

HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2022

HDRC CASE NO: 2022-156
ADDRESS: 417 E LOCUST
LEGAL DESCRIPTION: NCB 1737 BLK 6 LOT 5
ZONING: MF-33, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Marshall Miles/MERKAVA INVESTMENTS LLC
OWNER: Marshall Miles/MERKAVA INVESTMENTS LLC
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: March 04, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Verification for the property at 417 E Locust.

APPLICABLE CITATIONS:

UDC Section 35-618 Tax Exemption Qualifications:

(e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

FINDINGS:

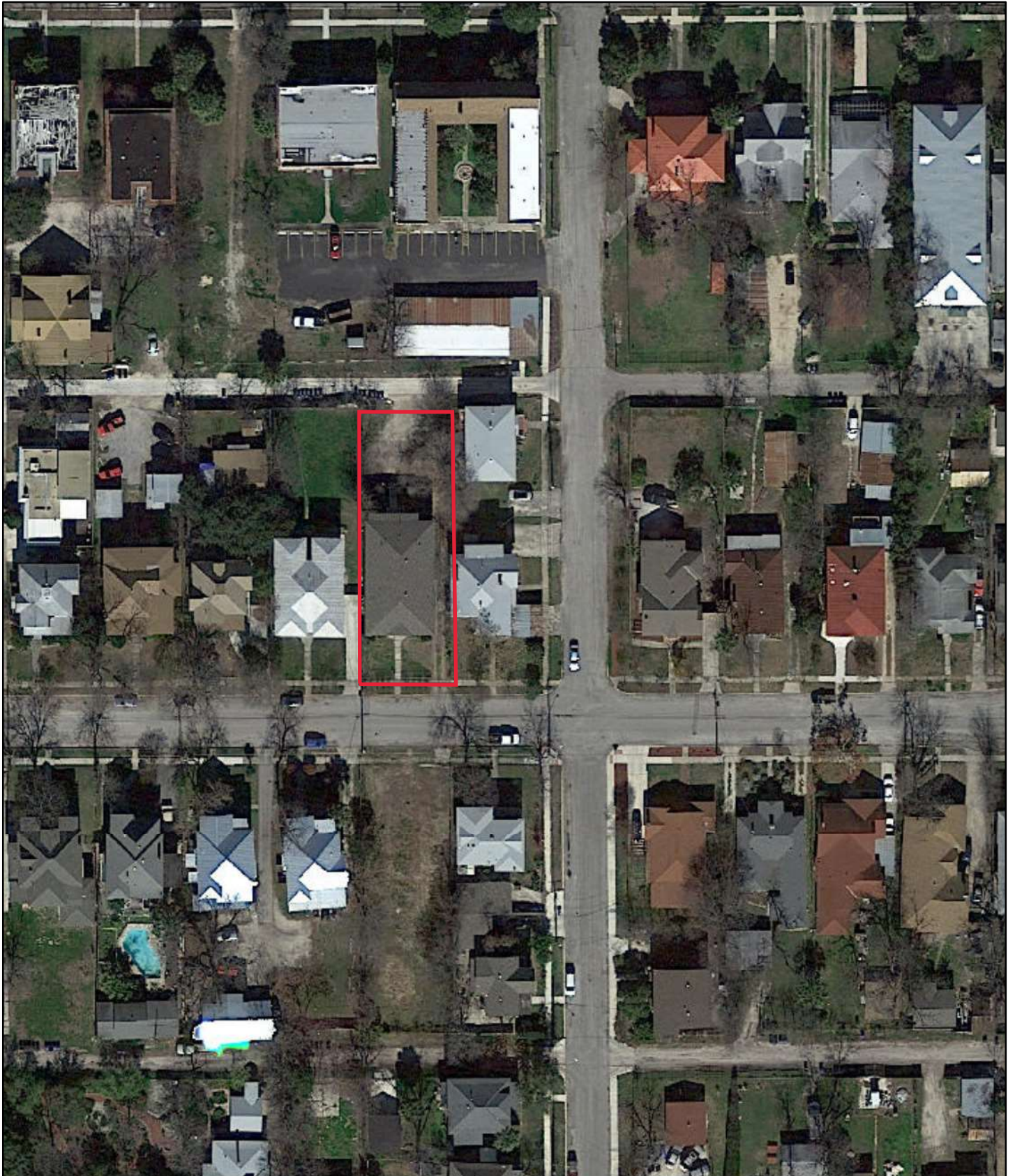
- a. The primary structure located at 417 E Locust is a 2-story, single-family structure constructed circa 1925 in the Craftsman style. The home features a composition shingle hip roof with a front gable, a full-width, double-height front porch, battered first floor columns, decorative second-story railing, and one-over-one wood windows. The applicant is requesting a Certificate of Appropriateness for approval to construct one 2-story, duplex residential structures at the rear of the property at 417 E Locust. The structure is contributing to the Tobin Hill Historic District. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, electrical, plumbing, and mechanical upgrades, new insulation, repainting, door and window repair and restoration, fence removal, fence repair, site work, exterior lighting installation, and landscaping.
- c. Staff conducted a site visit on March 7, 2022, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.
- d. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.

- e. Approval of Tax Verification by the HDRC in 2022 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2023. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

Staff recommends approval based on findings a through e.

