

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
<b>5600 Wilshire - lax1249</b>					
Capital - 2022					
Insulation/Ventilation;-Replace (39) Honeywell sensors 480001 & (6) Batteries replacement for Gas Methane System - Existing sensors & batteries are due for rep		Victor Orozco		6/30/2022	30 %
<b>Comments:</b> 1/19/22_ contract approved by JJ_ Pre con 2/01/22 at 10 am _					
<b>Alessio - lax1245</b>					
Capital - 2022					
Electrical;-Cover 12 EVSE stations for 5710 & 5780 Centinela	750001	Victor Orozco		8/31/2022	10 %
<b>Comments:</b> Working on proposal _					
<b>Allure at Scripps Ranch - san1271</b>					
Capital - 2022					
Capitalized Overhead	900000	Tony Rahmatulla		12/26/2022	0 %
Capitalized Overhead-	900000	Tony Rahmatulla		12/26/2022	0 %
Concrete/Asphalt wlkways/stairs-Concrete curb and swale replacements	420001	Tony Rahmatulla		8/29/2022	0 %
Equipment;Fitness Center-Replace fitness equipment	930001	Tony Rahmatulla		1/31/2022	100 %
<b>Comments:</b> Waiting on Design for purchase, PO 1632900 to purchase equipment for \$72,250.87					
Equipment;HVAC Units R22 Conversion-HVAC unit conversions (48 units at \$6,500 each)	710008	Tony Rahmatulla		11/28/2022	10 %
<b>Comments:</b> RFP sent out to vendors, units replaced under PO 2					
Lighting;Exterior-Replace (485) exit signs with new LED exit signs - existing exit signs are due for replacement (JB)	460001	Victor Orozco		9/26/2022	10 %
<b>Comments:</b> working on RFP _					
Paving-Roadways/Parking/Courts-Asphalt cut and patch	410001	Tony Rahmatulla		8/29/2022	0 %
Plumbing and piping;CommnArea-Water submeter/meter deal date 8/2013	490002	Tony Rahmatulla		9/26/2022	0 %
Repair and paint after signage for Collections	810021	Tony Rahmatulla		1/28/2022	100 %
<b>Comments:</b> PO 1636383 to Repair and paint after signage for Collections					
<b>Alpine Village - 028</b>					
Capital - 2022					
Capitalized Overhead	900000	Tony Rahmatulla		12/26/2022	0 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Capitalized Overhead-	900000	Tony Rahmatulla		12/26/2022	0 %
Equipment;Fitness Center-Replace fitness equipment	930001	Tony Rahmatulla		1/31/2022	100 %
<b>Comments:</b> Waiting on Design for purchase, PO 1636399 for \$14,820.76 approved by design					
Equipment;HVAC Units R22 Conversion-HVAC conversion wall and rooftop package units 80 wall units at \$750.00	710008	Tony Rahmatulla		11/28/2022	0 %
Equipment;Pools/Ponds/Plygrds-Resurface both pools and spas	470001	Tony Rahmatulla		5/31/2022	0 %
Fire alarm/security systems;-Install smoke alarms per new codes in San Diego	740001	Tony Rahmatulla		8/29/2022	10 %
<b>Comments:</b> RFP sent to vendor					
Replace concrete entry at VC24	420001	Tony Rahmatulla		1/5/2022	100 %
<b>Comments:</b> PO 1627636 to replace concrete at unit VC24 and re-slope landscaping and remove large tree to avoid ponding at entry, resident contacted fire dept to complain					

### Anavia - 042

#### Capital - 2022

Capitalized Overhead	900000	Barry Latham		12/30/2022	0 %
Capitalized Overhead-	900000	Barry Latham		12/30/2022	0 %
Elevators;-Install new flooring in (4) of (5) elevators	730001	Barry Latham		4/15/2022	0 %
Equipment;HVAC Units R22 Conversion-R-410A conversions. 58 units at \$6,500 each	710008	Barry Latham		12/16/2022	10 %
<b>Comments:</b> Sent RFP, pending proposal					
Improvements;Fitness Center-Install rubber flooring under treadmills, weight benches, free weights and paint	910002	Barry Latham		4/15/2022	0 %
Paving-Roadways/Parking/Courts-Power scrub and re-stripe parking structure	410001	Barry Latham		7/29/2022	0 %
Plants and Lawn;-Remove boxwood shrubs damaged from pet urination and install new pet resistant shrubs	520001	Barry Latham		6/17/2022	0 %
Replace pool heater	470001	Barry Latham		1/21/2022	100 %
<b>Comments:</b> Issued PO# 1633889 - Complete					
Vinyl/floor tile;Common Area-Remove tile and install HSF in Skyclub due to broken tile from pool cues	340004	Barry Latham		4/15/2022	0 %

### Arbors at Parc Rose - 351

#### Capital - 2021

Paving-Roadways/Parking/Courts - Remove and replace 31 speed bumps	410001	Cruz Rivas	Yes	9/30/2022	0 %
<b>Comments:</b> Deferred to 9/30/2022.					

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
<b>Capital - 2022</b>					
Concrete/Asphalt wlkways/stairs-Replace uneven concrete sidewalks and driveways. (25,750) Install pavers near driveways to relocate trash cans and clean up the	420001	Cruz Rivas		5/20/2022	0 %
Equipment; Pool Furniture-Purchase Pool Furniture. (10) lounge chairs and (8) patio tables. <b>Comments:</b> Pool furniture has been ordered. ETA 05/01/2022	470002	Cruz Rivas		5/27/2022	50 %
Equipment;HVAC Units R22 Conversion-100 R22 Replacements per year <b>Comments:</b> One units has been replaced.	710008	Cruz Rivas		12/1/2022	10 %
Golf Carts;Fitness Center-Purchase (1) Maintenance golf cart to include flat bed for tools. <b>Comments:</b> Golf cart --getting proposal to purchase it.	940001	Cruz Rivas		3/25/2022	10 %
Landscaping and irrigation;-Cut back and trim trees on Williams Drive,Wankel Way and green belt as per City Ordinance. ( Need to be done every other year. L <b>Comments:</b> Scope of work and proposal on hand. Working on contract paper work.	510001	Cruz Rivas		6/24/2022	20 %
Paving-Roadways/Parking/Courts-Slurry seal coat entire parking lot. Defer items from 2020 and 2021.	410001	Cruz Rivas		9/30/2022	0 %
Site drainage;-Install new cleanouts & descale the main sewer line for the 36 building	490001	Cruz Rivas		4/29/2022	0 %
Site signage/leaseup marketing-Signage package is needed. Property was recently painted 2020/2021 and we need to replace unit, garage, bulding, leasing office	810001	Cruz Rivas		6/30/2022	0 %

### Ashton Sherman Village - 422

#### RevGen - 2021

PV Solar	750001	Victor Orozco		3/31/2022	30 %
<b>Comments:</b> 9/20/21 send contract for approval_Pre con ETA 10/04/21_					
Roofing;Leg braces for PV Solar project	6200001	Victor Orozco		3/31/2022	60 %
<b>Comments:</b> 9/20/21/send contract for approval_Pre con ETA 10/04/21_					

### Avant I - 415

#### Capital - 2022

Building Improvements-DT support services for building defect litigation	120002	Joe Zeno		6/29/2022	30 %
<b>Comments:</b> In process of gathering testing plan - Contract in process completion date 5.25.22					

### Avery - 197

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
<b>Capital - 2022</b>					
Insulation/Ventilation;-Garage CO Modules Replacement (JB)	480001	Victor Orozco		3/31/2022	40 %
<b>Comments:</b> Issue a PO#1630777 _ waiting on materials _					
Landscaping and irrigation;-A few Planters are showing signs of water infiltration. Recommend removal of plant life to waterproof then plant back species.		Joe Yokofich		3/11/2022	0 %
<b>Comments:</b> Proposing					
Painting;Interior-Painting interior Corridors Paint & Repaint Trash Rooms	375001	Joe Yokofich		4/10/2022	30 %
<b>Comments:</b> Contracted					
Plumbing and piping;CommnArea-install water treatment - water is very hard & corrosive (JB)	490002	Victor Orozco		5/27/2022	30 %
<b>Comments:</b> Issue contract 1/12/22 _Pre con meeting 1/26/22 _					

### Avondale at Warner Center - 027

#### Capital - 2022

Lighting;Exterior-Replace damaged Fixtures at various locations - \$4k; replace (22) existing pole lights around complex - \$13k (JB) - existing po	460001	Victor Orozco		8/31/2022	10 %
<b>Comments:</b> working on RFP _					

### Belmont Lucas House - 182

#### Capital - 2022

Landscaping and irrigation;-Full removal of one tree leaning close to the fence	510001	Joe Zeno		3/16/2022	40 %
<b>Comments:</b> submitted RFP to vendors - CP Landscape proposal sent for approval. 1.17.22 - PO# 1633434 issued 1.22.22					
Painting;Exterior-Full exterior paint deferred from 2021	691001	Joe Zeno		4/1/2022	40 %
<b>Comments:</b> In process of coordinating with vendor and onsite 1.11.22 - Samples Tuesday 9am					

### Belmont Station - 187

#### Capital - 2022

Electrical;-replace 384 batteries in (1) UPS/Inverter (JB)	750001	Victor Orozco		6/30/2022	30 %
<b>Comments:</b> Under contract _ Pre con 1/28/22 _					
Equipment;HVAC Units R22 Conversion-Installation of 70 new r410a split systems	710008	Joe Zeno		8/1/2022	10 %
<b>Comments:</b> RFP submitted to vendor for proposal					

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Lighting;Exterior-Common Area Lighting Upgrade from CFL to LED - existing fixtures are failing and old (JB) <b>Comments:</b> Working on RFP _	460001	Victor Orozco		8/31/2022	10 %
Windows;Interior-Continue with replacement. Partially deferred from 2021 due to Covid <b>Comments:</b> Vendor to provide list of pending units. To be changed upon demand 1.17.22 CM / MS/ RPM notified of account - replace as we go.	391001	Joe Zeno		9/1/2022	40 %

### Bernardo Crest - san1231

#### Capital - 2022

Capitalized Overhead	900000	Tony Rahmatulla		12/26/2022	0 %
Capitalized Overhead-	900000	Tony Rahmatulla		12/26/2022	0 %
Equipment;Exterior-Angle stop replacement. Part of the toilet rebate project. (JB) <b>Comments:</b> working on up dated proposal _	710001	Victor Orozco		9/26/2022	10 %
Equipment;HVAC Units R22 Conversion-HVAC unit conversions 50 units at \$6,500.00 each <b>Comments:</b> RFP sent out to vendors. Units done with POs 3.	710008	Tony Rahmatulla		11/28/2022	10 %
Lighting;Exterior-Upgrade existing lightings around complex - existing lightings are dimmed and aged(JB) <b>Comments:</b> working on RFP _	460001	Victor Orozco		9/26/2022	10 %
Repair and paint after signage for Collections <b>Comments:</b> PO 1636384 Repair and paint after signage for Collections	810021	Tony Rahmatulla		1/28/2022	100 %

### Bonita Cedars - 033

#### Capital - 2022

Capitalized Overhead	900000	Tony Rahmatulla		12/26/2022	0 %
Capitalized Overhead-	900000	Tony Rahmatulla		12/26/2022	0 %
Equipment;HVAC Units R22 Conversion-HVAC conversions including wall and rooftop package units (15 units at \$5,500.00) <b>Comments:</b> RFP sent to vendors	710008	Tony Rahmatulla		11/28/2022	10 %
Equipment;Pools/Ponds/Plygrds-Resurface pool, spa and re-coat deck	470001	Tony Rahmatulla		5/31/2022	0 %
Fire alarm/security systems;-Install smoke alarms per new codes in San Diego	740001	Tony Rahmatulla		7/25/2022	0 %
Lighting;Exterior-upgrade existing lighting to LED to match the rest of the lightings around complex (breezeway, leasing office, walkways, momumen) <b>Comments:</b> working on RFP _	460001	Victor Orozco		9/26/2022	10 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
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### Bunker Hill Towers - 032

#### RevGen - 2016

Appliances	250000	Colin Cramer		4/29/2022	90 %
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**Comments:** WD equipment, We will be using the full size Whirlpool ventless dryers. CC has tested them for the last 3 months and they work fantastic.

Electrical	750001	Colin Cramer		9/30/2022	50 %
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**Comments:** Upgrade buidling switchgear and hallway panels. All permits have been issued, LU electric under contract. hallway conduits are run to all units. Electrical distribution is currently being redesigned by electrical engineer to accomodate some changes made to the hvac distribution and tie ins to the amenity building. Final switch over will not happen until the amenity building is completed. With Covid we decided to reassess and engineer how to get the electrical system upgraded. We have a new methodology that is much less impactful and expensive which is currently in plan check with City of LA.

Plumbing & Piping	490002	Colin Cramer		4/29/2022	90 %
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**Comments:** WD stack, waste and vents, spully hot and cold lines, box/trim, under contract with Pan pacific. 3 remaining stacks should be completed by summer 2021, delayed due to covid. The remaining stacks are starting on Jan 3rd. Will be complete by end of March

#### Capital - 2022

Driveway gates;-Tie in 4 gates to E Power. Replace 2 DKS barrier arm operators	450001	Joe Zeno		7/1/2022	30 %
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**Comments:** Submitted RFP to vendors- L.U Electric to inspect this week. 1.17.22

Equipment; Pool Furniture-BBQ area furniture	74000 470002	Joe Zeno		6/8/2022	40 %
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**Comments:** po# 1631758 issued for New pool furniture

Fire alarm/security systems;-Install new RFID access readers for 2 garage gates and supply 1500 rfid tags	740001	Joe Zeno		7/1/2022	40 %
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**Comments:** RFP submitted to vendors - Unique Tech provided proposal- PO# 1634230 Has been issued and material on order 1.21.22

Insulation/Ventilation;-Garage CO Sensors Retrofit/Replacement (JB)	480001	Victor Orozco		8/31/2022	30 %
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**Comments:** 1/12/22\_ contract approved by JJ\_ Pre con 1/27/22\_ 3:00 pm \_

Landscaping and irrigation;-Landscape enhancements and irrigation modifications	510001	Joe Zeno		4/1/2022	20 %
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**Comments:** Have pending proposal now from CP Landscaping for upgrades 1.17.22

Lighting;Exterior-Lighting Upgrade to LED - Phase 2 (JB)	460001	Victor Orozco		8/31/2022	10 %
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**Comments:** working on RFP\_

### Camarillo Oaks - 051

#### Capital - 2022

Capitalized Overhead-	900000	Cruz Rivas		12/30/2022	0 %
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Concrete/Asphalt wlkwys/stairs-Replace uneven sidewalks.	420001	Cruz Rivas		5/27/2022	100 %
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**Comments:** Completed.

