

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Annaliese - 246					
Capital - 2021					
Roofing; - Flat built-up roof system is approx 12 years old and requires coating restoration over existing roof	620001	Mark Ingersoll		2/18/2022	25 %
Comments: scoping bidding, precon complete					
Capital - 2022					
Chimney/Fireplaces;Exterior-replace elements and motors for fireplaces	660001	Mark Ingersoll		10/28/2022	0 %
Elevators;-Heat Detectors Replacement due to recall (JB)	730001	Mark Ingersoll		5/20/2022	0 %
Equipment; Pool Furniture-rooftop furniture replacement	470002	Mark Ingersoll		5/27/2022	50 %
Comments: PO created					
Paving-Roadways/Parking/Courts-expoy injections 10k and clean and stripe 15k	410001	Mark Ingersoll		3/31/2022	25 %
Comments: Contracto documents submitted pending precon, precon completed work to start 3/7					
Ascent - 336					
Capital - 2021					
Electrical; - On going replacement 7 packs to complete property \$45,000.00	750001	David McMillan		1/28/2022	80 %
Comments: contract doc's submitted 5/5/21, PSE has been backed up several times, can't get them to commit to turning off and on the meter packs for replacement					
Capital - 2022					
Capitalized Overhead-	900000	David McMillan		12/31/2022	0 %
Decking and Balconies;Exterior-Deck and balcony R&R	670001	David McMillan		8/30/2022	0 %
Equipment; Pool Furniture-New pool furniture	470002	David McMillan		6/30/2022	30 %
Comments: PO# 1630707					
Lighting;Exterior-Carport posts removal (left from storm) removed and replaced with light poles	460001	David McMillan		7/1/2022	0 %
Windows;Interior-In unit window double pane glass replacement on failed seals.	391001	David McMillan		10/14/2022	0 %
Aviara - pnw1260					
Capital - 2022					
Capitalized Overhead-	900000	David McMillan		12/31/2022	0 %
Driveway gates;-Overhead clearance bars replacement	450001	David McMillan		4/29/2022	0 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Equipment; Trash Compactor-Interior trash chute electrical and doors replacement 4 locations Comments: PO created	710005	Mark Ingersoll		3/31/2022	50 %
Fire alarm/security systems;-Smoke alarms replacement will become due in 2022 full property replacement needed pricing includes lift needed to replace in the	740001	David McMillan		5/11/2022	0 %
Insulation/Ventilation;-Phase 1 of 2 project to add Whisper Green fans	480001	David McMillan		9/23/2022	0 %
Paving-Roadways/Parking/Courts-Retail and residential garages need power wash and restripe	410001	David McMillan		5/20/2022	0 %
Plants and Lawn;-Landscaping upgrade and modification to replace old plantings along with arbor care	520001	David McMillan		8/30/2022	0 %

Belcarra - pnw1246

Capital - 2021

Fire alarm/security systems; - replace existing fob system, need to update it with a system that anyone can order parts for, not just one company. 110K Comments: in contract process, working on details of contract	740001	Mark Ingersoll		2/25/2022	25 %
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Capital - 2022

Elevators;-cab upgrades 6 elevators	730001	Mark Ingersoll		8/26/2022	0 %
Equipment; Pool Furniture-courtyard furniture (x2) Comments: PO has been created	470002	Mark Ingersoll		5/30/2022	50 %
Improvements; Fitness Center-fitness center carpet replacement	910002	Mark Ingersoll		6/17/2022	0 %
Landscaping and irrigation;-remove large trees in tree wells and replace with smaller bushes/trees in A/B courtyard Comments: City of Bellevue won't let us remove trees	510001	Mark Ingersoll	Yes	10/21/2022	0 %
Painting; Exterior-Exterior Paint difficult DT building with over 90 swing stage drops Comments: scoping bidding	691001	Mark Ingersoll		9/30/2022	10 %
Paving-Roadways/Parking/Courts-epoxy injections Comments: contract docs submitted pending pre-con	410001	Mark Ingersoll		4/29/2022	25 %
Siding; Exterior-siding & trim replacements in conjunction with full exterior paint project Comments: scoping bidding	690001	Mark Ingersoll		9/30/2022	20 %

BellCentre - pnw1162

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Capital - 2022					
Equipment; Pool Furniture-rooftop deck needs to have furniture replaced	470002	Mark Ingersoll		6/3/2022	50 %
Comments: po has been created					
Equipment;HVAC Units-Replace cadet heaters in all units	710007	Mark Ingersoll		6/17/2022	0 %
Fencing;-Gates for courtyards	440001	Mark Ingersoll		10/21/2022	0 %
Foundations;-epoxy injections in P1/P2	610001	Mark Ingersoll		5/13/2022	0 %
Improvements;Fitness Center-replace carpet in fitness center	910002	Mark Ingersoll		10/28/2022	0 %
Paving-Roadways/Parking/Courts-clean and stripe	410001	Mark Ingersoll		3/25/2022	25 %
Comments: contract docs submitted pending precon, work starting end of feb					

Bothell Ridge - pnw1126

Capital - 2022

Equipment; Pool Furniture-pool furniture	470002	Mark Ingersoll		5/31/2022	50 %
Comments: PO has been created					
Equipment;Water heater-Water heater replacements (75) final phase	710002	Mark Ingersoll		11/25/2022	0 %
Fire alarm/security systems;-Fire alarm control panel replacements	740001	Mark Ingersoll		8/12/2022	0 %
Insulation/Ventilation;-continue whisper fan replacement	480001	Mark Ingersoll		5/27/2022	0 %
Plumbing and piping;CommnArea-Replumb polybutylene lines (\$75K) & Unit shut off gate valve replacements/ mains to units (\$50K)	490002	Mark Ingersoll		11/18/2022	25 %
Comments: ongoing, (1/31 working on 112/122, 913,913,914,924,934)					