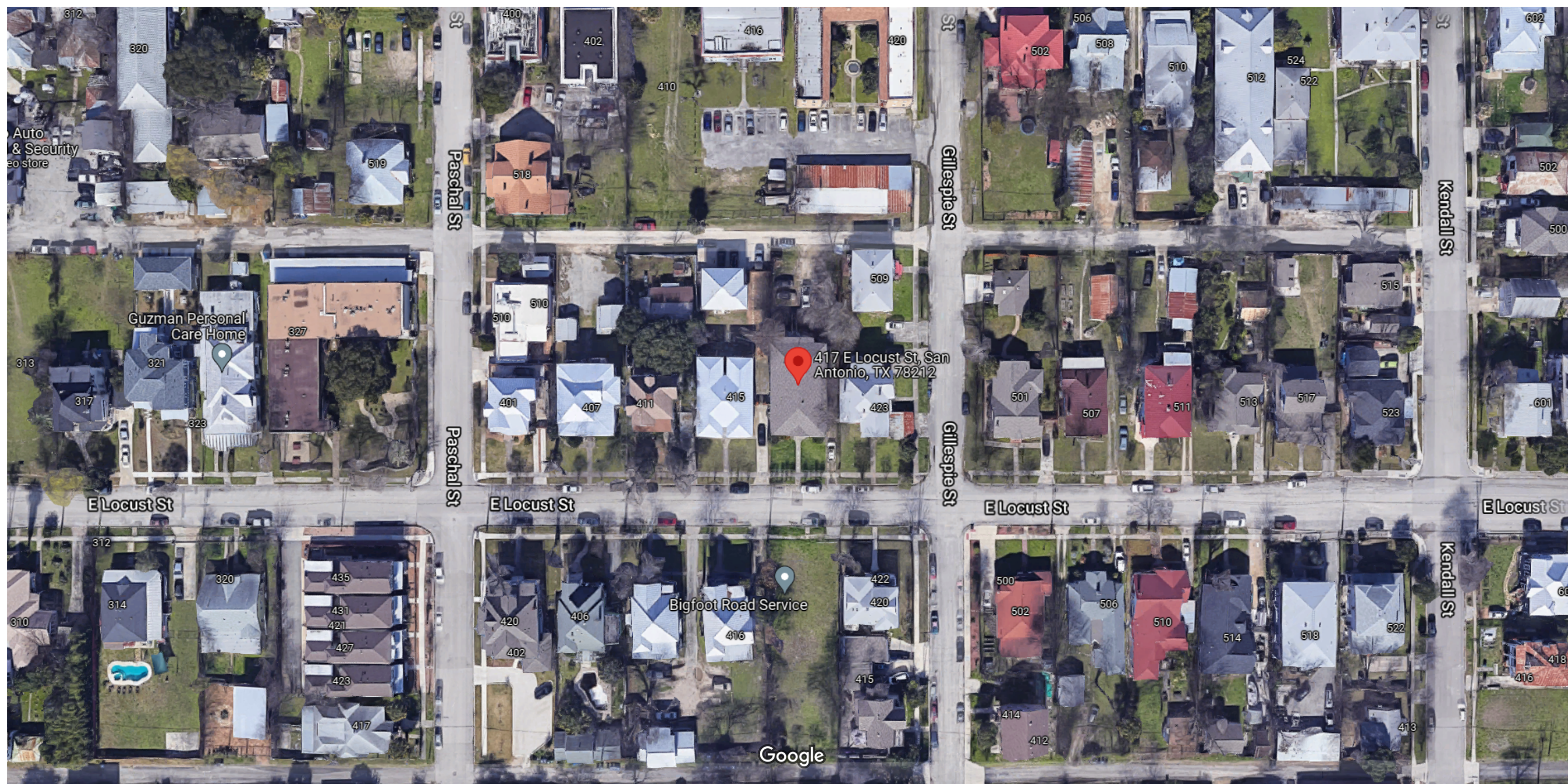
City of San Antonio One Stop

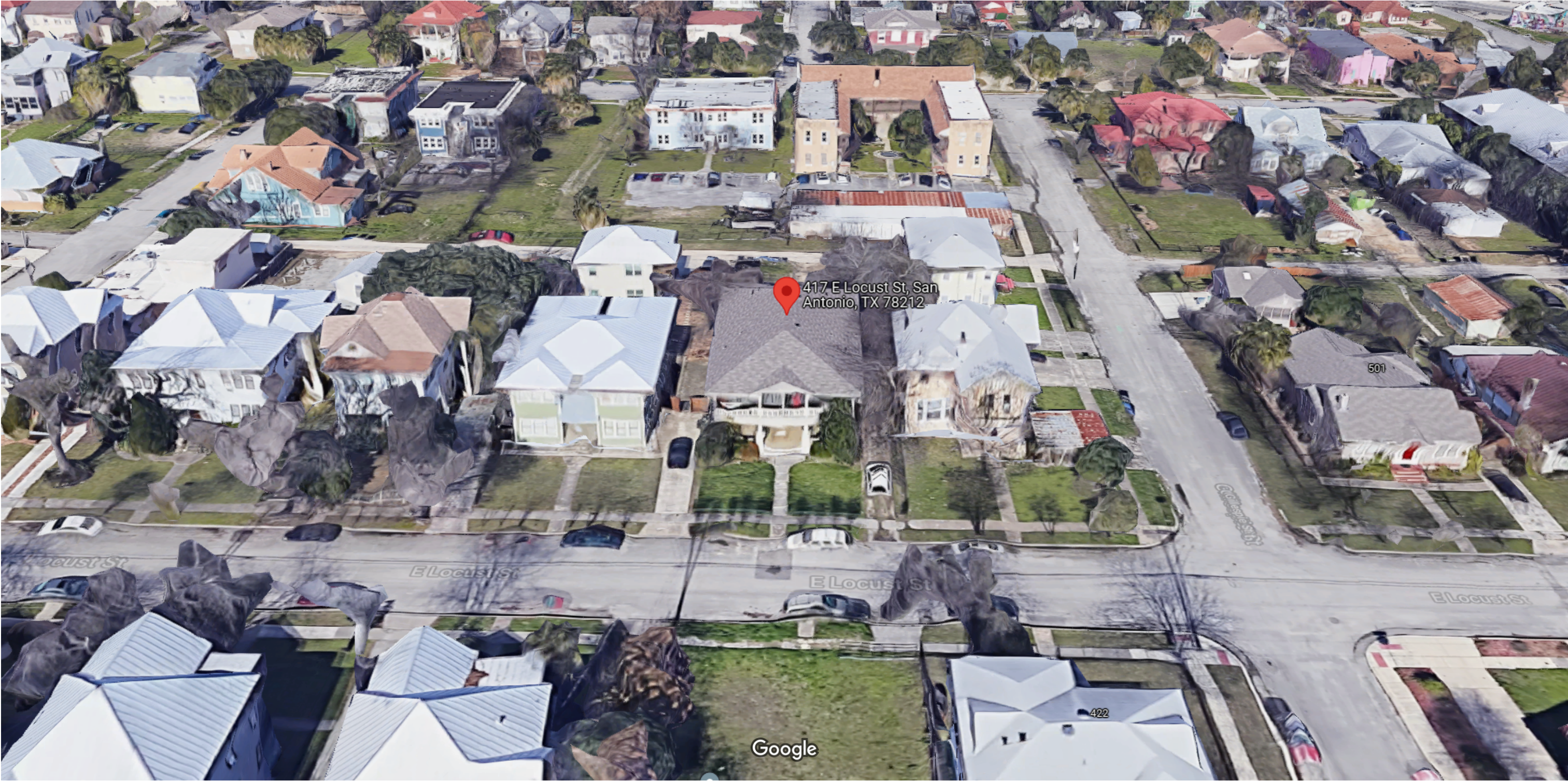


January 28, 2022

— User drawn lines

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HISTORIC REHABILITATION APPLICATION

ADDRESS: 417 E. LOCUST ST. SAN ANTONIO, TX 78212
TOBIN HILL HISTORIC DISTRICT



HISTORIC REHABILITATION APPLICATION

ADDRESS: 417 E. LOCUST ST. SAN ANTONIO, TX 78212
TOBIN HILL HISTORIC DISTRICT

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2. Itemized list of work completed both interior and exterior
3. Completed time schedule
4. Itemized list of final associated costs
5. Color photos of the exterior and interior (Attached in Portal)
6. Color photo of the home from the street (Attached in portal)
7. Final building inspection clearance; closed permits (Attached in portal)

1. DETAILED NARRATIVE OF WORK COMPLETED

The restoration and rehabilitation of the fourplex located at 417 E. Locust St. San Antonio, Texas 78212 in the historic Tobin Hill District was a multi-year, multi-phase operation. It involved the complete gutting of the interior structure, with the exception of the original red oak posts, beams, frames, and floors. *Phase 1* began in August 2019 and was completed in February 2020. Phase 1 consisted of rehabilitating Units 3 and 4, on the east side of the structure. On the exterior, this included new landscaping with new sod, new sidewalks, parking, shrubs, and exterior paint. All original windows were maintained and restored as needed. All original front doors were rehabilitated and fully restored. Original siding was maintained, as it was in very good condition and did not have wood rot, rodent, or termite damage. In the interior, everything was replaced and upgraded to modern standards with current codes. This included levelling of the foundation (without any changes to the skirts), new sheetrock, all kitchen and bathrooms, all new electrical, all new plumbing, HVAC system, and foam insulation, to include 15" attic foam. *Phase 2* repeated the process for units 1 and 2 for the interior of the building. Phase 2 began in January of 2021 and was completed in November of 2021. This property is now fully furnished, with the interior decorating being professional & meticulously designed by Christa Miles.