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Equipment; Pool Furniture-Pool Furniture (Purchase)	470002	Cruz Rivas		5/27/2022	50 %
<b>Comments:</b> Pool furniture has been ordered.					
Equipment;Fitness Center-Replace fitness equipment	930001	Cruz Rivas		5/27/2022	50 %
<b>Comments:</b> Fitness Equipment has been ordered. EAT 16 weeks (05/2022)					
Golf Carts;Fitness Center-Purchase (1) Maintenance golf cart.	940001	Cruz Rivas		3/30/2022	0 %
Improvements;Leasing/Amenity-Replace 2 BBQs.	910001	Cruz Rivas		5/27/2022	0 %
Lighting;Exterior-upgrade existing CFL to LED - existing lighting are dimmed (JB)	460001	Victor Orozco		9/25/2022	10 %
<b>Comments:</b> working RFP _					
Mail Boxes-Replace mail boxes at kioks B and C.	105523	Cruz Rivas		4/29/2022	10 %
<b>Comments:</b> Proposal requested. Scope of work identified.					
Roofing;-Re-roof building 733 (34,377) and perfoe roof modifications on buildings 701 and 703. (18K)	620001	Cruz Rivas		9/30/2022	0 %
Siding;Exterior-Replace rotted wood at mailboxes kiosk D.	690001	Cruz Rivas		6/3/2022	0 %
Site signage/leaseup marketing-Purchase new signage package. Building IDs, UNit IDs,Carport IDs	810001	Cruz Rivas		7/29/2022	0 %

### Cambridge Park - san1134

#### Capital - 2022

Capitalized Overhead	900000	Tony Rahmatulla		12/26/2022	0 %
Capitalized Overhead-	900000	Tony Rahmatulla		12/26/2022	0 %
Equipment;HVAC Units R22 Conversion-HVAC unit conversions (75 units at \$6,500.00 each)	710008	Tony Rahmatulla		11/28/2022	10 %
<b>Comments:</b> RFP sent to vendor. Units completed with PO 2.					
Equipment;Pools/Ponds/Plygrds-Pool and spa resurfacing	470001	Tony Rahmatulla		4/4/2022	0 %
Equipment;Trash Compactor-compactor replacements - existing compactor is in poor condition (JB)	710005	Victor Orozco		9/26/2022	10 %
<b>Comments:</b> working with City of San Diego for permits_					
Repair and paint after signage for Collections	810021	Tony Rahmatulla		1/28/2022	100 %
<b>Comments:</b> PO 1636386 Repair and paint after signage for Collections					
Replace pool filter	470001	Tony Rahmatulla		1/6/2022	100 %
<b>Comments:</b> PO 1628802 to replace pool sand filter					
Replace pool light	470001	Tony Rahmatulla		1/5/2022	100 %
<b>Comments:</b> PO 1627523 to replace pool light with new LED fixture					
Replace pool pump	470001	Tony Rahmatulla		1/27/2022	100 %
<b>Comments:</b> PO 1635902 to replace pool pump with new variable speed pump and motor					
Replace trash doors	440001	Tony Rahmatulla		2/1/2022	100 %
<b>Comments:</b> PO 1637404 to replace damaged trash enclosure doors near space 68					

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
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### Camino Ruiz Square - 292

#### Capital - 2022

Capitalized Overhead	900000	Cruz Rivas		12/30/2022	0 %
Capitalized Overhead-	900000	Cruz Rivas		12/30/2022	0 %
Equipment;Exterior-Purchase Tuff-Shed for maintenance storage. 12''x15''	710001	Cruz Rivas		5/27/2022	0 %
Equipment;HVAC Units R22 Conversion-Convert (40) HVAC systems	710008	Cruz Rivas		12/30/2022	10 %
<b>Comments:</b> 3 units have been replaced.					
Lighting;Exterior-Upgrade existing lightings from CFL to LED around complex (walkways and drives way, facades, proch/entry, carports, mail kiosk,	460001	Victor Orozco		8/31/2022	10 %
<b>Comments:</b> Working on RFP_					
Paving-Roadways/Parking/Courts-Remove and replace asphalt by pool area parking stalls. Tree roots are lifting asphalt.	410001	Cruz Rivas		9/30/2022	0 %
Siding;Exterior-Replace rotted wood in balconies -133, and 135-143. (1 post at each location)	690001	Cruz Rivas		9/30/2022	0 %
Site signage/leaseup marketing-Modify monument sign at Adolfo Street. Phone number is not visible to traffic.	810001	Cruz Rivas		8/26/2022	0 %

### Capri at Sunny Hills - 225

#### Capital - 2022

Capitalized Overhead-	900000	Bobby Sanchez		10/14/2022	0 %
Concrete/Asphalt wlkwys/stairs-Replace the concrete on the pool deck, its in bad shape	420001	Bobby Sanchez		4/29/2022	20 %
<b>Comments:</b> In contract with R&D waterproofing.					
Doors;Exterior-10 entry door and sliding glass door yearly due to age and worn.	650001	Bobby Sanchez		3/25/2022	0 %
Equipment;Pools/Ponds/Plygrds-Replace two bbq grills that are rusted at the bottoms.	470001	Bobby Sanchez		4/29/2022	30 %
<b>Comments:</b> new bbq grills PO#1630852.					
Landscaping and irrigation;-Clear the bush on the slope at the rear of the property.	510001	Bobby Sanchez		3/25/2022	0 %
Roofing;-Re-roof shingles roof phase 1	620001	Bobby Sanchez		8/26/2022	10 %
<b>Comments:</b> In contract with Gorman Roofing.					

### Carmel Creek - san1142



Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
<b>Capital - 2022</b>					
Capitalized Overhead	900000	Tony Rahmatulla		12/26/2022	0 %
Capitalized Overhead-	900000	Tony Rahmatulla		12/26/2022	0 %
Equipment;Fitness Center-Replace fitness equipment	930001	Tony Rahmatulla		6/27/2022	0 %
<b>Comments:</b> Waiting on Design for purchase					
Equipment;HVAC Units R22 Conversion-HVAC unit conversions (85 units at \$6,500.00 each)	710008	Tony Rahmatulla		11/28/2022	10 %
<b>Comments:</b> RFP sent out to vendors. Units done with PO 3					
Landscaping and irrigation;-Phase one of hillside stabilization project	510001	Tony Rahmatulla		9/26/2022	30 %
<b>Comments:</b> PO 1635442 for \$28,400 for engineering and plan submittals to the city, PO 1635445 for \$2,900 to identify the home builder on the hilltop to correct open drainage for hillside stabilization project.					
<b>Carmel Landing - san1190</b>					
<b>Capital - 2022</b>					
Capitalized Overhead	900000	Tony Rahmatulla		12/26/2022	0 %
Capitalized Overhead-	900000	Tony Rahmatulla		12/26/2022	0 %
Concrete/Asphalt wlkways/stairs-Replace office pool deck and concrete sidewalk and swale R&R	420001	Tony Rahmatulla		9/26/2022	0 %
Decking and Balconies;Exterior-Full deck coating for balconies & Landings	670001	Tony Rahmatulla		7/25/2022	30 %
<b>Comments:</b> RFP sent to vendor, to be completed with paint project contract. Pre-con meeting done on 2-4-22. Staging and project to start 2-11-22					
Equipment;HVAC Units R22 Conversion-HVAC unit conversions. 75 units at \$6,500.00 each	710008	Tony Rahmatulla		11/28/2022	10 %
<b>Comments:</b> RFP sent to vendors. Units done with POs 2.					
Equipment;Pools/Ponds/Plygrds-Resurface office pool and spa	470001	Tony Rahmatulla		5/31/2022	0 %
Fire alarm/security systems;-Install smoke alarms per new codes in San Diego	740001	Tony Rahmatulla		8/29/2022	10 %
<b>Comments:</b> RFP sent to vendor					
Landscaping and irrigation;-Install planting material to help stabilize hillside	510001	Tony Rahmatulla		7/25/2022	0 %
Painting;Exterior-Full exterior painting project	691001	Tony Rahmatulla		8/15/2022	30 %
<b>Comments:</b> RFP sent to vendor, contract approved, will schedule the pre-con ASAP. Pre-con meeting done on 2-4-22. Staging and project to start 2-11-22					
Paving-Roadways/Parking/Courts-Asphalt cut, patch and sealcoat	410001	Tony Rahmatulla		9/26/2022	0 %
Rebuild balcony #139	670001	Tony Rahmatulla		1/26/2022	100 %
<b>Comments:</b> PO 1635114 to rebuild balcony deck supports at unit 139					
Repair and paint after signage for Collections	810021	Tony Rahmatulla		1/28/2022	100 %
<b>Comments:</b> PO 1636389 Repair and paint after signage for Collections					

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Siding;Exterior-Wood replacement with paint project	690001	Tony Rahmatulla		7/25/2022	30 %
<b>Comments:</b> RFP sent to vendor , to be completed with paint project contract. Pre-con meeting done on 2-4-22. Staging and project to start 2-11-22					

### Carmel Summit - san1258

#### Capital - 2022

Capitalized Overhead	900000	Tony Rahmatulla		12/26/2022	0 %
Capitalized Overhead-	900000	Tony Rahmatulla		12/26/2022	0 %
Equipment;Exterior-Angle stop replacement. Part of the toilet rebate project. (JB)	710001	Victor Orozco		9/26/2022	10 %
<b>Comments:</b> working on RFP_					
Equipment;HVAC Units R22 Conversion-HVAC unit conversions (52 units at \$6,500 each)	710008	Tony Rahmatulla		11/28/2022	30 %
<b>Comments:</b> RFP sent to vendors. Units done with POs 2. Contract approved for 40 units, will schedule pre-con meeting ASAP.					
Landscaping and irrigation;-Landscaping after paint \$15k and \$25k to add planting materials for hillside stabilization	510001	Tony Rahmatulla		9/26/2022	0 %
Painting;Exterior-Complete exterior paint	691001	Tony Rahmatulla		8/29/2022	30 %
<b>Comments:</b> RFP sent to vendor, contract approved will schedule pre-con meeting ASAP. Pre-con meeting done on 2-4-22. Staging and project to start 2-11-22					
Repair and paint after signage for Collections	810021	Tony Rahmatulla		1/28/2022	100 %
<b>Comments:</b> PO 1636391 Repair and paint after signage for Collections					
Sewer line R&R in 2511	490002	Tony Rahmatulla		1/25/2022	100 %
<b>Comments:</b> PO 1634634 to remove root intrusion in sewer line in unit 2511					
Siding;Exterior-Stucco and wood replacement with paint project	690001	Tony Rahmatulla		8/29/2022	30 %
<b>Comments:</b> RFP sent to vendor, project tied to paint project 691001. Pre-con meeting done on 2-4-22. Staging and project to start 2-11-22					
Site signage/leaseup marketing-Signage with paint	810001	Tony Rahmatulla		9/26/2022	0 %
Slab leak in 2313	490002	Tony Rahmatulla		1/5/2022	100 %
<b>Comments:</b> PO 1627642 to correct slab leak in 2313 behind laundry					

### CBC Apartments - 040

#### Capital - 2022

Capitalized Overhead-	900000	Cruz Rivas		12/30/2022	0 %
Concrete/Asphalt wlkways/stairs-Replace sidewalk location by unit F-4 at the Sweeps to include tree removal.	420001	Cruz Rivas		9/30/2022	0 %
Decking and Balconies;Exterior-Apply Miracote Pool Deck system to pools and Balboa entry.	670001	Cruz Rivas		5/27/2022	10 %
<b>Comments:</b> Scope of work has been defined.					