Brighton Ridge - 034

Capital - 2022

Capitalized Overhead-	900000	David McMillan		12/31/2022	0 %
Concrete/Asphalt wlkways/stairs-Side walk replacement.	420001	David McMillan		7/29/2022	0 %
Equipment;Water heater-Water heater replacement to 264 units, this includes all angle stops in unit while water is shut off	710002	David McMillan		11/25/2022	0 %
Fire alarm/security systems;-Continued upgrades to fire systems in building, to include replacement of the CPVC water line and failing dry system in building	740001	David McMillan		12/30/2022	0 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Golf Carts;Fitness Center-One new maintenance cart with long bed Comments: PO created cart is ordered	940001	Mark Ingersoll		5/26/2022	50 %
Insulation/Ventilation;-Whisper fan install as needed plan to install 8 units	480001	David McMillan		3/31/2022	0 %
Lighting;Exterior-Common Area Lighting Upgrade from CFL to LED - existing fixtures are failing and old (JB)	460001	John Forde		4/22/2022	0 %
Paving-Roadways/Parking/Courts-asphalt replacement, seal coat and re-stripe property	410001	David McMillan		7/29/2022	0 %
Siding;Exterior-Maintenance/Appliance room button up to prevent rodent intrusion	690001	David McMillan		8/26/2022	0 %
Site drainage;-drainage modifications to the property, specifically to address subterranean units for water intrusion	490001	David McMillan		5/27/2022	0 %
Windows;Interior-Window replacement on as needed basis	391001	David McMillan		11/25/2022	0 %

Canyon Pointe - 050

Capital - 2022

Concrete/Asphalt wlkways/stairs-curbng replacement	420001	Mark Ingersoll		7/29/2022	0 %
Decking and Balconies;Exterior-Entryway deck coatings phase 2 of 2 Comments: contract docs submitted pending precon	670001	Mark Ingersoll		6/3/2022	25 %
Equipment; Pool Furniture-pool furniture replacement (X2) Comments: PO created	470002	Mark Ingersoll		5/27/2022	50 %
Fencing;-behng G and along F	440001	Mark Ingersoll		9/30/2022	0 %
Gutters;Exterior-Gutter R&R	680001	Mark Ingersoll		7/22/2022	0 %
Improvements;Leasing/Amenity-clubhouse bathrooms need updating/racquetball court needs to have floor replaced from previous flooding-RD has nothing scheduled Comments: waiting to hear about asset collections	910001	Mark Ingersoll	Yes	12/30/2022	0 %
Insulation/Ventilation;-continue whisper fan replacement Comments: scoping bidding	480001	Mark Ingersoll		4/22/2022	10 %
Plumbing and piping;CommnArea-replace all Polybutelene angle stops phase 1 of 2	490002	Mark Ingersoll		9/30/2022	0 %

Cedar Terrace - 003

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Capital - 2022					
Capitalized Overhead	900000	David McMillan		12/31/2022	0 %
Capitalized Overhead-	900000	David McMillan		12/31/2022	0 %
Concrete/Asphalt wlkwys/stairs-Concrete curb, sidewalk replacement	420001	David McMillan		8/26/2022	0 %
Doors;Exterior-Replace 60 exterior laundry room doors-phase 5 of 5	650001	David McMillan		7/29/2022	0 %
Equipment; Pool Furniture-New Pool furniture	470002	David McMillan		6/30/2022	30 %
Comments: PO# 1630711, PO# 1630717					
Equipment;Exterior-Installation of new 1/4" turn angle supply valves to fixtures. and new 3/4" unit shutoff. 56 units	710001	David McMillan		7/22/2022	0 %
Equipment;HVAC Units R22 Conversion-R22 HVAC conversion (4 units)	710008	David McMillan		3/25/2022	0 %
Equipment;HVAC Units-Continuation of unit heater replacement 8 units	710007	David McMillan		6/24/2022	0 %
Furnishings;Leasing/Amenity-Furniture leasing office	920002	David McMillan		10/28/2022	0 %
Gutters;Exterior-Gutter and downspout modification throughout the property	680001	David McMillan		3/25/2022	0 %
Insulation/Ventilation;-Whisper fan install ten units	480001	David McMillan		5/27/2022	0 %
Landscaping and irrigation;-Roundabout landscaping turn into dry scape area	510001	David McMillan		5/20/2022	0 %
Lighting;Exterior-Lighting upgrade throughout the property	460001	David McMillan		3/24/2022	0 %
Paving-Roadways/Parking/Courts-Paving replacement , with re-stripe of property	410001	David McMillan		8/26/2022	0 %
Siding;Exterior-Wood replacement and gate modification from old chain link to new metal gates replacement to three enclosures	690001	David McMillan		7/22/2022	0 %
Windows;Interior-In unit window double pane glass replacement on failed seals	391001	David McMillan		9/23/2022	0 %

