

**UNITED STATES DISTRICT COURT
NORTHERN DISTRICT OF ILLINOIS**

HomeStar Property Solutions, LLC,
a Minnesota limited liability company,

Civil No. _____

Plaintiff,

v.

COMPLAINT

BLT Homes, LLC, a Connecticut limited
liability company, PCG Realty, Inc., an
Illinois corporation, and Scott Mathieson,

(Jury Trial Demanded)

Defendants.

Plaintiff HomeStar Property Solutions, LLC (“HomeStar”), for its Complaint against Defendants BLT Homes, LLC (“BLT”), PCG Realty, Inc. (“PCG”), and Scott Mathieson (“Mathieson”), states and alleges as follows:

THE PARTIES

1. HomeStar is a Minnesota limited liability company with a principal place of business located at 7351 Kirkwood Lane, Maple Grove, Minnesota 55369. Its members reside in Minnesota and Wisconsin.

2. BLT is a Connecticut limited liability company with a principal place of business located at 100 Washington Boulevard, Suite 200, Stamford, Connecticut 06902. On information and belief, its member resides in Connecticut.

3. PCG is an Illinois corporation with a principal place of business located at 710 E. Ogden Ave., Suite 690, Naperville, Illinois 60563. PCG was BLT’s local property manager for certain properties in the Chicago, Illinois area.

4. Scott Mathieson is the president of PCG and, on information and belief, is a resident of Illinois.

JURISDICTION AND VENUE

5. This Court has diversity jurisdiction over this matter because, on information and belief, HomeStar and each of the Defendants are residents of different states. Further, the amount in controversy exceeds \$75,000, exclusive of interest and costs.

6. This Court has personal jurisdiction over BLT because BLT transacts business in Illinois, including managing certain real estate properties in the state and contracting for services to be performed on those properties. This Court has personal jurisdiction over PCG and Mathieson because they are residents of Illinois and, alternatively, because they conduct business and committed torts in that state.

7. Venue is appropriate in the Northern District of Illinois because a substantial part of the events or omissions that gave rise to this action occurred in the District, and because most of the property that is the subject of this action is located in the District.

BACKGROUND OF THE DISPUTE

8. This is an action for breach of contract, promissory estoppel, unjust enrichment, and tortious interference with a business opportunity.

9. On information and belief, BLT purchased residential properties in the Chicago, Illinois area, Texas, and Florida, and sought to have those properties rehabilitated or renovated so that BLT could rent out those properties.

10. BLT, through local property managers acting as agents, contracted with HomeStar to renovate and perform maintenance on certain properties in the Chicago, Illinois area, Texas, and Florida.

11. The parties agreed that at BLT's direction HomeStar would renovate and perform maintenance on the properties and submit invoices for the work to BLT or BLT's local property manager, and, upon BLT's (or its local property manager's) inspection and acceptance, that HomeStar would be paid for this work according to the terms of HomeStar's invoices.

12. The parties entered into agreements for the Texas properties as follows:

a. BLT would provide HomeStar a work order containing the scope of work and a proposed payment sum for a particular property. BLT provided all materials.

b. HomeStar would inspect the property and submit any proposed change orders for increased cost of labor and material that were not included in the original scope of work. Change orders were ultimately approved by BLT's local property managers.

c. HomeStar would then commence work and, after all tasks were completed, HomeStar would notify the local property manager. The property manager would inspect the property and compile a punch list of tasks for HomeStar to complete.

d. If the punch-list work required labor and materials not contemplated by the scope of work and any change orders, HomeStar would submit to the

property manager a proposed cost to complete the punch-list work. Once HomeStar and the property manager agreed on the scope and cost of punch-list work, HomeStar would complete those tasks.

e. Once all work was complete, HomeStar would send an invoice to the property manager who would obtain funds from BLT and pay HomeStar.