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Paving-Roadways/Parking/Courts-R/R asphalt in 10 locations, install trash truck slab, install 3 feet concrete flowline, slurry seal coat and restripe entire pr	410001	Cruz Rivas		10/10/2022	0 %
Plumbing and piping;Boilers-Colonial Building (inside Laundry Room) - replace existing water heaters with (2) Raypak 402 Hi Delta Boilers and a 115 gal sto <b>Comments:</b> working on contract _	720001	Victor Orozco		8/31/2022	10 %
Siding;Exterior-Replace rotted wood on building C at the Sweeps. Beam supports are rotted on staircase. <b>Comments:</b> Plans were submitted to City of Santa Barbara in November 2021.	690001	Cruz Rivas		10/28/2022	10 %

### CentrePointe - 137

#### Capital - 2022

Capitalized Overhead	900000	Tony Rahmatulla		12/26/2022	0 %
Capitalized Overhead-	900000	Tony Rahmatulla		12/26/2022	0 %
Equipment;HVAC Units R22 Conversion-HVAC conversion including wall and split system units (50 units at \$6,500.00 each) <b>Comments:</b> RFP sent to vendor	710008	Tony Rahmatulla		11/28/2022	100 %
Equipment;Water heater-Building 6566 - water heater replacements - existing water heater is aged and rusted (JB) <b>Comments:</b> contract approved by JJ_ Pre con 2/02/22 at 10am_	710002	Victor Orozco		9/26/2022	30 %
Fire alarm/security systems;-Install smoke alarms per new codes in San Diego	740001	Tony Rahmatulla		8/29/2022	0 %
Landscaping and irrigation;-Phase one of hillside stabilization project pending city approval	510001	Tony Rahmatulla		9/26/2022	0 %
Replace spa light <b>Comments:</b> PO 1627627 to replace spa with new LED fixture	470001	Tony Rahmatulla		1/5/2022	100 %

### Cortesia at Rancho Santa Margarita - lax1209

#### Capital - 2022

Capitalized Overhead	900000	Barry Latham		12/30/2022	0 %
Capitalized Overhead-	900000	Barry Latham		12/30/2022	0 %
Concrete/Asphalt wlkwys/stairs-Concrete sidewalk R&R due to tree roots <b>Comments:</b> As needed	420001	Barry Latham		8/26/2022	0 %
Doors;Exterior-Replace (5) rusted utility doors <b>Comments:</b> Sent RFP - Pending proposal	650001	Barry Latham		7/29/2022	10 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Equipment;HVAC Units R22 Conversion-R-410A conversions. 64 units at \$6,500 each <b>Comments:</b> Sent RFP, pending proposal	710008	Barry Latham		12/16/2022	10 %
Equipment;Pools/Ponds/Plygrds-Replace BBQs behind Leasing Office <b>Comments:</b> Issued PO# 1627950 for \$5,968.50 - Pending delivery and install	470001	Barry Latham		2/25/2022	30 %
Fire panel upgrades Bldg. 3 <b>Comments:</b> Issued PO# 1633703 - Pending delivery and install	740001	Barry Latham		2/11/2022	30 %
Golf Carts;Fitness Center-Replace maintenance cart	940001	Barry Latham		9/30/2022	0 %
Lighting;Exterior-Upgrade existing lighting to LED to match the rest of the lighting around complex (facades, carpports, leasing office) JB <b>Comments:</b> working on RFP _	460001	Victor Orozco		8/31/2022	10 %
Plants and Lawn;-Tree removals due to Bldg. and/or sidewalk damage from roots <b>Comments:</b> As needed	520001	Barry Latham		8/26/2022	0 %

### Country Villas - 056

#### Capital - 2022

Capitalized Overhead-	900000	Tony Rahmatulla		12/26/2022	0 %
Equipment;Fitness Center-Replace fitness equipment	930001	Tony Rahmatulla		5/31/2022	0 %
Fire alarm/security systems;-Install smoke alarms per new codes in San Diego	740001	Tony Rahmatulla		7/25/2022	0 %
Lighting;Exterior-Upgrade (160) existing tenant porch lights to LED - existing porch lights are outdated/broken fixtures (JB) <b>Comments:</b> working on RFP _	460001	Victor Orozco		8/29/2022	10 %

### Emerald Pointe - lax1232

#### Capital - 2022

Capitalized Overhead	900000	Barry Latham		12/30/2022	0 %
Capitalized Overhead-	900000	Barry Latham		12/30/2022	0 %
Decking and Balconies;Exterior-2x6 deck boards and 4x8 balcony handrail replacements <b>Comments:</b> Issued PO# 1630025 for wood replacements at Bldg. D unit 40 - Pending delivery and Install	670001	Barry Latham		3/25/2022	10 %
Electrical;-Remove and re-install main service panels pulling away from the building at (4) locations <b>Comments:</b> Sent RFP - Pending proposal	750001	Barry Latham		8/26/2022	10 %
Equipment;HVAC Units R22 Conversion-R-410A conversions. 37 units at \$6,500 each <b>Comments:</b> Received proposals - Pending Contract	710008	Barry Latham		12/16/2022	20 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Plants and Lawn;-Tree removals causing bldg. and sidewalk damage	520001	Barry Latham		8/19/2022	0 %
<b>Comments:</b> As needed					

### Emerson Valley Village - 423

#### RevGen - 2021

PV Solar	750001	Victor Orozco		3/22/2022	30 %
<b>Comments:</b> 9/20/21 send contract for approval_Pre con ETA 10/04/21_					
roofing: Seal Leg braces for PV Solar project.	620001	Victor Orozco		3/22/2022	60 %
<b>Comments:</b> 9/20/21 send contract for approval_Pre con ETA 10/04/21_					

#### Capital - 2022

Electrical;-Install resident reserved EV Stations. (JB)	750001	Victor Orozco		8/31/2022	10 %
<b>Comments:</b> working on RFP _					

### Esplanade - san1101

#### Capital - 2022

Concrete/Asphalt wlkways/stairs-Replace pool deck at C property. Resurface two pool decks. \$22,500 each	420001	Tony Rahmatulla		6/27/2022	0 %
Equipment; Pool Furniture-Pool furniture for all 4 pools.	470002	Tony Rahmatulla		6/27/2022	100 %
<b>Comments:</b> Waiting on Design for purchase, PO 1631790 for \$39,400.03. Furniture ordered.					
Equipment;HVAC Units R22 Conversion-R410A Conversion 106 units at \$6500.00 each	710008	Tony Rahmatulla		11/28/2022	10 %
<b>Comments:</b> RFP sent to vendor. units done with PO 5.					
Equipment;Pools/Ponds/Plygrds-Resurface C and A property pools and spas	470001	Tony Rahmatulla		5/31/2022	0 %
Fire alarm/security systems;-Install smoke alarms per new codes in San Diego	740001	Tony Rahmatulla		8/29/2022	10 %
<b>Comments:</b> RFP sent to vendor					
Repair and paint after signage for Collections	810021	Tony Rahmatulla		1/28/2022	100 %
<b>Comments:</b> PO 1636392 Repair and paint after signage for Collections					
Replace hydrant on D Property	490002	Tony Rahmatulla		1/14/2022	100 %
<b>Comments:</b> PO 1631585 to replace fire hydrant on D property					
Replace pool pumps	470001	Tony Rahmatulla		1/31/2022	100 %
<b>Comments:</b> PO 1636496 to replace pool pumps at A and D, sap pump at B and spa heater display at A					

### Fairhaven Apartments - 239

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
<b>Capital - 2022</b>					
Capitalized Overhead	900000	Bobby Sanchez		12/9/2022	0 %
Capitalized Overhead-	900000	Bobby Sanchez		9/23/2022	0 %
Catwalk bridge modifications in ( 8 ) Locations	670001	Bobby Sanchez		3/31/2022	30 %
<b>Comments:</b> In contract with Farrington Construction Group.					
Electrical;-Replace the building electrical panel enclosure	750001	Bobby Sanchez		7/29/2022	0 %
Elevators;-Elevator #3 renovate the door to match the others, currently the exterior shell is cracking.	730001	Bobby Sanchez		6/30/2022	0 %
Equipment; Pool Furniture-New pool furniture	470002	Bobby Sanchez		2/1/2022	100 %
<b>Comments:</b> PO#1632392 approved by Design.					
Equipment;Fitness Center-Replace fitness equipment	930001	Bobby Sanchez		5/20/2022	0 %
Equipment;HVAC Units R22 Conversion-R410A Conversion 41 wall units @ 825.00 each	710008	Bobby Sanchez		11/4/2022	0 %
Roofing;-Replace the damaged shingles on units#14, 34, 42, 66 and 38.	620001	Bobby Sanchez		5/27/2022	20 %
<b>Comments:</b> In contract with Gorman Roofing.					
Site drainage;-Install a french drain by unit#23 to help prevent flooding low area.	490001	Bobby Sanchez		3/31/2022	0 %

### Fairway at Big Canyon - 068

#### Capital - 2022

Capitalized Overhead-	900000	Bobby Sanchez		7/15/2022	0 %
Decking and Balconies;Exterior-Replace the termite infested balcony decks and railings on Eldorado and Paulma.	670001	Bobby Sanchez		6/24/2022	0 %
Doors;Exterior-Replace 10 entry doors a year that are seperating at the bottom.	650001	Bobby Sanchez		5/13/2022	0 %
Lighting;Exterior-Lighting Upgrade - Phase 2 (Apartment breezeway, walkways, pagoda, carports, planters, carport facades, leasing office, building	460001	Victor Orozco		8/31/2022	10 %
<b>Comments:</b> working RFP _					
Paving-Roadways/Parking/Courts-Asphalt R&R and top coat last phase.	410001	Bobby Sanchez		7/29/2022	10 %
<b>Comments:</b> In contract with AMS Paving.					
Siding;Exterior-Replace the damaged fascia in 10 areas.	690001	Bobby Sanchez		5/20/2022	0 %

### Form 15 - 420

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
<b>Capital - 2022</b>					
Boiler repairs	710002	Tony Rahmatulla		1/25/2022	100 %
<b>Comments:</b> PO 1634641 to replace power board					
Capitalized Overhead-	900000	Tony Rahmatulla		12/26/2022	0 %
Insulation/Ventilation;-Garage CO Sensors retrofit/replacement (JB)	480001	Victor Orozco		9/26/2022	10 %
<b>Comments:</b> working on RFP _					
Other Consultants-Legal fees	120019	Tony Rahmatulla		12/26/2022	20 %
<b>Comments:</b> Creating POs as needed. PO 1629769 for \$1,795.00 for Allana Buick and Bers, PO 1636850 for \$22,189.94 for Allen Matkins invoice 765480, PO 1639060 for \$9,746.25 for Watry					
Plumbing and piping;CommnArea-Cold submeter and hot submeter	490002	Tony Rahmatulla		7/25/2022	40 %
<b>Comments:</b> Created PO 1635106 for \$3,131.92 for repairs					

### Fountain Park - 071

#### Capital - 2022

Electrical;-Install resident reserved EV Stations. (JB)	750001	Victor Orozco		8/31/2022	10 %
<b>Comments:</b> working on RFP _					
Insulation/Ventilation;-Garage CO Sensors Retrofit - \$79k; Replace (48) Honeywell sensors & (12) Batteries replacement for Gas Methane System - Existing	480001	Victor Orozco		8/31/2022	30 %
<b>Comments:</b> AC Energy_contract approved by JJ 1/12/22_Pre con 1/26/22 at 1pm_ RMS contract approved by JJ_Pre con 2/01/22 at 9:30am_					
Plumbing and piping;Boilers-Phase I - replace (6) Raypak Hi-Delta boiler system & install (3) Storage Tanks + (3) Expasion tanks - existing boilers and tan	720001	Victor Orozco		8/31/2022	10 %
<b>Comments:</b> working on RFP _					
Site drainage;-Sump pit 1 (spaces 131 & 146) & Sump pit 2 (spaces 132 & 144) - replace existing failed pump (JB)	490001	Victor Orozco		5/31/2022	10 %
<b>Comments:</b> working on RFP _					

### Gas Company Lofts - 388

#### Capital - 2022

Equipment;Exterior-Replace Angle stops in 251 units	710001	Joe Zeno		7/1/2022	20 %
<b>Comments:</b> submitted RFP to vendors / Received Western roofer proposal 1.31.22					
Equipment;Pools/Ponds/Plygrds-Grind & recoat the galvanized framing members supporting the pool and spa. The galvanized coating damaged by the pool water and chemicals.	470001	Joe Zeno		4/1/2022	40 %
<b>Comments:</b> submitted RFP to vendors / proposal received from STS 1.20.22- STS contract package submitted 1.31.22					

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Painting;Exterior-Refinish and apply anti graffiti coating on Flower street limestone façade <b>Comments:</b> working on Contract package now 1.11.22- Contract package submitted 1.22.22	691001	Joe Zeno		4/1/2022	40 %
Plumbing and piping;CommnArea-Replacement of 30 defective hot and cold isolation valves <b>Comments:</b> submitted RFP to vendors / Recieved Western rooter proposal 1.31.22	490002	Joe Zeno		7/1/2022	20 %

### Haver Hill - 386

#### Capital - 2022

Carport;-fascia and plywood replacements with roofing project <b>Comments:</b> To be completed with roofing project	430001	Barry Latham		5/20/2022	0 %
Equipment;Fitness Center-Replace fitness equipment <b>Comments:</b> Pending proposal and approval from Brittany	930001	Barry Latham		5/27/2022	0 %
Equipment;HVAC Units R22 Conversion-R-410A wall unit conversions in (66) units <b>Comments:</b> Purchased (0) R-410A wall units	710008	Barry Latham		12/16/2022	0 %
Equipment;Pools/Ponds/Plygrds-Aqua glass finish to the pool <b>Comments:</b> Issued PO# 1631682 for variable speed pool pump \$2,369 - Complete - Received (1) proposal, pending 2nd proposal for pool remodel	470001	Barry Latham		5/27/2022	10 %
Paving-Roadways/Parking/Courts-Phase 2 asphalt R&R, seal and stripe <b>Comments:</b> Received (1) proposal, pending 2nd proposal	410001	Barry Latham		9/16/2022	10 %
Roofing;-Replace roofing on the remaining carports not completed yet <b>Comments:</b> Contracted - Pending pre-con meeting	620001	Barry Latham		5/27/2022	30 %

### Highridge - 007

#### Capital - 2022

Capitalized Overhead-	900000	Bobby Sanchez		11/25/2022	0 %
Carport;-Replace the damaged wood and re-fasten the storage lockers in building #7 and #8 that are coming away from the wall.	430001	Bobby Sanchez		5/20/2022	0 %
Electrical;-Replacement of two electrical panels in garage <b>Comments:</b> under contract _ Pre con 1/28/22 _	750001	Victor Orozco		5/27/2022	30 %
Elevators;-Install new door edge kits to ( 6 ) elevators and renovate the interior cabs for ( 4 ) remaining from 2019. <b>Comments:</b> In contract with Liftech Elevators.	730001	Bobby Sanchez		7/15/2022	20 %



Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Equipment;Pools/Ponds/Plygrds-Replace the artificial grass in both dog parks. <b>Comments:</b> In contract with Evolution Landscape and Plumbing	470001	Bobby Sanchez		4/30/2022	30 %
Foundations;-10 units per year structural modifications replace the plywood, blocking, concrete to prevent noise below.	610001	Bobby Sanchez		11/25/2022	0 %
Insulation/Ventilation;-Garage CO Sensors Retrofit/Replacement (JB) <b>Comments:</b> issue PO#1629494 _	480001	Victor Orozco		5/27/2022	40 %
Plants and Lawn;-Waterproof leaking planter boxes buildings #2 and #3.	520001	Bobby Sanchez		8/12/2022	0 %
Plumbing and piping;Boilers-Boiler System #9 & #10 - Replace existing boilers system with new RayPak boilers - existing boilers are aged and in bad shape (J) <b>Comments:</b> working on RFP _	720001	Victor Orozco		8/31/2022	10 %
<b>Hillcrest Park - 093</b>					
<b>Capital - 2022</b>					
Capitalized Overhead	900000	Cruz Rivas		12/30/2022	0 %
Capitalized Overhead-	900000	Cruz Rivas		12/30/2022	0 %
Decking and Balconies;Exterior-Top coat all balconies and landings.	670001	Cruz Rivas		10/14/2022	0 %
Driveway gates;-Replace 5 garage doors and 5 openers.	450001	Cruz Rivas		9/30/2022	0 %
Equipment; Pool Furniture-Purchase pool furniture for poll # 1. <b>Comments:</b> Pool Furniture has been ordered. ETA 4/15/2022	470002	Cruz Rivas		5/27/2022	50 %
Equipment;HVAC Units R22 Conversion-Convert 88 HVAC systems every year for the next 4 years.	710008	Cruz Rivas		9/23/2022	0 %
Improvements;Leasing/Amenity-Replace 3 BBQs	910001	Cruz Rivas		5/27/2022	0 %
Improvements;Leasing/Amenity-Replace Leasing Office carpet and install HSF. <b>Comments:</b> It will be evaluated in few more months.	910001	Cruz Rivas		12/30/2022	0 %
Landscaping and irrigation;-Tree trimming before exterior paint. <b>Comments:</b> Working on contract. Waiting for Procurement to set up vendor to performed the job.	510001	Cruz Rivas		5/27/2022	20 %
Lighting;Exterior-Common Area Lighting Upgrade from CFL to LED - existing lightings are failing and old (JB) <b>Comments:</b> working on RFP _	460001	Victor Orozco		11/30/2022	10 %
Painting;Exterior-Full Exterior Paint to include roof tile paint. <b>Comments:</b> Colors have been mocked up. Waiting for proper packages and approvals.	691001	Cruz Rivas		10/31/2022	30 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Plumbing and piping;Boilers-Phase 2 - Boiler #3, #15, & #16 - replace 6 existing boilers and install 3 new storage tanks - existing boilers are aged and ru <b>Comments:</b> working on RFP _	720001	Victor Orozco		11/25/2022	10 %
Roofing;-Install Roof Air Vents in all laundry rooms.	620001	Cruz Rivas		6/20/2022	0 %
Siding;Exterior-Replace all rotted wood and trim throughout the property <b>Comments:</b> Project to be incepted on 2/7/2022	690001	Cruz Rivas		8/30/2022	30 %
Site signage/leaseup marketing-New signage package for entire property is needed.Monument signs, property map, garage ID plaques, breezeway numbering.	810001	Cruz Rivas		11/25/2022	0 %
Stairs and railings;-Install decorative window guard rainings on 136 den windows throughout the property. <b>Comments:</b> Scope of work has been defined.	640001	Cruz Rivas		11/25/2022	10 %

### Hillsborough Park - 473

#### Capital - 2022

Doors; Replace (20) garage door motors <b>Comments:</b> Corrected Budgets and Categories with BT#1 -	650001	Barry Latham		8/26/2022	0 %
Driveway gates; Replace (6) auto gate motors <b>Comments:</b> Changed Incorrect description and Budget, created BT#1 for corrections - Issued PO# 1627957 for (2) North gates that were down - Complete. Remaining (4) gates are contracted and pending pre-con meeting	450001	Barry Latham		3/25/2022	30 %
Equipment;HVAC Units R22 Conversion-(56) R-410A conversions at \$6,500 each <b>Comments:</b> Sent RFP, pending proposal	710008	Barry Latham		12/16/2022	10 %
Lighting;Exterior-Garage Lighting - replace (235) existing garage fixtures with new 9W LED sensed keyless fixtures & replace (235) lamps for the <b>Comments:</b> working on RFP _	460001	Victor Orozco		8/31/2022	10 %

### Hope Ranch - 303

#### Capital - 2021

Roofing; - Perform Roof PM on all buildings, 3999, 3968, 3974. <b>Comments:</b> Roof Modifications have been deferred to 9-30-2022. \$ 10,320.00 will be transferred to 490002 Plumbing and piping common area to replace gas line at building 3968.	620001	Cruz Rivas	Yes	9/30/2022	0 %
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#### Capital - 2022

Capitalized Overhead-	900000	Cruz Rivas		12/30/2022	0 %
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Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Decking and Balconies;Exterior-Apply Poly Tuff top coat deck system to all walkways on buildings 3968 &3974. <b>Comments:</b> Working on contract paperwork.	670001	Cruz Rivas		9/30/2022	10 %
Equipment; Pool Furniture-Purchase new pool furniture <b>Comments:</b> Pool furniture has been ordered. Grand total was \$ 17, 371.59 (25 weeks for delivery)	470002	Cruz Rivas		5/27/2022	50 %
Equipment;Water heater-Replace (2) commercial water heaters	710002	Cruz Rivas		6/29/2022	0 %
Improvements;Leasing/Amenity-Replace (1) BBQ at building 3968.	910001	Cruz Rivas		5/27/2022	0 %
Masonry and windows;-Replace 3 windows per year to include abatement.	630001	Cruz Rivas		9/30/2022	0 %
Roofing;-Perform roof modifications to all buildings to assure proper drainage flow.	620001	Cruz Rivas		6/24/2022	0 %

### Huntington Breakers - 080

#### Capital - 2022

Capitalized Overhead-	900000	Bobby Sanchez		6/24/2022	0 %
Carpet;Common Area-Replace the seperating and damaged plank flooring in the office, business center and fitness center. <b>Comments:</b> Leasing office is on hold, fitness center flooring is being spec'd out.	310004	Bobby Sanchez		5/20/2022	0 %
Equipment; Pool Furniture-New pool funiture the rear pool was thrown out during COVID. <b>Comments:</b> PO issued.	470002	Bobby Sanchez		4/29/2022	100 %
Equipment;Pools/Ponds/Plygrds-Replace the artificial grass in the dog park that is seperating at the seams. <b>Comments:</b> in contract with Evolution Landscape.	470001	Bobby Sanchez		4/22/2022	20 %
Equipment;Water heater-install (6) seismic strap for storage tanks and (3) expasion tanks replacement - missing seimic strap to hold the storage tanks <b>Comments:</b> working on RFP _	710002	Victor Orozco		8/31/2022	10 %
Fire alarm/security systems;-Replace the rusted fire sprinkler risers on all buildings.	740001	Bobby Sanchez		3/31/2022	0 %

### Huxley - 380

#### Capital - 2022

Equipment;Communications-upgrade existing radio emergency respond system - existing system is out of compliance & require system upgraded(JB) <b>Comments:</b> working on RFP _	710003	Victor Orozco		8/31/2022	10 %
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Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Lighting;Exterior-Replace (60) existing non-operating Copper Bollar around planters & upgrade (70) existing ceiling fixtures to LED (JB)	460001	Victor Orozco		9/30/2022	10 %
<b>Comments:</b> working on RFP _					

### Lofts at Pinehurst - 158

#### Capital - 2022

Capitalized Overhead	900000	Cruz Rivas		12/30/2022	0 %
Capitalized Overhead-	900000	Cruz Rivas		12/30/2022	0 %
Decking and Balconies;Exterior-Apply top coating to common areas, pool deck and lobbies.	670001	Cruz Rivas		5/27/2022	10 %
<b>Comments:</b> Working on contract paperwork.					
Equipment;HVAC Units R22 Conversion-Replace fitness center and clubhouse with R410A (2 units at \$6,750 each)	710008	Cruz Rivas		6/24/2022	0 %
Fencing;-Remove and replace pool equipment fencing and relocate gate for safety access.	440001	Cruz Rivas		8/6/2022	0 %
Plumbing and piping;Boilers-Boiler System # 6 - replace existing boilers with (2) new Raypak Hi Delta 302 boilers - existing boilers are aged and bad shape	720001	Victor Orozco		8/26/2022	10 %
<b>Comments:</b> working on RFP _					
R/R and add sump pump to building A.	490001	Cruz Rivas		1/21/2022	100 %
<b>Comments:</b> Completed.					

### Marbrisa Apartment Homes - 103

#### Capital - 2022

Capitalized Overhead	900000	Barry Latham		12/30/2022	0 %
Capitalized Overhead-	900000	Barry Latham		12/30/2022	0 %
Doors;Exterior-Replace (10) fire rated front entry doors \$17,500 and (24) storage doors \$21,600	650001	Barry Latham		9/30/2022	0 %
Elevator pump motor replacement Bldg. 1813	730001	Barry Latham		1/14/2022	100 %
<b>Comments:</b> Issued PO# 1630513 - Complete					
Equipment;HVAC Units R22 Conversion-R-410A conversions. 37 units at \$6,500 each	710008	Barry Latham		12/16/2022	20 %
<b>Comments:</b> Received proposals - Pending contract					
Foundations;-Waterproof planters at Bldgs. 4,5 and 7	610001	Barry Latham		9/16/2022	0 %
Lighting;Exterior-Replace planter wall light fixtures at stairs throughout the property	460001	Victor Orozco		7/29/2022	10 %
<b>Comments:</b> working on RFP _					

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Paving-Roadways/Parking/Courts-Power wash and re-stripe the parking structure	410001	Barry Latham		8/26/2022	0 %
Plumbing and piping;Boilers-Building 1000 - Replace existing boiler with (2) new boilers - existing boiler is aged and rusted (JB)	720001	Victor Orozco		8/31/2022	0 %
Replace mailboxes due to vandalism <b>Comments:</b> Issued PO# 1627625 - Completed	105523	Barry Latham		1/4/2022	100 %
Roofing;-Remove gravel and install PUF roof at all flat roof locations <b>Comments:</b> Contracted and In-progress	620001	Barry Latham		3/11/2022	40 %
Site drainage;-Jet all storm drains to help prevent backups during heavy rains	490001	Barry Latham		3/25/2022	0 %
Site signage/leaseup marketing-Install new signage up high as cars block existing signage <b>Comments:</b> Issued PO# 1635518 - Pending delivery and install	810001	Barry Latham		2/18/2022	30 %
Stairs and railings;-Wrought iron pool fence and handrail replacements	640001	Barry Latham		3/25/2022	0 %
Vinyl/floor tile;Common Area-R&R wood plank style flooring at floors 1-4 and rubber flooring at garage areas at elevator lobby areas	340004	Barry Latham		5/27/2022	0 %

### Mariners Place - 102

#### Capital - 2022

Capitalized Overhead-	900000	Cruz Rivas		12/30/2022	0 %
Doors;Exterior-Remove and replace (4) sets of utility doors in pool equipment room and buildings 771,711.	650001	Cruz Rivas		4/29/2022	0 %
Roofing;-Perform roof modifications throughout the entire property and buildings.	620001	Cruz Rivas		10/28/2022	0 %
Siding;Exterior-Replace rotted wood in pool trellis and decorative trim up above the garages.	690001	Cruz Rivas		4/29/2022	0 %

### Meadowood - 474

#### Capital - 2022

Concrete/Asphalt wlkways/stairs-replace uneven concrete sidewalk (18K) Replace future resident concrete parking stalls cracks throughout (11,950)	420001	Cruz Rivas		10/28/2022	0 %
Decking and Balconies;Exterior-Apply Miracote Pool deck system to main pool and pool # 2 <b>Comments:</b> Working on contract paperwork.	670001	Cruz Rivas		5/27/2022	10 %
Doors;Exterior-Utility doors need to be replaced in three buildings. <b>Comments:</b> Proposal on hand. Working on contract paperwork.	650001	Cruz Rivas		8/26/2022	10 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Driveway gates;-Replace trash enclosure door gates. (Trash enclosure # 2)	450001	Cruz Rivas		7/15/2022	10 %
<b>Comments:</b> Proposal on hand. PO will be created to install the doors.					
Equipment;HVAC Units R22 Conversion-Convert 316 HVAC units to R-410A	710008	Cruz Rivas		10/28/2022	0 %
Masonry Windows--R/R private balcony stucco wall. Car crashed on to stucco balcony.	630001	Cruz Rivas		2/11/2022	30 %
<b>Comments:</b> Proposal is on hand. Wall R/R is scheduled for the week of 1/31-2/4.					
Paving-Roadways/Parking/Courts-Asphalt R/R various locations throughout the property and entire seal coat job.	410001	Cruz Rivas		10/28/2022	0 %
Roofing;-Re-roof golf cart storage	620001	Cruz Rivas		7/29/2022	0 %
Siding;Exterior-Remove and replace main pool trellis. (it's rotted)	690001	Cruz Rivas		5/27/2022	0 %
Site drainage;-Install new pool drain as water pools in front of pool bathrooms at pool # 1	490001	Cruz Rivas		5/27/2022	0 %

### Mesa Village - 106

#### Capital - 2022

Repair and paint after signage for Collections	810021	Tony Rahmatulla		1/28/2022	100 %
<b>Comments:</b> PO 1636394 Repair and paint after signage for Collections					
Sewer line R&R	490002	Tony Rahmatulla		2/1/2022	100 %
<b>Comments:</b> PO 1637406 to replace section of cast iron sewer line with ABS in unit 5280-4					

### Mira Monte Apartment Homes - 108

#### RevGen - 2020

Install PV Solar	750001/070	Victor Orozco		3/31/2022	90 %
<b>Comments:</b> send contract for approval. will schedule pre con as soon e-mail from CMS Admt. is send. Waiting on the City of San Diego for approval_Affected by COVID-19_					

#### Capital - 2022

Capitalized Overhead	900000	Tony Rahmatulla		12/26/2022	0 %
Capitalized Overhead-	900000	Tony Rahmatulla		12/26/2022	0 %
Concrete/Asphalt wlkways/stairs-Concrete replacements	420001	Tony Rahmatulla		9/26/2022	0 %
Elevator audit	730001	Tony Rahmatulla		1/27/2022	100 %
<b>Comments:</b> PO 1635898 to audit all 7 elevators for mechanical and safety issues.					
Equipment;Exterior-Angle stop replacement. Part of the toilet rebate project. (JB)	710001	Victor Orozco		8/29/2022	10 %
<b>Comments:</b> working on RFP _					