Courtyard Off Main - 009

Capital - 2022

Decking and Balconies;Exterior-deck coating	670001	Mark Ingersoll		7/29/2022	10 %
Comments: scoping bidding					
Painting;Exterior-exterior paint	691001	Mark Ingersoll		7/29/2022	10 %
Comments: scoping bidding					
Paving-Roadways/Parking/Courts-clean and stripe garage	410001	Mark Ingersoll		3/31/2022	25 %
Comments: contract docs submitted pending precon					

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Plumbing and piping;CommnArea-replace push pull angle stops, site team to get count	490002	Mark Ingersoll		9/30/2022	0 %
Siding;Exterior-siding replacements	690001	Mark Ingersoll		7/29/2022	10 %
Comments: scoping bidding					

Domaine - 299

Capital - 2022

Capitalized Overhead-	900000	David McMillan		12/30/2022	0 %
Decking and Balconies;Exterior-Patio partiitions need clean and re-stain can be done in conjunction with exterior paint project	670001	David McMillan		6/22/2022	0 %
Doors;Exterior-Weather stripping and security astragals on exterior entry doors (\$15K) & replace 2 door in lobbies (\$4K)	650001	David McMillan		2/25/2022	0 %
Elevators;-Elevator cab upgrades 2 on the property	730001	David McMillan		9/23/2022	0 %
Equipment; Pool Furniture-Courtyard Furniture	470002	David McMillan		6/30/2022	30 %
Comments: PO# 1630736, PO #1630740					
Equipment;Water heater-Second Phase Hot water heater replacement 20 units to include the gym and lounge	710002	David McMillan		5/20/2022	0 %
Fencing;-Install of new fencing around lower garage area	440001	David McMillan		7/14/2022	0 %
Gutters;Exterior-Gutter Modification	680001	David McMillan		6/17/2022	0 %
Improvements;Leasing/Amenity-Interior paint lounge (color change)	910001	David McMillan		11/25/2022	0 %
Roofing;-Roofing modificaton	620001	David McMillan		6/17/2022	0 %
Rooftop combustion motor replacement	710004-050	David McMillan		1/31/2022	50 %
Comments: PO# 1630162					
Site signage/leaseup marketing-Signage replacement on Aurora Street	810001	David McMillan		10/27/2022	0 %

Ellington at Bellevue - 406

Capital - 2022

Elevators;-cab upgrades (x4)	730001	Mark Ingersoll		10/28/2022	0 %
Landscaping and irrigation;-last part of property that needs to be upgraded, along 112th	510001	Mark Ingersoll		6/17/2022	0 %
Roofing;-Roofing modifications per Gorman report 7/9/21	620001	Mark Ingersoll		7/29/2022	0 %
Vinyl/floor tile;Common Area-Common area hallways flooring	340004	Mark Ingersoll		9/30/2022	0 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
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Elliot at Mukilteo - 218

Capital - 2022

Concrete/Asphalt wlkways/stairs-Sidewalk and cement around leasing office needs replaced due to deterioration	420001	Mark Ingersoll		8/26/2022	0 %
Insulation/Ventilation;-Attic ventilation replacements	480001	Mark Ingersoll		8/19/2022	0 %
Paving-Roadways/Parking/Courts-asphalt replacements	410001	Mark Ingersoll		8/26/2022	0 %

Emerald Ridge - 066

Capital - 2022

Golf Carts;Fitness Center-Maintenance cart	940001	James Valles		2/25/2022	50 %
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Comments: PO created and cart is ordered

Evergreen Heights - 063

Capital - 2021

Equipment;HVAC Units - phase 1 of replacing cadet heaters with energy efficient and WIFI capable. Current heaters do not have available replacement part	710007	Colin Cramer &		1/28/2022	30 %
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Comments: contracted and scheduled

Fairwood Pond - 229

Capital - 2022

Capitalized Overhead-	900000	David McMillan		12/30/2022	0 %
Decking and Balconies;Exterior-rebuild decking, handrails, and waterproof decks	670001	David McMillan		6/24/2022	0 %
Fencing;-New partition to block cars from hitting utilities	440001	David McMillan		4/22/2022	0 %
Golf Carts;Fitness Center-One new maintenance cart	940001	David McMillan		6/7/2022	50 %

Comments: po created and cart is ordered

Insulation/Ventilation;-install 8 units for whisper fans	480001	David McMillan		5/26/2022	0 %
Landscaping and irrigation;-Dryscape areas/ JB to approve	510001	David McMillan		8/25/2022	0 %
Lighting;Exterior-add lighting to mail area at leasing office	460001	David McMillan		3/31/2022	0 %
Plumbing and piping;CommnArea-Hose bib installations 13 buildings total	490002	David McMillan		9/29/2022	0 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Site drainage;-Drainage modifications to address flooding	490001	David McMillan		8/31/2022	0 %
Site signage/leaseup marketing-Sign package Design to approve	810001	David McMillan		8/19/2022	0 %
Windows;Interior-window replacement on as needed basis	391001	David McMillan		9/30/2022	0 %