13. The parties entered into agreements for the Chicago, Illinois properties as follows:

a. On certain properties, BLT provided HomeStar a scope of work and a proposed payment sum for a particular property. On other properties, HomeStar provided a proposed scope of work on a particular property to the local property manager.

b. Under either method, once the parties agreed on the scope of work for a particular property, HomeStar would receive a signed work order and commence work.

c. If HomeStar encountered conditions that increased the cost of labor and material, HomeStar would submit a proposed change order to the local property manager and work would be performed upon approval of the change order.

d. When HomeStar completed its work on a property, it would notify the local property manager who would in turn inspect HomeStar's work on the property and compile a punch list of tasks for HomeStar to complete.

e. If the punch-list work required labor and materials not contemplated by the scope of work and any change orders, then on some properties HomeStar would submit to the property manager a proposed cost to complete the punch-list work. Once HomeStar and the property manager agreed on the scope and cost of punch-list work, HomeStar would complete those tasks. On the other properties, HomeStar and the property manager verbally agreed that HomeStar would complete punch-list items and bill BLT at a previously agreed-upon rate. In either case, HomeStar performed the work only after agreement was reached.

f. Once all work was complete as agreed, HomeStar would send an invoice to the property manager who would obtain the funds from BLT and pay HomeStar the agreed amounts.

14. HomeStar fulfilled its obligations under the agreement regarding each property by performing work in renovating and maintaining each of the properties as agreed.

15. In total, HomeStar performed approximately \$1,266,000 of services for BLT and its property managers on 123 properties in three states. Much of the work was done by subcontractors, whom HomeStar made a practice of paying promptly and generally in advance of payment to HomeStar from BLT. Defendants knew that HomeStar was relying on prompt payment from BLT to pay the subcontractors HomeStar had engaged to work on the BLT properties.

16. Defendants knew that HomeStar depends on developing and maintaining good relationships with its preferred subcontractors, because HomeStar completes the majority of its projects by using subcontractors throughout the country.

17. HomeStar completed work on all properties months ago, and BLT paid HomeStar in full for HomeStar's work on properties in Florida.

18. But BLT has failed to make payments timely on services that HomeStar provided on 25 properties in the Chicago, Illinois area. A list of those properties and the amounts invoiced is attached as Exhibit A. In total, \$307,009.81 remains unpaid and owing on the invoices on the Chicago, Illinois area properties, plus additional sums for interest and attorney's fees.

19. Mathieson, acting individually and on behalf of PCG, BLT's local property manager for the Chicago, Illinois area properties, represented to HomeStar that he had received a check from BLT's corporate office for a substantial part of the total amount due to HomeStar.

20. Mathieson and PCG knew of BLT's contract with HomeStar, and that HomeStar was due payment under the work orders, but intentionally and unreasonably withheld payment based on a series of extra-contractual requirements that Mathieson unilaterally imposed.

21. While BLT made payment on almost all the work HomeStar performed in Texas, BLT has failed to make payment on 27 properties in Texas. A list of those properties and the amounts invoiced and unpaid is attached as Exhibit B. In total,

\$27,504.68 remains unpaid and owing on the invoices, plus additional sums for interest and attorney's fees.

22. HomeStar is currently owed a total of \$334,514.49 for unpaid invoices for work performed, plus accrued interest through July 17, 2014, of \$3,253.96 on the Texas properties, and \$38,734.71 on the Chicago, Illinois area properties.

**COUNT ONE—BREACH OF CONTRACT
(Defendant BLT Only)**

23. HomeStar incorporates herein all the foregoing paragraphs of this Complaint.

24. HomeStar and BLT signed work orders stating that HomeStar would renovate and perform maintenance on certain residential properties owned by BLT, and BLT would remit payment to HomeStar according to the terms of HomeStar's invoices. On some properties BLT agreed to pay HomeStar additional sums to perform change order work. Those work orders constituted contracts between HomeStar and BLT.

25. HomeStar fully performed its obligations under the work orders and is due payment as agreed.

26. BLT has failed to pay HomeStar as agreed under the work orders, and this constitutes a breach of contract.

27. The principal balance owed to HomeStar under the work orders is not less than \$334,514.49, exclusive of interest.

28. Further, because BLT's failure to pay HomeStar has resulted in significant harm to HomeStar's business relationships with some of its subcontractors, HomeStar is entitled to consequential damages in an amount to be determined at trial.