2. ITEMIZED LIST OF WORK COMPLETED, INTERIOR AND EXTERIOR

Interior Work Completed

1. Foundation leveling
2. New HVAC
3. New Plumbing
4. New Foam Insulation in attic and walls
5. All new electrical components
6. New Sheetrock
7. New bathroom components (toilets, showers, sinks, etc.)
8. New interior paint
9. New stair banisters
10. Original wood floors repaired, sanded, and stained
11. New Kitchen appliances (stoves, ovens, microwaves)
12. New kitchen countertops, backsplash, cabinets
13. New kitchen sink, dishwasher
14. New clothes washers and dryers
15. Original doors fully restored
16. New interior furnishings
17. New blinds and curtains over original windows
18. New trim
19. Added new half-bathrooms in all four units
20. New smoke detectors
21. New hot water tanks
22. New interior doors
23. Rear laundry rooms leveled
24. New Framing (as needed)
25. New canned lighting
26. New ceiling fans

Exterior Work Completed

1. New sidewalks
2. New front walkway
3. New shrubs
4. New Exterior paint
5. Original doors restored with new paint
6. Old chain-link fence along street removed
7. New sod
8. One backyard fence repaired
9. One new backyard fence
10. Both backyards with new landscaping
11. New side driveway
12. New exterior lighting

3. COMPLETED TIME SCHEDULE

Phase 1 – Units 3 and 4

- 7/15/19-7/26/19 Foundation
- 8/1/19-8/5/19 Sewer Line
- 8/16/19-8/29/19 Exterior Paint
- 8/19/19-9/30/19 Demo & Framing
- 9/11/19 Landscaping
- 9/2/19-1/13/20 Interior Plumbing
- 8/29/19-1/28/20 Electrical
- 10/9/19 – Attic and Wall Insulation
- 10/15/20-1/15/20 Bathroom
- 12/5/19-2/22/20 Interior Doors & Sheetrock
- 1/22/20 Interior Trim
- 2/22/20 Interior Floors
- 2/22/20 Window Blinds
- 12/17/19-3/7/20 Cabinets
- 2/22/20 Interior Paint
- 12/26/20- 2/20/20 Furniture and Appliances
- 2/20/20-3/15/20 Interior Decorating

Phase 2 – Units 1 and 2

- 1/21/21-8/27/21 HVAC
- 2/2/21-8/11/21 Cabinets
- 2/9/21-9/14/21 Plumbing
- 2/12/21-8/16/21 Electrical
- 3/19/21 Wall Insulation
- 4/25/21-6/7/21 Demo/Framing
- 6/4/21 – 8/12/21 Floor Repair
- 6/7/21 Fence and Roof Repair
- 6/7/21 Sheetrock
- 6/14/21 Interior Door Replacement
- 6/18/21 Tile Replacement
- 8/12/21 Kitchen Repair
- 8/12/21 Trim Replacement
- 8/16/21 Window Repair
- 8/16/21 Closet Doors
- 9/2/21 Door Locks
- 9/13/21-9/29/21 Appliances
- 9/1/21-10/15/21 – Interior Painting
- 1/2/22-1/6/22 Furniture Install
- 1/2/22-1/6/22 Interior Decorating

4. ITEMIZED LIST OF FINAL ASSOCIATED COSTS : Phase 1, Units 3 & 4

TRADE	VENDOR NAME	DATE	Payments (by Draw)	Outstanding	Total	NOTES
<u>417 E. Locust St. SA, TX 78212: Rehabilitation of Unit 3 and 4</u>						
Foundation	World Foundation	7/15/19	\$4,110.00	\$0.00		
		7/26/19	\$3,853.00	\$0.00		
		10/15/19	\$1,200.00	\$0.00	\$9,163.00	Check #1031
Plumbing	Premier Plumbing	8/1/19	\$4,795.11	\$0.00		New Sewer Line - 1st Draw
		8/5/19	\$3,595.00	\$0.00	\$8,390.11	New Sewer Line - 2nd draw
Paint, Exterior	Eagle Construction		\$2,800.00	\$0.00		
		8/16/19	\$850.83			Paint
		8/16/19	\$2,000.00	\$0.00		Check #1006
		8/29/19	\$1,800.00	\$0.00	\$7,450.83	
Demo/Framing	JP Construction	8/19/19	\$2,500.00	\$0.00		1st Draw Check #1005
		8/26/19	\$7,690.00	\$0.00		2nd draw Check #1008
		8/29/19	\$1,500.00	\$0.00		3rd draw Check #1010
		9/9/19	\$1,661.48	\$0.00		4th draw Check #1017
			\$213.36	\$0.00		5th draw
		9/30/19	\$362.64	\$0.00		final draw Check #1020
				\$0.00	\$13,927.48	Stewart Paid Julio \$500 for some framing, came out of Check #1047
Landscape 1	Eagle Construction	9/11/19	\$3,000.00	\$0.00		Check #1016
			\$5,000.00	\$0.00		
			\$2,850.00	\$0.00		Check #1026
			\$1,300.00	\$0.00	\$12,150.00	Stump Removal (added) (Also Check #1026)
HVAC	Texas State HVAC		\$8,500.00	\$0.00		Check #1015
		11/26/19	\$2,200.00	\$0.00		
		1/9/20	\$2,220.00		\$12,920.00	\$180 less than original quote
Plumbing for both Unit 3 & 4	Mai Vu Plumbing	9/2/19	\$2,500.00	\$0.00		Check #1014
		9/10/19	\$3,000.00	\$0.00		
		10/4/19	\$6,425.00	\$0.00		
		10/10/19	\$5,000.00	\$0.00		New exterior water lines and interior gas lines. (added)
		10/11/19	\$500.00	\$0.00		
		12/30/19	\$1,000.00			Install of Fixtures
		1/13/20	\$800.00		\$19,225.00	
Plumbing, Unit 1	Mai Vu Plumbing	12/6/19	\$2,075.00	\$0.00		New Hot Water Tank and flu pipe