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Equipment;HVAC Units R22 Conversion-HVC conversion for wall units (130 units at \$500.00 each) <b>Comments:</b> RFP sent to vendor	710008	Tony Rahmatulla		11/28/2022	10 %
Fire alarm/security systems;-Install smoke alarms per new codes in San Diego <b>Comments:</b> RFP sent to vendor	740001	Tony Rahmatulla		7/25/2022	10 %
Paving-Roadways/Parking/Courts-Ashpalt cut and patch	410001	Tony Rahmatulla		9/26/2022	0 %
Repair and paint after signage for Collections <b>Comments:</b> PO 1636395 Repair and paint after signage for Collections	810021	Tony Rahmatulla		1/28/2022	100 %
Replace panic bar at bldg E <b>Comments:</b> PO 1639253 to replace panic push bar at building E damaged by resident, should be reimbursed by resident.	650001	Tony Rahmatulla		2/4/2022	100 %

### Mirabella - 092

#### Capital - 2022

Concrete/Asphalt wlkways/stairs-Remove and replace cementitious pool deck system <b>Comments:</b> working on contract package now 1.11.22- Contract Package submitted for approval 1.21.22	420001	Joe Zeno		5/6/2022	40 %
Gutters;Exterior-Install gutter and downspout system on 12 units in inner courtyards <b>Comments:</b> submitted RFP to vendors - Pending Proposal from Dassa 1.22.22	680001	Joe Zeno		4/1/2022	10 %
Insulation/Ventilation;-Garage CO Sensors Retrofit/Replacement (JB) <b>Comments:</b> Under contract _ Pre con meeting 1/26/22 _	480001	Victor Orozco		4/29/2022	30 %

### Miracle Mile (Cochran/Marbella/Park Pl./Windsor Ct.) - 117

#### Capital - 2022

Insulation/Ventilation;-Cochran/Park Place/Windsor Court - CO Sensors retrofit; Marbella Building - CO modules replacement \$15k; Marbella Building - Rep <b>Comments:</b> AC Energy_Issue PO#1631039 order materials _ 1/19/22_RMS contract approved by JJ_ Pre con 2/01/22 at 12:30pm_	480001	Victor Orozco		5/27/2022	30 %
Plumbing and piping;Boilers-Park Place Building - boiler replacements - existing boiler is aged and rusted (JB) <b>Comments:</b> working on RFP _	720001	Victor Orozco		8/31/2022	10 %

### Mission Hills Apartments - 100

#### Capital - 2022

Capitalized Overhead-	900000	Tony Rahmatulla		12/26/2022	0 %
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Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Concrete/Asphalt wlkways/stairs-Replace pool deck \$55000 <b>Comments:</b> RFP sent to vendor	420001	Tony Rahmatulla		6/27/2022	10 %
Equipment;Pools/Ponds/Plygrds-Resurface pool and spa \$55000 <b>Comments:</b> RFP sent to vendor	470001	Tony Rahmatulla		5/31/2022	10 %
Fencing;-Replace pool fencing and section of perimeter metal fencing <b>Comments:</b> RFP sent to vendor	440001	Tony Rahmatulla		6/27/2022	10 %
Lighting;Exterior-Upgrade existing tenant porch lights to LED - existing porch lights are outdated/broken fixtures (JB) <b>Comments:</b> working on RFP _	460001	Victor Orozco		8/29/2022	10 %
Main line and PRV replacement <b>Comments:</b> PO 1632129 for replacing section of domestic main line at unit 308 and to replace PRV at unit 316	490002	Tony Rahmatulla		1/18/2022	100 %
R&R sewer line at #41 and 195 <b>Comments:</b> PO 1635899 for \$5,200.34 to replace blocked and damaged sewer line near unit 41 and PO 1636489 for \$4,076.39 to replace blocked and damaged sewer line near unit 195	490002	Tony Rahmatulla		1/27/2022	100 %
Roofing;-Phase two of tile stack back and underlayment replacement <b>Comments:</b> RFP sent to vendor	620001	Tony Rahmatulla		9/26/2022	10 %
<b>Montanosa - san1100</b>					
<b>Capital - 2022</b>					
Capitalized Overhead	900000	Tony Rahmatulla		12/26/2022	0 %
Capitalized Overhead-	900000	Tony Rahmatulla		12/26/2022	0 %
Deck repair at unit 6686A <b>Comments:</b> PO 1628804 to rebuild deck at unit 6686A to correct soft spot	670001	Tony Rahmatulla		1/6/2022	100 %
Equipment;Exterior-Angle stop replacement. Part of the toilet rebate project. (JB) <b>Comments:</b> working on RFP _	710001	Victor Orozco		8/29/2022	10 %
Equipment;HVAC Units R22 Conversion-HVAC unit conversions (106 units at \$6,500 each) <b>Comments:</b> RFP sent to vendor. Units done with PO 5	710008	Tony Rahmatulla		11/28/2022	10 %
Fire alarm/security systems;-Install smoke alarms per new codes in San Diego <b>Comments:</b> RFP sent to vendor	740001	Tony Rahmatulla		7/25/2022	10 %
Landscaping and irrigation;-Landscaping after plumbing repipe project	510001	Tony Rahmatulla		8/29/2022	0 %
Plumbing and piping;CommnArea-Phase two of plumbing repipe from meteres to building <b>Comments:</b> RFP sent to vendor, contract approved. Will schedule the pre-con meeting ASAP.	490002	Tony Rahmatulla		7/25/2022	30 %



Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Repaint faded locations	691001	Tony Rahmatulla		7/25/2022	30 %
<b>Comments:</b> Contract approved to repaint approx 148 locations of the faded Peacock Plume. Will schedule the pre-con meeting ASAP.					
Repair and paint after signage for Collections	810021	Tony Rahmatulla		1/28/2022	100 %
<b>Comments:</b> PO 1636396 Repair and paint after signage for Collections					
Roofing;-Second phase of roofing stack back and replace underlayment	620001	Tony Rahmatulla		9/26/2022	10 %
<b>Comments:</b> RFP sent to vendor					

### Montejo Apartments - 232

#### Capital - 2022

Capitalized Overhead	900000	Bobby Sanchez		9/30/2022	0 %
Capitalized Overhead-	900000	Bobby Sanchez		9/16/2022	0 %
Equipment;HVAC Units R22 Conversion-R410A Conversions 31 wall units @ \$825.00 each.	710008	Bobby Sanchez		9/16/2022	0 %
Fencing;-Install new ADA compliant railings that are up to code compliance.	440001	Bobby Sanchez		8/31/2022	30 %
<b>Comments:</b> In contract with TNT Welding.					
Paving-Roadways/Parking/Courts-Asphalt R&R and top coat.	410001	Bobby Sanchez		7/22/2022	0 %

### Monterey Villas - 150

#### Capital - 2022

Capitalized Overhead-	900000	Cruz Rivas		12/30/2022	0 %
Fencing;-Remove and replace rotted wood fencesReplace Iron Fence along Wooley.	440001	Cruz Rivas		8/26/2022	0 %
Lighting;Exterior-Lighting Upgrade - Phase 2 (garage facades, leasing office, walkway post top, building facades, front entrance and rear patio,	460001	Victor Orozco		10/28/2022	10 %
<b>Comments:</b> working on RFP _					
Roofing;-Re-roof building 2945. Rec Room and Leasing Office.	620001	Cruz Rivas		7/29/2022	0 %
Sidewalks: replace uneven sidewalks by buildings 2970, 2940, 2930 148sqft	420001	Cruz Rivas		2/25/2022	100 %
<b>Comments:</b> Completed.					

### Muse - 211

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
<b>Capital - 2022</b>					
Driveway gates;-New entrance Gate to P2 Custom Built with enverted hinges to accommodate slope. \$16.9k	450001	Joe Yokofich		2/14/2022	30 %
<b>Comments:</b> Gate Problematic need to be addressed Timely. PO Implemented.					
Equipment;HVAC Units R22 Conversion-R22 Conversion 100 apartment units at \$4,990 each	710008	Joe Yokofich		6/24/2022	30 %
<b>Comments:</b> Contracted					
Lighting;Exterior-ng bi-level F32T8replace (60) existi fixtures in the stairwell, utility rooms, and storage room to Sylvania LED vaportight fixtu	460001	Victor Orozco		8/31/2022	10 %
<b>Comments:</b> working on RFP _					
Paving-Roadways/Parking/Courts-Re stripe all parking Locations	410001	Joe Yokofich		2/18/2022	30 %
<b>Comments:</b> PO Obtained Scheduling.					

### Pacific Electric Lofts - 359

#### Capital - 2022

Electrical;- Install resident reserved EV Stations (\$56K JB) & 110v outlets added to 6 w/d closets (\$10K)	750001	Victor Orozco		8/31/2022	10 %
<b>Comments:</b> working on RFP _					
Equipment; Pool Furniture-Pool and rooftop lounge furniture	470002	Joe Zeno		6/8/2022	40 %
<b>Comments:</b> po# 1631742 issued for New Pool Furniture					
Equipment;Exterior-Rideable floor scrubbing machine for sidewalks and garage	710001	Joe Zeno		3/17/2022	20 %
<b>Comments:</b> Searching Tornado BD26/27 Ride on Scrubber 1.18.22 - HD Supplyworking on best model for budget 1.22.22					
Equipment;Trash Compactor-modify existing compactor lids (JB)	710005	Victor Orozco		6/30/2022	10 %
<b>Comments:</b> working with vendor _					
Fencing;-Additional pigeon netting, spike strips in garage	440001	Joe Zeno		4/1/2022	20 %
<b>Comments:</b> RFP sent to Urban life for proposal on spike strips 1.22.22					

### Park Catalina - 061

#### Capital - 2022

Lighting;Exterior-Upgrade existing lighting to LED - Existing lightings are aged (JB)	460001	Victor Orozco		9/30/2022	10 %
<b>Comments:</b> working on RFP _					

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
<b>Park Viridian - lax1251</b>					
<b>Capital - 2022</b>					
Capitalized Overhead	900000	Barry Latham		12/30/2022	10 %
Capitalized Overhead-	900000	Barry Latham		12/30/2022	10 %
Electrical;-Replace 80 batteries in (2) Inverters (JB)	750001	Victor Orozco		8/31/2022	30 %
<b>Comments:</b> under contract _ Pre con 1/28/22_					
Equipment;Fitness Center-Replace fitness equipment	930001	Barry Latham		5/27/2022	0 %
<b>Comments:</b> Pending proposal from Brittany					
Equipment;HVAC Units R22 Conversion-R-410A conversions. 74 units at \$6,500 each	710008	Barry Latham		12/16/2022	10 %
<b>Comments:</b> Sent RFP - Pending Proposal					
Equipment;Pools/Ponds/Plygrds-Remodel pool with fiberglass	470001	Barry Latham		5/27/2022	10 %
<b>Comments:</b> Received (1) proposal - Pending 2nd proposal					
Fire sprinkler system replacements for 5 year inspection	740001	Barry Latham		2/18/2022	30 %
<b>Comments:</b> Issued PO# 1633679 - scheduled to start 2/16					
Paving-Roadways/Parking/Courts-Power scrub and stripe parking structure \$20K. Epoxy injections at leak locations \$25K	410001	Barry Latham		8/26/2022	10 %
<b>Comments:</b> Received (1) proposal - Pending 2nd proposal					
Site signage/leaseup marketing-Install new monument sign to replace ugly wood purple sign	810001	Barry Latham		5/27/2022	20 %
<b>Comments:</b> Received proposal - Pending approval from Design					
<b>Parkside Court - lax4004</b>					
<b>Capital - 2022</b>					
Concrete/Asphalt wlkways/stairs-Replace ( 64 ) pebbled concrete treads that are showing signs of cracking.	420001	Bobby Sanchez		4/29/2022	0 %
Decking and Balconies;Exterior-Replace the damaged plywood and deck coating on the walkways and patios of ( 23 ) units	670001	Bobby Sanchez		7/7/2022	0 %
Equipment;HVAC Units R22 Conversion-R410A Conversions 50 units	710008	Bobby Sanchez		11/2/2022	0 %
Equipment;Pools/Ponds/Plygrds-Pool deck modifications and top coat.	470001	Bobby Sanchez		4/29/2022	0 %
Fire alarm/security systems;-Replace the corroded fire sprinkler lines in the units that are leaking, includes drywall, texture and paint.	740001	Bobby Sanchez		11/2/2022	0 %
Lighting;Exterior-replace (7) corrosive light poles & install 8 new poles around dog parks. Require permit and trenching (JB)	460001	Victor Orozco		9/30/2022	10 %
<b>Comments:</b> working on RFP _					

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
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### Passage Buena Vista - 433

#### Acquisition - 2021

Electrical-From Partner for infrared scans of electrical panels \$2,000. RSM to install 2 chargepoint dual port & 2 chargepoint single port EVSEs for \$82,636 <b>Comments:</b> Charging stations to be installed by RSM, unknown timeline	750001	Tony Rahmatulla		5/29/2023	0 %
Equipment -Tools and Equipment-Maintenance start up equipment <b>Comments:</b> PO 1629470 for \$12,677.14 for signage, PO 1629625 for \$3,108.16 for marketing supplies	710002	Tony Rahmatulla		4/25/2022	30 %
Equipment-Pools/Ponds/Playgrounds/Lakes/Fountains/Waterscape -Acid wash pool and spa \$3,000, Correct mis-aligned plumbing in pump room \$1,500, Replace salt chlorinators and water treatment panel yr 2	470001	Tony Rahmatulla		5/29/2023	0 %
Fencing-Repair/replace missing wood fencing along pathway along greenbelt	440001	Tony Rahmatulla		8/29/2022	0 %
Fire alarm/security systems---From Partner for fire sprinkler valves and missing parts	740001	Tony Rahmatulla		7/25/2022	0 %
Foundations (Stage)-From Partner to verify attic draft stops, sprinkler systems are installed and to install access hatches on each buildings \$35,000, \$2,500 for inspections after hatches installed	610001	Tony Rahmatulla		10/24/2022	0 %
Improvements -Leasing Office-Office start up computers/printers/etc.	910001	Tony Rahmatulla		4/25/2022	0 %
Lighting-Exterior-RSM - breezeway and stairwell lights, garage openers and exit signs <b>Comments:</b> Under contract_waiting on materials_In progress_	460001	Victor Orozco		9/26/2022	50 %
Paving of Roadways/Parking/Courts-Asphalt sealcoat and restripe	410001	Tony Rahmatulla		5/29/2023	0 %
Plumbing & Piping- Common Area-From Partner for seismic shut valves on clubhouse and fitness center - \$1,500, RSM install 13 water treatment systems - \$56,225 <b>Comments:</b> ANMAC under contract_waiting on city permits_	490002	Victor Orozco		11/28/2022	30 %
Plumbing and piping -Boilers-RSM - tankless water heater PM service <b>Comments:</b> working on RFP_	720001	Victor Orozco		9/26/2022	10 %