29. HomeStar is entitled to recover damages from BLT for its breach of contract in an amount of no less than \$334,514.49, plus interest, costs, disbursements, consequential damages, and such other amount as may be recoverable under applicable law.

**COUNT TWO—PROMISSORY ESTOPPEL
(Defendant BLT Only)**

30. HomeStar incorporates herein all the foregoing paragraphs of this Complaint.

31. BLT represented and promised to HomeStar that BLT would pay for construction work performed on the residential properties.

32. These promises were clear and definite.

33. BLT intended that HomeStar rely on these representations and promises, and HomeStar in fact relied on these promises to its detriment.

34. BLT benefited from its broken promises, by inducing HomeStar to perform work on the residential properties, and by receiving the benefit and improvement in value to the properties derived from HomeStar's renovation and maintenance services.

35. BLT should not be allowed to gain from its wrongful conduct and failure to abide by its promises, and these promises should be enforced under the doctrine of promissory estoppel and damages awarded because of breached of those promises.

36. Further, because BLT knew that HomeStar's reliance on its promises would cause significant harm to HomeStar's business by damaging HomeStar's relationships with some of its subcontractors, HomeStar is entitled to consequential damages as part of its reliance damages in an amount to be determined at trial.

37. HomeStar should have judgment against BLT for its renovation and maintenance work on the properties at the prices and rates promised to HomeStar by BLT plus such additional damages that result from its detrimental reliance.

**COUNT THREE—QUANTUM MERUIT
(Defendant BLT Only)**

38. HomeStar incorporates herein all the foregoing paragraphs of this Complaint.

39. BLT has received the benefit of HomeStar's renovation and maintenance services provided to the properties, and the corresponding improvements to the value of the properties, and BLT would be unjustly enriched if allowed to enjoy such benefit without paying HomeStar for these services.

40. BLT received something of value—namely, renovation and maintenance services on its residential properties—to which it is not entitled as it has not fully paid for the services.

41. It would be fundamentally unfair and unjust for BLT to retain the value of the renovation and maintenance services without paying for them.

42. Accordingly, BLT should be required, equitably, to compensate HomeStar in an amount equal to the value BLT has unjustly received.

**COUNT FOUR—TORTIOUS INTERFERENCE WITH CONTRACT
(Defendants Mathieson and PCG Only)**

43. HomeStar incorporates herein all the foregoing paragraphs of this Complaint.

44. Mathieson and PCG knew that BLT had a contract with HomeStar to renovate and perform maintenance on certain properties in the Chicago, Illinois area.

45. Mathieson and PCG knew that, by unilaterally imposing extra-contractual obligations on HomeStar as a condition precedent to payment, they were forcing BLT to breach its contract with HomeStar and would cause damage to HomeStar in the form of non-payment for work performed.

46. Mathieson and PCG had no justification for their actions, and acted willfully, intentionally, and beyond the scope of their authority to deprive HomeStar of the benefits of its contractual relationship with BLT.

47. Accordingly, Mathieson and PCG have tortiously interfered with HomeStar's and BLT's contractual relationship.

48. As a direct and proximate cause of Mathieson's and PCG's tortious conduct, HomeStar has and will continue to suffer damages of at least \$334,514.49, plus interest, costs, attorney's fees, disbursements, other damages caused by Mathieson's and PCG's tortious conduct, and such other amount as may be recoverable under applicable law.

**COUNT FIVE—TORTIOUS INTERFERENCE WITH PROSPECTIVE
ECONOMIC ADVANTAGE
(All Defendants)**

49. HomeStar incorporates herein all the foregoing paragraphs of this Complaint.

50. Mathieson knew that BLT had a contract with HomeStar to renovate and perform maintenance on certain properties in the Chicago, Illinois area.

51. Mathieson knew that, by unilaterally imposing super-contractual obligations on HomeStar as a condition precedent to payment, he was damaging HomeStar's relationship with BLT such that HomeStar would be unable to obtain business from BLT in the future which it otherwise reasonably expected to obtain. Further, Mathieson knew that his actions noted above would make it impossible for HomeStar to pay its subcontractors, on whom HomeStar depends to execute projects throughout the country. Mathieson's actions thereby damaged HomeStar's relationships with its subcontractors such that HomeStar will be unable to enter into contractual relationships with its preferred subcontractors on future projects, which it otherwise reasonably expected to enter into.