4. ITEMIZED LIST OF FINAL ASSOCIATED COSTS: Phase 1, Units 3 & 4

Insulation	Comfort Insulation	10/9/19	\$8,868.00	\$0.00		Roof
			\$1,030.00	\$0.00		Walls
			\$1,650.00	\$0.00	\$11,548.00	Ceiling
Electrician	National Electric	8/29/19	\$5,300.00	\$0.00		1st Draw Check #1011
		11/22/19	\$2,760.00	\$0.00		change order (new cable for HVAC) - Check #1041
		12/21/19	\$2,500.00	\$0.00		Check #1065 - Made to Stewart Porter
		1/28/20	\$2,800.00	\$0.00		Last Draw - Check #1083
		1/28/20	\$2,143.00	\$0.00		Extras - Check #1083
					\$15,503.00	
Sheetrock & HVAC Framing	S.Porter Group		\$10,131.08	\$0.00	\$10,131.08	Materials, include additional framing for HVAC system Check #1047
Cleanup	Bin There Dump That	10/18/19	\$362.64	\$0.00		
	Ace Dumpsters	11/5/19	\$492.07	\$0.00		
	Ace Dumpsters	11/19/19	\$492.07	\$0.00		
	Ace Dumpsters	12/4/19	\$52.07	\$0.00		
	Chris Rodes	10/28/19	\$100.00	\$0.00		Stewart Hire Check #1035
				\$0.00	\$1,498.85	
Interior	S. Porter		\$2,591.41	\$0.00		Wood, Tile, Insulation Check #1052
	Shy Sheetrock		\$6,560.00	\$0.00		Sheetrock, Tape and Flow Labor
	Shy Sheetrock		\$1,450.00		\$10,601.41	More Tape & Flow Check #1079
Bathroom			\$1,500.00	\$0.00		S.Porter Check #1049 - Tile
			\$3,370.16	\$0.00	\$4,870.16	S.Porter Check #1057 - Fixtures, (sink, toilets, etc.)
Paint Interior	Shy Paint		\$4,000.00			Check #1048
			\$1,500.00	\$0.00		Check #1054
			\$1,870.00			Check #1078
		2/22/20	\$4,000.00			Check #1089 (Second Coat)
					\$11,370.00	

4. ITEMIZED LIST OF FINAL ASSOCIATED COSTS: Phase 1: Units 3 & 4

Insulation	Comfort Insulation	10/9/19	\$8,868.00	\$0.00		Roof
			\$1,030.00	\$0.00		Walls
			\$1,650.00	\$0.00	\$11,548.00	Ceiling
Electrician	National Electric	8/29/19	\$5,300.00	\$0.00		1st Draw Check #1011
		11/22/19	\$2,760.00	\$0.00		change order (new cable for HVAC) - Check #1041
		12/21/19	\$2,500.00	\$0.00		Check #1065 - Made to Stewart Porter
		1/28/20	\$2,800.00	\$0.00		Last Draw - Check #1083
		1/28/20	\$2,143.00	\$0.00		Extras - Check #1083
					\$15,503.00	
Sheetrock & HVAC Framing	S.Porter Group		\$10,131.08	\$0.00	\$10,131.08	Materials, include additional framing for HVAC system Check#1047
Cleanup	Bin There Dump That	10/18/19	\$362.64	\$0.00		
	Ace Dumpsters	11/5/19	\$492.07	\$0.00		
	Ace Dumpsters	11/19/19	\$492.07	\$0.00		
	Ace Dumpsters	12/4/19	\$52.07	\$0.00		
	Chris Rodes	10/28/19	\$100.00	\$0.00		Stewart Hire Check #1035
				\$0.00	\$1,498.85	
Interior	S. Porter		\$2,591.41	\$0.00		Wood, Tile, Insulation Check #1052
	Shy Sheetrock		\$6,560.00	\$0.00		Sheetrock, Tape and Flow Labor
	Shy Sheetrock		\$1,450.00		\$10,601.41	More Tape & Flow Check #1079
Bathroom			\$1,500.00	\$0.00		S.Porter Check #1049 - Tile
			\$3,370.16	\$0.00	\$4,870.16	S.Porter Check #1057 - Fixtures, (sink, toilets, etc.)
Paint Interior	Shy Paint		\$4,000.00			Check #1048
			\$1,500.00	\$0.00		Check #1054
			\$1,870.00			Check #1078
		2/22/20	\$4,000.00			Check #1089 (Second Coat)
					\$11,370.00	

