

Spokane County
WASHINGTON

TOM KONIS
SPOKANE COUNTY ASSESSOR

Spokane City/County Historical Preservation Office
Attn: Megan Duval/Logan Camporeale
808 W Spokane Falls Blvd
Spokane, WA 99201-3333

CC: JP Spokane V, LLC

Jim Hawvermale, Levy Specialist
(509) 477-5903 jhawvermale@spokanecounty.org

Friday, January 26, 2024

RE: Application for Special valuation as Historic Property

Enclosed please find the application received January 26, 2024, from:

JP Spokane V, LLC

For the property at:

524 West 7th Avenue
Spokane, WA 99204
County Parcel ID: 35194.5206

I would like to take this opportunity to advise the property owner that this application, if approved, will see first tax benefits in 2026. Specifically, applications received by October 30, 2024, will be:

- Reviewed by the Historical Preservation Office in calendar year 2024.
- Once approved the exemption is placed on the 2025 assessment roll for
- 2026 property tax collection.



Application and Certification of Special Valuation on Improvements to Historic Property

Chapter 84.26 RCW

File With Assessor by October 1

File No: 1022354

I. Application

County: Spokane

Property Owner: JP Spokane V, LLC

Parcel No./Account No: 35194.5206

Mailing Address: 7501 Bluff Springs Road - Office, Austin, Texas 78744

E-Mail Address: info@jaffa.com

Phone Number: 512.900.2735

Legal Description: Lots 10, 11 and 12 in Block 94 of Second Addition to the Railroad Addition to the City of Spokane, as per plat thereof recorded in Volume "A" of Plats, page 8

Property Address (Location): 524 W 7th Avenue, Spokane, Washington 99204

Describe Rehabilitation: Complete renovation of 64 apartment unit interiors, all common area interiors (hallways, lobby, stairwells, laundry room), system improvements, and exterior improvements to landscaping, roof, and masonry.

Property is on: (check appropriate box) National Historic Register Local Register of Historic Places

Building Permit No: B2200496ELEC

Date: 9/29/2022

Jurisdiction: City of Spokane

County/City

Rehabilitation Started: Aug 1, 2021

Date Completed: Jan 24, 2024

Actual Cost of Rehabilitation: \$ 6,319,562.12

Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.

Signature(s) of All Owner(s):

David Shlachter

Daniel Weissman

II. Assessor

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation: \$ 4,086,220

Date: 1/26/24

Assessor/Deputy

To ask about the availability of this publication in an alternate format for the visually impaired, please call (360) 705-6715.

Teletype (TTY) users, please call (360) 705-6718. For tax assistance, call (360) 534-1400.

REV 64 0035e (w) (2/9/12)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

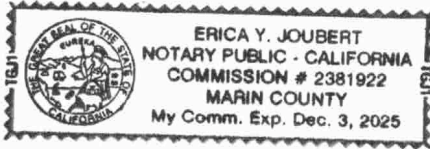
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of MARIN)
On JANUARY 20, 2024 before me, ERICA Y. JOUBERT, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared DAVID SHLACHTER
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Affidavit Attesting Actual Rehabilitation Costs
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Narrative Summary

JP Spokane V, LLC acquired the Roosevelt Apartments, located at 524 W 7th Avenue in Spokane, Washington, on July 27, 2021, and began a large-scale renovation of all unit interiors, common spaces, and exterior landscaping, relying on highly capable Spokane-based contractors, and a Chicago-based architectural/design firm that specializes in material selection and sourcing that respects the original aesthetic intent of historically important structures. The total cost of IRS Eligible Rehabilitation Expenditures incurred in the last 24 months is \$6,319,562.12.

Exterior Renovation (Expenses Totaling Approx. \$265,000)

Exterior improvements include a new roof above the 6th floor of the building, and also a new living roof above the garage, which required completely removing 18" of soil, installing new TPO roofing, and reinstalling 18" of soil above (at a cumulative cost of \$102,085.39) which we implemented a large landscaping feature designed by an architectural firm. We made improvements to stained and/or breaking masonry on the exterior of the building (\$32,126.01). We re-landscaped the front yard of the building without changing any built features (at a cost of \$130,455.37), and we replaced all windows on all sides of the building (though we omitted the value of the windows from this submission since they were purchased more than 24 months ago).

Interior Renovation (Expenses Totaling Approx. \$4,200,000)

This renovation included a redesign of all 64 unit interiors that maintained all original mahogany doorways, refinished all original hardwood floors, and included new kitchens (tile flooring, tile backsplash, solid oak shelving, all new custom cabinetry, all new appliances, new paint and light fixtures), new bathrooms (tile flooring, herringbone tile shower/bath alcoves, new vanities, mirrors, light fixtures, new toilets and paint), improved closet/wardrobe fixtures, new

This renovation also included improvements to all common areas including new wall covering and carpet in all hallways; a redesigned lobby with new herringbone hardwood flooring, wallcovering, paint, and furniture; a redesigned laundry room with all new stacking laundry machines, new sink, folding stations, refinished original flooring, and paint; and a new gym built from scratch in the basement of the building that features free weights, a yoga room and a Peloton room.

Systems Upgrades (Expenses Totaling Approx. \$475,000)

Most systems at the Roosevelt Apartments were original construction and many were beyond their useful life. JP Spokane V LLC rebuilt plumbing systems at a cost of \$309,442.56, made upgrades to HVAC systems at a cost of \$56,413.82, and improved all fire suppression, alarm and communications infrastructure at a cost of \$107,246.75.

Taxes, Interest Expenses and Service Fees (Expenses Totaling Approx. \$1,370,000)

JP Spokane V LLC paid construction loan interest expenses to STCU (\$616,777.14), architectural fees to BWA Architecture (\$4,700.00), and property tax and profit/overhead service fees to Mauer Construction (\$749,979.06).

7501 BLUFF SPRINGS ROAD
AUSTIN, TX 78744
512.900.2735



JAFFA.COM

35 MILLER AVENUE, STE. 212
MILL VALLEY, CA 94941
415.888.3945

PRIDE OF OWNERSHIP



INVESTING IN PEOPLE

Before Photos

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512.900.2735



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After Photos

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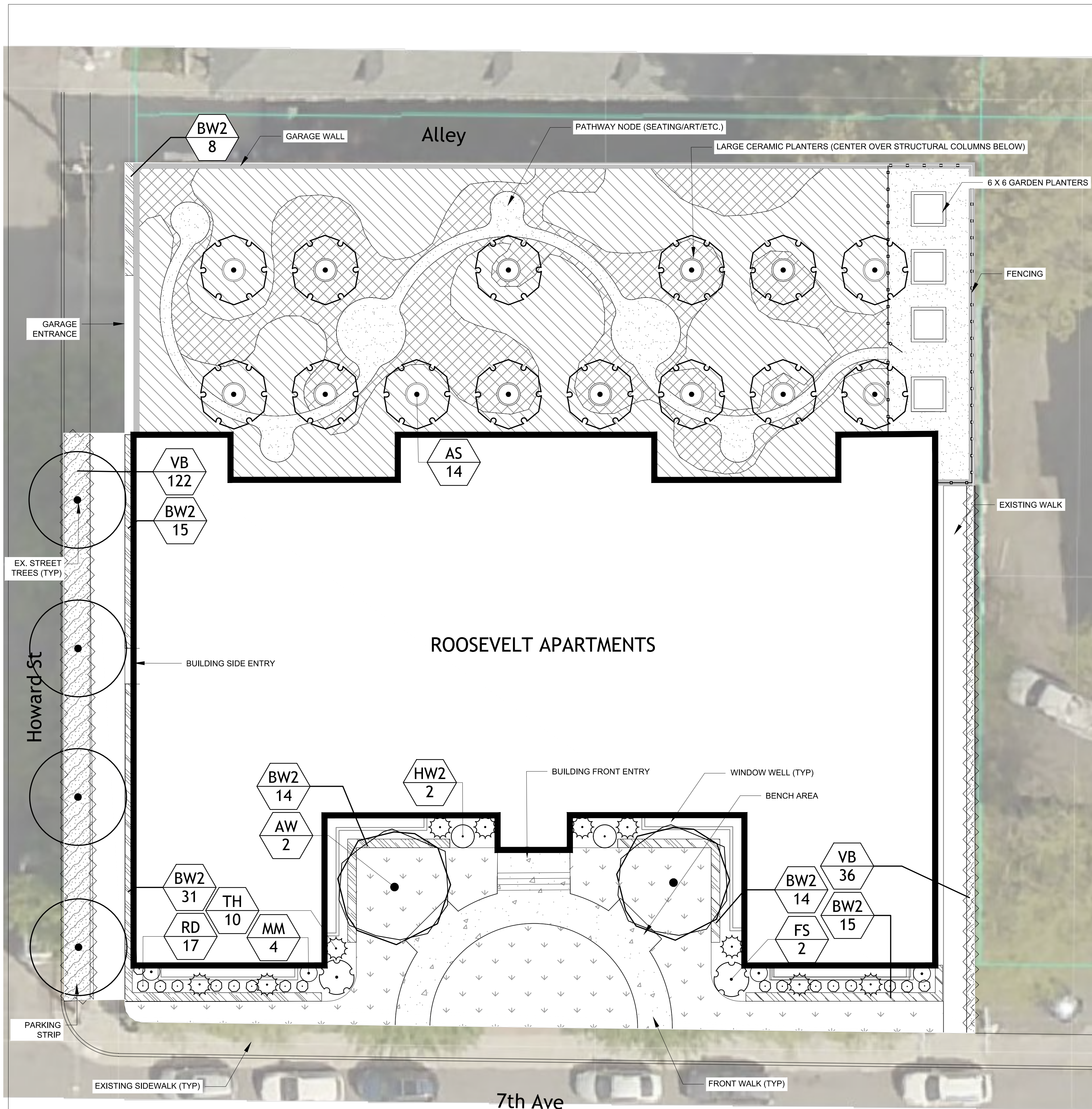
Architectural & Design Plans

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512.900.2735



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PLANT SCHEDULE ROOSEVELT

TREES	CODE	BOTANICAL / COMMON NAME
	AS	ACER PALMATUM 'SANGO-KAKU' / CORAL BARK JAPANESE MAPLE
	AW	ACER PALMATUM 'WOLFF' TM / EMPEROR I JAPANESE MAPLE

SHRUBS	CODE	BOTANICAL / COMMON NAME
	FS	FORSYTHIA X INTERMEDIA 'SPRING GLORY' / SPRING GLORY FORSYTHIA
	HW2	HYDRANGEA PANICULATA 'WIMS RED' / FIRE AND ICE PANICLE HYDRANGEA
	MM	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT EULALIA GRASS
	RD	ROSA X 'RADTKOPINK' TM / PINK DOUBLE KNOCK OUT ROSE
	TH	TAXUS X MEDIA 'HICKSII' / HICKS ANGLO-JAPANESE YEW

SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SPACING
	BW2	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD	24" o.c.
	VB	VINCA MINOR 'BOWLES BLUE' / BOWLES BLUE PERIWINKLE	24" o.c.

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SPACING
	AM3	SHADE 1' - AJUGA REPTANS 'MINT CHIP' / MINT CHIP CARPET BUGLE	15" @ 24" o.c.
	GO3	CAREX MORROWII 'ICE DANCE' / ICE DANCE JAPANESE SEDGE	10" @ 24" o.c.
	GC4	GERANIUM X CANTABRIGIENSE 'BIOKOVO' / BOKOVO CRANESBILL	35" @ 36" o.c.
	LA	LIRIOPE SPICATA 'ALBA' / WHITE-FLOWERED CREEPING LILYTURF	20" @ 24" o.c.
	PG2	PACHYSANDRA TERMINALIS 'GREEN SHEEN' / GREEN SHEEN JAPANESE PACHYSANDRA	10" @ 24" o.c.
	VC	VINCA MINOR 'BOWLES' / BOWLES PERIWINKLE	10" @ 36" o.c.
	CB4	SHADE 1' - CAREX ELATA 'BOWLES GOLDEN' / BOWLES GOLDEN SEDGE	15" @ 24" o.c.
	C14	CAREX MORROWII 'ICE DANCE' / ICE DANCE JAPANESE SEDGE	25" @ 24" o.c.
	HA3	HOSTA X 'ALEX SUMMERS' / ALEX SUMMERS HOSTA	10" @ 36" o.c.
	MP2	MATTEUCIA PENNSYLVANICA / OSTRICH FERN	20" @ 36" o.c.
	PM4	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	30" @ 36" o.c.