52. PCG also knew that BLT had a contract with HomeStar to renovate and perform maintenance on certain properties in the Chicago, Illinois area.

53. PCG knew that, by unilaterally imposing super-contractual obligations on HomeStar as a condition precedent to payment, it was damaging HomeStar's relationship with BLT such that HomeStar would be unable to obtain business from BLT in the future which it otherwise reasonably expected to obtain. Further, PCG knew that its actions noted above would make it impossible for HomeStar to pay its subcontractors, on whom HomeStar depends to execute projects throughout the country. PCG's actions thereby damaged HomeStar's relationships with its subcontractors such that HomeStar will be

unable to enter into contractual relationships with its preferred subcontractors on future projects which it otherwise reasonably expected to enter into.

54. BLT knew that HomeStar had contracts with subcontractors to perform work on BLT's properties.

55. BLT knew that, by unreasonably withholding payment from HomeStar, HomeStar would not be able to pay its subcontractors, thus damaging HomeStar's relationships with those subcontractors on whom HomeStar relies to complete its projects such that HomeStar will be unable to enter into contractual relationships with its preferred subcontractors on future projects which it otherwise reasonably expected to enter into, to its financial detriment.

56. Mathieson and PCG, without justification, acted willfully, intentionally, and beyond the scope of their authority to deprive HomeStar of the benefits of its business relationships with BLT and HomeStar's subcontractors.

57. BLT, without justification, acted willfully and intentionally to deprive HomeStar of the benefits of its business relationship with HomeStar's subcontractors.

58. The harm caused by this tortious conduct totals more than \$75,000, exclusive of interest and costs, plus interest, costs, attorney's fees, disbursements and such other amount as may be recoverable under applicable law.

WHEREFORE, HomeStar prays that the Court enter judgment in favor of HomeStar and against Defendants as follows:

1. Entering judgment jointly and severally against Defendants and in favor of HomeStar for all of its damages incurred as a result of Defendants' wrongful conduct,

pursuant to HomeStar's claims set forth herein, including specifically damages in the amount of \$334,514.49 for renovation and maintenance work performed and invoiced on the residential properties, plus pre-judgment interest, and consequential damages for the harm done to HomeStar's relationships with its subcontractors.

2. Awarding HomeStar reimbursement from Defendants of all of HomeStar's costs of litigation in bringing this action to the extent provided by law, including but not limited to reasonable attorney's fees, costs and disbursements.

3. Such other relief that the Court in its discretion determines is just.

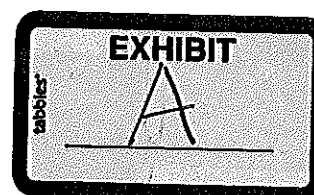
Dated: July 23, 2014

/s/ James J. Stamos

**ATTORNEYS FOR PLAINTIFF
HOMESTAR PROPERTY SOLUTIONS, LLC**

James J. Stamos (ARDC #03128244)
STAMOS & TRUCCO LLP
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Telephone: (312) 630-7979
Facsimile: (312) 630-1183