Foothill Commons - 069

Capital - 2022

Capitalized Overhead-	900000	David McMillan		12/30/2022	0 %
Concrete/Asphalt wlkwys/stairs-Side walk and curb replacement	420001	David McMillan		9/30/2022	0 %
Doors/Millwork/Wood Trim;Inter-Fire door replacement in the mid-rises 3 at #20/2 in #18/4 at #11/3 at #21/4-at #10	350001	David McMillan		6/30/2022	0 %
Elevators;-Elevator cab upgrades 5 total on property	730001	David McMillan		9/30/2022	0 %
Equipment;Pools/Ponds/Plygrds-Cracking in the pool deck not sufficient for concrete replacement. add crack fill to areas of concern	470001	David McMillan		4/29/2022	0 %
Foundations;-1. on going back fill to mid rise buildings 2.On going subfloor replacements plan to replace 5 units	610001	David McMillan		11/25/2022	0 %
Gutters;Exterior-Gutter modification	680001	David McMillan		5/19/2022	0 %
Insulation/Ventilation;-Install 15 Whisper fans or on as needed basis	480001	David McMillan		4/15/2022	0 %
Paving-Roadways/Parking/Courts-Seal Coat and restrip property deferred from 2021 due to covid-19	410001	David McMillan		9/30/2022	0 %
Roofing;-Upon inspection skylight replacement to buildings 1/4/8. Skylights are larger than normal and need to be special made	620001	David McMillan		5/12/2022	0 %
Site drainage;-drainage modification perimeter of buildings 10,11,20,21	490001	David McMillan		8/26/2022	0 %

Forestview - 074

Capital - 2022

Capitalized Overhead-	900000	David McMillan		12/30/2022	0 %
Concrete/Asphalt wlkwys/stairs-Side walk and curb remove and replace	420001	David McMillan		9/2/2022	0 %
Equipment;HVAC Common Area-Leasing off/Cabana HVAC system upgrades	710004	David McMillan		3/24/2022	0 %
Insulation/Ventilation;-to add 8 units or as needed	480001	David McMillan		4/15/2022	0 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Paving-Roadways/Parking/Courts-Asphalt R&R with seal coat and restripe	410001	David McMillan		9/2/2022	0 %
Site drainage;-buildings drainage J &N on subterranean units to prevent water penetration	490001	David McMillan		4/20/2022	0 %
Windows;Interior-Window replacement throughout the property on as needed basis	391001	David McMillan		9/30/2022	0 %

Highlands at Wynhaven - 017

Capital - 2021

Carpet;Common Area - Carpet is original worn and dated 4 floors with 2 stair wells HSF	310004	David McMillan		4/29/2022	90 %
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Comments: Because of the product chosen Tarkett Carpet the area of install needs to be 65 degrees or warmer, the common halls are not heated and will need to be warmer, it was agreed to install the carpet in the late spring time when its warmer Contract doc's submitted 6/30/21 Alliance Flooring is the selected vendor

Capital - 2022

Capitalized Overhead-	900000	David McMillan		12/30/2022	0 %
Carport;-Carport metal trim replacement to select sections of carports located throughout the property	430001	David McMillan		8/19/2022	0 %
Concrete/Asphalt wlkways/stairs-Concrete sidewalk and curb replacement	420001	David McMillan		8/19/2022	0 %
Decking and Balconies;Exterior-Deck and landing modification due to moisture intrusion	670001	David McMillan		5/13/2022	0 %
Elevators;-Elevator cab upgrade in J building, deferred from 2021 due to covid19	730001	David McMillan		7/29/2022	0 %
Equipment;Exterior-Phase 2 of three to replace angle stops, plan to replace 60 units worth	710001	David McMillan		10/14/2022	0 %
Equipment;Pools/Ponds/Plygrds-Water feature not working and leaks into underground storage/ rebuild or repurpose	470001	David McMillan		3/24/2022	0 %
Equipment;Water heater-Phase 2 of water heater replacement 60 units	710002	David McMillan		10/14/2022	0 %
Golf Carts;Fitness Center-Add one new maintenance cart	940001	David McMillan		4/21/2022	50 %
Comments: po created and golf cart is ordered					
Gutters;Exterior-Gutter modification	680001	David McMillan		3/10/2022	0 %
Insulation/Ventilation;-Whisper fan installs (8)	480001	David McMillan		3/24/2022	0 %
Landscaping and irrigation;-landscaping modifications-JB to approved	510001	David McMillan		5/19/2022	0 %
Plants and Lawn;-Irrigation removal to select sections of the property, go back with dry scaping-JB to approve	520001	David McMillan		5/19/2022	0 %
Site signage/leaseup marketing-Signage was not upgraded after exterior paint project in 2018, Design will need to be involved and approve this project	810001	David McMillan		9/20/2022	0 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Windows;Interior-Window replacement as needed	391001	David McMillan		10/28/2022	0 %

Inglenook Court - 084

Capital - 2022

Capitalized Overhead-	900000	David McMillan		12/30/2022	0 %
Concrete/Asphalt wlkwys/stairs-sidewalk and curb R&R	420001	David McMillan		5/26/2022	0 %
Decking and Balconies;Exterior-Deck Resurface and structural modification as needed	670001	David McMillan		6/15/2022	0 %
Equipment;Exterior-Angle stop R&R 40 units will be completed 2021, 50 units to be completed 2022	710001	David McMillan		9/15/2022	0 %
Fencing;-Wood Fence replacement 200 LN FT	440001	David McMillan		4/1/2022	0 %
Golf Carts;Fitness Center-New maintenance cart	940001	David McMillan		3/18/2022	50 %
Comments: PO created and cart is ordered					
Gutters;Exterior-Gutter modification throughout the property	680001	David McMillan		4/13/2022	0 %
Paving-Roadways/Parking/Courts-Paving replacement only.	410001	David McMillan		5/26/2022	0 %
Roofing;-Roofing modifications	620001	David McMillan		6/17/2022	0 %
Site drainage;-Drainage modification to locations identified	490001	David McMillan		3/18/2022	0 %
Stairs and railings;-Stair replacement as needed in conjunction with exterior paint project	640001	David McMillan		6/15/2022	0 %

