

Executive Master Rollup — 3 Divisions (v1)

Development | NOI+Leasing/Finance | Chief of Staff/Operations

Enterprise Status: YELLOW

Development

Status: YELLOW | Source: Development_To_Do_Bucket_Format_2026-04-21_v3_RYG_fixed.pdf

Wins:

- RYG bucket formatting corrected and republished
- Improved readability for leadership review

Risks:

- Execution certainty still depends on owner/date closure by line item
- Potential rollover risk on unresolved yellow/red tasks

Next 7 Days:

- Close all overdue red/yellow items with owner+date lock
- Issue daily exception list to COO until reds are zero

NOI + Leasing / Finance (Little Rock)

Status: YELLOW-GREEN | Source: Little_Rock_NOI_and_Loan_Sizing_Package---eb9a0ce2-942b-473c-8a3b-7a701b9e3053.pdf

Wins:

- 179-unit and 463-unit reverse sizing completed
- Clear loan support ranges across 5.50% / 5.75% / 6.00%

Risks:

- 179-unit NOI variance still materially below target in current month view
- One-off R&M events can reappear without controls

Next 7 Days:

- Finalize variance-to-action tracker (owner, dollars, due date)
- Protect rent/renewal strategy and expense cleanup to lift NOI

Chief of Staff / Operations

Status: YELLOW | Source: Daily_Report_2026-04-28_v3---43b6e59c-b6a4-4a3a-bc60-a7077f8e0bbc.pdf

Wins:

- Weekly draw delivered
- Unit-mix scenarios prepared (211 and 295)
- Clubhouse systems procurement completed

Risks:

- Clubhouse CO gated by JE fire/access, elevator signoff, pool CO path
- Insulation transport LR→NWA pending driver confirmation

Next 7 Days:

- Run daily blocker war-room until 3 clubhouse blockers closed
- Lock bridge-loan kickoff + rebuild project financials before Webaroo/trust decisions

Top Enterprise Risks

- Clubhouse CO critical path unresolved
- NOI gap in current 179-unit run-rate
- Red/yellow development items need owner/date closure discipline

Command for Next 7 Days

- Daily 20-min blocker standup with named owners
- Financial rebuild and lender package readiness
- Publish one shared exception list at end of each day