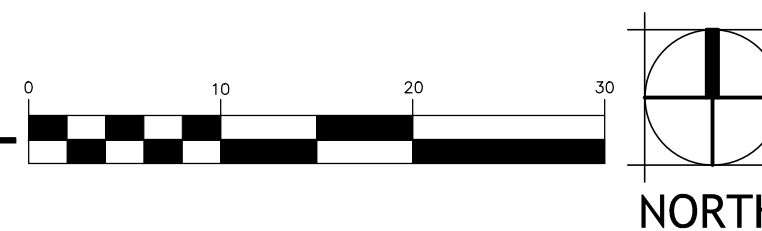
REFERENCE NOTES SCHEDULE ROOSEVELT

SYMBOL	DESCRIPTION	QTY	DETAIL
	LAWN	1,734 SF	
	CRUSHED GRAVEL PATH	1,237 SF	

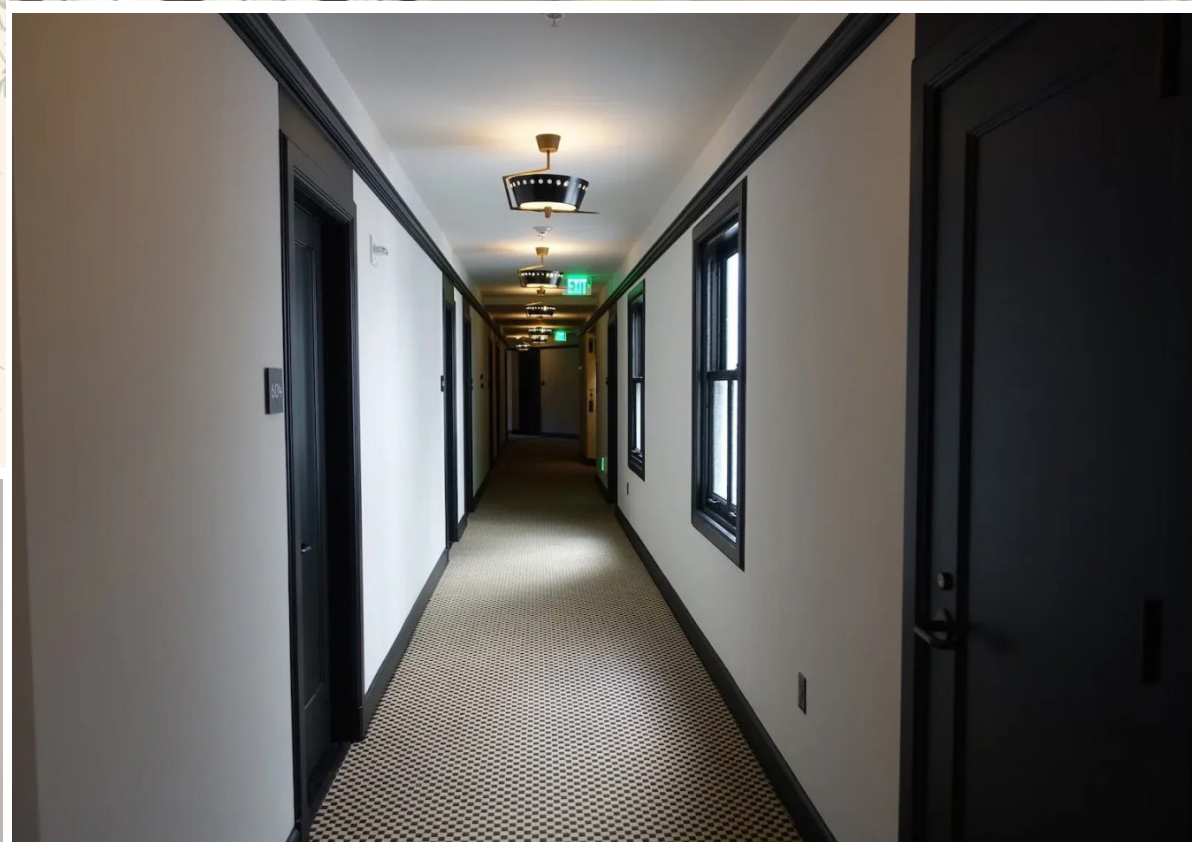
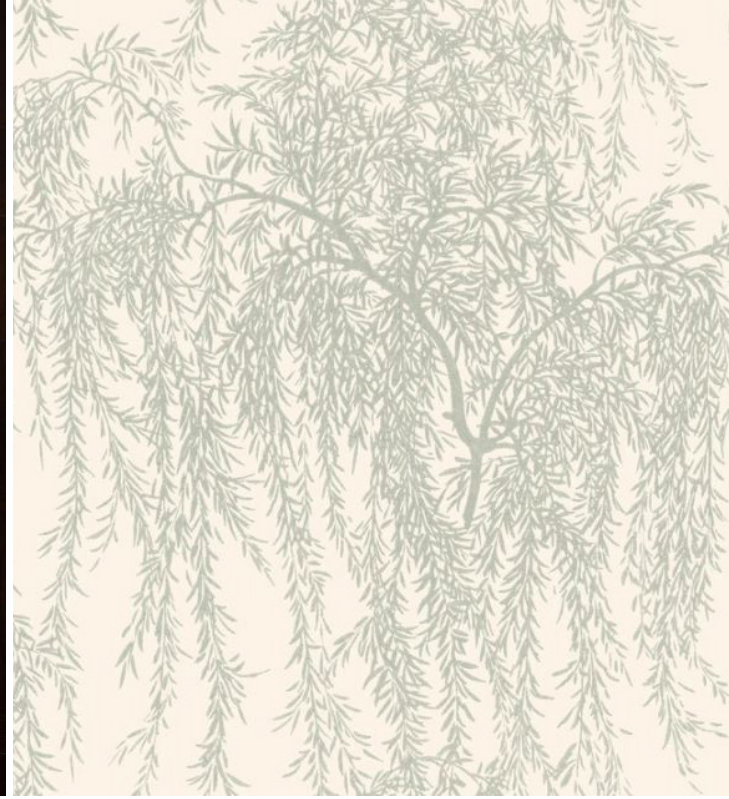
**** SEE INITIAL SITE CONCEPT SHEETS FOR MATERIAL SUGGESTIONS**

1 CONCEPTUAL PLANTING PLAN

SCALE: 1" = 10'-0" @ 24"x36" (FULL SIZE) | 1" = 20'-0" @ 12"x18" (HALF SIZE)



* ALL QUANTITIES PROVIDED SHALL BE CONFIRMED BY CONTRACTOR AND ARE SHOWN FOR REFERENCE ONLY. IN THE CASE OF A DISCREPANCY BETWEEN THE SCHEDULE AND PLAN, THE PLAN LOCATIONS SHALL DICTATE QUANTITY.*



ROOSEVELT APARTMENTS
PUBLIC SPACES CONCEPT





1| EXISTING LOBBY



2| DETAILS AT LOBBY CONDITIONS



3| EXISTING MAIN ENTRY VESTIBULE



1| EXISTING MAIL STATION



2| EXISTING TYPICAL STAIR + STAIR LOBBY



3| EXISTING CORRIDOR- NOT TYP.



