/22	05/18/23
Construction Documents	11/19/22	05/06/23	01/26/23	08/24/23
Procurement	01/26/23	08/25/23	04/27/23	01/10/24
Construction	04/27/23	01/25/24*	09/13/25	
Post-construction				

## Construction Contract Time Overview

Notice to Proceed Date: 02/12/2024

Original Contract Time: 425 working calendar days

Total Rain Days: 59

Change Order Approved Days: 95

Total Approved Additional Days: 154

Pending Additional Days: 0

Original Completion Date: 04/12/25\*

New Completion Date: 09/13/25

Proposed Potential Completion Date: 09/13/25



# PROJECT PROGRESS

## Completed Tasks

### Health Clinic

- TV Mounts
- Final coat of paint
- Water Meter
- Epoxy flooring (janitorial room, it room, and electrical room)

### CRC

- Domestic Water Meter Testing and Balancing
- Repaint
- Epoxy flooring (janitorial room, it room, and storage closet)

### Sitework

- Irrigation Meter





## Tasks In-Progress

- Brownstone continues to perform daily site Inspections.
- Brownstone continues updating the Project Management Information System and Software
- Brownstone continues Meetings, coordination, & support for project development
- Brownstone continues to coordinate furniture changes and discrepancies with the CORE and design team
- Brownstone and Hidalgo County continue coordination with SWSC for the water meters

### Health Clinic

- Exterior Signage
- Testing and Balancing

### CRC

- Fire Alarm
- Partition walls
- Kitchen Equipment
- Exterior Signage
- Grease Trap Annunciator
- TV Mounts

### Sitework

- Landscaping
- Generator Start Up
- Signage

