

Emad Hanna

Subject: FW: KMI Bank Wire Information for Little St. James Payment

BANK WIRING INFORMATION:

REGIONS BANK
7393 SOUTHLAND BLVD
ORLANDO, FLORIDA 32809
PHONE: [REDACTED]
FAX: [REDACTED]

[REDACTED]



Annette Knopp
Office Manager/Contract Administrator
Kraus-Manning, Inc.

7233 Lake Ellenor Dr, Suite 100
Orlando, FL 32809

Tel: [REDACTED] ext. 206
Fax: [REDACTED]
Cell: [REDACTED]
email: [REDACTED]

_____ NOD32 4282 (20090727) Information _____

This message was checked by NOD32 antivirus system.
[REDACTED]

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Emad Hanna

From: Jeffrey Epstein [REDACTED]
Sent: Monday, July 27, 2009 12:19 PM
To: Emad Hanna
Subject: Re: Mechanical Building

gary has to decide it ok

On Mon, Jul 27, 2009 at 11:34 AM, Emad Hanna <[REDACTED]> wrote:

Jeffrey,

I just wanted you to be informed of the following:

Gary Kerney has approved a payment of \$ 9,241 to Kraus Manning for testing on the mechanical building.

This puts this budget line item over budget by \$ 7,771 and Gary also stated there will be an additional \$ 12,009 of testing fees.

So he is adding a change order for \$ 19,771 bringing the total amount for testing to \$ 29,771.

If you're ok with all the above I will process this payment and adjust the working budget for the change order.

Thank you

Emad Hanna

Project Controller

HBRK Associates

PO Box 400

LSJ CONSTRUCTION
Subcontractor Payout

Project: Mechanical Building
Trade: Testing

24-Jul-09

7714-18, 19, 20

Subcontractor Kraus-Manning Inc

Insurance expiration: January 0, 1900

Invoice #	7714-18, 19, 20
Phase #	02-000

Partial	Final
X	

Original Contract Sum:	\$10,000.00
Change Orders Submitted & Approved:	\$0.00
New Change Orders:	\$0.00
Total Work Contracted to Date:	\$10,000.00
Total Work Completed to Date:	\$17,771.10
Less Retainage:	\$0.00
Total Payments Made to Date:	\$8,530.10
Total Current Payment Due:	\$9,241.00
Balance to Finish including Retainage:	(\$7,771.10)
Sales Tax Liability:	
a. Subcontractor/Supplier is liable, explain	
b. Non-resident Subcontractor/Supplier Bond Applicable:	
c. Use Tax to be paid by our company:	
d. Shipping	None
Total Outlays for this contract incl. Sales or Use Tax:	\$17,771.10

THIS WAS BUDGETED UNDER WILL OVER 178% BEEN MY #12,000 BEFORE TAX INCLUDED IN CONTRACT

RAISE BUDGE BY 19,771.10

JEE approval attached	
YES	NO X
Submitted Bill Signed:	<i>WASR</i>
Date:	July 24, 2009
Approved by: Emad	
Signed:	<i>Emad</i>
Date:	7/28/09

Invoice Attached	
YES X	NO
Approved by: Gary	<i>[Signature]</i>
Signed:	
Date:	July 24, 2009
Approved by:	
Signed:	
Date:	



May 4, 2009

Invoice # 7714-18

L.S.J., LLC
 6100 Red Hook Quarter, Suite B-3
 St. Thomas, USVI 00802

Please Remit To:
Kraus-Manning, Inc.
 6501 Red Hook Plaza Ste. 201, PMB 700
 St. Thomas, USVI 00802
 Federal ID #59-3601034

Re: KMI Project #7714
 Testing Services

Improvements to Little St. James Island
 Billing for March 28, 2009 through May 1, 2009

Consulting Fee Services (Labor):