4| EXISTING TYPICAL CORRIDOR





1|EXISTING CONDITION



CEILING PAINT

WALL PAINT

TILE FLOORING

VESTIBULE



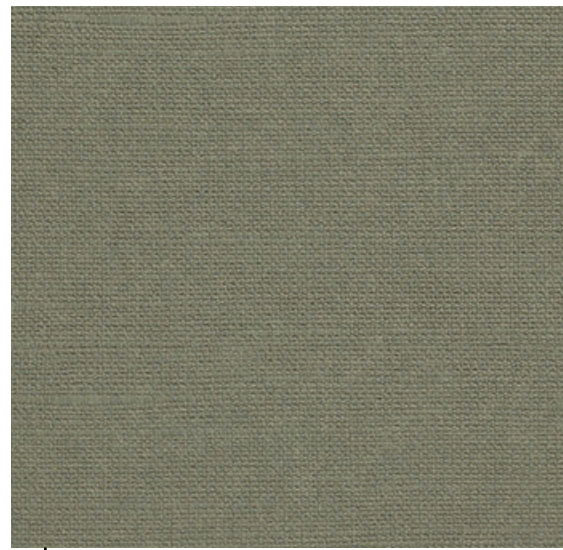
CHANDELIER @ EXISTING LOCATION



SCONCES

OPTIONAL PLUG IN SCNCE @ COLUMN + ENTRANCE TO STAIR LOBBY

PAINT AT DOORWAYS TO BE REMOVED AND ORIGINAL TRIM TO BE RESTORED

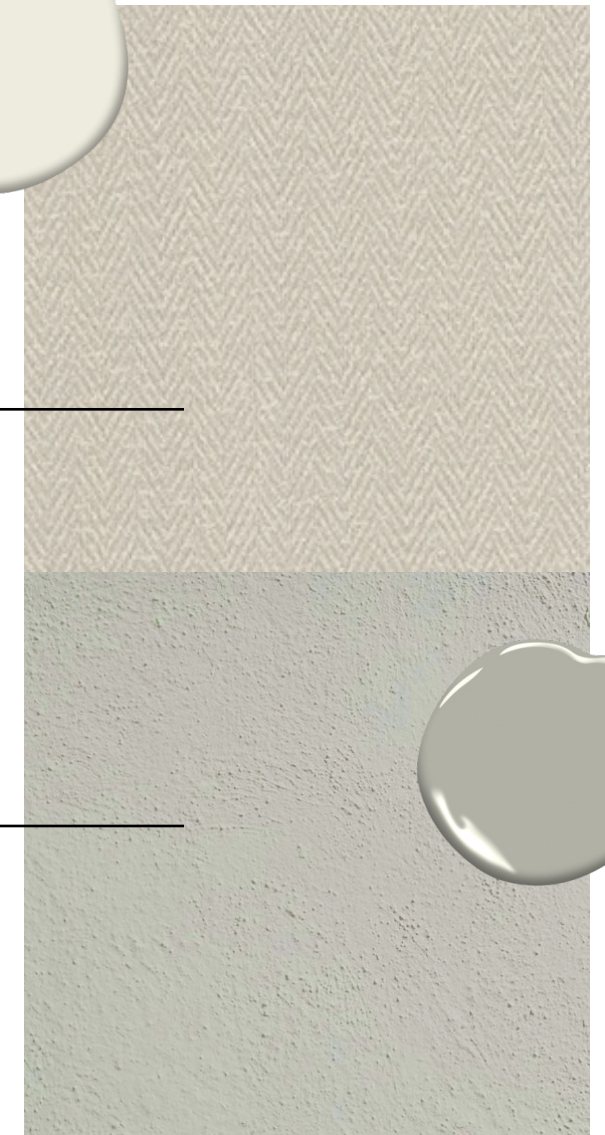


ACCENT WC @ BACK WALL

CEILING PAINT



WALL FINISHES



1|EXISTING CONDITION

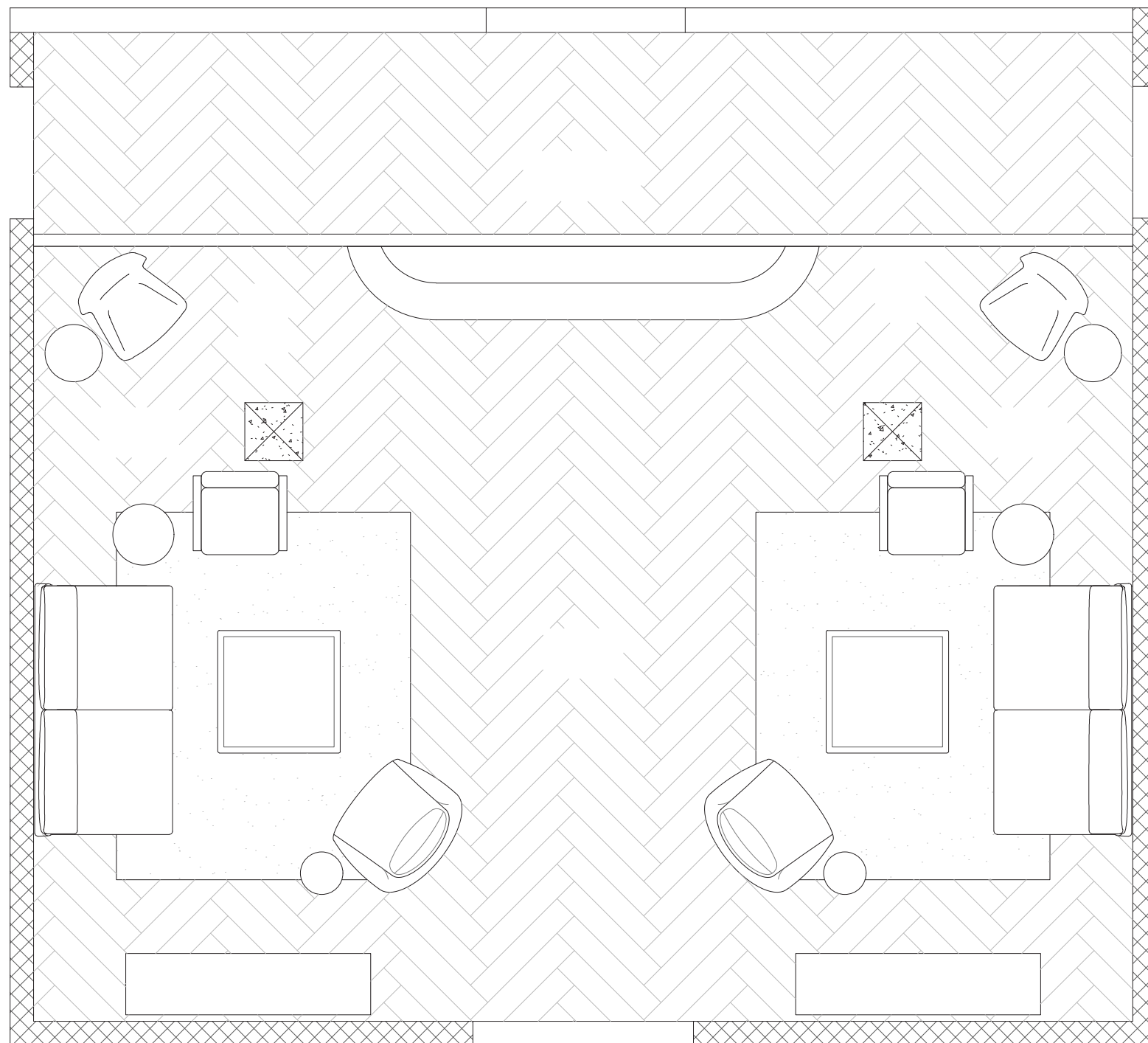


2|EXISTING WALL DETAIL

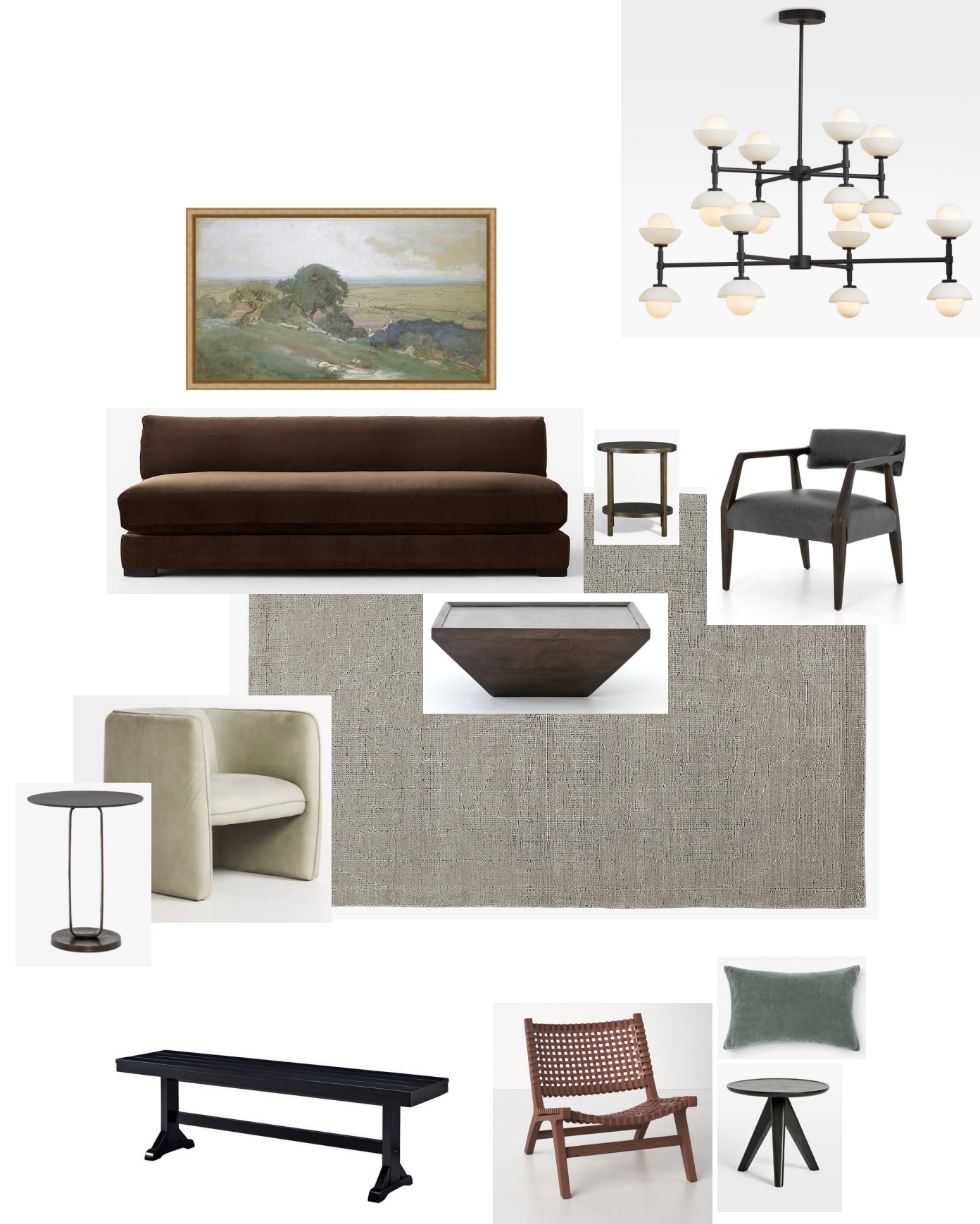
WOOD FLOORS - HERRINGBONE PATTERN



TILE BASE TO BE REPLACED WITH WOOD - TO MATCH FLOORS & BEAMS



1| FLOOR PLAN



2| FURNITURE CONCEPT

ADD TRIM PROFILE TO MATCH ADJACENT DOOR TRIM

REMOVE PAINT AND RESTORE ORIGINAL TRIM AT OPENING

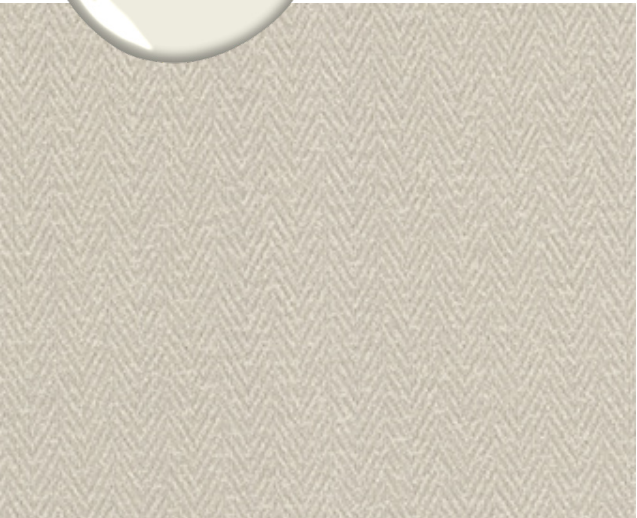


TYPICAL LIGHTING

CEILING PAINT



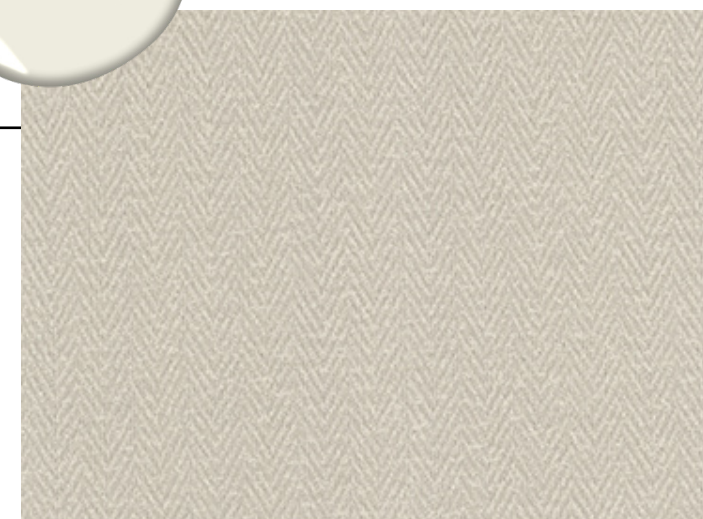
WALL COVERING



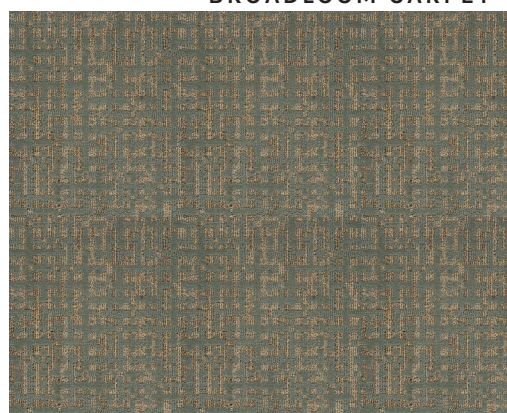
CEILING PAINT



WALL COVERING



BROADLOOM CARPET



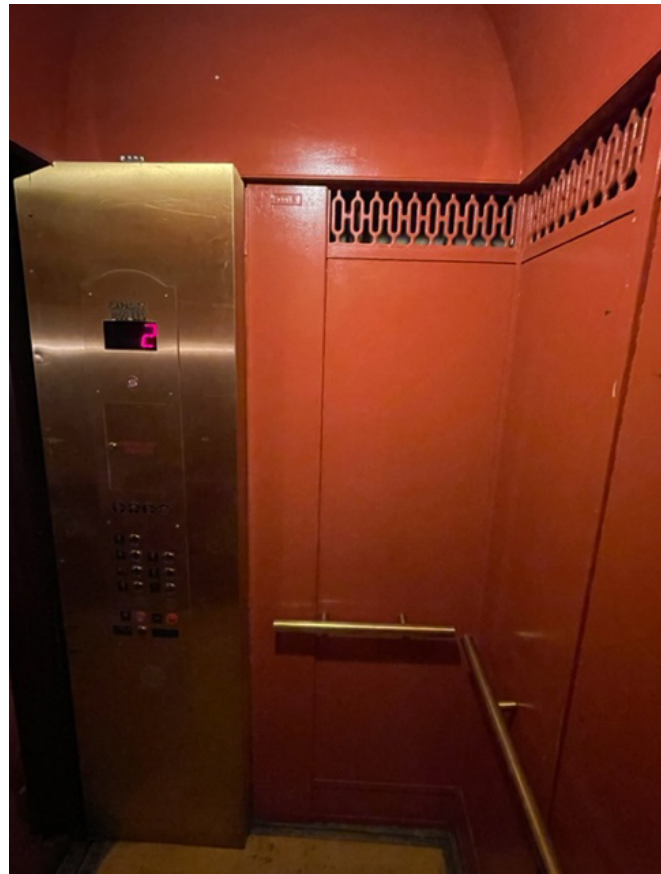
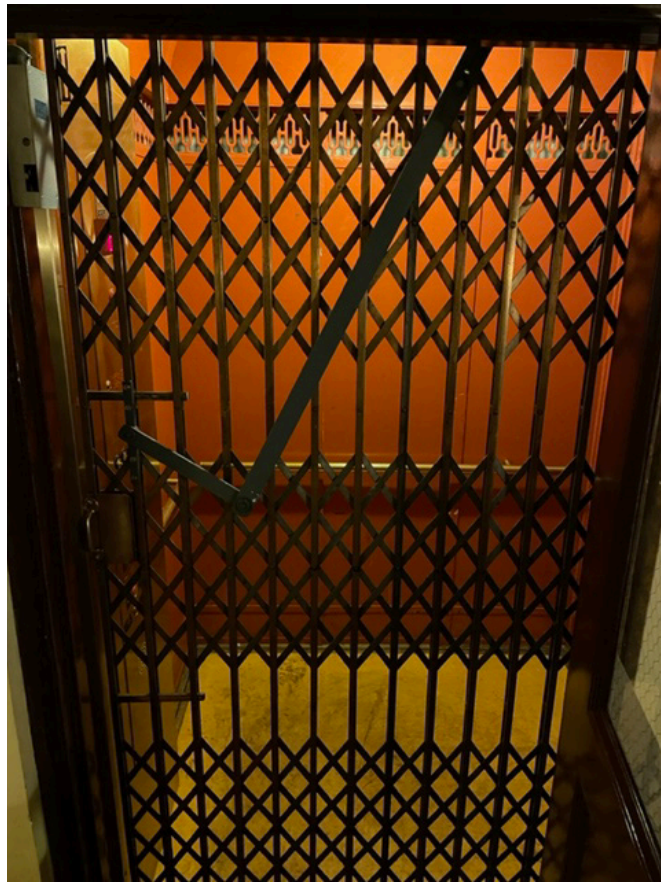
WOOD FLOORS - HERRINGBONE PATTERN



1 | TYPICAL ELEVATOR LOBBY



2 | 1st FLOOR ELEVATOR LOBBY



1|EXISTING ELEVATOR DETAILS



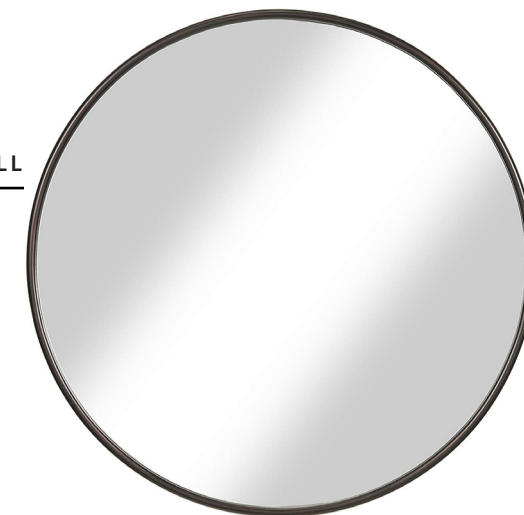
FLUSH MOUNT



2|EXISTING ELEVATOR



SEMI- GLOSS PAINT THROUGHOUT CAB



WALL MIRROR @ BACK WALL

BRASS RAILS TO BE CLEANED AND REUSED

TILE FLOOR



MIRROR INSPIRATION



CEILING PENDANT



1| EXISTING STAIR

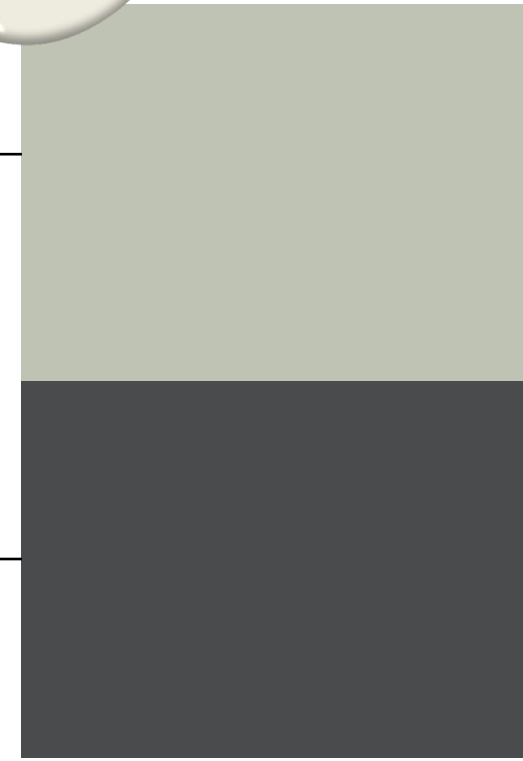
CEILING PAINT



LVT TO MATCH LOBBY FLOOR



PAINT FINISH





SIGNAGE INSPIRATION



CEILING LIGHT @ CORRIDORS



CEILING PAINT



WALL COVERING



BROADLOOM CARPET



1| EXISTING CORRIDOR

CORRIDOR





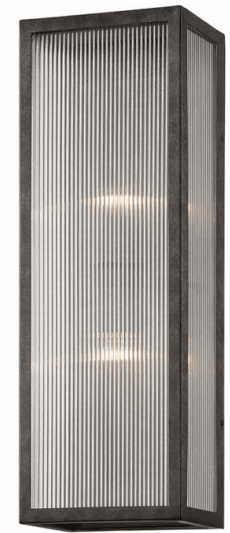
1| EXISTING DOOR CONDITION



2| EXISTING WINDOW CONDITION



WINDOW TRIM PAINT



OUTDOOR SCENCE

EXTERIOR



Hanna Hanson

to me, dan@jaffa.com, Julie, Brooke ▾

Wed, Sep 8, 3:59 PM (5 days ago)



Dave,

Attached is the presentation that includes updated tile at the kitchen & provides two tile bathroom wall finish directions, based on your comments and questions. Inside the presentation, this is what we propose:

1. Kitchen flooring tile to match bathroom floor finish
2. Proposed Bathroom Wall Tiles:
 - a. Single herringbone 3x12 @ shower alcove walls, color: Celadon Glossy.
 - i. <https://nascostonetile.com/type/central-park-2/>
 - b. Running bond tile in 3x6 or 3x12 @ walls in Consider bullnose trim tile if tile terminates into painted wall finish above. **color: Bright White Matte**
 - i. <https://nascostonetile.com/type/central-park-2/>
3. Alternate Bathroom Wall Tiles (stocked in US; however, trim tiles may take 6-8 weeks to ship in from overseas)
 - a. Single herringbone 2x6.5 @ shower alcove walls, color: Aquamarine.
 - i. <https://platformsurfaces.com/product/mattone/>
 - b. Running bond tile in 2x6.5 @ walls, color: Coconut. Consider bullnose trim tile where tile terminates into painted wall finish above.
 - i. <https://platformsurfaces.com/product/mattone/>
4. Grout color recommendations:
 - a. Floor Tile Grout: Laticrete #78 – Sterling Silver
 - b. Backsplash Grout: Laticrete #90 – Light Pewter
 - c. Bathroom Walls Grout: Laticrete #90 – Light Pewter