Type	Date	Invoice #	Property	State	Amount	Outstanding
Invoice	8/31/2013	23654	106 Mason St	IL	250.00	250.00
Invoice	9/26/2013	24554	106 Mason St	IL	14,729.20	14,729.20
Invoice	10/26/2013	26397	106 Mason St	IL	200.00	200.00
Invoice	1/2/2014	29506	106 MASON ST	IL	1,053.00	1,053.00
Invoice	1/2/2014	29516	106 MASON ST	IL	652.86	652.86
Invoice	1/2/2014	29517	106 MASON ST	IL	102.38	102.38
						<u>16,987.44</u>
Invoice	8/31/2013	23657	1209 142nd St	IL	410.00	410.00
Invoice	11/19/2013	27338	1209 142ND ST	IL	455.00	455.00
Invoice	12/31/2013	29550	1209 142ND ST	IL	1,023.75	1,023.75
Invoice	1/2/2014	29507	1209 142nd St	IL	1,120.00	1,120.00
Invoice	2/17/2014	31679	1209 142nd St	IL	13,751.70	13,751.70
						<u>16,760.45</u>
Invoice	9/30/2013	23998	1212 E 151st Street	IL	6,187.87	6,187.87
Invoice	9/30/2013	25091	1212 E 151st Street	IL	1,989.00	1,989.00
						<u>8,176.87</u>
Invoice	6/12/2013	22213	140 Nashua St	IL	174.57	174.57
Invoice	7/19/2013	21920	140 Nashua St	IL	286.92	286.92
Invoice	7/19/2013	21923	140 Nashua St	IL	11,546.04	11,546.04
						<u>12,007.53</u>
Invoice	10/26/2013	26402	1423 Semour Ave	IL	1,718.75	1,718.75
Invoice	10/26/2013	26401	1423 Seymour Ave	IL	16,407.71	16,407.71
Invoice	10/26/2013	26403	1423 Seymour Ave	IL	2,360.00	2,360.00
						<u>20,486.46</u>
Invoice	8/31/2013	23643	14522 Short Street	IL	150.00	150.00
Invoice	9/30/2013	23984	14522 Short Street	IL	8,714.87	8,714.87
Invoice	9/30/2013	23986	14522 Short Street	IL	1,783.08	1,783.08
Invoice	9/30/2013	23988	14522 Short Street	IL	438.75	438.75
Invoice	10/26/2013	26400	14522 Short Street	IL	550.00	550.00
Invoice	12/31/2013	29548	14522 SHORT STREET	IL	672.75	672.75
						<u>12,309.45</u>
Invoice	9/30/2013	23995	14531 Woodlawn Ave	IL	3,868.37	3,868.37
Invoice	9/30/2013	23997	14531 Woodlawn Ave	IL	50.00	50.00
Invoice	9/30/2013	25100	14531 Woodlawn Ave	IL	3,948.75	3,948.75
						<u>7,867.12</u>
Invoice	10/26/2013	26394	14738 Blackstone Ave	IL	50.00	50.00
Invoice	10/26/2013	26395	14738 Blackstone Ave	IL	1,085.00	1,085.00
Invoice	10/26/2013	26404	14738 Blackstone Ave	IL	11,024.04	11,024.04
Invoice	10/31/2013	26815	14738 Blackstone Ave	IL	405.00	405.00
Invoice	10/31/2013	26816	14738 BLACKSTONE AVE	IL	150.00	150.00
						<u>12,714.04</u>
Invoice	9/30/2013	23999	15203 Meadow Lane	IL	13,731.46	13,731.46
Invoice	9/30/2013	25101	15203 Meadow Lane	IL	5,809.00	5,809.00
						<u>19,540.46</u>