On-Site Technical Services	Hourly Rate	Hrs	
Project Superintendent - Tony Coffelt	\$ 130.00	13.5	\$ 1,755.00
Inspector - Todd Schultz	\$ 104.00	0	\$ -
Inspector - Peter Rogers/Heidi Nelson	\$ 104.00	0	\$ -
Fire Sprinkler Inspector - Mike Fox	\$ 130.00	0	\$ -
Electrical Inspector - Augustus Riley	\$ 130.00	0	\$ -
Subtotal Fee Charges (Labor):			\$ 1,755.00

Materials Testing

Current Monthly Costs:	Rate	Unit	
Concrete Cylinders - set of 4	\$ 130.00	set 0	\$ -
Owner Provided Cylinders - set of 3 to 4	\$ 90.00	set 0	\$ -
Additional Cylinders	\$ 32.00	ea 0	\$ -
Compaction/Density Testing	\$ 37.00	per 0	\$ -
Standard or Modified Proctor	\$ 260.00	per 0	\$ -
Subtotal Current Materials Testing:			\$ -

Professional Services

Current Monthly Costs:	Hourly Rate	Hrs	
Administrative Specialists	\$ 45.00	hr 1	\$ 45.00
Subtotal Current Professional Services:			\$ 45.00

Reimbursables

	\$ -
	\$ -
	\$ -
Subtotal Reimbursables:	\$ -
10% Reimbursables Processing Fee	\$ -
Total Reimbursables:	\$ -
Total Fee Charges (Labor):	\$ 1,755.00
Total Materials Testing:	\$ -
Total Professional Services:	\$ 45.00
Total Reimbursables:	\$ -

Grand Total Invoice: \$ 1,800.00

Should you have any further questions or comments, please do not hesitate to contact me.

Sincerely,
 KRAUS-MANNING, INC.

John R. Manning
 John R. Manning
 Principal

cc: Tony Coffelt

Billed To Date \$ 60,686.83
 Paid To Date \$ 56,150.83
 Current Balance Due \$ 4,536.00



7233 Lake Ellenor Dr. • Suite 100 • Orlando, FL 32809 • Tel: [REDACTED] • Fax: [REDACTED]
 6501 Red Hook Plaza • Suite 201 PMB 700 • St. Thomas, USVI 00802 • Tel: [REDACTED] • Fax: [REDACTED]
 Box 3169 PMB 109 • Road Town, Tortola • BVI • Tel: [REDACTED] • Fax: [REDACTED]





June 2, 2009

Invoice # 7714-19

L.S.J., LLC
 6100 Red Hook Quarter, Suite B-3
 St. Thomas, USVI 00802

Please Remit To:
 Kraus-Manning, Inc.
 6501 Red Hook Plaza Ste. 201, PMB 700
 St. Thomas, USVI 00802

Re: KMI Project #7714
 Testing Services
 Improvements to Little St. James Island
 Billing for May 2, 2009 through May 29, 2009

Consulting Fee Services (Labor):

On-Site Technical Services	Hourly Rate	Hrs	
Project Superintendent - Tony Coffelt	\$ 130.00	22.5	\$ 2,925.00
Inspector - Todd Schultz	\$ 104.00	0	\$ -
Inspector - Peter Rogers/Heidi Nelson	\$ 104.00	0	\$ -
Fire Sprinkler Inspector - Mike Fox	\$ 130.00	0	\$ -
Electrical Inspector - Augustus Riley	\$ 130.00	0	\$ -
Subtotal Fee Charges (Labor):			\$ 2,925.00

Materials Testing

Current Monthly Costs:	Rate	Unit	
Concrete Cylinders - set of 4	\$ 130.00	set 4	\$ 520.00
Owner Provided Cylinders - set of 3 to 4	\$ 90.00	set 0	\$ -
Additional Cylinders	\$ 32.00	ea 0	\$ -
Compaction/Density Testing	\$ 37.00	per 0	\$ -
Standard or Modified Proctor	\$ 260.00	per 0	\$ -
Subtotal Current Materials Testing:			\$ 520.00

Professional Services

Current Monthly Costs:	Hourly Rate	Hrs	
Administrative Specialists	\$ 45.00	hr 1	\$ 45.00
Subtotal Current Professional Services:			\$ 45.00

Reimbursables

	\$ -
	\$ -
	\$ -
Subtotal Reimbursables:	\$ -
10% Reimbursables Processing Fee	\$ -
Total Reimbursables:	\$ -

Total Fee Charges (Labor):	\$ 2,925.00
Total Materials Testing:	\$ 520.00
Total Professional Services:	\$ 45.00
Total Reimbursables:	\$ -
Grand Total Invoice:	\$ 3,490.00

Should you have any further questions or comments, please do not hesitate to contact me.