ROOSEVELT APARTMENTS





1| TYPICAL LIVING & DINING ROOM



2| TYPICAL BED ROOMS



1| KITCHEN LAYOUT A



2| KITCHEN LAYOUT B



3| TYPICAL BATH





FAN @ LIVING ROOM



FIXTURE @ KITCHEN



SCONCE @ BATH



FIXTURE @ DINING



FIXTURE @ BATH



CEILING PAINT



TRIM PAINT OPTION



WALL PAINT

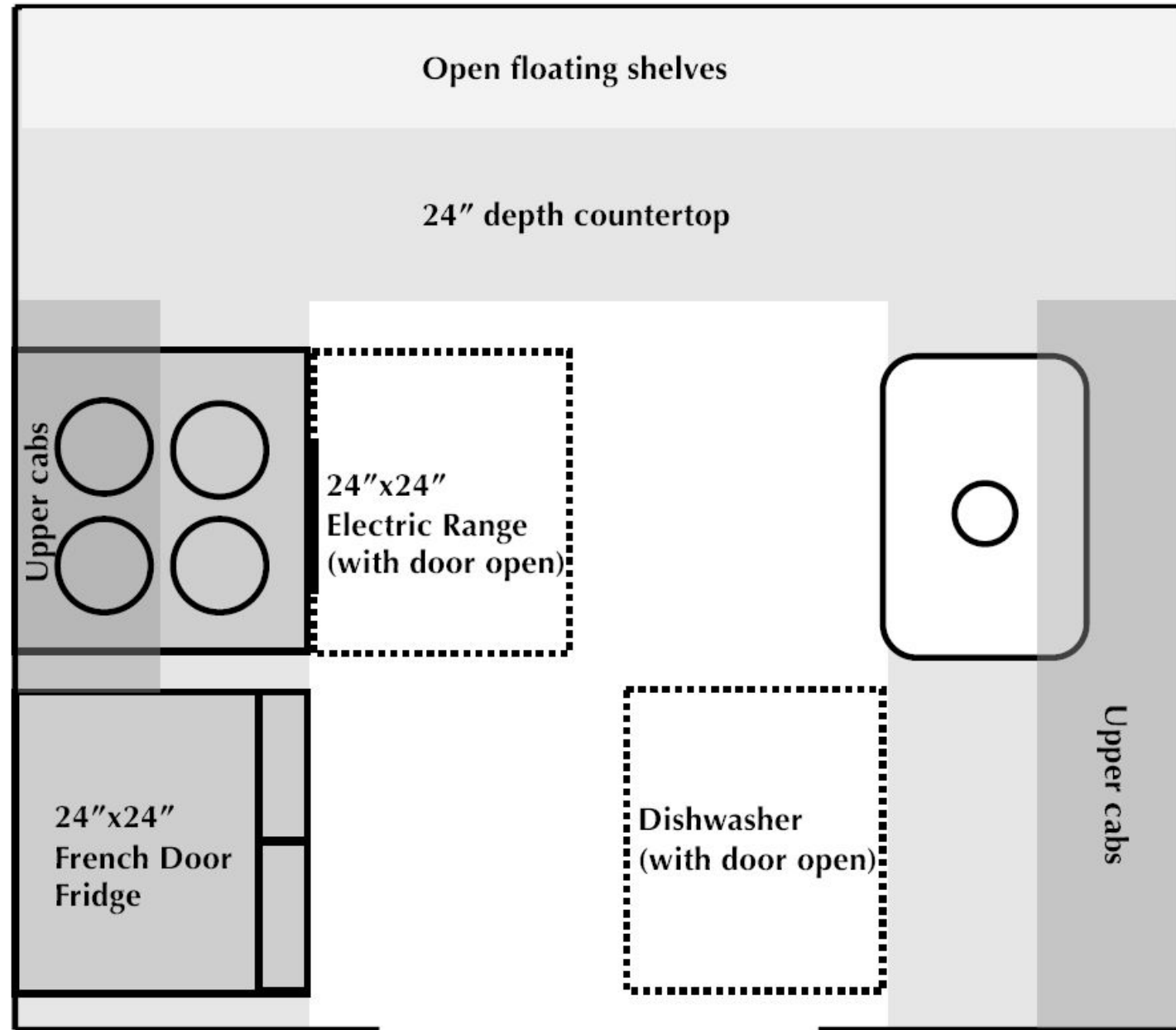


FLOOR TILE



REFINISHED WOOD FLOORS

OVERALL FINISH & LIGHTING DIRECTION



1| KITCHEN FLOOR PLAN



SHELVING INSPIRATION



PLUMBING FIXTURES

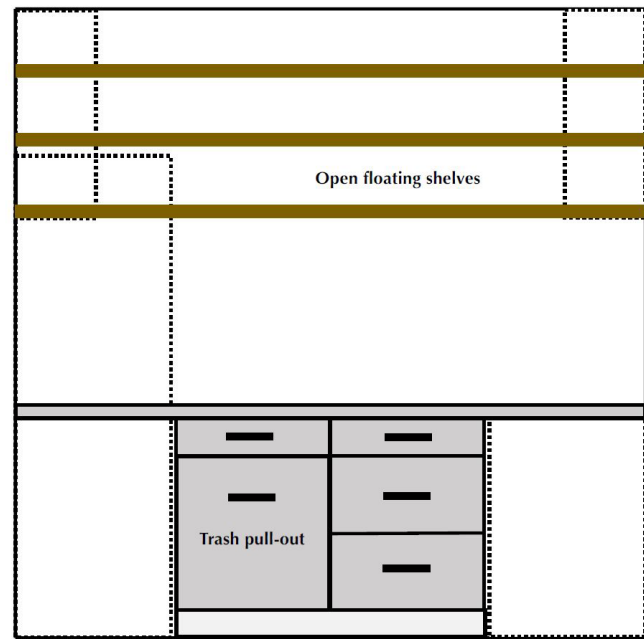


DESIGN INSPIRATION

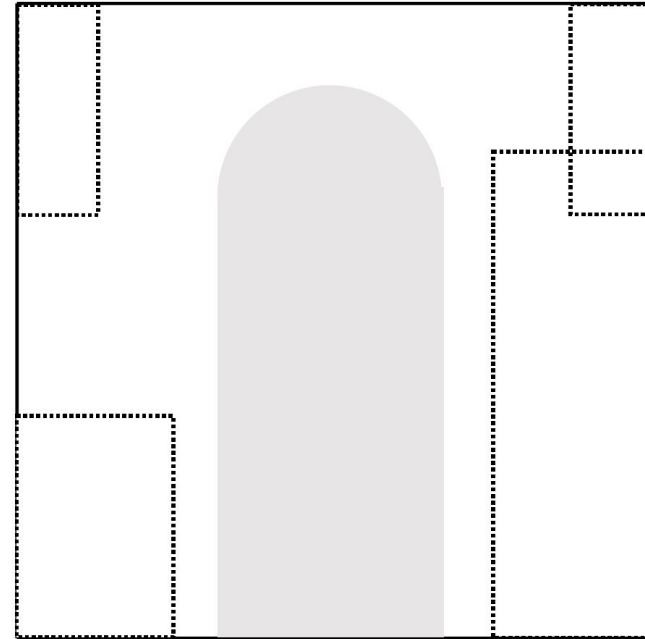


TILE FLOORS

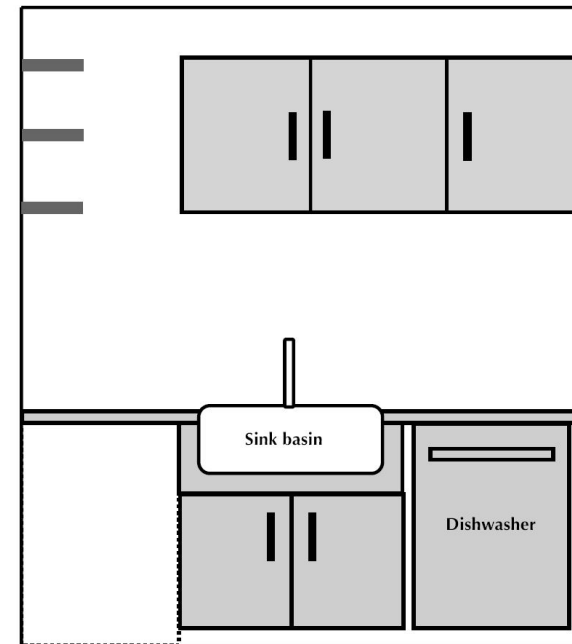
KITCHEN



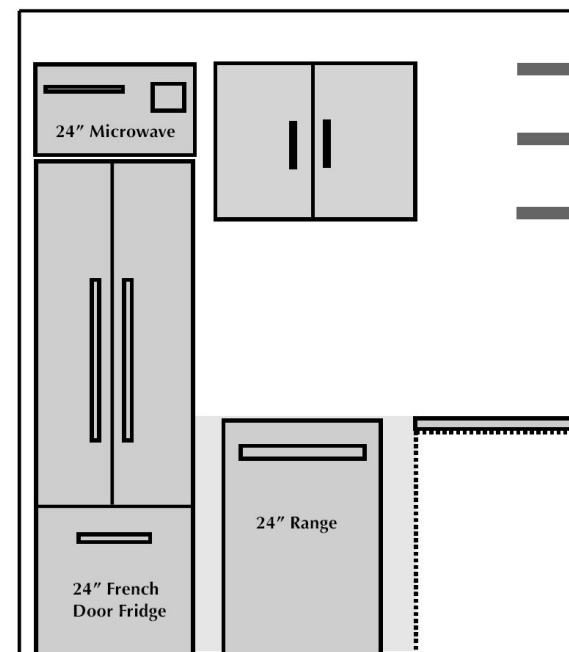
1| NORTH KITCHEN ELEVATION



2| SOUTH KITCHEN ELEVATION



3| EAST KITCHEN ELEVATION



4| WEST KITCHEN ELEVATION



BACKSPLASH TILE



COUNTERTOP



HARDWARE



FLOOR TILE



KITCHEN



FIXTURE @ CEILING



VANITY DESIGN



SCONCE



PLUMBING FIXTURES

WALL PAINT



TRIM PAINT OPTION



BATH ACCESSORIES



SHOWER WALL TILE



WALL TILE



FLOOR TILE

PRIDE OF OWNERSHIP



INVESTING IN PEOPLE

Summary of Payments

7501 BLUFF SPRINGS ROAD
AUSTIN, TX 78744
512.900.2735



35 MILLER AVENUE, STE. 212
MILL VALLEY, CA 94941
415.888.3945

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Invoice Date	Invoice #	Payment Date	Check #	Payable to	Amount
		1/27/22	Wire	Nasco Stone and Tile	\$ 85,216.23
2/10/22	13857	2/10/22	STCU	Mauer Construction	\$ 218,206.76
3/24/22	13904	3/30/22	STCU	Mauer Construction	\$ 538,056.68
5/10/22	13931	5/19/22	STCU	Mauer Construction	\$ 464,897.73
6/10/22	13964	6/16/22	STCU	Mauer Construction	\$ 488,415.55
8/10/22	13997 Payment 1 Of 2	8/30/22	STCU	Mauer Construction	\$ 534,190.80
8/10/22	13997 Payment 2 of 2	8/31/22	E-payment	Mauer Construction	\$ 55,057.58
9/23/22	14037	9/23/22	E-payment	Mauer Construction	\$ 455,926.16
10/26/22	14060	11/17/22	E-payment	Mauer Construction	\$ 634,242.05
12/13/22	14091	12/22/22	E-payment	Mauer Construction	\$ 310,540.26
1/31/23	14147	2/15/23	E-payment	Mauer Construction	\$ 593,626.74
2/28/23	14162	3/15/23	E-payment	Mauer Construction	\$ 231,970.02
4/14/23	14173	4/24/23	E-payment	Mauer Construction	\$ 239,436.28
6/30/23	14207	7/28/23	E-payment	Mauer Construction	\$ 517,195.24
8/24/23	14259	9/11/23	E-payment	Mauer Construction	\$ 214,073.02
9/29/23	14273	10/6/23	E-payment	Mauer Construction	\$ 117,033.88
3/31/22	22305			Bernardo Wills Architects	\$ 600.00
4/30/22	22400			Bernardo Wills Architects	\$ 775.00
6/30/22	22483			Bernardo Wills Architects	\$ 1,933.75
6/30/22	22578			Bernardo Wills Architects	\$ 341.25
6/30/22	22582			Bernardo Wills Architects	\$ 1,050.00
		1/10/22		STCU - Construction Interest Expense	19,209.25
		2/10/22		STCU - Construction Interest Expense	19,708.86
		3/10/22		STCU - Construction Interest Expense	18,487.23
		4/8/22		STCU - Construction Interest Expense	20,518.62
		5/10/22		STCU - Construction Interest Expense	22,062.76
		6/10/22		STCU - Construction Interest Expense	23,209.37
		7/8/22		STCU - Construction Interest Expense	24,037.79
		8/10/22		STCU - Construction Interest Expense	25,141.87
		9/9/22		STCU - Construction Interest Expense	25,141.86
		10/7/22		STCU - Construction Interest Expense	26,521.02
		11/9/22		STCU - Construction Interest Expense	26,797.86
		12/9/22		STCU - Construction Interest Expense	25,933.41
		1/10/23		STCU - Construction Interest Expense	26,797.86
		2/10/23		STCU - Construction Interest Expense	26,797.85
		3/10/23		STCU - Construction Interest Expense	24,204.52
		4/10/23		STCU - Construction Interest Expense	26,750.32
		5/10/23		STCU - Construction Interest Expense	25,849.03
		6/9/23		STCU - Construction Interest Expense	26,668.23
		7/10/23		STCU - Construction Interest Expense	25,769.35
		8/10/23		STCU - Construction Interest Expense	26,585.64
		9/8/23		STCU - Construction Interest Expense	26,545.48
		10/10/23		STCU - Construction Interest Expense	25,650.19
		11/10/23		STCU - Construction Interest Expense	26,462.13
		12/8/23		STCU - Construction Interest Expense	25,569.29
		1/10/24		STCU - Construction Interest Expense	26,357.35
				TOTAL	\$ 6,319,562.12