4. ITEMIZED LIST OF FINAL ASSOCIATED COSTS: Phase 1, Units 3 & 4

Islands/Cabinets/Sinks		12/17/19	\$6,500.00			Mistakenly paid 6,500 instead of 6,750 with check #1053
		3/7/20	\$6,500.00		\$13,000.00	<i>[Balance due was \$7,000 but Stewart did not pay him because he was 2 months behind schedule & pissed everybody off!!]</i>
Floors	David		\$2,051.00	\$0.00		Install and Repair of Unit 3 and 4 Check #1074
	David	2/22/20	\$1,655.00			Bottom Floor (Unit 4) (Check #1087 for \$4000 total final balance)
	David	2/22/20	\$595.00			Stairs
	David	2/22/20	\$1,750.00			Top Floor (Unit 3 balance)
						discount (advance payment)
					\$6,051.00	
Backsplash, Kitchen	David	2/22/20	\$430.00		\$430.00	Check #1087
Trim	S.Porter	1/22/20	\$304.76	\$0.00		Wood; Check #1076
	S.Porter	1/22/20	\$254.33	\$0.00		Winmax Stain Check #1064 & #1067 (Total of \$254.33)
	Victor	1/22/20	\$1,700.00	\$0.00		Check #1055 \$1200 labor \$500 parts
	Victor	1/21/20	\$3,400.00	\$0.00	\$5,659.09	Check #1077
Blinds Install	Victor	2/22/20	\$1,900.00		\$1,900.00	Check #1086
Doors	S.Porter	12/5/19	\$2,123.00	\$0.00		BMC new interior doors (Check #1062)
	S.Porter	12/5/19	\$457.84	\$0.00		Barn-Door hangers from Amazon
	S.Porter	2/22/20	\$482.11		\$3,062.95	Check #1063
Landscape 2	Eagle Construction	2/15/20	\$1,500.00			More Doors Check #1088
		3/7/20	\$700.00	\$0.00	\$2,200.00	Backyard Check #1084
Appliances	Refrigerators	2/22/20	\$900.00			Total (\$400 & \$500 each)
	Dishwashers	12/26/19	\$400.00	\$0.00		Total (One only - 2nd one was free)
	Varios Parts	12/26/19	\$1,117.78			Stewart Porter Check #1081 (Jan. 11th)
	Various Parts	12/26/19	\$1,133.13	\$0.00		Stewart Porter Check #1080 (Dec. 28th)
	Various Parts	2/22/20	\$1,042.99			Check #1088
	Fans and Lights	12/22/19	\$779.27	\$0.00		Check #1088
	Blinds	2/22/20	\$135.05			Stewart Porter
	Cabinet Pulls	2/22/20	\$146.01			Check #1088
	Towel Rings	2/22/20	\$85.65			Check #1088
	Washing Machines	3/7/20	\$1,100.00			Check #1088
	Televisions	12/29/19	\$562.88			Total (2 each)
	TV Brackets	2/24/20	\$300.00			Savings of \$280 - 40% off sales price (\$150 each - Best Buy)
	RING Doorbell					
	Cameras	2/24/20	\$100.00			(\$100 each - Best Buy)
	Stove/Oven		\$1,100.00	\$0.00		Total (2 each)
	Dryers		\$1,000.00	\$0.00		Total (2 each)
	Microwaves	2/13/20	\$221.20		\$12,323.96	Total (\$100 each) Check #1088

4. ITEMIZED LIST OF FINAL ASSOCIATED COSTS: Phase 1, Units 3 & 4

Furniture	Beds		\$1,000.00	\$0.00		Total (4 total; \$250 ea)
	Matresses	3/7/20	\$831.96	\$0.00		4 at \$207.99 ea on Amazon
	Box Springs	2/28/20	\$500.00	\$0.00		4 at \$125 each (Mattress Firm Price)
	Couch - Marengo	2/10/20	\$700.00	\$0.00		Total (2 at \$500 ea)
	Couch - Texas Room	2/3/20	\$300.00	\$0.00		Let -Go find
	Table Lamps		\$300.00	\$0.00		Total (6 at \$50 ea)
	Pillows & Bedspreads	2/22/20	\$784.13	\$0.00		Decorative Pillows for beds and bedspreads
	Linens					For 4 Beds \$880 was budget
	Pillowcases	2/22/20	\$182.64	\$0.00		Amazon
	Bedsheets	2/23/20	\$296.40	\$0.00		Amazon
	Pillow Protectors	2/24/20	\$39.96	\$0.00		Amazon
	Pillows	2/25/20	\$238.00	\$0.00		Amazon
	Mattress Protector	2/26/20	\$119.96	\$0.00		Amazon
	Kitchen Towels	2/27/20	\$30.98	\$0.00		Amazon
	Coffee Table - Marengo	2/15/20	\$50.00	\$0.00		From Let-Go
	Coffee Table - Texas	2/20/20	\$200.00	\$0.00		From Trish Barclay
	Bar Chairs			\$0.00		Zero - got two from our garage for Little Texas
	End Tables		\$300.00	\$0.00		Total 2 at \$150 each
	Kitchenware	2/22/20	\$985.38	\$0.00		Amazon (Kitchenware plus miscellaneous items for bedrooms and bathrooms)
	Patio Set - Marengo	2/15/20	\$100.00			Let-Go
	Washcloths	2/22/20	\$27.98	\$0.00		Amazon
	Rugs					
	Pottery Barn Hide	2/4/20	\$50.00			Texas Room - Let-Go
	Blue Rug	2/4/20	\$50.00			Texas Room - Let-Go
	Corner Computer Desk (OR) Dining Tables	2/9/20	\$349.00			For Marego Room
	Artwork					\$500 each unit - \$1000 total budget
	3 French Prints	2/4/20	\$50.00			Marengo Room
	Western Rain	2/4/20	\$60.00			Texas Room
	Horse Statue	2/5/20	\$0.00	\$0.00		From our house
	Relief Horses	2/10/20	\$25.00	\$0.00		Let-Go
	Night Stands		\$500.00	\$0.00	\$8,071.39	Total (1 per bed at \$125 each)
TOTALS	Spent		\$201,322.31			
	Outstanding			\$0.00		
GRAND TOTAL					\$201,447.31	