### Pathways - 110

#### Capital - 2022

Capitalized Overhead	900000	Barry Latham		12/30/2022	10 %
Capitalized Overhead-	900000	Barry Latham		12/30/2022	10 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Doors;Exterior-Replace (5) front entry doors and (11) water heater closet doors <b>Comments:</b> Issued PO# 1633708 for Leasing entry locks \$869.40 - Complete	650001	Barry Latham		6/24/2022	10 %
Equipment;Fitness Center-Limo for leasing and convert existing to maintenance	930001	Barry Latham		6/24/2022	0 %
Equipment;HVAC Units R22 Conversion-R-410A conversions. 74 units at \$650 each <b>Comments:</b> Purchased (10) R-410A wall units	710008	Barry Latham		12/16/2022	10 %
Equipment;Pools/Ponds/Plygrds-Remodel pool with fiberglass <b>Comments:</b> Received (1) proposal - Pending 2nd proposal	470001	Barry Latham		5/27/2022	10 %
Equipment;Water heater-Water Heater System 5995, 5987,5975,5963,5905,5959 - replace existing water heaters with new water heaters - existing water heat <b>Comments:</b> RFP_ working with vendor _	710002	Victor Orozco		8/31/2022	10 %
Fencing;-Raise 3'''''''' fencing at corner of the property (Dog Park) to keep undesirables out <b>Comments:</b> Sent RFP - Pending proposal	440001	Barry Latham		7/15/2022	10 %
Landscaping and irrigation;-Remove Ivy and replace with new plant material (Rat problem) <b>Comments:</b> Contracted - Pending pre-con meeting	510001	Barry Latham		4/29/2022	30 %
Masonry and windows;-Sliding glass door track replacements <b>Comments:</b> As needed	630001	Barry Latham		12/16/2022	0 %
Paving-Roadways/Parking/Courts-R&R asphalt and slurry coat <b>Comments:</b> Received (1) proposal - Pending 2nd proposal	410001	Barry Latham		8/26/2022	10 %
Plants and Lawn;-Tree removals causing building and sidewalk damage <b>Comments:</b> Contracted - Pending pre-con meeting	520001	Barry Latham		4/29/2022	30 %

### Pinehurst Apartments - 112

#### Capital - 2022

Capitalized Overhead-	900000	Cruz Rivas		12/30/2022	0 %
Concrete/Asphalt wlkways/stairs-Enlarge concrete pad at pic-nic/siting area.	420001	Cruz Rivas		8/26/2022	0 %
Paving-Roadways/Parking/Courts-R/R asphalt and seal coat the entire parking lot.	410001	Cruz Rivas		9/30/2022	0 %
Siding;Exterior-R/R rotted wood on perimeter fence and seal it to protect it from weather.	690001	Cruz Rivas		8/5/2022	0 %

### Pinnacle at Fullerton - lax1199

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
<b>Capital - 2022</b>					
Capitalized Overhead	900000	Bobby Sanchez		11/2/2022	0 %
Capitalized Overhead-	900000	Bobby Sanchez		6/24/2022	0 %
Elevators;-Replace the interior of the elevator door it is starting to delaminate.	730001	Bobby Sanchez		6/10/2022	0 %
Equipment;HVAC Units R22 Conversion-48 units at \$6500.00 plus 7% cap overhead each	710008	Bobby Sanchez		11/2/2022	0 %
Equipment;Pools/Ponds/Plygrds-Pool deck replace the concrete the rusted rebar is coming through and showing signs of stress cracks. <b>Comments:</b> In contract with R & D Waterproofing.	470001	Bobby Sanchez		5/20/2022	20 %
Insulation/Ventilation;-garage CO modules replacement (JB) <b>Comments:</b> issue PO#1630796_ waiting on materials_	480001	Victor Orozco		6/30/2022	30 %
Lighting;Exterior-Replace the up lighting in the planter boxes that are located in the hallways to down lighting many complaints from the resident	460001	Bobby Sanchez		4/8/2022	0 %
Paving-Roadways/Parking/Courts-Power scrub and re-stripe both parking levels	410001	Bobby Sanchez		6/10/2022	0 %

### Pinnacle at MacArthur Place - lax1166

#### Capital - 2021

Elevators; - Modernize elevator #1 and #2.	730001	Bobby Sanchez		1/7/2022	90 %
<b>Comments:</b> In contract with Liftech.					

#### Capital - 2022

Capitalized Overhead	900000	Bobby Sanchez		11/2/2022	0 %
Capitalized Overhead-	900000	Bobby Sanchez		7/14/2022	0 %
Concrete/Asphalt wlkwys/stairs-Replace the concrete that is leaking on the walkways of ( 10 ) units.	420001	Bobby Sanchez		5/13/2022	0 %
Doors;Exterior-Replace the glass double doors to the parking garage that are no repairable.	650001	Bobby Sanchez		3/25/2022	0 %
Driveway gates;-Replace the entrance roll up gate and motor that is having issues.	450001	Bobby Sanchez		5/2/2022	0 %
Equipment;HVAC Units R22 Conversion-63 units at \$6500.00 plus 7% cap overhead each	710008	Bobby Sanchez		10/28/2022	0 %
Equipment;Trash Compactor-compactor replacements - existing compactor is in bad shapre (JB) <b>Comments:</b> working on RFP _	710005	Victor Orozco		10/31/2022	10 %
Fire alarm/security systems;-Replace the 5 main faulty boards.	740001	Bobby Sanchez		3/18/2022	0 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Improvements;Leasing/Amenity-Leasing & clubhouse replace the tile, level the floors and paint. <b>Comments:</b> Leasing office is on hold, destructive testing is in progress.	910001	Bobby Sanchez		5/13/2022	20 %
Paving-Roadways/Parking/Courts-Asphalt R&R and top coat.	410001	Bobby Sanchez		5/5/2022	0 %
Plants and Lawn;-Waterproof the planter boxes in three phases, remove the bamboo trees that are causing leaks. Install drought tollerant shrubs.	520001	Bobby Sanchez		8/12/2022	0 %

### Pinnacle at Otay Ranch - san1193

#### Capital - 2022

Capitalized Overhead	900000	Tony Rahmatulla		12/26/2022	0 %
Capitalized Overhead-	900000	Tony Rahmatulla		12/26/2022	0 %
Equipment;Fitness Center-Replace fitness equipment <b>Comments:</b> Waiting on Design for purchase	930001	Tony Rahmatulla		6/27/2022	0 %
Equipment;HVAC Units R22 Conversion-HVAC unit conversions (87 units at \$6,500.00 each) <b>Comments:</b> RFP sent to vendor, POs created for units not under contract 6 units.	710008	Tony Rahmatulla		11/28/2022	10 %

### Pinnacle at Talega - lax1201

#### Capital - 2022

Capitalized Overhead	900000	Barry Latham		12/30/2022	10 %
Capitalized Overhead-	900000	Barry Latham		12/30/2022	10 %
Doors;Exterior-Replace (5) private balcony french doors <b>Comments:</b> Issued PO# 1627997 for units 5-214 and 6-207 - \$2,190.75 - Pending delivery and install	650001	Barry Latham		8/31/2022	30 %
Equipment; Pool Furniture-New pool furniture <b>Comments:</b> Issued PO# 1631690 For \$59,622.56 - Pending delivery an install - Issued PO# 1631693 for \$3,342.00 - Pending delivery and install	470002	Barry Latham		5/27/2022	30 %
Equipment;Fitness Center-Replace fitness equipment <b>Comments:</b> Pending proposal from Brittany	930001	Barry Latham		5/27/2022	0 %
Equipment;HVAC Units R22 Conversion-R-410A conversions. 89 units at \$6,500 each <b>Comments:</b> Received proposals - Pending contract	710008	Barry Latham		12/16/2022	20 %
Equipment;Pools/Ponds/Plygrds-Pool deck replacements and re-coat entire deck - \$7,500. Replace (4) BBQs \$14,400 <b>Comments:</b> Issued PO# 1627991 for (2) BBQs at Pool 1 location - Completed - Issued PO# 1630519 for pool deck - Completed - Issued PO# 1631418 for (2) BBQs at pool 2 Location - pending delivery and install - Issued PO# 1633707 for spa heater for pool area #1 - Complete	470001	Barry Latham		5/27/2022	90 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Fencing;-Wrought iron replacements throughout the property <b>Comments:</b> Contracted - pending pre-con meeting	440001	Barry Latham		6/24/2022	30 %
Gutters;Exterior-Gutter and downspout replacements and cleaning throughout the property <b>Comments:</b> Will be completed with paint project	680001	Barry Latham		5/27/2022	0 %
Mail Boxes-Mailbox replacements upper level <b>Comments:</b> Received (1) proposal - Pending 2nd proposal	105523	Barry Latham		3/25/2022	10 %
Painting;Exterior-Complete exterior paint <b>Comments:</b> Contracted - Pending pre-con meeting	691001	Barry Latham		9/30/2022	30 %
Plants and Lawn;-Tree trimming and removals with paint project <b>Comments:</b> To be completed just prior to paint project	520001	Barry Latham		4/22/2022	0 %
Siding;Exterior-Wood trim and stucco replacements with paint project <b>Comments:</b> Will be completed with paint project	690001	Barry Latham		8/26/2022	0 %
Site signage/leaseup marketing-New signage with paint project <b>Comments:</b> Sent RFP - Pending proposal	810001	Barry Latham		10/28/2022	10 %
Stairs and railings;-Rusted stair stringer replacements at (30) locations <b>Comments:</b> Received (1) proposal - Pending 2nd proposal	640001	Barry Latham		4/29/2022	10 %
Windows;Interior-Replace windows that are fogging between glass <b>Comments:</b> As needed	391001	Barry Latham		12/16/2022	0 %

### Regency at Encino - 018

#### Capital - 2022

Capitalized Overhead-	900000	Cruz Rivas		12/30/2022	0 %
Carpet;Common Area-Remove hallways carpet and install HSF throughout all the hallways on the second and third floor. (First floor install a water pr	310004	Cruz Rivas		9/30/2022	0 %
Decking and Balconies;Exterior-Re-slope and waterproof 5 balconies (16.5K) Install Poly-tuff deck coating system in first floor once carpet is removed. (15K) <b>Comments:</b> Working on pool deck contract paperwork.	670001	Cruz Rivas		6/24/2022	10 %
Elevators;-Replace both cabins flooring.	730001	Cruz Rivas		6/4/2022	0 %
Painting;Interior-Paint all hallways and front doors.	375001	Cruz Rivas		8/26/2022	0 %

### Renaissance at Uptown Orange - lax1242



Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
<b>Capital - 2022</b>					
Capitalized Overhead	900000	Barry Latham		12/30/2022	10 %
Capitalized Overhead-	900000	Barry Latham		12/30/2022	10 %
Elevators;-Re-finish elevator cab panels in (5) elevators	730001	Barry Latham		8/31/2022	0 %
Equipment;HVAC Units R22 Conversion-R-410A conversions. 84 units at \$6,500 each	710008	Barry Latham		12/16/2022	10 %
<b>Comments:</b> Sent RFP - pending proposal					
Equipment;Pools/Ponds/Plygrds-Remodel front pool to fiberglass	470001	Barry Latham		5/27/2022	10 %
<b>Comments:</b> Received (1) proposal - Pending 2nd proposal					
Golf Carts;Fitness Center-Replace (2) maintenance carts	940001	Barry Latham		5/27/2022	0 %
Gutters;Exterior-Add extensions to existing gutters and replace plexiglass where damaged	680001	Barry Latham		7/15/2022	0 %
Painting;Interior-Paint common area hallways, trash rooms and stairwells	375001	Barry Latham		8/31/2022	10 %
<b>Comments:</b> Received (1) proposal - Pending 2nd proposal					
Plumbing and piping;CommnArea-Replace (100) 50 gallon water heaters that are rapidly failing	490002	Barry Latham		8/31/2022	0 %
Roofing;-Roof modifications	620001	Barry Latham		4/15/2022	30 %
<b>Comments:</b> Contracted - Pending pre-con meeting					
Stucco replacements after fire sprinkler modifications	690001	Barry Latham		1/10/2022	100 %
<b>Comments:</b> Issued PO# 1629732 - Completed					
Vinyl/floor tile;Common Area-Common area hallway flooring to HSF or polished concrete	340004	Barry Latham		5/27/2022	0 %
<b>Comments:</b> Pending spec. approval from Design					

### Reveal - 352

#### Capital - 2022

Equipment;Water heater-Install New Water Heaters to 438 units on a 3 year plan. Age of Water Heaters have outlasted life expectancy. \$262.8k a year for	710002	Joe Yokofich		3/31/2022	30 %
<b>Comments:</b> Contracted					

### Santee Court - 078

#### Capital - 2022

Equipment; Pool Furniture-New pool and lounge furniture	470002	Joe Zeno		6/08/2022	40 %
<b>Comments:</b> Po # 1631785 issued for New Trash Receptacles / Po# 1631754 issued for New pool Furniture					

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Equipment;HVAC Units R22 Conversion-Installation of 44 new WSHPS <b>Comments:</b> RFP submitted to vendors	710008	Joe Zeno		9/1/2022	30 %
Equipment;Pools/Ponds/Plygrds-Replacement of 3 existing old BBQ"s	470001	Joe Zeno		3/1/2022	10 %
<b>Comments:</b> Researching BBQs 1.17.22					
Fire alarm/security systems;-Add fob to the pool gate on the roof, deferred from 2021 <b>Comments:</b> RFP submitted to vendors 1.17.22 / Unique Tech working on proposal 1.31.22	740001	Joe Zeno		7/1/2022	20 %