PRIDE OF OWNERSHIP

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INVESTING IN PEOPLE

Supporting Detailed Invoices

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MILL VALLEY, CA 94941
415.888.3945

JAFFA.COM

NASCO STONE AND TILE LLC
P.O. BOX 40
200 MARKLEY STREET
PORT READING, NJ 07064
732-602-9600 Fax: 732-602-0665
www.nascostonetile.com

SALES TICKET

ORDER: 63700 JST
PAGE: 1
DATE: 10/12/2021
LOC: Nasco Stone and Tile LLC
TERMS: C.B.D. - Cert Check or Cash

B MISC JST
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T
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S DAVID SHLACHTER
H 524 W 7TH AVE
I
P SPOKANE, WA 99204

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Customer		Salesperson		Customer P.O.		Ship Via		Date Wanted		F.O.B.		Order	
CMISCJST		JST						1/15/2022 E		Port Reading		63700	
Order	B/O	Ship	U/M	Item Number / Description				Unit Price	U/M	Total Price			
3810.64	0.00	3810.64	SF	NPT407-03BI1313M LOT: N5/2155 * Enmallado Octagon Bianco + 4, Black Dot Meshmount 13.3x13.3" Cartons: 437 Pieces: 0 <i>Kitchen/Bath Floor (437 boxes) ETA NY Port Jan 5</i>				\$9.75	SF	\$37,153.74			
4136.72	4136.72	0.00	SF	NPT105-02GB44G LOT: B/O ETA NY Port Jan 25 * Greenwich Bianco Glossy, 4 x 4 Nom Cartons: 712 Pieces: 0 <i>Kitchen Backsplash</i>				\$5.65	SF	\$23,372.47			
4620.00	4620.00	0.00	SF	NPT407-02CP5312G LOT: PO#6072:2 ETA NY Port Jan 29 * Central Park 2.0 Celadon Gloss, 3 x 12 Nom Cartons: 840 Pieces: 0 <i>Bath/Shower Alcove (840 boxes) ETA NY Port Jan 12</i>				\$4.76	SF	\$21,991.20			
902.00	0.00	902.00	SF	NPT407-02CP1312M LOT: N5/2155 * Central Park 2.0 Bright White, Matte 3 x 12 Nom Cartons: 164 Pieces: 0 <i>Bathroom Non-alcove (164 box) ETA NY Port Jan 5</i>				\$4.76	SF	\$4,293.52			
2050.00	2050.00	0.00	PC	NPT407-02DBJ1M LOT: PO#6072:1 ETA NY Port Jan 29 * Central Park 2.0 Bright White, Quarter Rnd Matte Cartons: 41 Pieces: 0 <i>ETA NY Port Jan 12</i> <i>Terms: 50% Deposit - \$83,619.24</i> <i>Balance Before Delivery</i> <i>Lead Time: To Follow</i> <i>Delivery: 2 truckloads - has forklift on site, can accept 53' trucks</i>				\$4.42	PC	\$9,061.00			
3627.52	0.00	3627.52	SF	NPT407-03BI1313M LOT: PO#6072:3 ETA NY Port Jan 29 * Enmallado Octagon Bianco + 4, Black Dot Meshmount 13.3x13.3" Cartons: 416 Pieces: 0 <i>Kitchen Bath Floor (416) ETA NY Port Jan 12</i> <i>PO#6072</i>				\$9.75	SF	\$35,368.32			
1980.00	0.00	1980.00	SF	NPT407-02CP5312G LOT: N5/2155 * Central Park 2.0 Celadon Gloss, 3 x 12 Nom Cartons: 360 Pieces: 0 <i>Bath/Shower Alcove (360 boxes) ETA 01/10</i>				\$4.76	SF	\$9,424.80			

NASCO STONE AND TILE LLC
P.O. BOX 40
200 MARKLEY STREET
PORT READING, NJ 07064
732-602-9600 Fax: 732-602-0665
www.nascostonetile.com

SALES TICKET

ORDER: 63700 JST
PAGE: 2
DATE: 10/12/2021
LOC: Nasco Stone and Tile LLC
TERMS: C.B.D. - Cert Check or Cash

B MISC JST
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T
O

S DAVID SHLACHTER
H
I 524 W 7TH AVE
P SPOKANE, WA 99204

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O

Customer		Salesperson		Customer P.O.		Ship Via		Date Wanted		F.O.B.		Order	
CMISCJST		JST						1/15/2022 E		Port Reading		63700	
Order	B/O	Ship	U/M	Item Number / Description				Unit Price	U/M	Total Price			
2640.00	2640.00	0.00	SF	NPT407-02CP1312M LOT: B/O ETA NY Port Jan 29 Central Park 2.0 Bright White, Matte 3 x 12 Nom Cartons: 480 Pieces: 0 <i>Bathroom Non-Alcove (480 box) ETA 01/10</i>				\$4.76	SF	\$12,566.40			
200.00	0.00	200.00	PC	NPT407-02DBJ1M LOT: N5/2155 Central Park 2.0 Bright White, Quarter Rnd Matte Cartons: 4 Pieces: 0 <i>ETA NY Port Jan 5</i>				\$4.42	PC	\$884.00			

Order Sub-Total:	\$154,115.45
Freight:	\$14,720.00
Total:	\$168,835.45
Amount Paid:	\$83,619.23
Check:	\$83,619.23
Balance Due:	\$85,216.22

* = ITEMS IN WEIGHT TOTAL
TOTAL WEIGHT: 82,701.00 LBS

Please check shipment to verify color, size and finish is correct. Once installed, there will be no allowance given. BOL must be signed for damages, or no claim can be filed with carrier for free replacement. Please also note all deliveries are curbside unless a special quote is provided.

First Republic Bank
Customer Name : Jaffa Qozb Llc
User : DWEISSMAN

Report Date : 01/27/2022
Report Time : 02:06:48 PM

Debit Amount:	(\$85,216.22)	Currency:	USD	Value Date:	1/27/22
Debit Account #:	321081669/80001226373	Host Ref #:	M01RG5253E7G9LUQ	Payment Method:	FED
Fed Type:	CTR	Fed Ref #:	20220127MMQFMPRN007844	Processing Time:	1:53:00 PM
				Received Time:	1/27/2022 1:53:08 PM

Originator Information	D80001226373 JAFFA PARKS LLC ATTN DAN WEISSMAN O 35 MILLER AVE NO 212 MILL VALLEY-CA-94941
Sending Bank Information	A321081669 FIRST REPUBLIC BAN
Receiving Bank Information	A231372691 SANTANDER BANK, N.
Beneficiary Account #	D7581045021
Beneficiary Information	NASCO STONE AND TILE
Payment Details	SO63700 JP SPOKANE V, LLC THE ROOSEVELT APARTMENTS 524 W 7TH AVE, SPOKANE WA 99204

Grand Totals

Account	Total Debit Amount	Total Credit Amount	Total Items
321081669/80001226373	\$85,216.22	\$0.00	1
ABA	Total Debit Amount	Total Credit Amount	Total Items
321081669	\$85,216.22	\$0.00	1

Report Totals

Total Debit Amount	Total Credit Amount	Total Items
\$85,216.22	\$0.00	1



MAUER CONSTRUCTION, INC.

2011 W. Maxwell Ave.
 Spokane WA, 99201
 509-456-7646
 Fax 509-456-7639
 mauerinc.com

*** Invoice ***

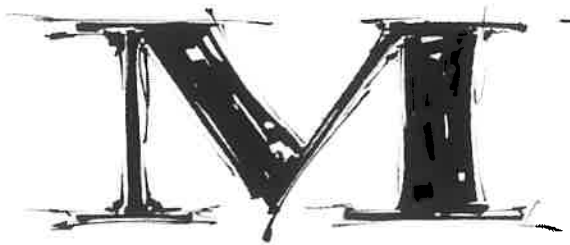
ATTN: DANIEL WEISSMAN & DAVID SHLACHTER
 JP SPOKANE V, LLC
 7501 BLUFF SPRINGS ROAD
 AUSTIN, TX 78744

PROJECT: #2786 - Roosevelt Apartments Renovation
 Prog#4 Billing

DATE February 10, 2022
INVOICE NO. 13857
TERMS: DUE UPON RECEIPT

Invoice Description:	Costs To Date	Previous Paid	Balance This Billing
General Conditions	29,902.14	22,498.68	7,403.46
Design, Plans, Prints	4,139.13	4,139.13	0.00
Engineering	850.00	850.00	0.00
Asbestos Inspection/Testing/Abatement	18,785.50	18,644.50	141.00
Roof (including dirt work)	102,085.39	82,517.11	19,568.28
Windows	183,547.80	183,459.30	88.50
Electrical/Lighting	183,825.46	146,033.91	37,791.55
Gutters/Downspouts	162.26	162.26	0.00
Elevator	103.26	0.00	103.26
Masonry	24,292.48	24,292.48	0.00
Landscaping	13,340.00	13,340.00	0.00
Demolition, Clean up, Dump	87,321.49	41,910.65	45,410.84
Millwork	46,045.47	15,682.22	30,363.25
Doors/Door Hardware	24,736.98	23,175.48	1,561.50
Framing/Drywall/Taping/Patching	32,839.66	2,163.73	30,675.93
Ceiling	81.00	0.00	81.00
Painting	373.40	373.40	0.00
Plumbing	22,696.67	5,295.00	17,401.67
Move Owners Equipment	527.76	427.76	100.00
General Construction	1,799.85		1,799.85
SUBTOTAL	777,455.70	584,965.61	192,490.09
ADD: 4% PROFIT	31,098.23	23,398.62	7,699.60
PRE-TAX SUBTOTAL	808,553.93	608,364.23	200,189.69
EFFECTIVE 7-1-21 - WA. SALES TAX CODE 3210 - 9.0%	72,769.85	54,752.78	18,017.07
TOTALS	\$ 881,323.78	\$ 663,117.01	\$ 218,206.76
NET INVOICE BALANCE DUE			\$ 218,206.76

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!



MAUER CONSTRUCTION inc

MAUER CONSTRUCTION, INC.

2011 W. Maxwell Ave.
 Spokane WA, 99201
 509-456-7646
 Fax 509-456-7639
 mauerinc.com

*** Invoice ***

ATTN: DANIEL WEISSMAN & DAVID SHLACHTER
 JP SPOKANE V, LLC
 7501 BLUFF SPRINGS ROAD
 AUSTIN, TX 78744

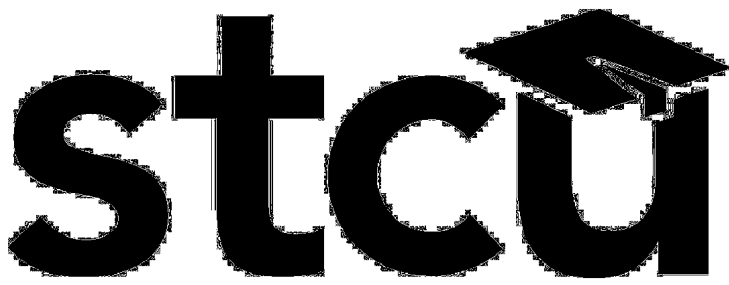
PROJECT: #2786 - Roosevelt Apartments Renovation
 Prog#5 Billing

DATE **March 24, 2022**
INVOICE NO. **13904**
TERMS: **DUE UPON RECEIPT**

Invoice Description:	Costs To Date	Previous Paid	Balance This Billing
General Conditions	48,157.69	29,902.14	18,255.55
Design, Plans, Prints	4,139.13	4,139.13	0.00
Engineering	850.00	850.00	0.00
Asbestos Inspection/Testing/Abatement	18,785.50	18,785.50	0.00
Roof (including dirt work)	102,085.39	102,085.39	0.00
Windows	385,927.23	183,547.80	202,379.43
Electrical/Lighting	227,997.79	183,825.46	44,172.33
Gutters/Downspouts	202.26	162.26	40.00
Elevator	103.26	103.26	0.00
Masonry	24,292.48	24,292.48	0.00
Landscaping	13,340.00	13,340.00	0.00
Demolition, Clean up, Dump	111,479.05	87,321.49	24,157.56
Millwork	97,190.83	46,045.47	51,145.36
Doors/Door Hardware	25,199.48	24,736.98	462.50
Framing/Drywall/Taping/Patching	86,845.27	32,839.66	54,005.61
Ceiling	449.76	81.00	368.76
Painting	5,212.16	373.40	4,838.76
Plumbing	23,163.17	22,696.67	466.50
Move Owners Equipment	527.76	527.76	0.00
General Construction	1,822.35	1,799.85	22.50
Fire Suppression	26,385.52		26,385.52
Blinds	4,204.87		4,204.87
Flooring	6,738.96		6,738.96
Wallcovering	37,000.00		37,000.00
SUBTOTAL	1,252,099.91	777,455.70	474,644.21
ADD: 4% PROFIT	50,084.00	31,098.23	18,985.77
PRE-TAX SUBTOTAL	1,302,183.91	808,553.93	493,629.98
EFFECTIVE 7-1-21 - WA. SALES TAX CODE 3210 - 9.0%	117,196.55	72,769.85	44,426.70
TOTALS	\$ 1,419,380.46	\$ 881,323.78	\$ 538,056.68

NET INVOICE BALANCE DUE \$ 538,056.68

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!