Sincerely,
 KRAUS-MANNING, INC.

John R. Manning
 Principal

Billed To Date	\$ 64,176.83
Paid To Date	\$ 56,150.83
Current Balance Due	\$ 8,026.00

cc: Tony Coffelt



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 6501 Red Hook Plaza • Suite 201 PMB 700 • St. Thomas, USVI 00802 • Tel: [REDACTED] • Fax: [REDACTED]
 Box 3169 PMB 109 • Road Town, Tortola • BVI • Tel: [REDACTED] • Fax: 284.494.750





July 1, 2009

Invoice # 7714-20

L.S.J., LLC
 6100 Red Hook Quarter, Suite B-3
 St. Thomas, USVI 00802

Please Remit To:
Kraus-Manning, Inc.
 7233 Lake Ellenor Drive, Suite 100
 Orlando, FL 32809
 Federal ID #59-3601034

Re: KMI Project #7714
 Testing Services

Improvements to Little St. James Island
 Billing for May 30, 2009 through June 26, 2009

Consulting Fee Services (Labor):

On-Site Technical Services	Hourly Rate	Hrs	
Project Superintendent - Tony Coffelt	\$ 130.00	8	\$ 1,040.00
Inspector - Todd Schultz	\$ 104.00	0	\$ -
Inspector - Peter Rogers/Heidi Nelson	\$ 104.00	0	\$ -
Fire Sprinkler Inspector - Mike Fox	\$ 130.00	0	\$ -
Electrical Inspector - Augustus Riley	\$ 130.00	0	\$ -
Subtotal Fee Charges (Labor):			\$ 1,040.00

Materials Testing

Current Monthly Costs:	Rate	Unit	
Concrete Cylinders - set of 4	\$ 130.00	set 1	\$ 130.00
Owner Provided Cylinders - set of 3 to 4	\$ 90.00	set 0	\$ -
Additional Cylinders	\$ 32.00	ea 0	\$ -
Compaction/Density Testing	\$ 37.00	per 0	\$ -
Standard or Modified Proctor	\$ 260.00	per 0	\$ -
Subtotal Current Materials Testing:			\$ 130.00

Professional Services

Current Monthly Costs:	Hourly Rate	Hrs	
Administrative Specialists	\$ 45.00	hr 1	\$ 45.00
Subtotal Current Professional Services:			\$ 45.00

Reimbursables

	\$ -
	\$ -
	\$ -
Subtotal Reimbursables:	\$ -
10% Reimbursables Processing Fee	\$ -
Total Reimbursables:	\$ -

Total Fee Charges (Labor):	\$ 1,040.00
Total Materials Testing:	\$ 130.00
Total Professional Services:	\$ 45.00
Total Reimbursables:	\$ -

Grand Total Invoice: \$ 1,215.00

Should you have any further questions or comments, please do not hesitate to contact me.

Sincerely,
 KRAUS-MANNING, INC.