### Shadow Point - 131

#### Capital - 2022

Capitalized Overhead	900000	Tony Rahmatulla		12/26/2022	0 %
Capitalized Overhead-	900000	Tony Rahmatulla		12/26/2022	0 %
Equipment;Fitness Center-Replace fitness equipment <b>Comments:</b> Waiting on Design for purchase	930001	Tony Rahmatulla		7/25/2022	0 %
Equipment;HVAC Units R22 Conversion-HVAC conversion for wall units ( 64 wall units at \$500.00 each) <b>Comments:</b> Wall units only, no contract	710008	Tony Rahmatulla		12/26/2022	0 %
Fire alarm/security systems;-Install smoke alarms per new codes in San Diego <b>Comments:</b> RFP sent to vendor	740001	Tony Rahmatulla		8/29/2022	10 %
Lighting;Exterior-Common Area Lighting Upgrade, J Boxes removal, and add additional wallpack - (JB)	460001	Victor Orozco		9/26/2022	0 %

### Skyline at MacArthur Place - 022

#### Capital - 2022

Capitalized Overhead-	900000	Bobby Sanchez		8/5/2022	0 %
Driveway gates;-Replace the roll up gate and motor on the south tower	450001	Bobby Sanchez		4/29/2022	0 %
Equipment; Pool Furniture-Replace the pool furniture \$45,000.00, , replace the furnishing on the 3rd floor BBQ sitting area that is worn \$30,000.00	470002	Bobby Sanchez		6/10/2022	0 %
Equipment;Pools/Ponds/Plygrds-Replace the artificial grass on the putting green \$47,000.00, replace the women spa heater \$7,500, aqua glass finish the pool \$6	470001	Bobby Sanchez		5/27/2022	0 %
Equipment;Trash Compactor-Replace the damaged trash chutes.	710005	Bobby Sanchez		4/15/2022	0 %
Fire alarm/security systems;-Add cameras at front entries on both towers	740001	Bobby Sanchez		4/15/2022	0 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Painting;Interior-Paint the hallways / floors on each tower / yr 1 North tower, yr 2 South tower	375001	Bobby Sanchez		8/5/2022	0 %
Paving-Roadways/Parking/Courts-Power scrub and re-stripe ground level parking	410001	Bobby Sanchez		7/8/2022	0 %
Plants and Lawn;-Waterproof the Bochi ball planter boxes that are leaking.	520001	Bobby Sanchez		7/1/2022	0 %

### Stuart at Sierra Madre - lax1228

#### Capital - 2022

Equipment; Pool Furniture-New Outdoor Pool Furniture <b>Comments:</b> Ordered.	470002	Joe Yokofich		4/18/2022	50 %
Equipment;HVAC Units R22 Conversion-R410A conversions. 75 units at \$5811.29 each <b>Comments:</b> Contracted	710008	Joe Yokofich		8/19/2022	30 %
Roofing;-Industrial roofing Coating to preserve existing roof and increase longevity <b>Comments:</b> The Stuart Proposal for Budget had absorbed to many buildings which are on a forecast for replacement. The Building forecasted will be completed at this time. Cost savings applied.	620001	Joe Yokofich		5/27/2022	30 %

### Summit Park Village - 132

#### RevGen - 2018

Install PV Solar System <b>Comments:</b> Waiting on city permit. City requested some changes.City made some changes_	750001	Victor Orozco		2/25/2022	60 %
Capitalized Overhead	900000	Tony Rahmatulla		12/26/2022	0 %
Capitalized Overhead-	900000	Tony Rahmatulla		12/26/2022	0 %
Equipment;HVAC Units R22 Conversion-HVAC conversion for wall units (112 wall units at \$500 each) <b>Comments:</b> Wall units only, no contract	710008	Tony Rahmatulla		12/26/2022	0 %
Equipment;Water heater-Building 8650, 8642 (2), & 8638 - water heaters replacement - existing water heaters are aged and rusted (JB) <b>Comments:</b> working on RFP _	710002	Victor Orozco		8/29/2022	10 %
Unit 172 slab R&R <b>Comments:</b> PO 1627630 to replace cracked slab in living room and dinning room and repair drywall cracks in unit 172	610001	Tony Rahmatulla		1/5/2022	100 %
Unit 238 slab R&R <b>Comments:</b> PO 1636492 to replace cracked slab in living room and dinning room and repair drywall cracks in unit 238	610001	Tony Rahmatulla		1/28/2022	100 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
<b>The Barkley Apartments - 219</b>					
Capital - 2022					
Capitalized Overhead	900000	Barry Latham		12/30/2022	10 %
Capitalized Overhead-	900000	Barry Latham		12/30/2022	10 %
Doors;Exterior-Replace utility doors and frames at Bldgs. 4,8,9 and 11	650001	Barry Latham		7/15/2022	10 %
<b>Comments:</b> Sent RFP - pending proposal					
Equipment;HVAC Units R22 Conversion-R-410A conversions. 30 units at \$6,500 each	710008	Barry Latham		12/16/2022	10 %
<b>Comments:</b> Sent RFP - Pending Proposal					
Equipment;Pools/Ponds/Plygrds-Pool deck coating	470001	Barry Latham		5/27/2022	20 %
<b>Comments:</b> Issued PO# 1630042 for \$1,295 for spa LED Light - Complete - Received proposal for Pool deck - pending contract					
Leasing Office electrical panel - Replace (2) 400 Amp fuses and switch arm	750001	Barry Latham		1/7/2022	100 %
<b>Comments:</b> Issued PO# 1629129 - Completed					
Lighting;Exterior-cupgrade existing lighting to LED to match the rest of the lightings around complex (breezeway, leasing office, walkways, momume	460001	Victor Orozco		8/31/2022	10 %
<b>Comments:</b> working on RFP _					
Plumbing - Replace 3" and 4" pipes for main line water break	490002	Barry Latham		1/14/2022	100 %
<b>Comments:</b> Issued PO# 1631711 - Complete					
Siding;Exterior-Wood attic vent replacements at (6) Bldgs.	690001	Barry Latham		8/31/2022	10 %
<b>Comments:</b> Sent RFP - pending proposal					
Site drainage;-Install new area drains and connect to downspouts at Bldgs. 4,5 and 6	490001	Barry Latham		5/27/2022	10 %
<b>Comments:</b> Sent RFP - pending proposal					
<b>The Blake LA (Kings Road) - 086</b>					
Capital - 2022					
Insulation/Ventilation;-Garage CO Sensors Retrofit/Replacement (JB)	480001	Victor Orozco		6/30/2022	40 %
<b>Comments:</b> issue PO#1630799 waiting on materials_					
<b>The Dylan - 381</b>					
Capital - 2022					
Equipment;Communications-upgrade existing radio emergency respond system	710003	Victor Orozco		8/31/2022	10 %
<b>Comments:</b> working on RFP _					

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
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### The Hallie - 171

#### Capital - 2022

Insulation/Ventilation;-Garage CO Sensors retrofit/replacement (JB)	480001	Victor Orozco		8/31/2022	10 %
<b>Comments:</b> issue PO#1630787 waiting on materials_					
Plumbing and piping;Boilers-Del Mar Building - Install existing water heaters to boilers system - existing water heaters are aged and rusted (JB)	720001	Victor Orozco		8/31/2022	10 %
<b>Comments:</b> working on RFP _					
Roofing;-Roof Modifications to all three assets and recoat for 350 Madison	620001	Joe Yokofich		4/29/2022	30 %
<b>Comments:</b> Scheduling.					

### The Hamptons - 087

#### Capital - 2022

Insulation/Ventilation;-Garage CO sensors retrofit/replacement (JB)	480001	Victor Orozco		8/25/2022	40 %
<b>Comments:</b> issue PO#1628019_					

### The Havens - lax1129

#### Capital - 2022

Equipment; Pool Furniture-Replace pool furniture in both pools	470002	Bobby Sanchez		5/20/2022	100 %
<b>Comments:</b> PO#1632397 approved by Design.					
Equipment;Exterior-Replace the faulty gate valves to ball valves on all buildings ( 93 ) replacements needed.	710001	Bobby Sanchez		5/6/2022	0 %
Equipment;HVAC Units R22 Conversion-Install ( 110 ) R410A combo wall units.	710008	Bobby Sanchez		11/2/2022	0 %
Fire alarm/security systems;-Replace the glass on 32 fire extinguisher boxes that are faded and not tempered glass.	740001	Bobby Sanchez		5/20/2022	0 %
Golf Carts;Fitness Center-Replace the maintenance cart.	940001	Bobby Sanchez		3/30/2022	0 %
Plumbing and piping;Boilers-Boiler #3 - replace existing boiler with (2) new Raypak Hi Delta - existing boiler is aged and rusted (JB)	720001	Victor Orozco		8/31/2022	10 %
<b>Comments:</b> working on RFP _					
Site drainage;-Install french drains in ( 8 ) locations to help with the flooding.	490001	Bobby Sanchez		3/25/2022	0 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
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### The Huntington - 123

#### Capital - 2022

Capitalized Overhead	900000	Bobby Sanchez		11/2/2022	0 %
Capitalized Overhead-	900000	Bobby Sanchez		9/16/2022	0 %
Equipment;HVAC Units R22 Conversion-R410A Conversion 69 wall units @ \$825.00 each.	710008	Bobby Sanchez		10/21/2022	0 %
Equipment;Pools/Ponds/Plygrds-Replace the pool furniture, the wicker is scratching the residents	470001	Bobby Sanchez		4/22/2022	0 %
Paving-Roadways/Parking/Courts-Asphalt R&R and top coat.	410001	Bobby Sanchez		8/12/2022	0 %
Roofing;-Apt buildings PUF overlay	620001	Bobby Sanchez		8/12/2022	20 %
<b>Comments:</b> In contract with Gorman Roofing.					
Vinyl/floor tile;Common Area-Replace the flooring in the ( 3 ) laundry rooms that is coming up at the seams.	340004	Bobby Sanchez		6/2/2022	0 %

### The Palms at Laguna Niguel - lax1226

#### Capital - 2022

Capitalized Overhead	900000	Barry Latham		12/30/2022	10 %
Capitalized Overhead-	900000	Barry Latham		12/30/2022	10 %
Carport;-Carport 2X6 post trim and fascia replacements	430001	Barry Latham		8/31/2022	0 %
Equipment;HVAC Units R22 Conversion-R-410A conversions. 112 units at \$6,500 each	710008	Barry Latham		12/16/2022	10 %
<b>Comments:</b> Sent RFP - Pending proposal					
Equipment;Pools/Ponds/Plygrds-Pool deck coating replacements and re-coat	470001	Barry Latham		5/27/2022	20 %
<b>Comments:</b> Received proposal - Pending contract					
Equipment;Water heater-Building 1, 10, 19, and 21 - (4) water heaters replacement -existing water heaters are aged and rusted (JB)	710002	Victor Orozco		8/31/2022	10 %
<b>Comments:</b> working on RFP _					
Fire alarm/security systems;-Add faub system to clubhouse and fitness center	740001	Barry Latham		5/27/2022	10 %
<b>Comments:</b> Pending proposal from Smart Rent					
Furnishings;Leasing/Amenity-Add outdoor/pool furniture	920002	Barry Latham		5/27/2022	30 %
<b>Comments:</b> Issued PO# 1627678 - Pending delivery and Install					
Paving-Roadways/Parking/Courts-Asphalt R&R, seal and stripe	410001	Barry Latham		8/26/2022	10 %
<b>Comments:</b> Received (1) proposal - Pending 2nd proposal					

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Replace (15) concrete stair treads <b>Comments:</b> Issued PO# 1627972 - Pending delivery and install	420001	Barry Latham		2/25/2022	30 %
Roofing;-Complete roof stack back at half of the property <b>Comments:</b> Contracted - Pending pre-con meeting	620001	Barry Latham		7/29/2022	30 %
Siding;Exterior-Plywood and fascia replacements with roofing project \$35K. Stucco replacements throughout the property \$15K <b>Comments:</b> Will be completed with roofing project	690001	Barry Latham		7/15/2022	0 %
Windows;Interior-Replace (10) small vertical windows that don't function & cant get parts <b>Comments:</b> As needed	391001	Barry Latham		12/16/2022	0 %

### Tierra Vista - 149

#### Capital - 2022

Capitalized Overhead	900000	Cruz Rivas		12/30/2022	0 %
Capitalized Overhead-	900000	Cruz Rivas		12/30/2022	0 %
Concrete/Asphalt wlkwys/stairs-Replace uneven sidewalks and removes trees causing the sidewalk to lift.	420001	Cruz Rivas		7/15/2022	0 %
Decking and Balconies;Exterior-Apply Poly-tuff coating to concrete stairs at each building entry(48.7K). Two per building and re-coat both pool decks (32.3K)	670001	Cruz Rivas		9/16/2022	0 %
Equipment; Pool Furniture-Purchase new pool furniture. <b>Comments:</b> Pool furniture has been ordered. ETA 05/01/2022	470002	Cruz Rivas		5/27/2022	50 %
Equipment;Exterior-Purchase tuff-shed at TV to store parts and relocate golf carts storage.	710001	Cruz Rivas		6/24/2022	0 %
Equipment;HVAC Units R22 Conversion-Full HVAC 410-A conversions. 101 units per year	710008	Cruz Rivas		8/26/2022	0 %
Golf Carts;Fitness Center-Purchase new Maintenance Golf cart to include flat bed.	940001	Cruz Rivas		4/29/2022	0 %
Improvements;Leasing/Amenity-Replace 2 BBQs	910001	Cruz Rivas		5/27/2022	0 %
Lighting;Exterior-replace (92) pathway and walkways pole light - many are not matching, discolored and damaged due to high winds (JB) <b>Comments:</b> working on RFP _	460001	Victor Orozco		9/30/2022	10 %
Mail Boxes-Replace and upgrade mailboxes at (2) locations by Leasing Office. (CBUs to be used) <b>Comments:</b> Requested proposal for both locations.	105523	Cruz Rivas		9/30/2022	10 %
Site signage/leaseup marketing-New sign package is needed. Garage ID Plaques and monument signs are very damaged beyond repairs.	810001	Cruz Rivas		9/30/2022	0 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
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### Tiffany Court - lax1241