Current Date: January 10, 2024
 Account Number: 2000000014
 Capture Date: April 05, 2022
 Item Number: 5250008209736
 Posted Date: April 05, 2022
 Posted Item Number: 4911
 Amount: 538,056.68
 Record Type: Debit

SPOKANE TEACHERS CREDIT UNION
 1620 N SIGNAL DR
 LIBERTY LAKE WA 99019



Spokane Teachers Credit Union
 P.O. Box 1954 | Spokane, WA 99210-1954
 (509) 326.1954 | (800) 858.3750

Cashier's check

30101911
 38-8270 3251

REF. JP SPOKANE V LLC DRAW #7

03/30/2022
 Void After 90 Days

PAY TO THE ORDER OF: MAUER CONSTRUCTION

\$538,056.68

PAY: Five Hundred and Thirty-Eight Thousand Fifty-Six Dollars And Sixty-Eight Cents

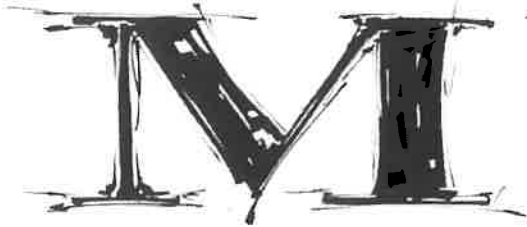
MAUER CONSTRUCTION
 2011 WEST MAXWELL
 SPOKANE WA 99201

⑈30101911⑈ ⑆325182700⑆ 2000000014⑈

PLEASE ENDORSE HERE

Deposit to the ~~PAY TO THE ORDER OF~~ RIVERBANK
 of the within name ~~ORDER OF~~ RIVERBANK
 RiverBank MAUER CONSTRUCTION INC
 1007017198 1007017198

MEMBER BANK OF AMERICA



MAUER CONSTRUCTION inc

MAUER CONSTRUCTION, INC.

2011 W. Maxwell Ave.
 Spokane WA, 99201
 509-456-7646
 Fax 509-456-7639
 mauerinc.com

*** Invoice ***

ATTN: DANIEL WEISSMAN & DAVID SHLACHTER
 JP SPOKANE V, LLC
 7501 BLUFF SPRINGS ROAD
 AUSTIN, TX 78744

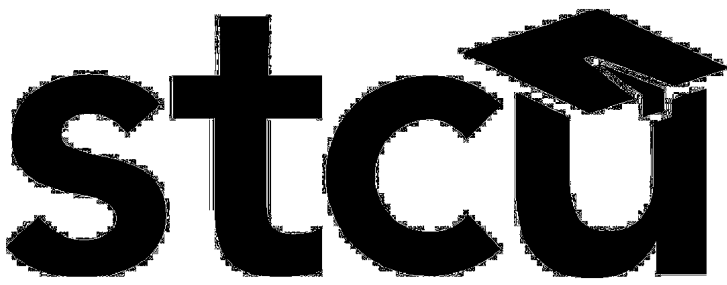
PROJECT: #2786 - Roosevelt Apartments Renovation
 Prog#6 Billing

DATE May 10, 2022
INVOICE NO. 13931
TERMS: DUE UPON RECEIPT

Invoice Description:	Costs To Date	Previous Paid	Balance This Billing
General Conditions	63,931.05	48,157.69	15,773.36
Design, Plans, Prints	4,711.39	4,139.13	572.26
Engineering	850.00	850.00	0.00
Asbestos Inspection/Testing/Abatement	18,948.70	18,785.50	163.20
Roof (including dirt work)	102,085.39	102,085.39	0.00
Windows	385,927.23	385,927.23	0.00
Electrical/Lighting	261,029.14	227,997.79	33,031.35
Gutters/Downspouts	202.26	202.26	0.00
Elevator	228.22	103.26	124.96
Masonry	24,292.48	24,292.48	0.00
Landscaping	13,340.00	13,340.00	0.00
Demolition, Clean up, Dump	164,846.78	111,479.05	53,367.73
Millwork	194,628.89	97,190.83	97,438.06
Doors/Door Hardware	25,237.48	25,199.48	38.00
Framing/Drywall/Taping/Patching	117,366.92	86,845.27	30,521.65
Ceiling	449.76	449.76	0.00
Painting	45,832.64	5,212.16	40,620.48
Plumbing	51,633.93	23,163.17	28,470.76
Move Owners Equipment	527.76	527.76	0.00
General Construction/Finish Carpentry	6,135.89	1,822.35	4,313.54
Fire Suppression	46,547.54	26,385.52	20,162.02
Blinds	4,204.87	4,204.87	0.00
Flooring	32,355.73	6,738.96	25,616.77
Wallcovering	69,683.46	37,000.00	32,683.46
Kitchen Equipment	27,019.78		27,019.78
HVAC	190.00		190.00
SUBTOTAL	1,662,207.29	1,252,099.91	410,107.38
ADD: 4% PROFIT	66,488.29	50,084.00	16,404.30
PRE-TAX SUBTOTAL	1,728,695.58	1,302,183.91	426,511.68
EFFECTIVE 7-1-21 - WA. SALES TAX CODE 3210 - 9.0%	155,582.60	117,196.55	38,386.05
TOTALS	\$ 1,884,278.18	\$ 1,419,380.46	\$ 464,897.73

NET INVOICE BALANCE DUE **\$ 464,897.73**

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!



Current Date: January 10, 2024
 Account Number: 2000000014
 Capture Date: May 24, 2022
 Item Number: 5250008511923
 Posted Date: May 24, 2022
 Posted Item Number: 4614
 Amount: 464,897.73
 Record Type: Debit

SPOKANE TEACHERS CREDIT UNION
 1620 N SIGNAL DR
 LIBERTY LAKE WA 99019



Spokane Teachers Credit Union
 P.O. Box 1954 | Spokane, WA 99210-1954
 (509) 326.1954 | (800) 858.3750

Cashier's check

30101939
 38-8270.3251

05/19/2022
 Void After 90 Days

\$464,897.73

REF: JP SPOKANE V, LLC DRAW #8

PAY TO THE ORDER OF: MAUER CONSTRUCTION

PAY: Four Hundred and Sixty-Four Thousand Eight Hundred Ninety-Seven Dollars And Seventy-Three Cents

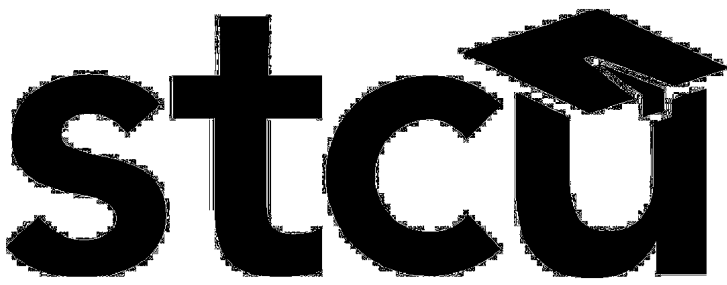
MAUER CONSTRUCTION
 2011 WEST MAXWELL
 SPOKANE WA 99201

⑈ 30101939⑈ ⑆ 325182700⑆ 2000000014⑈

PLEASE ENDORSE HERE

Deposit to the ~~Account~~ ORDER OF
 of the within named ~~RIVERBANK~~
 RiverBank ~~MAUER CONSTRUCTION INC~~
 1007017198
 1007017198

REGAL BANK, INC. REGAL BANK, INC.



Current Date: January 10, 2024
 Account Number: 2000000014
 Capture Date: June 22, 2022
 Item Number: 5250008676340
 Posted Date: June 22, 2022
 Posted Item Number: 4775
 Amount: 488,415.55
 Record Type: Debit

SPOKANE TEACHERS CREDIT UNION
 1620 N SIGNAL DR
 LIBERTY LAKE WA 99019

stcu	Spokane Teachers Credit Union P.O. Box 1954 Spokane, WA 99210-1954 (509) 326.1954 (800) 858.3750	Cashier's check	30101958 38-8270-3251
REF: JP SPOKANE V, LLC DRAW #9			06/16/2022 Void After 90 Days
PAY TO THE ORDER OF: MAUER CONSTRUCTION			\$488,415.55
PAY: Four Hundred and Eighty-Eight Thousand Four Hundred Fifteen Dollars And Fifty-Five Cents			
MAUER CONSTRUCTION 2011 WEST MAXWELL SPOKANE WA 99201			

⑈ 30101958 ⑈ ⑆ 325182700⑆ 2000000014 ⑈

FEDERAL BANK VENDOR - FEDERAL RESERVE REG CC

PLEASE ENDORSE HERE

Deposit to the account
 of the with PATTERSON ORDER OF
 RiverBank 12510 RIVERBANK
 1007017198 FOR DEPOSIT ONLY
 MAUER CONSTRUCTION INC
 1007017198



MAUER CONSTRUCTION inc

MAUER CONSTRUCTION, INC.

2011 W. Maxwell Ave.
 Spokane WA, 99201
 509-456-7646
 Fax 509-456-7639
 mauerinc.com

STCU 534,190.80
JP Spokane V, LLC 55,057.58

*** Invoice ***

ATTN: DANIEL WEISSMAN & DAVID SHLACHTER
 JP SPOKANE V, LLC
 7501 BLUFF SPRINGS ROAD
 AUSTIN, TX 78744

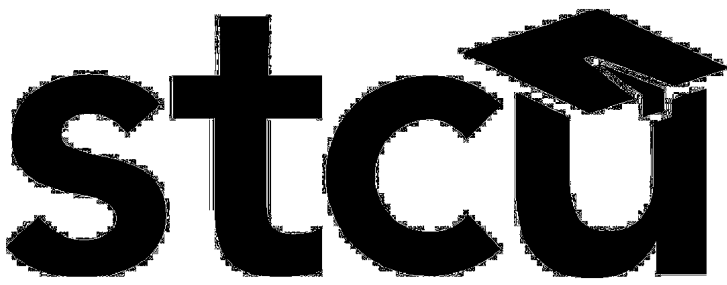
PROJECT: #2786 - Roosevelt Apartments Renovation
 Prog#8 Billing

DATE August 10, 2022
INVOICE NO. 13997
TERMS: DUE UPON RECEIPT

Invoice Description:	Costs To Date	Previous Paid	Balance This Billing
General Conditions	100,527.09	80,502.34	20,024.75
Design, Plans, Prints	4,711.39	4,711.39	0.00
Engineering	850.00	850.00	0.00
Asbestos Inspection/Testing/Abatement	18,948.70	18,948.70	0.00
Roof (including dirt work)	102,085.39	102,085.39	0.00
Windows	395,122.07	386,854.56	8,267.51
Electrical/Lighting	366,162.13	314,094.87	52,067.26
Gutters/Downspouts	202.26	202.26	0.00
Elevator	228.22	228.22	0.00
Masonry	24,292.48	24,292.48	0.00
Landscaping	13,340.00	13,340.00	0.00
Demolition, Clean up, Dump	269,566.21	202,256.18	67,310.03
Millwork	469,133.78	336,578.75	132,555.03
Doors/Door Hardware	27,990.80	26,411.02	1,579.78
Framing/Drywall/Taping/Patching	218,621.75	164,677.23	53,944.52
Ceiling	449.76	449.76	0.00
Painting	104,111.99	80,825.03	23,286.96
Plumbing	102,943.35	66,889.43	36,053.92
Move Owners Equipment	527.76	527.76	0.00
General Construction/Finish Carpentry	27,354.30	10,337.79	17,016.51
Fire Suppression/Fire Extinguishers	54,383.29	52,652.53	1,730.76
Blinds	14,572.95	13,980.19	592.76
Flooring	157,821.05	69,823.22	87,997.83
Wallcovering	73,933.11	73,466.50	466.61
Appliances	35,907.38	33,797.30	2,110.08
HVAC	6,417.48	190.00	6,227.48
Furniture	13,465.74	11,522.77	1,942.97
Closet/Wardrobe Hardware	5,963.92	1,724.44	4,239.48
Bathroom Accessories	3,229.19	840.70	2,388.49
ADA Ramp	840.70	840.70	0.00
SUBTOTAL	2,613,704.24	2,093,901.51	519,802.73
ADD: 4% PROFIT	104,548.17	83,756.06	20,792.11
PRE-TAX SUBTOTAL	2,718,252.41	2,177,657.57	540,594.84
EFFECTIVE 7-1-21 - WA. SALES TAX CODE 3210 - 9.0%	244,642.72	195,989.18	48,653.54
TOTALS	\$ 2,962,895.13	\$ 2,373,646.75	\$ 589,248.38

NET INVOICE BALANCE DUE \$ 589,248.38

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!



Current Date: January 10, 2024
 Account Number: 2000000014
 Capture Date: September 02, 2022
 Item Number: 5250009125632
 Posted Date: September 02, 2022
 Posted Item Number: 3107
 Amount: 534,190.80
 Record Type: Debit

SPOKANE TEACHERS CREDIT UNION
 1620 N SIGNAL DR
 LIBERTY LAKE WA 99019



Spokane Teachers Credit Union
 P.O. Box 1954 | Spokane, WA 99210-1954
 (509) 326.1954 | (800) 858.3750

Cashier's check

30101988
 38-8270/3251

REF Draw #10 JP SPOKANE V, LLC

08/30/2022
 Void After 90 Days

PAY TO THE ORDER OF: Mauer Construction, Inc

\$534,190.80

PAY: Five Hundred and Thirty-Four Thousand One Hundred Ninety Dollars And Eighty Cents

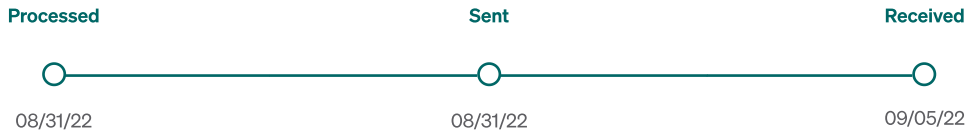
Mauer Construction, Inc
 2011 West Maxwell
 Spokane WA 99201

⑈30101988⑈ ⑆325182700⑆ 2000000014⑈

PLEASE ENDORSE HERE

Deposit to the account
 of the ~~PAY TO THE ORDER OF~~
 RiverBank 1251 RIVERBANK
 1007017 MAUER CONSTRUCTION INC
 1007017198

FEDERAL BANK OF THE WEST



EPayment Cleared

USD 55,057.58 ePayment to **Mauer Construction Inc.** created by Bo Wright

Payment out # P22083002 - 6078886

Process date 08/31/22	Arrival date 09/05/22	Total payment amount USD 55,057.58
Paid from Wells Fargo Bank, National Association***	Memo Inv #13997	Total vendor credits applied USD 0.00
Account Bill.com Money Out Clearing		
Reference id Orp01EBOTQMhVN14ypqb		

Paid bills

Invoice #	Chart of account	Due Date	Curr...	Amount	Payment amount	Approvers
<u>13997</u>	Eligible Inclusive Repai...	08/10/22	USD	55,057.58	55,057.58	Approved



MAUER CONSTRUCTION, INC.