John Manning
 John R. Manning
 Principal

Billed To Date \$ 65,391.83
 Paid To Date \$ 56,150.83
 Current Balance Due \$ 9,241.00

cc: Tony Coffelt



7233 Lake Ellenor Dr. • Suite 100 • Orlando, FL 32809 • Tel: [redacted] • Fax: [redacted]
 6501 Red Hook Plaza • Suite 201 PMB 700 • St. Thomas, USVI 00802 • Tel: [redacted] • Fax: [redacted]
 P.O. Box 3169 PMB 109 • Road Town, Tortola • BVI • Tel: [redacted] • Fax: 284.494.750

www.kraus-manning.com



LSJ CONSTRUCTION
Subcontractor Payout

Project: Mechanical Building
Trade: Testing

20-May-09

7714-17

Subcontractor **Kraus-Manning Inc**

Insurance expiration: January 0, 1900

Invoice #	7714-17
Phase #	02-000

Partial	Final
X	

Original Contract Sum:		\$10,000.00
Change Orders Submitted & Approved:		\$0.00
New Change Orders:		\$0.00
Total Work Contracted to Date:		\$10,000.00
Total Work Completed to Date:	113%	\$11,266.10
Less Retainage:		\$0.00
Total Payments Made to Date:		\$8,530.10
Total Current Payment Due:		\$2,736.00
Balance to Finish including Retainage:		(\$1,266.10)

Sales Tax Liability:

- a. Subcontractor/Supplier is liable, explain **install only / tax included in contract**
- b. Non-resident Subcontractor/Supplier Bond Applicable:
- c. Use Tax to be paid by our company:
- d. Shipping **None**

Total Outlays for this contract incl. Sales or Use Tax: **\$11,266.10**

JEE approval attached		Invoice Attached	
YES	NO	YES	NO
	X	X	
Submitted Bill Signed: 		Approved by: Gary Signed: 	
Date: July 24, 2009		Date: July 24, 2009	
Approved by: Emad Signed: Date:		Approved by: Signed: Date:	



April 1, 2009

Invoice # 7714-17

L.S.J., LLC
 6100 Red Hook Quarter, Suite B-3
 St. Thomas, USVI 00802

Please Remit To:
Kraus-Manning, Inc.
 6501 Red Hook Plaza Ste. 201, PMB 700
 St. Thomas, USVI 00802

Re: KMI Project #7714
 Testing Services

Improvements to Little St. James Island
 Billing for March 1, 2009 through March 27, 2009

Consulting Fee Services (Labor):

On-Site Technical Services	Hourly Rate	Hrs	
Project Superintendent - Tony Coffelt	\$ 130.00	17.5	\$ 2,275.00
Inspector - Todd Schultz	\$ 104.00	1.5	\$ 156.00
Inspector - Peter Rogers/Heidi Nelson	\$ 104.00	0	\$ -
Fire Sprinkler Inspector - Mike Fox	\$ 130.00	0	\$ -
Electrical Inspector - Augustus Riley	\$ 130.00	0	\$ -
Subtotal Fee Charges (Labor):			\$ 2,431.00

Materials Testing

Current Monthly Costs:	Rate	Unit	
Concrete Cylinders - set of 4	\$ 130.00	set 2	\$ 260.00
Owner Provided Cylinders - set of 3 to 4	\$ 90.00	set 0	\$ -
Additional Cylinders	\$ 32.00	ea 0	\$ -
Compaction/Density Testing	\$ 37.00	per 0	\$ -
Standard or Modified Proctor	\$ 260.00	per 0	\$ -
Subtotal Current Materials Testing:			\$ 260.00

Professional Services

Current Monthly Costs:	Hourly Rate	Hrs	
Administrative Specialists	\$ 45.00	hr 1	\$ 45.00
Subtotal Current Professional Services:			\$ 45.00

Reimbursables

\$ -
 \$ -
 \$ -

Subtotal Reimbursables: \$ -
10% Reimbursables Processing Fee \$ -
Total Reimbursables: \$ -

Total Fee Charges (Labor): \$ 2,431.00
Total Materials Testing: \$ 260.00
Total Professional Services: \$ 45.00
Total Reimbursables: \$ -

Grand Total Invoice: \$ 2,736.00

Should you have any further questions or comments, please do not hesitate to contact me.

Sincerely,
 KRAUS-MANNING, INC.

John R. Manning
 John R. Manning
 Principal

cc: Tony Coffelt

Billed To Date \$ 58,886.83
 Paid To Date \$ 53,785.23
 Current Balance Due \$ 5,101.60