#### Capital - 2022

Plumbing and piping;CommnArea-Install Earthquake gas shut off valve for 101 units(\$49K) & install water treatment - water is very hard & corrosive (\$12K JB)	490002	Victor Orozco		7/29/2022	30 %
<b>Comments:</b> under contract _ Pre con 1/27/22 at 11am_					

### Trabuco Villas - 148

#### Capital - 2022

Capitalized Overhead	900000	Barry Latham		12/30/2022	10 %
Capitalized Overhead-	900000	Barry Latham		12/30/2022	10 %
Doors;Exterior-Replace (25) solid core direct access garage doors	650001	Barry Latham		7/15/2022	10 %
<b>Comments:</b> Issued PO# 1631641 for \$850 for unit MS-25342 - Complete					
Equipment;HVAC Units R22 Conversion-R-410A conversions. 27 units at \$6,500 each	710008	Barry Latham		12/16/2022	10 %
<b>Comments:</b> Sent RFP - Pending Proposal					
Fencing;-Wood fence replacements throughout the property	440001	Barry Latham		5/27/2022	0 %
Golf Carts;Fitness Center-Replace maintenance cart	940001	Barry Latham		5/27/2022	0 %
Paving-Roadways/Parking/Courts-Asphalt R&R, seal and stripe	410001	Barry Latham		8/26/2022	10 %
<b>Comments:</b> Issue PO# 1634119 for asphalt patch after after main sewer line replacement - Complete - Received (1) proposal - Pending 2nd proposal					
Roofing;-Steep slope tile roof stack back	620001	Barry Latham		8/31/2022	30 %
<b>Comments:</b> Contracted - pending pre-con meeting					
Windows;Interior-Replace (50) single pane windows with dual pane windows in (25( unit due to deterioration	391001	Barry Latham		8/31/2022	0 %

### Valley Park - 242

#### Capital - 2022

Capitalized Overhead-	900000	Bobby Sanchez		5/27/2022	0 %
Doors;Exterior-Install ( 8 ) new metal garage doors with motors remove the old wooden doors.	650001	Bobby Sanchez		4/22/2022	0 %
Equipment; Pool Furniture-New pool furniture was tossed during COVID	470002	Bobby Sanchez		4/22/2022	100 %
<b>Comments:</b> PO#1632400 approved by Design.					



Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Fencing;-Replace the damaged fencing by the pool.	440001	Bobby Sanchez		4/15/2022	0 %
Vinyl/floor tile;Common Area-Replace the laundry flooring in the ( 4 ) laundry rooms that is lifting.	340004	Bobby Sanchez		5/6/2022	0 %

### Vela on Ox - 436

#### Acquisition - 2022

Equipment -Communications-ERRCS - 2 of the 8 remotes are no longer functioning. Carrier coverage - fiber cut to one remote on the 4th floor, 2nd remote had fiber connection problems. No documentation the system had been registered with the carriers. Both <b>Comments:</b> 7 of the 8 remotes are now working last will need replacement 2.2.22	710003	CMS/RM		5/1/2022	40 %
Equipment-Pools/Ponds/ Playgrounds/Lakes/ Fountains/Waterscape  -Install polyurethane (Aquaglass) recoating of the spa. <b>Comments:</b> Aqua Creations working on Proposal	470001	Joe Zeno		6/1/2022	20 %
Lighting-Exterior-Replace all in unit CFL bulbs due to large number of failures. Replace with LED. Total fixture count of 10,568 <b>Comments:</b> working on RFP_	460001	Victor Orozco		8/31/2022	10 %
Plumbing & Piping- Common Area-Fire sprinkler risers - install 36 chains and locks, install 36 gauges <b>Comments:</b> PO # 1638118 and PO# 1637360 Submitted to render services	490002	Joe Zeno		4/1/2022	40 %
Plumbing & Piping-Common Area-Replacement of frozen hot and cold water valves in 379 units. Replacement of hot water meter washer. \$750 per unit <b>Comments:</b> working on RFP_(Joe Zeno, \$59,900 belongs to RM)	490002	Victor Orozco		8/31/2022	10 %
Roofing---Install cap metal coping at interior parapet walls. Roof modifications including caulking of all coping and roof penetrations <b>Comments:</b> PO# 1638480 submitted to render services	620001	Joe Zeno		4/1/2022	30 %

### Villa Angelina - 241

#### Capital - 2022

Capitalized Overhead	900000	Barry Latham		12/30/2022	10 %
Capitalized Overhead-	900000	Barry Latham		12/30/2022	10 %
Equipment;Fitness Center-Replace fitness equipment <b>Comments:</b> Pending Proposal from Brittany	930001	Barry Latham		5/27/2022	0 %
Equipment;HVAC Units R22 Conversion-R-410A conversions. 64 units at \$650 each <b>Comments:</b> Purchased (10) R-410A wall units	710008	Barry Latham		12/16/2022	10 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Equipment;Pools/Ponds/Plygrds-Remodel pool with fiberglass	470001	Barry Latham		5/27/2022	10 %
<b>Comments:</b> Received (1) proposal - Pending 2nd proposal					
Lighting;Exterior-upgrade existing CFL to LED - existing lighting are dimmed (JB)	460001	Victor Orozco		8/31/2022	10 %
<b>Comments:</b> working on RFP _					
Paving-Roadways/Parking/Courts-Asphalt R&R, seal and stripe	410001	Barry Latham		8/31/2022	10 %
<b>Comments:</b> Received (1) proposal - Pending 2nd proposal					
Roofing;-Re-coat all of the PUF roofs completed 10 yrs ago	620001	Barry Latham		4/29/2022	0 %
<b>Comments:</b> Received (1) proposal - Pending 2nd proposal					

### Villa Siena - lax1184

#### Capital - 2022

Capitalized Overhead	900000	Bobby Sanchez		10/28/2022	0 %
Decking and Balconies;Exterior-Replace the decking system on ( 10 ) units that have soft spots.	670001	Bobby Sanchez		11/30/2022	20 %
<b>Comments:</b> In contact with BKB Construction for ( 8 ) units.					
Equipment; Pool Furniture-New pool furniture	470002	Bobby Sanchez		4/29/2022	100 %
<b>Comments:</b> PO#1632417 approved by Design.					
Equipment;HVAC Units R22 Conversion-R410A conversion 68 wall units @ \$825.00 each	710008	Bobby Sanchez		10/27/2022	0 %
Equipment;HVAC Units-Replace ( 122 ) rusted HVAC wall unit sleeves.	710007	Bobby Sanchez		6/2/2022	0 %
Insulation/Ventilation;-Install ( 34 ) whisper green fans in the restrooms for the townhomes to help with the ventilation.	480001	Bobby Sanchez		5/13/2022	30 %
<b>Comments:</b> In contract with Dassa Construction.					
Roofing;-Replace the shingles on all pitch roofs, 27 buildings.	620001	Bobby Sanchez		7/22/2022	20 %
<b>Comments:</b> In contract with Gorman Roofing.					
Stairs and railings;-Replace ( 10 ) sets of stringers and treads due to termites.	640001	Bobby Sanchez		4/15/2022	0 %

### Village Green - lax1121

#### Capital - 2022

Capitalized Overhead	900000	Barry Latham		12/30/2022	10 %
Capitalized Overhead-	900000	Barry Latham		12/30/2022	10 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
Carport;-Carport wood fascia and beam replacements <b>Comments:</b> Sent RFP - Pending proposal	430001	Barry Latham		7/15/2022	10 %
Concrete/Asphalt wlkwys/stairs-Concrete R&R due to tree roots <b>Comments:</b> As Needed	420001	Barry Latham		6/30/2022	0 %
Equipment; Pool Furniture-furniture for both pools. <b>Comments:</b> Issued PO# 1631673 - Pending delivery and install	470002	Barry Latham		5/27/2022	30 %
Equipment;HVAC Units R22 Conversion-R-410A Conversions. 39 split systems per year at \$6,500 each and 25 wall units at \$650 each <b>Comments:</b> Sent RFP - Pending Proposal	710008	Barry Latham		12/16/2022	10 %
Equipment;Pools/Ponds/Plygrds-Aquaglass finish two pools <b>Comments:</b> Received (1) proposal - Pending 2nd proposal	470001	Barry Latham		5/27/2022	10 %
Fencing;-Wrought iron pool and dog park fence replacements	440001	Barry Latham		7/15/2022	0 %
Gutters;Exterior-Modify and replace gutters and downspouts at (5) building courtyards <b>Comments:</b> Sent RFP - pending proposal	680001	Barry Latham		8/31/2022	10 %
Lighting;Exterior-upgrade existing lighting to LED to match the rest of the lightings around complex - existing lighting are pretty dimmed (JB) \$5 <b>Comments:</b> working on RFP _	460001	Victor Orozco		8/31/2022	10 %
Masonry and windows;-sliding glass door replacements <b>Comments:</b> As Needed	630001	Barry Latham		12/16/2022	0 %
Paving-Roadways/Parking/Courts-Asphalt R&R, seal and stripe <b>Comments:</b> Received (1) proposal - Pending 2nd proposal	410001	Barry Latham		8/31/2022	10 %
Replace pressure regulator at Boiler #1 Bldg. 911 <b>Comments:</b> Issued PO# 1629153 - Completed	720001	Barry Latham		1/7/2022	100 %
Siding;Exterior-Wood fascia, posts, beams and deck board replacements throughout the property <b>Comments:</b> Sent RFP - pending proposal	690001	Barry Latham		8/31/2022	10 %

### Wallace on Sunset - 485

#### Capital - 2022

Fencing;-Add fencing and access gates to the back side ground floor units and add fencing and a rolling gate to the LADWP transformer are <b>Comments:</b> Architect working on fence drawings / Notified DWP to accept drawing approval for build 1.21.22	440001	Joe Zeno		7/1/2022	20 %
Plumbing and piping;CommnArea-install water treatment - water is very hard & corrosive (JB) <b>Comments:</b> under contract _ Pre con 1/27/22 at 9:30am_	490002	Victor Orozco		7/29/2022	40 %

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
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### Walnut Heights - 167

#### Capital - 2022

Capitalized Overhead	900000	Barry Latham		12/30/2022	10 %
Capitalized Overhead-	900000	Barry Latham		12/30/2022	10 %
Concrete/Asphalt wlkways/stairs-Concrete R&R due to tree roots	420001	Barry Latham		6/24/2022	0 %
<b>Comments:</b> As needed					
Equipment;HVAC Units R22 Conversion-R-410A conversions. 41 units at \$650 each	710008	Barry Latham		12/16/2022	0 %
<b>Comments:</b> Purchased (0) R-410A wall units					
Equipment;Pools/Ponds/Plygrds-Pool deck coating replacements and coat entire deck	470001	Barry Latham		5/27/2022	10 %
<b>Comments:</b> Sent RFP - pending proposal					
Paving-Roadways/Parking/Courts-Asphalt R&R, seal and stripe	410001	Barry Latham		8/31/2022	10 %
<b>Comments:</b> Received (1) proposal - Pending 2nd proposal					
Plants and Lawn;-Tree removals causing building and concrete damage	520001	Barry Latham		6/24/2022	0 %
<b>Comments:</b> As needed					
Plumbing and piping;CommnArea-Sewer lateral replacements that are loaded with tree roots into the units	490002	Barry Latham		8/31/2022	10 %
<b>Comments:</b> Received (1) proposal - Pending 2nd proposal					
Siding;Exterior-Wood and stucco replacements throughout property	690001	Barry Latham		8/31/2022	0 %

### Wilshire La Brea - lax1259

#### Capital - 2022

Insulation/Ventilation;-Replace (39) Honeywell sensors & (8) Batteries replacement for Gas Methane System - Existing sensors & batteries are due for rep	480001	Victor Orozco		6/30/2022	30 %
<b>Comments:</b> 1/19/22 contract approve by JJ_Pre con 2/01/22 at 9am_					
Plumbing and piping;Boilers-replace existing boiler systems 1,2,5,6,7, & 8 - existing boilers are aged and rusted (JB)	720001	Victor Orozco		8/31/2022	10 %
<b>Comments:</b> waiting on proposal from vendor _					

### Wilshire Promenade (w/ Wilshire Court) - 169

Project Name	Category	Responsible	Defer./Cancel	Est. Compl.	Completion
<b>Capital - 2022</b>					
Capitalized Overhead-	900000	Bobby Sanchez		10/3/2022	0 %
Equipment; Pool Furniture-New pool furniture the furniture was thrown out during COVID. <b>Comments:</b> PO#1632413 approved by Design.	470002	Bobby Sanchez		4/29/2022	100 %
Insulation/Ventilation;-Garage CO Sensors Retrofit (JB) <b>Comments:</b> issue PO#1631036 _ waiting on materilas_	480001	Victor Orozco		6/30/2022	30 %
Lighting;Exterior-replace existing (150) front of units & (130) wallpack apartment CFL fixtures to LED - existing fixtures are aged and startin <b>Comments:</b> working on RFP _	460001	Victor Orozco		8/31/2022	10 %
Paving-Roadways/Parking/Courts-Power scrub and restripe P-2 parking garage.	410001	Bobby Sanchez		6/24/2022	0 %
Roofing;-Re-shingle and re-coat Wilshire, Stack back for The Court. <b>Comments:</b> In contract with Gorman Roofing.	620001	Bobby Sanchez		10/2/2022	20 %

### Windsor Court - lax1240

#### Capital - 2022

Lighting;Exterior-convert exterior lighting system from timer system to photocell system to eliminate delays of property illuminations & upgrade l <b>Comments:</b> working on RFP _	460001	Victor Orozco		6/30/2022	10 %
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### Woodside Village - 244

#### Capital - 2022

Capitalized Overhead-	900000	Cruz Rivas		12/30/2022	0 %
Decking and Balconies;Exterior-Re-coat pool deck completely. <b>Comments:</b> Scope of work defined.	670001	Cruz Rivas		5/27/2022	10 %
Equipment;Exterior-Install new tuff-shed to store golf cart and parts.	710001	Cruz Rivas		5/27/2022	0 %