

Fill in this information to identify the case:

Debtor 1 Alouette Holdings, Inc.

Debtor 2 _____
(Spouse, if filing)

United States Bankruptcy Court for the: Eastern District of Virginia

Case number 19-36126 KRH

Official Form 410

Proof of Claim

12/15

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case. Do not use this form to make a request for payment of an administrative expense. Make such a request according to 11 U.S.C. § 503.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. **Do not send original documents;** they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) that you received.

Part 1: Identify the Claim

1. **Who is the current creditor?** Lujema, LLC
Name of the current creditor (the person or entity to be paid for this claim)

Other names the creditor used with the debtor _____

2. **Has this claim been acquired from someone else?** No
 Yes. From whom? _____

3. Where should notices and payments to the creditor be sent? <small>Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)</small>	Where should notices to the creditor be sent? <u>c/o Kelley, Fulton & Kaplan, P.L</u> <small>Name</small> <u>1665 Palm Beach Lakes Blvd The Forum 1000</u> <small>Number Street</small> <u>West Palm Beach FL 33401</u> <small>City State ZIP Code</small> Contact phone <u>561-491-1200</u> Contact email <u>bankruptcy@kelleylawoffice.com</u>	Where should payments to the creditor be sent? (if different) <small>Name</small> _____ <small>Number Street</small> _____ <small>City State ZIP Code</small> _____ Contact phone _____ Contact email _____
	Uniform claim identifier for electronic payments in chapter 13 (if you use one): _____	

4. **Does this claim amend one already filed?** No
 Yes. Claim number on court claims registry (if known) _____ Filed on _____
MM / DD / YYYY

5. **Do you know if anyone else has filed a proof of claim for this claim?** No
 Yes. Who made the earlier filing? _____

Part 2: Give Information About the Claim as of the Date the Case Was Filed

6. Do you have any number you use to identify the debtor? No Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor: _____

7. How much is the claim? \$ 36,608.88. Does this amount include interest or other charges? No Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).

8. What is the basis of the claim? Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or credit card. Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c). Limit disclosing information that is entitled to privacy, such as health care information.
Construction Material and Labor paid but undelivered

9. Is all or part of the claim secured? No Yes. The claim is secured by a lien on property.
Nature of property:
 Real estate. If the claim is secured by the debtor's principal residence, file a *Mortgage Proof of Claim Attachment* (Official Form 410-A) with this *Proof of Claim*.
 Motor vehicle
 Other. Describe: _____
Basis for perfection: _____
Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.)
Value of property: \$ _____
Amount of the claim that is secured: \$ _____
Amount of the claim that is unsecured: \$ _____ (The sum of the secured and unsecured amounts should match the amount in line 7.)
Amount necessary to cure any default as of the date of the petition: \$ _____
Annual Interest Rate (when case was filed) _____ %
 Fixed
 Variable

10. Is this claim based on a lease? No Yes. Amount necessary to cure any default as of the date of the petition. \$ _____

11. Is this claim subject to a right of setoff? No Yes. Identify the property: _____

12. Is all or part of the claim entitled to priority under 11 U.S.C. § 507(a)?

- No
 Yes. Check all that apply:

Amount entitled to priority

A claim may be partly priority and partly nonpriority. For example, in some categories, the law limits the amount entitled to priority.

- Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B). \$ _____
- Up to \$2,775* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7). \$ _____
- Wages, salaries, or commissions (up to \$12,475*) earned within 180 days before the bankruptcy petition is filed or the debtor's business ends, whichever is earlier. 11 U.S.C. § 507(a)(4). \$ _____
- Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8). \$ _____
- Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5). \$ _____
- Other. Specify subsection of 11 U.S.C. § 507(a)() that applies. \$ _____

* Amounts are subject to adjustment on 4/01/16 and every 3 years after that for cases begun on or after the date of adjustment.

Part 3: Sign Below

The person completing this proof of claim must sign and date it. FRBP 9011(b).

If you file this claim electronically, FRBP 5005(a)(2) authorizes courts to establish local rules specifying what a signature is.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Check the appropriate box:

- I am the creditor.
- I am the creditor's attorney or authorized agent.
- I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.
- I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.

I understand that an authorized signature on this *Proof of Claim* serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

I have examined the information in this *Proof of Claim* and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on date 03/17/2020
MM / DD / YYYY

/s/ Craig I. Kelley, Esq.

Signature

Print the name of the person who is completing and signing this claim:

Name Craig I. Kelley
First name Middle name Last name

Title Attorney

Company Kelley, Fulton & Kaplan, P.L.
Identify the corporate servicer as the company if the authorized agent is a servicer.