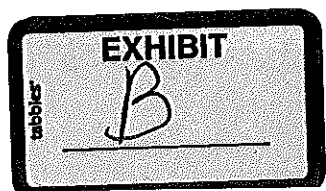
Invoice	8/31/2013	23624 1607 Shirley	IL	75.00	75.00
Invoice	10/26/2013	26391 1607 Shirley	IL	165.00	165.00
Invoice	10/31/2013	26817 1607 SHIRLEY	IL	300.00	300.00
Invoice	11/30/2013	28686 1607 Shirley	IL	12,888.62	12,888.62
Invoice	1/2/2014	29511 1607 SHIRLEY	IL	1,795.95	1,795.95
Invoice	1/2/2014	29512 1607 SHIRLEY	IL	234.00	234.00
Invoice	1/2/2014	29513 1607 SHIRLEY	IL	1,533.87	1,533.87
Invoice	1/2/2014	29515 1607 SHIRLEY	IL	3,416.40	3,416.40
					<u>20,408.84</u>
Invoice	5/28/2013	20320 16874 Orchard Ridge	IL	2,273.50	2,273.50
					<u>2,273.50</u>
Invoice	8/13/2013	22648 17132 Walter St	IL	200.00	200.00
Invoice	8/31/2013	23733 17132 Walter St	IL	150.00	150.00
Invoice	10/26/2013	26392 17132 Walter St	IL	165.00	165.00
Invoice	10/26/2013	26398 17132 Walter ST	IL	790.00	790.00
Invoice	10/31/2013	26820 17132 Walter St	IL	7,371.48	7,371.48
Invoice	1/2/2014	29510 17132 WALTER ST	IL	6,240.78	6,240.78
					<u>14,917.26</u>
Invoice	9/30/2013	23989 201 W 10th St	IL	75.00	75.00
Invoice	9/30/2013	23991 201 W 10th St	IL	785.00	785.00
Invoice	10/26/2013	26390 201 W 10th St	IL	100.00	100.00
Invoice	10/31/2013	26818 201 W 10TH ST	IL	190.00	190.00
Invoice	11/19/2013	27341 201 W 10th St	IL	165.00	165.00
Invoice	1/2/2014	29503 201 W 10TH ST	IL	400.00	400.00
Invoice	1/2/2014	29505 201 W 10TH ST	IL	146.25	146.25
Invoice	1/2/2014	29504 201 W 10TH ST	IL	204.75	204.75
Invoice	8/31/2013	23636 201 W 10th St	IL	150.00	150.00
Invoice	11/19/2013	27340 201 W 10th St	IL	7,027.50	7,027.50
Invoice	2/17/2014	31680 201 W. 10th Street	IL	1,522.24	1,522.24
					<u>10,765.74</u>
Invoice	1/2/2014	29508 2830 Bernice Rd	IL	12,445.50	12,445.50
Invoice	1/2/2014	29509 2830 Bernice Rd	IL	65.00	65.00
					<u>12,510.50</u>
Invoice	11/19/2013	27342 3332 Halsted St	IL	16,106.29	16,106.29
Invoice	11/19/2013	27343 3332 HALSTED ST.	IL	125.00	125.00
Invoice	1/22/2014	30556 3332 Halsted St	IL	260.07	260.07
					<u>16,491.36</u>
Invoice	7/31/2013	22589 336 Marquet St	IL	9,646.02	9,646.02
Invoice	8/31/2013	23641 336 Marquet St	IL	100.00	100.00
Invoice	8/31/2013	23650 336 Marquet St	IL	165.00	165.00
Invoice	8/31/2013	23651 336 Marquet St	IL	57.50	57.50
Invoice	10/26/2013	26389 336 marquet St	IL	55.00	55.00
					<u>10,023.52</u>
Invoice	12/31/2013	29549 357 HICKORY ST	IL	280.80	280.80
					<u>280.80</u>