2011 W. Maxwell Ave.
 Spokane WA, 99201
 509-456-7646
 Fax 509-456-7639
 mauerinc.com

*** Invoice ***

ATTN: DANIEL WEISSMAN & DAVID SHLACHTER
 JP SPOKANE V, LLC
 7501 BLUFF SPRINGS ROAD
 AUSTIN, TX 78744
 PROJECT: #2786 - Roosevelt Apartments Renovation
 Prog#9 Billing

DATE September 23, 2022
INVOICE NO. 14037
TERMS: DUE UPON RECEIPT

Invoice Description:	Costs To Date	Previous Paid	Balance This Billing
General Conditions	115,996.05	100,527.09	15,468.96
Design, Plans, Prints	4,711.39	4,711.39	0.00
Engineering	850.00	850.00	0.00
Asbestos Inspection/Testing/Abatement	18,948.70	18,948.70	0.00
Roof (including dirt work)	102,085.39	102,085.39	0.00
Windows	409,024.54	395,122.07	13,902.47
Electrical/Lighting	417,295.05	366,162.13	51,132.92
Gutters/Downspouts	202.26	202.26	0.00
Elevator	228.22	228.22	0.00
Masonry	24,292.48	24,292.48	0.00
Landscaping	13,340.00	13,340.00	0.00
Demolition, Clean up, Dump	313,506.13	269,566.21	43,939.92
Millwork	519,020.16	469,133.78	49,886.38
Doors/Door Hardware	32,861.88	27,990.80	4,871.08
Framing/Drywall/Taping/Patching	260,419.16	218,621.75	41,797.41
Ceiling	449.76	449.76	0.00
Painting	109,107.52	104,111.99	4,995.53
Plumbing	141,598.05	102,943.35	38,654.70
Move Owners Equipment	527.76	527.76	0.00
General Construction/Finish Carpentry	48,090.56	27,354.30	20,736.26
Fire Suppression/Fire Extinguishers	54,383.29	54,383.29	0.00
Blinds	15,173.83	14,572.95	600.88
Flooring	259,558.41	157,821.05	101,737.36
Wallcovering	78,389.11	73,933.11	4,456.00
Appliances	37,563.90	35,907.38	1,656.52
HVAC	11,784.70	6,417.48	5,367.22
Furniture	14,176.42	13,465.74	710.68
Closet/Wardrobe Hardware	7,854.28	5,963.92	1,890.36
Bathroom Accessories	3,617.69	3,229.19	388.50
ADA Ramp	840.70	840.70	0.00
SUBTOTAL			
	3,015,897.39	2,613,704.24	402,193.15
ADD: 4% PROFIT			
	120,635.90	104,548.17	16,087.73
PRE-TAX SUBTOTAL			
	3,136,533.29	2,718,252.41	418,280.88
EFFECTIVE 7-1-21 - WA, SALES TAX CODE 3210 - 9.0%			
	282,288.00	244,642.72	37,645.28
TOTALS			
	\$ 3,418,821.29	\$ 2,962,895.13	\$ 455,926.16

NET INVOICE BALANCE DUE **\$ 455,926.16**

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!



MAUER CONSTRUCTION, INC.
 2011 W. Maxwell Ave.
 Spokane WA, 99201
 509-456-7646
 Fax 509-456-7639
 mauerinc.com

* Invoice *

ATTN: DANIEL WEISSMAN & DAVID SHLACHTER
 JP SPOKANE V, LLC
 7501 BLUFF SPRINGS ROAD
 AUSTIN, TX 78744
 PROJECT: #2786 - Roosevelt Apartments Renovation
 Prog#9 Billing

DATE September 23, 2022
 INVOICE NO. 14037
 TERMS: DUE UPON RECEIPT

Invoice Description:	Units	Price Per Unit	RVT Costs - 64 Units 6/6/2022	(Materials Portion) (Of Costs To Date)	Costs To Date	Remaining In Budget	Previous Paid	Balance This Billing
General Conditions	64	1,731.42	110,810.88		115,996.05	44,411.57	100,527.09	15,468.96
General Conditions - Commons			30,733.58					
General Conditions - Projected Costs			18,863.16					
Design, Plans, Prints			5,724.59		4,711.39	1,013.20	4,711.39	0.00
Engineering			0.00		850.00	-850.00	850.00	0.00
Asbestos Inspection/Testing/Abatement			18,785.50		18,948.70	-163.20	18,948.70	0.00
Roof (including dirt work)			116,019.29	364.80	102,085.39	13,933.90	102,085.39	0.00
Windows - Units			386,471.06	367,046.74	409,024.54	21,446.52	395,122.07	13,902.47
Windows - Commons			30,000.00					
Windows - Garage			14,000.00					
Electrical/Lighting	64	5,810.00	371,840.00	265,823.14	417,295.05	176,576.95	366,162.13	51,132.92
Light Fixtures	64	2,313.00	148,032.00					
Common Area Lighting			48,000.00					
Low Voltage (Camera's Wifi)			26,000.00					
Gutters/Downspouts			0.00		202.26	-202.26	202.26	0.00
Elevator			0.00		228.22	-228.22	228.22	0.00
Masonry			40,000.00		24,292.46	15,707.52	24,292.46	0.00
Landscaping			0.00		13,340.00	-13,340.00	13,340.00	0.00
Demolition, Clean up, Dump	64	5,400.00	345,600.00	241.99	313,506.13	32,093.87	269,566.21	43,939.92
Millwork	64	12,500.00	800,000.00	278,661.73	519,020.16	280,979.84	469,133.78	49,886.38
Doors/Door Hardware			34,000.00	25,539.79	32,861.86	1,138.12	27,990.80	4,871.08
Framing/Drywall/Taping/Patching	64	4,400.00	281,600.00	20,283.48	260,419.16	21,180.84	218,621.75	41,797.41
Ceiling			0.00		449.76	-449.76	449.76	0.00
Painting	64	2,820.00	180,480.00	418.94	109,107.52	222,551.48	104,111.99	4,995.53
Exterior Paint/Prep			55,000.00					
Garage Painting			29,000.00					
Corridor/Common Patch/Paint			21,301.00					
Stair Railing Paint			45,878.00					
Plumbing	64	3,560.00	227,840.00	21,715.51	141,598.05	86,241.95	102,943.35	38,654.70
Move Owners Equipment			0.00		527.76	-527.76	527.76	0.00
General Construction/Finish Carpentry			16,400.00	14,644.55	48,090.56	-31,690.56	27,354.30	20,736.26
Fire Suppression/Fire Extinguishers			64,000.00	1,716.00	54,383.29	9,616.71	54,383.29	0.00
Blinds			0.00	13,151.19	15,173.83	-15,173.83	14,572.95	600.88
Flooring - Tile	64	3,216.57	205,860.48		259,558.41	119,102.07	157,821.05	101,737.36
Floors	64	1,450.00	92,800.00	12,500.14				
Common Area Flooring			80,000.00					
Wallcovering			69,683.46	70,098.11	78,389.11	18,294.35	73,933.11	4,456.00
Hang Wall Covering			27,000.00					
Appliances	64	1,816.00	116,224.00	33,620.30	37,563.90	78,660.10	35,907.38	1,656.52
HVAC			0.00	11,078.00	11,784.70	-11,784.70	6,417.48	5,367.22
Furniture			7,655.70	13,330.81	14,176.42	-6,520.72	13,465.74	710.68
Close/Wardrobe Hardware			0.00	2,635.35	7,854.28	-7,854.28	5,963.92	1,890.36
Bathroom Accessories			0.00	1,745.51	3,617.69	-3,617.69	3,229.19	388.50
ADA Ramp			0.00		840.70	-840.70	840.70	0.00
Laundry Room - Old Budget			75,000.00			75,000.00		
Fitness/Storage Room (Budget)			30,000.00			30,000.00		
SUBTOTAL			4,170,602.70	1,154,616.08	3,015,897.39	1,154,705.31	2,613,704.24	402,193.15
ADD: 4% PROFIT			166,824.11	46,184.64	120,635.90	46,188.21	104,548.17	16,087.73
PRE-TAX SUBTOTAL			4,337,426.81	1,200,800.72	3,136,533.29	1,200,893.52	2,718,252.41	418,280.88
EFFECTIVE 7-1-21 - WA SALES TAX CODE 3210 - 9.0%			390,368.41	108,072.07	282,288.00	108,080.42	244,642.72	37,645.28
TOTALS			\$ 4,727,795.22	\$ 1,308,872.79	\$ 3,418,821.29	\$ 1,308,973.94	\$ 2,962,895.13	\$ 455,926.16

NET INVOICE BALANCE DUE

\$ 455,926.16

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!

Paid from
Wells Fargo Bank, National Association***

Memo
Inv #14037

Total vendor credits applied
USD 0.00

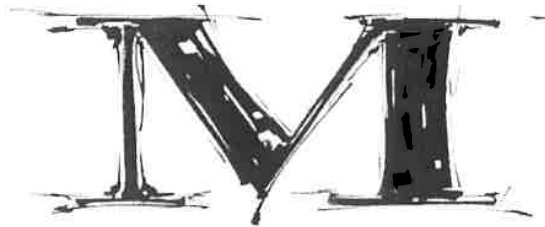
Account
Bill.com Money Out Clearing

Reference id
Orp01HMLTSRUGJ15p06d

Paid bills

Invoice #	Chart of account	Due Date	Curr...	Amount	Payment amount	Approvers
14037	Split	09/23/22	USD	455,926.16	455,926.16	Approved

All records loaded



MAUER CONSTRUCTION inc

MAUER CONSTRUCTION, INC.

2011 W. Maxwell Ave.
 Spokane WA, 99201
 509-456-7646
 Fax 509-456-7639
 mauerinc.com

*** Invoice ***

ATTN: DANIEL WEISSMAN & DAVID SHLACHTER
 JP SPOKANE V, LLC
 7501 BLUFF SPRINGS ROAD
 AUSTIN, TX 78744

PROJECT: #2786 - Roosevelt Apartments Renovation
 Prog#10 Billing

DATE **October 26, 2022**
 INVOICE NO. **14060**
 TERMS: **DUE UPON RECEIPT**

Invoice Description:	Costs To Date	Previous Paid	Balance This Billing
General Conditions	137,515.04	115,996.05	21,518.99
Design, Plans, Prints	4,711.39	4,711.39	0.00
Engineering	850.00	850.00	0.00
Asbestos Inspection/Testing/Abatement	18,948.70	18,948.70	0.00
Roof (including dirt work)	102,085.39	102,085.39	0.00
Windows	424,670.61	409,024.54	15,646.07
Electrical/Lighting	475,235.64	417,295.05	57,940.59
Gutters/Downspouts	202.26	202.26	0.00
Elevator	228.22	228.22	0.00
Masonry	24,292.48	24,292.48	0.00
Landscaping	128,021.24	13,340.00	114,681.24
Demolition, Clean up, Dump	356,622.67	313,506.13	43,116.54
Millwork	535,773.58	519,020.16	16,753.42
Doors/Door Hardware	34,733.33	32,861.88	1,871.45
Framing/Drywall/Taping/Patching	280,979.30	260,419.16	20,560.14
Ceiling	449.76	449.76	0.00
Painting	215,934.61	109,107.52	106,827.09
Plumbing	166,986.05	141,598.05	25,388.00
Move Owners Equipment	527.76	527.76	0.00
General Construction/Finish Carpentry	52,559.44	48,090.56	4,468.88
Fire Suppression/Fire Extinguishers	54,383.29	54,383.29	0.00
Blinds	15,173.83	15,173.83	0.00
Flooring	348,237.76	259,558.41	88,679.35
Wallcovering	95,630.11	78,389.11	17,241.00
Appliances	44,218.90	37,563.90	6,655.00
HVAC	25,914.26	11,784.70	14,129.56
Furniture	14,176.42	14,176.42	0.00
Closet/Wardrobe Hardware	10,570.65	7,854.28	2,716.37
Bathroom Accessories/Mirrors	4,917.69	3,617.69	1,300.00
ADA Ramp	840.70	840.70	0.00
SUBTOTAL	3,575,391.08	3,015,897.39	559,493.69
ADD: 4% PROFIT	143,015.64	120,635.90	22,379.75
PRE-TAX SUBTOTAL	3,718,406.72	3,136,533.29	581,873.44
EFFECTIVE 7-1-21 - WA. SALES TAX CODE 3210 - 9.0%	334,656.61	282,288.00	52,368.61
TOTALS	\$ 4,053,063.33	\$ 3,418,821.29	\$ 634,242.05

NET INVOICE BALANCE DUE \$ 634,242.05

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!