Address 1665 Palm Beach Lakes Blvd The Forum - Suite 1000
Number Street
West Palm Beach FL 33401
City State ZIP Code

Contact phone 561-491-1200 Email bankruptcy@kelleylawoffice.com

LUJEMA LLC

43 Wise Rd
 Candler, NC 28715
 lujemaproperties@gmail.com
 P: 704-724-3756

INVOICE

Invoice No.: 215
 Invoice Date: 4/22/19
 Due Date: 5/6/19
 Project Number: 3727

BILL TO:

Cardinal Homes
 525 Barnsville Hwy
 Wylliesburg, VA 23976
 434-735-8111

Property Being Invoiced for:

46 Fern St
 Asheville, NC 28803

DESCRIPTION	AMOUNT	Paid	Balance
Install Trim (materials and labor)	\$300.00	\$0.00	\$300.00
Vent installed for siding and soffit	\$150.00	\$0.00	\$150.00
Door Installation	\$425.00	\$0.00	\$425.00
Shower door installation	\$300.00	\$0.00	\$300.00
Pocket door hardware installation	\$40.00	\$0.00	\$40.00
Stair trim	\$300.00	\$0.00	\$300.00
Siding installation	\$4,900.00	\$4,900.00	\$0.00
Interior Paint	\$3,400.00	\$0.00	\$3,400.00
Relocate toilet flange upstairs	\$1,250.00	\$0.00	\$1,250.00
Upstairs deck	\$300.00	\$0.00	\$300.00
Tile (labor only)	\$4,000.00	\$0.00	\$4,000.00
Crane haul bill incurred due to wrong permit from Cardinal	\$350.00	\$0.00	\$350.00
Cleaning prep for paint	\$300.00	\$0.00	\$300.00
Mlissing Misc Items	\$584.00	\$182.36	\$401.64
Roof Felt	\$17.64	\$17.64	\$0.00
Additional Onsite Material Waste Charge	\$550.00	\$0.00	\$550.00
Install plumbing fixtures - toilets (3) shower trim (1) bathtub trim out (1)	\$500.00	\$0.00	\$500.00
Additional trim out costs	\$1,900.00	\$0.00	\$1,900.00
Additional crane costs	\$300.00	\$0.00	\$300.00
Constructions Material and Labor Totals	\$19,866.64	\$5,100.00	\$14,766.64

****Charges below will be billed and increase bi-weekly until house construction is completed**

Additional holding cost; current at 49 days (\$75 per day)	\$3,675.00	\$0.00	\$3,675.00
Contractors Salary; current at 140 hours (\$25 hourly)	\$3,500.00	\$0.00	\$3,500.00
Mileage; current at 1100 miles (\$0.58 per mile)	\$638.00	\$0.00	\$638.00
Lujema's Overhead Cost	\$7,813.00	\$0.00	\$7,813.00

Late Fee of 1.25% will occur past due date

TOTAL DUE: \$22,579.64

LUJEMA LLC 43 Wise Rd Candler, NC 28715 lujemaproperties@gmail.com P: 704-724-3756		INVOICE Invoice No.: 216 Invoice Date: 4/22/19 Due Date: 5/6/19 Project Number: 3730		
BILL TO:	Property Being Invoiced for:			
Cardinal Homes				
525 Barnsville Hwy	729 Center St			
Wylliesburg, VA 23976	Asheville, NC 28803			
434-735-8111				
DESCRIPTION	AMOUNT	Paid	Balance	
Trim (materials and labor)	\$500.00	\$0.00	\$500.00	
Door installation	\$300.00	\$0.00	\$300.00	
Shower Door Installation	\$300.00	\$0.00	\$300.00	
Pocket door installation	\$50.00	\$0.00	\$50.00	
Trim around kitchen cabinets (materials and labor)	\$350.00	\$0.00	\$350.00	
Installation of toilets (2) Shower trim out (1) Bathtub trim out (1)	\$400.00	\$0.00	\$400.00	
Siding installation refund	\$1,500.00	\$1,500.00	\$0.00	
Cleaning for paint prep	\$300.00	\$0.00	\$300.00	
Siding materials purchased to complete modules	\$661.28	\$0.00	\$661.28	
Interior Paint	\$3,400.00	\$3,400.00	\$0.00	
Additional crane costs	\$300.00	\$0.00	\$300.00	
Additional trim out costs due to lack of completion in factory	\$1,900.00	\$0.00	\$1,900.00	
Siding refund that was not included when refund was received 2/15/19	\$1,154.96	\$0.00	\$1,154.96	
Constructions Material and Labor Totals	\$11,116.24	\$4,900.00	\$6,216.24	
**Charges below will be billed and increase bi-weekly until house construction is completed				
Additional holding cost; current at 49 days (\$75 per day)	\$3,675.00	\$0.00	\$3,675.00	
Contractors Salary: current at 140 hours (\$25 hourly)	\$3,500.00	\$0.00	\$3,500.00	
Mileage: current at 1100 miles (\$0.58 per mile)	\$638.00	\$0.00	\$638.00	
Lujema's Overhead Cost	\$7,813.00	\$0.00	\$7,813.00	
Late Fee of 1.25% will occur past due date				
TOTAL DUE:	\$14,029.24			