Invoice	8/31/2013	23652 3728 Chicago Rd	IL	275.00	275.00
Invoice	9/26/2013	24555 3728 Chicago Rd	IL	165.00	165.00
Invoice	10/26/2013	26396 3728 Chicago Rd	IL	100.00	100.00
Invoice	10/31/2013	26819 3728 CHICAGO RD	IL	250.00	250.00
Invoice	10/31/2013	28260 3728 Chicago Rd	IL	14,707.38	14,707.38
					<u>15,497.38</u>
Invoice	7/18/2013	21909 414 Dwight St	IL	38,975.50	38,975.50
					<u>38,975.50</u>
Invoice	8/31/2013	23637 47 164th Place	IL	100.00	100.00
Invoice	10/26/2013	26393 47 164th Place	IL	165.00	165.00
Invoice	10/26/2013	26399 47 164th Place	IL	200.00	200.00
Invoice	11/30/2013	28684 47 164TH PLACE	IL	2,104.00	2,104.00
Invoice	11/30/2013	28685 47 164th Place	IL	10,009.25	10,009.25
					<u>12,578.25</u>
Invoice	8/31/2013	23642 530 Baldwin Ave	IL	100.00	100.00
Invoice	8/31/2013	23656 530 Baldwin Ave	IL	150.00	150.00
Invoice	11/9/2013	27035 530 Baldwin Ave	IL	5,264.24	5,264.24
Invoice	11/9/2013	27036 530 Baldwin Ave	IL	2,172.00	2,172.00
Invoice	11/19/2013	27337 530 BALDWIN AVE	IL	877.50	877.50
Payment	6/5/2013	CK 1104		(2,495.55)	(2,495.55)
Payment	6/10/2013	CK 1145		(2,495.55)	(2,495.55)
					<u>3,572.64</u>
Invoice	8/31/2013	23649 648 Myrtle St	IL	100.00	100.00
Invoice	8/31/2013	23655 648 Myrtle St	IL	150.00	150.00
Invoice	11/9/2013	27032 648 Myrtle St	IL	7,059.10	7,059.10
Invoice	11/9/2013	27033 648 Myrtle St	IL	2,708.55	2,708.55
Invoice	11/19/2013	27334 648 MYRTLE ST	IL	1,462.50	1,462.50
Invoice	12/31/2013	29552 648 MYRTLE ST	IL	965.25	965.25
Payment	5/28/2013	CK 1072		(3,891.68)	(3,891.68)
Payment	6/5/2013	CK 1104		(3,113.34)	(3,113.34)
Payment	6/10/2013	CK 1145		(778.33)	(778.33)
					<u>4,662.05</u>
Invoice	9/30/2013	25103 664 E 142nd St	IL	263.25	263.25
Invoice	9/30/2013	25105 664 E 142nd St	IL	9,468.50	9,468.50
Invoice	1/2/2014	29502 664 E 142ND ST	IL	300.00	300.00
Invoice	1/2/2014	29514 664 E 142ND ST	IL	813.15	813.15
					<u>10,844.90</u>
Invoice	8/31/2013	23635 7 Monee Court	IL	100.00	100.00
					<u>100.00</u>
Invoice	8/31/2013	23638 955 Lorraine Ave	IL	100.00	100.00
Invoice	8/31/2013	23639 955 Lorraine Ave	IL	100.00	100.00
Invoice	11/9/2013	27030 955 Lorraine Ave	IL	2,757.00	2,757.00
Invoice	11/9/2013	27034 955 Lorraine Ave	IL	5,532.19	5,532.19
Invoice	11/19/2013	27335 955 LORRAINE AVE	IL	1,029.60	1,029.60
Invoice	11/19/2013	27336 955 LORRAINE AVE	IL	1,035.00	1,035.00
Invoice	12/31/2013	29551 955 LORRAINE AVE	IL	664.56	664.56
Payment	5/28/2013	CK 1072		(2,405.30)	(2,405.30)

Payment	6/5/2013 CK 1104		(1,924.24)	(1,924.24)
Payment	6/10/2013 CK 1145		(481.06)	<u>(481.06)</u>
				6,407.75
Payment	10/10/2013 CK 2158		(150.00)	(150.00)
				\$ 307,009.81
Invoice	3/4/2014	32661 Interest invoice	14,594.45	14,594.45
Invoice	5/31/2014	34091 Interest Invoice	16,902.49	16,902.49
Invoice	7/17/2014	34740 Interest invoice	7,237.77	7,237.77
				TOTAL: \$ 345,744.52

HomeStar Property Solutions
Open Invoices
As of July 9, 2014

Type	Date	Num	Property Street Address	Terms	Due Date	Original Amount	Open Balance
Invoice	10/31/2013	26732	1029 Keith Drive	Net 30	11/30/2013	4,245.00	625.00
Payment	12/19/2013	3633	1104 Andrews				(1,000.00)
Invoice	01/22/2014	30550	1217 Glencoe Drive	Net 30	02/21/2014	1,300.00	540.00
Invoice	12/26/2013	29205	13606 Vira Court	Net 30	01/25/2014	390.00	390.00
Invoice	10/31/2013	26749	16214 Valinda Drive	Net 30	11/30/2013	380.00	380.00
Invoice	10/31/2013	26753	16214 Valinda Drive	Net 30	11/30/2013	515.88	515.88
Invoice	10/31/2013	26754	16214 Valinda Drive	Net 30	11/30/2013	355.00	355.00
Invoice	09/30/2013	25191	16330 Sierra Grande	Net 30	10/30/2013	1,825.00	1,581.18
Invoice	09/30/2013	25211	1801 Field Stone Cr	Net 30	10/30/2013	1,097.50	412.50
Invoice	09/30/2013	25214	1801 Field Stone Cr	Net 30	10/30/2013	1,537.97	1,537.97
Invoice	01/21/2014	30479	1815 Caria Drive	Net 30	02/20/2014	13,634.50	1,149.02
Invoice	11/27/2013	28037	20006 Karlanda Ln	Net 30	12/27/2013	213.41	213.41
Invoice	10/31/2013	26730	22102 Bridgebrook Drive	Net 30	11/30/2013	7,071.96	319.21
Invoice	03/11/2014	32776	3013 Rustown Dr	Net 30	04/10/2014	12,706.50	12,706.50
Invoice	03/14/2014	32821	3013 Rustown Dr	Net 30	04/13/2014	1,780.00	1,780.00