Martha Lake Apartments - 290

Acquisition - 2021

Carpets -Full unit-Replace carpet in 96 units that are rated 2 years or less life expectancy	310003	Mark Ingersoll		8/1/2024	0 %
Decking and Balconies-Exterior-Entryway deck coatings and patio deck coating (102)	670001	Mark Ingersoll		7/29/2022	0 %
Equipment -Tools and Equipment-Half of the tanks have been replaced in the past 2-3 years. The rest are 2007-2010 (75)	710002	Mark Ingersoll		2/25/2022	0 %
Equipment-Pools/Ponds/Playgrounds/Lakes/Fountains/Waterscape	470001	Mark Ingersoll		5/13/2022	0 %
-\$40k Pool and spa resurfacing. \$22,928 gas heater					
Equipment-Trash Compactor-surround replacement	710005	Mark Ingersoll		4/15/2022	0 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Fire alarm/security systems---No smoke detectors in bedrooms(211@ \$40 installed), install new carbons in hallways (155 @ \$60 installed) 17,740, FACP replacement 35K	740001	Mark Ingersoll		2/25/2022	0 %
Furnishings-Fitness Center-New cardio equipment	920001	Mark Ingersoll		2/25/2022	0 %
Lighting-Exterior-ABM lighting upgrades per J. Broos	460001	Mark Ingersoll		6/24/2022	0 %
Masonry and windows---30 year old windows, assume tune up on 455 windows and 155 sliders at \$250 p/window	630001	Mark Ingersoll		8/1/2024	0 %
Painting-Exterior-Building paint	691001	Mark Ingersoll		8/20/2022	0 %
Paving of Roadways/Parking/Courts---Asphalt remove and replace, seal coat	410001	Mark Ingersoll		8/26/2022	0 %
Siding-Exterior-There were some damaged areas of siding that needed to be replaced	690001	Mark Ingersoll		8/20/2022	0 %
Site drainage---replace connections on stormwater lines, as well as drainage around buildings	490001	Mark Ingersoll		11/25/2022	0 %
Tub/Shower-Interior-Spray tub surrounds in 55 units	392001	Mark Ingersoll		8/1/2024	0 %

Montebello Apartments - 128

Capital - 2022

Capitalized Overhead-	900000	David McMillan		5/26/2022	0 %
Decking and Balconies;Exterior-Deck rebuilds & resurface in conjunction with exterior paint project	670001	David McMillan		9/29/2022	0 %
Doors;Exterior-Garage door replacements (J/O/Q) and garage motor replacements	650001	David McMillan		9/29/2022	0 %
Equipment; Pool Furniture-New Pool furniture Comments: PO# 1630696	470002	David McMillan		6/30/2022	30 %
Equipment;Pools/Ponds/Plygrds-Pool resurface pool equipment upgrades, it was deferred from 2021	470001	David McMillan		4/29/2022	0 %
Fencing;-Fence replacement to sections throughout the property can be completed in conjunction with exterior paint project	440001	David McMillan		11/30/2022	0 %
Golf Carts;Fitness Center-One new leasing cart Comments: PO created and golf cart is ordered	940001	David McMillan		4/29/2022	50 %
Gutters;Exterior-Gutter modification and upgrade in conjunction with exterior paint project	680001	David McMillan		4/21/2022	0 %
Insulation/Ventilation;-Whisper fan install on as needed basis	480001	David McMillan		3/10/2022	0 %
Painting;Exterior-paint property	691001	David McMillan		9/29/2022	0 %
Plants and Lawn;-Arbor care in conjunction with exterior paint project	520001	David McMillan		7/29/2022	0 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Plumbing and piping;CommnArea-Phase 3 CPVC Plumbing failing phased replacement this includes the vertical water main in units. Water submeter for \$15,895 Comments: Contract doc's submitted in the amount of \$ 1,016,882.12	490002	David McMillan		11/30/2022	20 %
Siding;Exterior-trim replacement in prep for paint	690001	David McMillan		9/29/2022	0 %
Site signage/leaseup marketing-update signage with paint to be design approved	810001	David McMillan		10/28/2022	0 %
Windows;Interior-Window replacement on as needed basis	391001	David McMillan		6/24/2022	0 %