4. ITEMIZED LIST OF FINAL ASSOCIATED COSTS : Phase 2, Units 1 and 2

TRADE	VENDOR NAME	DATE	Payments (by Draw)	Outstanding	Total	NOTES
417 E. Locust St. SA, TX 78212: Rehabilitation of Unit 1 and 2						
Fence and Roof	S.Porter	6/7/21	\$600.00			Fence repair, draw dtd. 7Jun 21
			\$1,100.00			Roof Repair, draw dtd. 7 June 21
			\$ 130.00		\$1,830.00	Brush Removal
Demo/Framing	S.Porter		\$ 5,511.92			Framing- Draw dtd. 25 Apr. 21
			\$ 338.00			27 Jan. 21 Draw
			\$ 595.69			27 Jan. 21 Draw
			\$ 903.09			27 Jan. 21 Draw
			\$ 1,500.00			27 Jan. 21 Draw
			\$ 7,500.00			27 Jan. 21 Draw
			\$ 1,800.00			Fireboxes Draw dtd. 25 Apr 21
			\$ 1,350.00			Fireboxes draw dtd. 7 June 21
			\$ 1,400.00			Flooring Demo, draw dtd. 7 June 21
			\$ 300.00			Gas Pipe Demo, draw dtd. 7 June 21
			\$ 338.00			City Permits, draw dtd. 7 June 21
				\$0.00	\$21,536.70	lumber, draw dtd. 12 Aug 21
HVAC	Texas State HVAC		\$ 8,500.00			Draw dtd. 21 Jan 21
		9/1/21	\$ 4,165.25			draw dtd. 27 Aug. 21
					\$12,665.25	
Plumbing		2/9/21	\$9,600.00			Draw dtd. 9 Feb. 21
		3/5/21	\$9,600.00			Draw dtd. 5 Mar 21
		9/14/21	\$ 4,800.00			<i>Note: It is uncertain if the \$2,686 is a portion of the \$4,800 balance due or not.</i>
			\$ 2,686.00			Plubing fixtures; Draw requested 2 Sept. 21
					\$26,686.00	(Unit 3 & 4 was \$27,615.11)
Insulation	Comfort Insulation	3/19/21	\$4,986.00			Draw Dtd. 5 Apr. 21
				\$0.00	\$4,986.00	<i>*Note: I failed to put the 6.25% sales tax on this draw REQUEST so I was short \$47.49.</i>

4. ITEMIZED LIST OF FINAL ASSOCIATED COSTS: Phase 2, Units 1 and 2

Electrician	National Electric	2/12/21	\$ 6,000.00			Draw dtd. 12 Feb. 21
			\$ 6,000.00			Draw Dtd. 3 March 21
		9/2/21	\$ 3,200.00			Draw dtd. 20 Aug. 21
		8/16/21	\$ 5,000.00			<i>Draw of \$8,200; Stewart said I only owed Joel \$3,200 (above). Therefore, an extra \$5,000 was drawn that was not allocated towards a project. This may be a mistake and needs to be corrected.</i>
		8/16/21	\$ 350.00			New Circuit Breakers outside
					\$20,550.00	
Sheetrock	S.Porter Group		\$12,433.18			Sheetrock, Draw Dtd. 7 June 21
					\$12,433.18	
Cleanup	Budget Dumpster	1/12/21	\$ 495.00			Draw dtd 21 Jan 21
	Dumpster Rental Pros	1/9/21	\$ 499.00			Draw dtd 21 Jan 21
	Bin Ther Dump That	1/7/21	\$ 433.00			Draw dtd 21 Jan 21
	Bin There Dump That	12/21/20	\$ 362.64			Draw dtd 21 Jan 21
			\$ 130.20			27 Jan. 21 Draw
	Budget Dumpster	2/28/21	\$ 340.00			Draw dtd 3 March 21
		9/10/21	\$ 76.38			cleaning Supplies
		8/16/21	\$ 250.00			Dump Charges
	Dumpser	6/14/21	\$ 270.00			Draw dtd. 14 June 21
			\$ 300.00			Norma
			\$ 400.00			Day Laborer-John Cunningham
		8/12/21	\$ 252.81		\$3,809.03	Draw dtd. 12 Aug. 21
Interior	S. Porter	6/18/02				tile - draw 12 Aug 21
	Shy		\$ 550.00	\$0.00		drywall, draw dtd. 12 Aug 21
	Shy Sheetrock	8/16/21	\$ 300.00		\$ 850.00	New Window Glass