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Payment	12/13/2013	3559	3013 Rustown		01/12/2014	-6,353.25	(6,353.25)
Payment	03/20/2014	32954			03/20/2014	-1,930.00	(1,930.00)
Invoice	10/29/2013	26564	3210 Kelling Street	Net 30	11/28/2013	165.00	165.00
Invoice	10/29/2013	26570	3210 Kelling Street	Net 30	11/28/2013	172.50	172.50
Invoice	10/29/2013	26565	3214 Kelling Street	Net 30	11/28/2013	165.00	165.00
Invoice	10/29/2013	26572	3214 Kelling Street	Net 30	11/28/2013	172.50	172.50
Invoice	12/31/2013	29555	4443 Greenland Drive	Net 30	01/30/2014	1,235.00	635.00
Invoice	02/28/2014	32656	4443 Greenlnd Mesquite TX 7515	Net 30	03/30/2014	225.00	225.00
Invoice	09/30/2013	23935	4635 Rosebud Drive	Net 30	10/30/2013	650.00	260.00
Invoice	10/31/2013	26741	507 Reecewood Lane	Net 30	11/30/2013	1,279.75	1,279.75
Invoice	10/29/2013	26504	507 Reecewood Ln	Net 30	11/28/2013	862.65	862.65
Invoice	10/31/2013	26733	507 Reecewood Ln	Net 30	11/30/2013	3,323.07	3,323.07
Invoice	10/31/2013	26750	507 Reecewood Ln	Net 30	11/30/2013	205.00	205.00
Invoice	10/31/2013	26736	5511 Fairview Forest Drive	Net 30	11/30/2013	1,317.00	300.00
Invoice	11/27/2013	28000	5511 Fairview Forest Drive	Net 30	12/27/2013	100.00	100.00
Invoice	11/27/2013	28024	6110 Guadalupe Street	Net 30	12/27/2013	12,219.81	6,109.91
Invoice	10/31/2013	26716	6556 W TC Jester Blvd	Net 30	11/30/2013	6,206.64	449.01
Credit Memo	12/19/2013	3634	7437 Sandhurst	Net 30	01/18/2014	-440.00	(440.00)

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Invoice	11/27/2013	28022	8522 Lake Crystal	Net 30	12/27/2013	1,340.00	1,340.00
Invoice	12/26/2013	29204	8522 Lake Crystal	Net 30	01/25/2014	245.00	24.53
Invoice	10/31/2013	26739	8911 S Dairy Ashford Street	Net 30	11/30/2013	2,179.68	2,179.68
Invoice	10/31/2013	26743	8911 S Dairy Ashford Street	Net 30	11/30/2013	990.00	990.00
Invoice	02/19/2014	32185	912 Pine Tree Lane	Net 30	03/21/2014	1,200.00	1,200.00
Invoice	02/19/2014	32186	912 Pine Tree Lane	Net 30	03/21/2014	670.00	670.00
Payment	01/02/2014	3823	912 Pine Tree Lane			-1,020.00	(1,020.00)
Payment	02/04/2014	4522	918 Elliot			-1,215.00	(1,215.00)
Payment	12/23/2013	3736	918 Elliot	Net 30	01/22/2014	-3,871.34	<u>(3,871.34)</u>
Invoice	7/17/2014	34741	Interest Invoice				<u>3,253.96</u>
Total:						\$	30,758.64