Monterra in Mill Creek - 432

Acquisition - 2021

Decking and Balconies-Exterior-Deck coating needed	670001	Mark Ingersoll		8/12/2022	0 %
Electrical---CO2 Detectors	750001	Mark Ingersoll		4/22/2022	0 %
Electrical-Interior-Living romm fireplace /heater replacement Comments: on going	390001	Mark Ingersoll		8/23/2024	0 %
Equipment -Exterior-Mailbox replacement	710001	Mark Ingersoll		3/25/2022	0 %
Equipment-Pools/Ponds/ Playgrounds/Lakes/ Fountains/Waterscape -Replace Playground	470001	Mark Ingersoll		5/27/2022	0 %
Equipment-Trash Compactor-Compactor area needs to be rebuilt	710005	Mark Ingersoll		9/23/2022	0 %
Fencing---Fence repairs	440001	Mark Ingersoll		1/28/2022	0 %
Fire alarm/security systems---Sprinkler testing	740001	Mark Ingersoll		3/1/2023	0 %
Insulation/Ventilation---Whisper fans on ground floor units	480001	Mark Ingersoll		4/29/2022	0 %
Landscaping and irrigation---Trim trees away from buildings	510001	Mark Ingersoll		4/22/2022	0 %
Lighting-Exterior-Per John Broos	460001	Mark Ingersoll		3/25/2022	0 %
Painting-Exterior-Trim paint needed	691001	Mark Ingersoll		8/19/2022	0 %
Plumbing and piping -Boilers-All 139 water heaters are original	720001	Mark Ingersoll		7/29/2022	0 %
Roofing---Replacement of some roofs	620001	Mark Ingersoll		9/2/2022	0 %
Siding-Exterior-Wood replacement in several areas	690001	Mark Ingersoll		8/19/2022	0 %
Site drainage---Drainage repair	490001	Mark Ingersoll		10/28/2022	0 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Park Highland - pnw1159					
Capital - 2022					
Concrete/Asphalt wlkways/stairs-clean and stripe podium garages	420001	Mark Ingersoll		4/29/2022	25 %
Comments: contract docs submitted pending precon					
Doors;Exterior-install new doors on stairwell in 202	650001	Mark Ingersoll		4/29/2022	0 %
Equipment; Pool Furniture-patio furniture for the deck on the 202 building	470002	Mark Ingersoll		6/1/2022	50 %
Comments: PO created					
Equipment;Trash Compactor-reaplee trash enclosure at 252	710005	Mark Ingersoll		9/30/2022	0 %
Paving-Roadways/Parking/Courts-Asphalt R&R / seal and stripe entire lot	410001	Mark Ingersoll		9/30/2022	0 %
Vinyl/floor tile;Common Area-vinyl flooring in trash rooms at 202 building need to be replaced	340004	Mark Ingersoll		4/1/2022	0 %
Park Hill at Issaquah - 111					
Capital - 2021					
Doors;Exterior - Storage doors and garage doors through the property need replace due to dry rot \$40,000.00	650001	David McMillan		1/7/2022	100 %
Comments: Contract doc's submitted 8/10/21					
Capital - 2022					
Capitalized Overhead-	900000	David McMillan		12/30/2022	0 %
Carport;-Carport metal trim replacement to select sections throughout the property	430001	David McMillan		11/30/2022	0 %
Concrete/Asphalt wlkways/stairs-Sidewalk replacement	420001	David McMillan		6/2/2022	0 %
Decking and Balconies;Exterior-Deck coating on select decks in conjunction with exterior paint project	670001	David McMillan		9/28/2022	0 %
Fencing;-Wood fence replacement 150 LN FT, can be done in conjunction with exterior paint project	440001	David McMillan		11/30/2022	0 %
Gutters;Exterior-Gutter modification in conjunction with exterior paint project	680001	David McMillan		4/19/2022	0 %
Painting;Exterior-Full property exterior trim paint, property is vinyl siding	691001	David McMillan		11/30/2022	0 %
Paving-Roadways/Parking/Courts-Asphalt replacement	410001	David McMillan		5/26/2022	0 %
Plants and Lawn;-Arbor Care in conjunction with exterior paint project	520001	David McMillan		3/30/2022	0 %
Plumbing and piping;CommnArea-On going Hydronic R&R on as needed basis	490002	David McMillan		12/29/2022	0 %
Siding;Exterior-Wood and trim replacement in conjunction with exterior paint project	690001	David McMillan		11/30/2022	0 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Site drainage;-On going site drainage throughout the property	490001	David McMillan		3/24/2022	0 %
Site signage/leaseup marketing-New signage package in conjunction with exterior paint project	810001	David McMillan		11/30/2022	0 %
Stairs and railings;-Add metal hand rails select sections on property, hand rails will have to be custom made	640001	David McMillan		9/28/2022	0 %
Windows;Interior-Window replacement as needed	391001	David McMillan		8/26/2022	0 %

Pinnacle on Lake Washington - pnw1191

Capital - 2022

Capitalized Overhead-	900000	David McMillan		12/30/2022	0 %
Decking and Balconies;Exterior-Deck rebuilds 4 units	670001	David McMillan		9/23/2022	0 %
Driveway gates;-Building A replacement parking garage driveway gate with high speed gate sytem	450001	David McMillan		5/19/2022	0 %
Electrical;Interior-Replace fireplace thermostats	390001	David McMillan		3/10/2022	0 %
Elevators;-Elevator cab upgrades buildings A, C	730001	David McMillan		10/21/2022	0 %
Equipment; Pool Furniture-New pool furniture	470002	David McMillan		6/30/2022	30 %
Comments: PO# 1630729 PO# 1630722					
Site drainage;-Drainage modifications sub terrain units bldgs E/F & H	490001	David McMillan		3/25/2022	0 %
Spa Light Replacement	470001-050	David McMillan		1/31/2022	30 %
Comments: PO# 1630668					
Windows;Interior-Window repalcement on as needed bases, some windows will require a lift for replacement	391001	David McMillan		9/30/2022	0 %

Pinnacle Sonata - pnw1163

Capital - 2022

Concrete/Asphalt wlkwys/stairs-concrete pads for FACP rooms	420001	Mark Ingersoll		10/28/2022	0 %
Doors;Exterior-FACP doors throughout property currently rotted	650001	Mark Ingersoll		11/25/2022	0 %
Fencing;-fencing around recycling container	440001	Mark Ingersoll		9/30/2022	0 %
Gutters;Exterior-continue replacement phase 2 of 3	680001	Mark Ingersoll		5/27/2022	0 %
Comments: scoping bidding					
Landscaping and irrigation;-the rest of the property has been upgraded in the last 3 years need to upgrade 38 -47-JB to approve	510001	Mark Ingersoll		8/19/2022	0 %
Paving-Roadways/Parking/Courts-Asphalt R&R	410001	Mark Ingersoll		8/26/2022	0 %
Comments: scoping bidding					