4. ITEMIZED LIST OF FINAL ASSOCIATED COSTS : Phase 2, Units 1 and 2

Bathroom			\$4,935.28			Shower Install, Draw dtd. 25 Apr 21
			\$631.36			Sinks, cabinets, faucets
			\$189.89			Mirrors
	Marcello		\$1,100.00			Shower Doors Install, Draw dtd. 7 June 22
	Marcello		\$1,100.00	\$0.00	\$7,956.53	Shower Doors Install, Draw dtd. 14 June 22
Paint Interior	Shy Paint		\$ 5,800.00			Primer Paint and Labor, draw dtd. 14 June 21
		9/17/21		\$2,400.00		Shy Painting
				\$2,200.00		Shy - misc. labor
			\$ 4,500.00			Painting and Concrete Slab for A/C
		8/16/21		\$3,300.00		Painting
					\$18,200.00	
Islands/Cabinets/ Sinks	Woolsey Cabinets	2/2/21	\$ 4,360.24			Draw dtd. 9 Feb. 21
	Woolsey Cabinets	3/3/21	\$ 4,360.24			Draw dtd. 3 March 21
	Woolsey Cabinets	6/7/21	\$ 1,750.00			Draw dtd. 7 June 21
	Woolsey Cabinets	8/11/21	\$ 430.11			
	Eric's Granite		\$ 3,700.00		\$ 14,600.59	Granite countertops, Draw dtd. 12 Aug 21
Floors	David Rios					
	David Rios	6/4/21	\$ 2,775.00			Draw dtd 4 Jun 21; <i>*Note, again made an error and was short my request by \$35.00</i>
	David	6/26/21	\$ 4,700.00			Draw dtd 12 Aug. 21
	David	6/26/21	\$ 1,443.42			Draw dtd 12 Aug. 21
					\$8,918.42	
Backsplash, Kitchen	David		\$662.87			Draw dtd. 12 Aug 21
					\$662.87	Draw Dtd. 12 Aug. 21
Trim	S.Porter			\$4,500.00		Trim Install
	S.Porter		\$ 5,187.69	\$0.00		BMC, Lumber, Doors, and Trim
	Shy					Closet Rods, draw dtd. 12 Aug 21
	Victor			\$0.00	\$5,187.69	
Blinds Install	Shy			\$1,950.00		Hanging Mirrors, fixtures, window locks, weather stripping, fence repairs
Doors	S.Porter		\$ 3,957.00			Draw dtd. 14 June 21
	S.Porter		\$ 1,100.00	\$0.00		Door set, Julio Pina, draw dtd. 12 Aug 21
		9/2/21	\$ 449.84			Door Locks
	S.Porter	8/16/21	\$ 57.35		\$5,564.19	Door Rails

4. ITEMIZED LIST OF FINAL ASSOCIATED COSTS: Phase 2, Units 1 and 2

Appliances	Refrigerators	9/29/21	\$ 1,503.57			
	Dishwashers	9/13/21	\$ 1,288.35			
	Varios Parts	9/13/21	\$ 62.31			
	Various Parts	8/5/21	\$ 298.58			
	Various Parts	9/16/21	\$ 97.36			
	Vaious Parts		\$ 649.41			
	Fans and Lights		\$ 711.69			
	lights		\$ 960.17			
	Smoke/Carbon Monoxide detectors		\$ 621.30			
	dimmer switches		\$ 237.58			
	microwaves	9/23/21	\$ 428.99			
	Closet Racks		\$ 125.00			
	stove/Oven	9/21/21	\$ 324.75			
	Washing Machines		\$ 896.25			Unit 1 \$550
	Televisions					
	TV Brackets					
	Blink Camera Set					
	Stove/Oven	9/16/21	\$ 649.50			Unit 1 \$300
	Dryers	8/16/21	\$ 703.63			Unit 1 \$300
	Microwaves	9/17/21	\$ 396.82		\$9,955.26	Unit 1 \$300
GC Fee				\$20,000.00	\$20,000.00	

4. ITEMIZED LIST OF FINAL ASSOCIATED COSTS: Phase 2, Units 1 & 2

Décor/Furniture						
	AT Home #144	1/5/22		\$776.98		
	Sam's Club #6262	1/6/22		\$92.73		
	Sam's club #8227	1/7/22		\$85.43		
	Wal-Mark #2404	1/7/22		\$159.02		
	At Home #144	1/7/22		\$173.15		
	Tuesday Morning #02	1/7/22		\$132.53		
	TJ Max #0594	1/7/22		\$66.49		
	Wal Mark #2404	1/8/22		\$67.61		
	Cleaning Supplies	1/8/22		\$41.21		
	AMAZON ITEMS					
	Mattress	1/4/22		\$349.65		
	Pillows	1/4/22		\$85.50		
	Decorative Pillows	1/5/22		\$97.39		
	Curtain Sheets/ Signs	1/7/22		\$96.43		
	Swivel Rods	1/3/22		\$20.02		
	Hooks	1/3/22		\$33.18		
	Door Curtains	1/7/22		\$17.30		
	Lights		\$ 748.86	\$0.00		Lights Draw dtd. 14 June 21
	Teapots			\$145.72		
	Mattress Topper			\$108.24		
	Towels and Linens			\$278.26		
	Drapes			\$292.71		
	Kitchen Items			\$410.09		
	Sundries			\$222.45		
	Duvet	1/13/22		\$41.12		
				\$0.00		
				\$0.00		
				\$0.00	\$4,542.07	
TOTALS	Spent		\$169,240.57			
	Outstanding			\$38,143.21		
GRAND TOTAL		2021	2022		\$207,383.78	