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Plumbing/Piping/fixtrs;Full Un-Gen 1 PEX piping replacements Comments: as needed	393003	Mark Ingersoll		11/30/2022	25 %
Roofing;-roof replacements phase 3 of 3 Comments: scoping bidding	620001	Mark Ingersoll		8/26/2022	20 %

Pure Redmond - 477

Acquisition - 2020

Decking and Balconies,Exterior,resurface the bottom floor concrete decks that don't have epoxy coating	670001	James Valles		3/1/2022	
Fire alarm/security systems,-,put protection box over fire alarm system piping in trash room on 6th floor Comments: getting bids	740001	James Valles		2/1/2022	100 %
Furnishings,Fitness Center,IT Start up Comments: on pause do to Covid	920001	James Valles		3/3/2022	
Site drainage,-,redirect the downspout at the entryway to nearest planter box Comments: getting bids	490001	James Valles		2/4/2022	10 %

Acquisition - 2021

Foundations (Stage)-,epoxy injections in garage (1000 lf) Comments: this project has expanded to include modifications of the parking garage.	610001	James Valles		3/3/2022	50 %
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Sammamish View - 134

Capital - 2021

Gutters;Exterior - Gutter and downspout modification and tune ups throughout the property \$30,000.00 Comments: Project delayed due to material not being available, and weather. Contract doc's submitted 8/30/21	680001	David McMillan		1/13/2022	100 %
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Capital - 2022

Capitalized Overhead-	900000	David McMillan		12/30/2022	0 %
Concrete/Asphalt wlkwys/stairs-Sidewalk and curb replacement	420001	David McMillan		7/22/2022	0 %
Decking and Balconies;Exterior-Deck coating and wood replacement to sections throughout property	670001	David McMillan		8/26/2022	0 %
Golf Carts;Fitness Center-Leasing cart Comments: PO created and cart is ordered	940001	David McMillan		4/29/2022	50 %
Improvements;Leasing/Amenity-Leasing office and cabana upgrade to include paint and new HSF throughout	910001	David McMillan		10/13/2022	0 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Insulation/Ventilation;-Whisper fan install as needed plan to install 8 units	480001	David McMillan		5/13/2022	0 %
Painting;Exterior-Paint modification to cabana	691001	David McMillan		6/23/2022	0 %
Paving-Roadways/Parking/Courts-Asphalt replacement	410001	David McMillan		7/22/2022	0 %
Site drainage;-drainage upgrades on sub terrain units to prevent flooding	490001	David McMillan		8/26/2022	0 %

Shadowbrook - pnw1107

Capital - 2022

Equipment; Pool Furniture-last replaeed in 2012, needs to be replaced Comments: PO created	470002	Mark Ingersoll		6/30/2022	50 %
Equipment;Trash Compactor-R&R 9 trash enclosures	710005	Mark Ingersoll		7/29/2022	0 %
Insulation/Ventilation;-whisper fan install	480001	Mark Ingersoll		11/11/2022	0 %
Lighting;Exterior-replace wood light postes with metal	460001	Mark Ingersoll		6/24/2022	0 %
Paving-Roadways/Parking/Courts-Asphalt R&R	410001	Mark Ingersoll		8/26/2022	0 %
Plumbing and piping;CommnArea-PRV replacements throughout on multiple bldgs.	490002	Mark Ingersoll		5/27/2022	0 %
Site drainage;-Drainage installations on buildings R & S	490001	Mark Ingersoll		6/30/2022	0 %

Taylor 28 - pnw1247

Capital - 2022

Equipment;Water heater-Building B - replace existing corroded storage tank with new ATJV 120A storage tank (JB) Comments: PO created, storage tank has been replaced	710002	Mark Ingersoll		1/27/2022	100 %
Paving-Roadways/Parking/Courts-clean and stripe garage Comments: contract docs submitted pending precon	410001	Mark Ingersoll		3/31/2022	25 %

The Audrey at Belltown - pnw1214

Capital - 2022

Doors;Exterior-final garage door that needs to be repalced	650001	Mark Ingersoll		5/20/2022	0 %
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Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
The Trails of Redmond - pnw1243					
Capital - 2022					
Capitalized Overhead-	900000	David McMillan		12/30/2022	0 %
Concrete/Asphalt wlkwys/stairs-Sidewalk and curb replacement	420001	David McMillan		5/12/2022	0 %
Doors;Exterior-Exterior door replacement 56 replaced in 2021 during exterior paint project, plan to replace another 60 in 2022	650001	David McMillan		6/16/2022	0 %
Equipment; Pool Furniture-Pool furniture	470002	David McMillan		6/30/2022	30 %
Comments: PO# 1630694					
Equipment;Communications-Infrastructure to the property for communication and exterior fob system is needed, project has been turned over to IT needs to	710003	David McMillan		8/18/2022	0 %
Equipment;Pools/Ponds/Plygrds-Pool Deck crack seal	470001	David McMillan		3/17/2022	0 %
Golf Carts;Fitness Center-1 leasing cart, 2 maintenance carts	940001	David McMillan		3/11/2022	50 %
Comments: PO created and golf carts ordered					
Insulation/Ventilation;-Whisper fan install on as needed basis	480001	David McMillan		4/15/2022	0 %
Lighting;Exterior-Exterior lighting modifications	460001	David McMillan		4/28/2022	0 %
Plumbing/Piping/fixtrs;Full Un-Replacement to shut off in units	393003	David McMillan		8/19/2022	0 %
Roofing;-Roof modifications	620001	David McMillan		5/11/2022	0 %
Site drainage;-drainage modification throughout the property to address sub terrain water penetration on bldgs. DD/ GG/ A & K	490001	David McMillan		6/16/2022	0 %
Windows;Interior-Window replacement on as needed basis	391001	David McMillan		8/26/2022	0 %
Velo and Ray - 424					
Acquisition - 2020					
Velo; Decking and BalconiesExteriorreplace boiler exhaust vent, failed trash room fan	670001	James Valles		3/1/2022	10 %
Comments: getting bids					
Velo; Electrical-21k CAT5 due, clean pits and car tops, replace plastic car top governors. 1.2k2 elevator emergency phones	750001	James Valles		2/4/2022	10 %
Comments: scheduling elevator maintenance					
Velo; FurnishingsLeasing Office	920002	James Valles		3/18/2022	
Comments: on hold due to Covid-19					
Velo; PaintingExteriorMarketing start up costs	691001	James Valles		3/25/2022	10 %
Comments: getting bids					

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Velo; Paving of Roadways/Parking/Courts-	410001	James Valles		3/1/2022	
Comments: on hold for Covid-19 restrictions					
Velo; WallsInterior	360001	James Valles		2/18/2022	10 %
Comments: getting bids					
Velo; WindowsInterior	391001	James Valles		1/21/2022	20 %
Comments: replaced a few windows					
Acquisition - 2021					
Ray; AppliancesWashers/Dryers	250000	James Valles		1/21/2022	30 %
Comments: contracted					
Ray; Carpets Common AreaIT Equipment per D. Moreno	310004	James Valles		3/17/2022	75 %
Comments: proceeding with contracting					
Ray; FurnishingsFitness Center	920001	James Valles		7/14/2022	
Comments: on hold due to Covid					
Ray; FurnishingsLeasing Officeflooring and paint of fitness center	920002	James Valles		1/20/2022	
Comments: on hold due to Covid					
Ray; Paving of Roadways/Parking/Courts-	410001	James Valles		3/3/2022	
Ray; WallsInteriornew equipment for fitness center	360001	James Valles		1/28/2022	
Comments: on hold due to Covid					
Velo; AppliancesWashers/Dryers	250000	James Valles		4/29/2022	25 %
Comments: contracted					
Velo; Carpets Common Area	310004	James Valles		1/28/2022	50 %
Comments: installed LVT elevator lobbys completed					
Vesta - 353					
Capital - 2021					
Equipment;HVAC Units - Replace cadet heaters with new energy efficient and WIFI compatible wall heaters. Current heaters do not have available replacem	710007	James Valles		1/28/2022	50 %
Comments: contracted and scheduled					
Wandering Creek - 164					
Capital - 2022					
Capitalized Overhead-	900000	David McMillan		12/30/2022	0 %
Concrete/Asphalt wlkwys/stairs-Concrete in entry landing replacement	420001	David McMillan		5/12/2022	0 %
Equipment;Exterior-second phase of angle stop replacement 78 units	710001	David McMillan		5/19/2022	0 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Equipment;Pools/Ponds/Plygrds-New Playgrounf equipment and modification to play ground area	470001	David McMillan		5/31/2022	0 %
Equipment;Water heater-R&R 16 hot water tanks	710002	David McMillan		4/21/2022	0 %
Improvements;Leasing/Amenity-Leasing office paint with color change	910001	David McMillan		9/15/2022	0 %
Insulation/Ventilation;-add 8 fan to units or as needed	480001	David McMillan		5/13/2022	0 %
Landscaping and irrigation;-Landscaping modification to property	510001	David McMillan		3/25/2022	0 %
Stairs and railings;-New metal hand rail at building K	640001	David McMillan		3/3/2022	0 %
Windows;Interior-Window replacement as needed	391001	David McMillan		8/29/2022	0 %

Woodland Commons - 163

Capital - 2022

Capitalized Overhead-	900000	David McMillan		12/30/2022	0 %
Concrete/Asphalt wlkwys/stairs-Sidewalk replacement and curb replacement	420001	David McMillan		8/31/2022	0 %
Decking and Balconies;Exterior-1. Waterproofing: water intrusion occurs when power washing happens, water enters under the stucco where it meets the foundation,	670001	David McMillan		10/19/2022	0 %
Fire alarm/security systems;-Install new CCTV cameras strategic locations for proper coverage	740001	David McMillan		4/21/2022	0 %
Foundations;-Replace 5 units for subfloor	610001	David McMillan		10/27/2022	0 %
Gutters;Exterior-Gutter modifications to the property	680001	David McMillan		5/3/2022	0 %
Insulation/Ventilation;-1. Add ventilation in the keytrac room 2. Plan to add 5 units	480001	David McMillan		5/5/2022	0 %
Paving-Roadways/Parking/Courts-Asphalt replacements with seal coat and restripe	410001	David McMillan		8/31/2022	0 %
Roofing;-Modifications to all buildings	620001	David McMillan		6/6/2022	0 %
Windows;Interior-Window replacements	391001	David McMillan		8/26/2022	0 %