MAUER CONSTRUCTION, INC.
 2011 W. Maxwell Ave
 Spokane WA, 99201
 509-456-7646
 Fax 509-456-7639
 mauerinc.com

*** Invoice ***

ATTN: DANIEL WEISSMAN & DAVID SHLACHTER
 JP SPOKANE V, LLC
 7501 BLUFF SPRINGS ROAD
 AUSTIN, TX 78744
 PROJECT: #2786 - Roosevelt Apartments Renovation
 Prog#10 Billing

DATE **October 25, 2022**
 INVOICE NO. **14060**
 TERMS: **DUE UPON RECEIPT**

Invoice Description:	Units	Price Per Unit	From Smartsheet		Costs To Date	Remaining In Budget	Previous Paid	Balance This Billing
			RVT Costs - 64 Units 6/6/2022	(Materials Portion) (Of Costs To Date)				
General Conditions	64	1,731.42	110,810.88		137,515.04	22,892.58	115,996.05	21,518.99
General Conditions - Commons			30,733.58					
General Conditions - Projected Costs			18,863.16					
Design, Plans, Prints			5,724.59		4,711.39	1,013.20	4,711.39	0.00
Engineering			0.00		850.00	-850.00	850.00	0.00
Asbestos Inspection/Testing/Abatement			18,785.50		18,948.70	-163.20	18,948.70	0.00
Roof (including dirt work)			116,019.29	364.80	102,085.39	13,933.90	102,085.39	0.00
Windows - Units			396,471.06	378,908.32	424,670.61	5,800.45	409,024.54	15,646.07
Windows - Commons			30,000.00					
Windows - Garage			14,000.00					
Electrical/Lighting	64	5,810.00	371,840.00	309,619.20	475,235.64	118,636.36	417,295.05	57,940.59
Light Fixtures	64	2,313.00	148,032.00					
Common Area Lighting			48,000.00					
Low Voltage (Camera's Wifi)			26,000.00					
Gutters/Downspouts			0.00		202.26	-202.26	202.26	0.00
Elevator			0.00		228.22	-228.22	228.22	0.00
Masonry			40,000.00		24,292.48	15,707.52	24,292.48	0.00
Landscaping			0.00		128,021.24	-128,021.24	13,340.00	114,681.24
Demolition, Clean up, Dump	64	5,400.00	345,600.00	241.99	356,622.67	-11,022.67	313,506.13	43,116.54
Millwork	64	12,500.00	800,000.00	288,040.18	535,773.58	264,226.42	519,020.16	16,753.42
Doors/Door Hardware			34,000.00	25,589.48	34,733.33	-733.33	32,861.88	1,871.45
Framing/Drywall/Taping/Patching	64	4,400.00	281,600.00	23,594.63	280,979.30	620.70	260,419.16	20,560.14
Ceiling			0.00		449.76	-449.76	449.76	0.00
Painting	64	2,820.00	180,480.00	510.78	215,934.61	115,724.39	109,107.52	106,827.09
Exterior Paint/Prep			55,000.00					
Garage Painting			29,000.00					
Corridor/Common Patch/Paint			21,301.00					
Stair Railing Paint			45,878.00					
Plumbing	64	3,560.00	227,840.00	21,715.51	166,986.05	60,853.95	141,598.05	25,388.00
Move Owners Equipment			0.00		527.76	-527.76	527.76	0.00
General Construction/Finish Carpentry			16,400.00	16,890.16	52,559.44	-36,159.44	48,090.56	4,468.88
Fire Suppression/Fire Extinguishers			64,000.00	1,716.00	54,383.29	9,616.71	54,383.29	0.00
Blinds			0.00	13,151.19	15,173.83	-15,173.83	15,173.83	0.00
Flooring - Tile	64	3,216.57	205,660.48		348,237.76	30,422.72	259,558.41	88,679.35
Floors	64	1,450.00	92,800.00	12,888.91				
Common Area Flooring			80,000.00					
Wallcovering			69,683.46	87,339.11	95,630.11	1,053.35	78,389.11	17,241.00
Hang Wall Covering			27,000.00					
Appliances	64	1,816.00	116,224.00	40,275.30	44,218.90	72,005.10	37,563.90	6,655.00
HVAC			0.00	11,226.62	25,914.26	-25,914.26	11,784.70	14,129.56
Furniture			7,655.70	13,330.81	14,176.42	-6,520.72	14,176.42	0.00
Closet/Wardrobe Hardware			0.00	2,683.66	10,570.65	-10,570.65	7,854.28	2,716.37
Bathroom Accessories/Mirrors			0.00	3,045.51	4,917.69	-4,917.69	3,617.69	1,300.00
ADA Ramp			0.00		840.70	-840.70	840.70	0.00
Laundry Room - Old Budget			75,000.00			75,000.00		
Fitness/Storage Room (Budget)			30,000.00			30,000.00		
SUBTOTAL			4,170,602.70	1,251,132.16	3,575,391.08	595,211.62	3,015,897.39	559,493.69
ADD: 4% PROFIT			166,824.11	50,045.29	143,015.64	23,808.46	120,635.90	22,379.75
PRE-TAX SUBTOTAL			4,337,426.81	1,301,177.45	3,718,406.72	619,020.08	3,138,533.29	581,873.44
EFFECTIVE 7-1-21 - WA SALES TAX CODE 3210 - 9.0%			390,368.41	117,105.97	334,656.61	55,711.81	282,288.00	52,368.61
TOTALS			\$ 4,727,795.22	\$ 1,418,283.42	\$ 4,053,063.34	\$ 674,731.89	\$ 3,418,821.29	\$ 634,242.05

NET INVOICE BALANCE DUE \$ 634,242.05

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!



EPayment Cleared

USD 634,242.05 ePayment to Mauer Construction Inc. created by Bo Wright

Payment out # P22111602 - 6945909

Process date
11/17/22

Arrival date
11/22/22

Total payment amount
USD 634,242.05

Paid from
Wells Fargo Bank, National Association***

Memo
Inv #14060

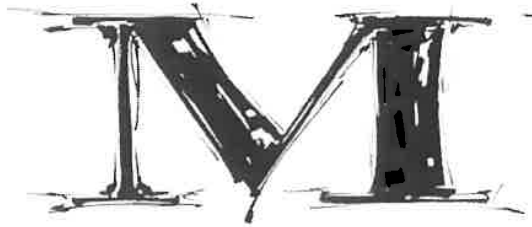
Total vendor credits applied
USD 0.00

Account
Bill.com Money Out Clearing

Reference id
Orp01JWIEFWA16mOmf

Paid bills

Invoice #	Chart of account	Due Date	Curr...	Amount	Payment amount	Approvers
<u>14060</u>	Split	10/26/22	USD	634,242.05	634,242.05	Approved



MAUER CONSTRUCTION inc

MAUER CONSTRUCTION, INC.

2011 W. Maxwell Ave.
 Spokane WA, 99201
 509-456-7646
 Fax 509-456-7639
 mauerinc.com

*** Invoice ***

ATTN: DANIEL WEISSMAN & DAVID SHLACHTER
 JP SPOKANE V, LLC
 7501 BLUFF SPRINGS ROAD
 AUSTIN, TX 78744

PROJECT: #2786 - Roosevelt Apartments Renovation
 Prog#11 Billing

DATE December 13, 2022
INVOICE NO. 14091
TERMS: DUE UPON RECEIPT

Invoice Description:	Costs To Date	Previous Paid	Balance This Billing
General Conditions	148,051.26	137,515.04	10,536.22
Design, Plans, Prints	4,711.39	4,711.39	0.00
Engineering	850.00	850.00	0.00
Asbestos Inspection/Testing/Abatement	18,948.70	18,948.70	0.00
Roof (including dirt work)	102,085.39	102,085.39	0.00
Windows	424,892.71	424,670.61	222.10
Electrical/Lighting	507,448.58	475,235.64	32,212.94
Gutters/Downspouts	202.26	202.26	0.00
Elevator	228.22	228.22	0.00
Masonry	24,292.48	24,292.48	0.00
Landscaping	128,021.24	128,021.24	0.00
Demolition, Clean up, Dump	371,545.94	356,622.67	14,923.27
Millwork	556,950.03	535,773.58	21,176.45
Doors/Door Hardware	37,542.64	34,733.33	2,809.31
Framing/Drywall/Taping/Patching	372,146.80	280,979.30	91,167.50
Ceiling	449.76	449.76	0.00
Painting	233,674.32	215,934.61	17,739.71
Plumbing	187,010.94	166,986.05	20,024.89
Move Owners Equipment	527.76	527.76	0.00
General Construction/Finish Carpentry	68,260.38	52,559.44	15,700.94
Fire Suppression/Fire Extinguishers	64,344.33	54,383.29	9,961.04
Blinds	24,901.73	15,173.83	9,727.90
Flooring	348,237.76	348,237.76	0.00
Wallcovering	95,630.11	95,630.11	0.00
Appliances	64,095.62	44,218.90	19,876.72
HVAC	31,786.20	25,914.26	5,871.94
Furniture	14,176.42	14,176.42	0.00
Closet/Wardrobe Hardware	12,145.80	10,570.65	1,575.15
Bathroom Accessories/Mirrors	5,333.26	4,917.69	415.57
ADA Ramp	840.70	840.70	0.00
SUBTOTAL	3,849,332.73	3,575,391.08	273,941.65
ADD: 4% PROFIT	153,973.31	143,015.64	10,957.67
PRE-TAX SUBTOTAL	4,003,306.04	3,718,406.72	284,899.32
EFFECTIVE 7-1-21 - WA. SALES TAX CODE 3210 - 9.0%	360,297.54	334,656.61	25,640.94
TOTALS	\$ 4,363,603.58	\$ 4,053,063.33	\$ 310,540.26

NET INVOICE BALANCE DUE \$ 310,540.26

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!



MAUER CONSTRUCTION, INC.
 2011 W. Maxwell Ave.
 Spokane WA, 99201
 509-456-7646
 Fax 509-456-7639
 mauerinc.com

*** Invoice ***

ATTN: DANIEL WEISSMAN & DAVID SHLACHTER
 JP SPOKANE V, LLC
 7501 BLUFF SPRINGS ROAD
 AUSTIN, TX 78744

DATE December 13, 2022

PROJECT: #2786 - Roosevelt Apartments Renovation
 Prog#11 Billing

INVOICE NO. 14091
 TERMS: DUE UPON RECEIPT

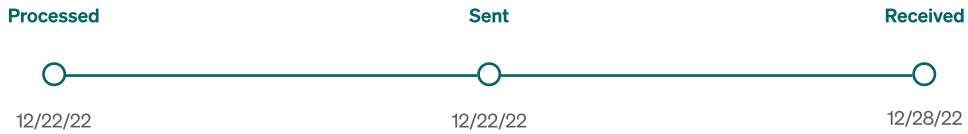
From Spreadsheet

Invoice Description:	Units	Price Per Unit	RVT Costs - 64 Units 6/6/2022	(Materials Portion) (Of Costs To Date)	Costs To Date	Remaining In Budget	Previous Paid	Balance This Billing
General Conditions	64	1,731.42	110,810.88		148,051.26	12,356.36	137,515.04	10,536.22
General Conditions - Commons			30,733.58					
General Conditions - Projected Costs			18,863.16					
Design, Plans, Prints			5,724.59		4,711.39	1,013.20	4,711.39	0.00
Engineering			0.00		850.00	-850.00	850.00	0.00
Asbestos Inspection/Testing/Abatement			18,785.50		18,948.70	-163.20	18,948.70	0.00
Roof (including dirt work)			116,019.26	364.80	102,085.39	13,933.90	102,085.39	0.00
Windows - Units			386,471.05	378,930.63	-424,892.71	5,578.35	424,670.61	222.10
Windows - Commons			30,000.00					
Windows - Garage			14,000.00					
Electrical/Lighting	64	5,810.00	371,840.00	330,026.38	507,448.58	86,423.42	475,235.64	32,212.94
Light Fixtures	64	2,313.00	148,032.00					
Common Area Lighting			48,000.00					
Low Voltage (Camera's Wifi)			26,000.00					
Gutters/Downspouts			0.00		202.26	-202.26	202.26	0.00
Elevator			0.00		228.22	-228.22	228.22	0.00
Masonry			40,000.00		24,292.48	15,707.52	24,292.48	0.00
Landscaping					128,021.24	-128,021.24	128,021.24	0.00
Demolition, Clean up, Dump	64	5,400.00	345,600.00	241.99	371,545.94	-25,945.94	356,622.67	14,923.27
Millwork	64	12,500.00	800,000.00	291,916.30	556,950.03	243,049.97	535,773.58	21,176.45
Doors/Door Hardware			34,000.00	25,589.48	37,542.64	-3,542.64	34,733.33	2,809.31
Framing/Drywall/Taping/Patching	64	4,400.00	281,600.00	25,472.74	372,146.80	-90,546.80	280,979.30	91,167.50
Ceiling					449.76	-449.76	449.76	0.00
Painting	64	2,820.00	180,480.00	510.78	233,674.32	97,984.68	215,934.61	17,739.71
Exterior Paint/Prep			55,000.00					
Garage Painting			29,000.00					
Corridor/Common Patch/Paint			21,301.00					
Stair Railing Paint			45,878.00					
Plumbing	64	3,560.00	227,840.00	21,750.05	187,010.94	40,829.06	166,986.05	20,024.89
Move Owners Equipment			0.00		527.76	-527.76	527.76	0.00
General Construction/Finish Carpentry			16,400.00	19,157.82	68,280.38	-51,860.38	52,559.44	15,700.94
Fire Suppression/Fire Extinguishers			64,000.00	1,716.00	64,344.33	-344.33	54,383.29	9,961.04
Blinds			0.00	21,511.14	24,901.73	-24,901.73	15,173.83	9,727.90
Flooring - Tile	64	3,216.57	205,660.48		348,237.76	30,422.72	348,237.76	0.00
Floors	64	1,450.00	92,800.00	12,888.91				
Common Area Flooring			80,000.00					
Wallcovering			69,683.46	87,339.11	95,630.11	1,053.35	95,630.11	0.00
Hang Wall Covering			27,000.00					
Appliances	64	1,816.00	116,224.00	58,920.30	64,095.62	52,128.38	44,218.90	19,876.72
HVAC			0.00	11,226.62	31,786.20	-31,786.20	25,914.26	5,871.94
Furniture			7,655.70	13,330.81	14,176.42	-6,520.72	14,176.42	0.00
Closet/Wardrobe Hardware			0.00	2,683.66	12,145.80	-12,145.80	10,570.65	1,575.15
Bathroom Accessories/Mirrors			0.00	3,045.51	5,333.26	-5,333.26	4,917.69	415.57
ADA Ramp			0.00		840.70	-840.70	840.70	0.00
Laundry Room - Old Budget			75,000.00			75,000.00		0.00
Fitness/Storage Room (Budget)			30,000.00			30,000.00		0.00
Add: Changes to Budget - As per Worksheet			861,521.57			861,521.57		0.00
SUBTOTAL			5,032,124.27	1,306,623.03	3,849,332.73	1,182,791.54	3,575,391.08	273,941.65
ADD 4% PROFIT			201,284.97	52,264.92	153,973.31	47,311.66	143,015.64	10,957.67
PRE-TAX SUBTOTAL			5,233,409.24	1,358,887.95	4,003,306.04	1,230,103.20	3,718,406.72	284,899.32
EFFECTIVE 7-1-21 - WA SALES TAX CODE 3210 - 9.0%			471,006.83	122,289.92	360,297.54	110,709.29	334,656.61	25,640.94
TOTALS			\$ 5,704,416.07	\$ 1,481,187.87	\$ 4,363,603.58	\$ 1,340,812.49	\$ 4,053,063.33	\$ 310,540.26

NET INVOICE BALANCE DUE

\$ 310,540.26

THANK YOU, WE APPRECIATE YOUR BUSINESS!!!



EPayment Cleared

USD 310,540.26 ePayment to Mauer Construction Inc. created by Bo Wright

Payment out # P22122102 - 1885114

Process date 12/22/22	Arrival date 12/28/22	Total payment amount USD 310,540.26
Paid from Wells Fargo Bank, National Association***	Memo Inv #14091	Total vendor credits applied USD 0.00
Account Bill.com Money Out Clearing		
Reference id Orp01GCGEDCGEL17ddq9		

Paid bills

Invoice #	Chart of account	Due Date	Curr...	Amount	Payment amount	Approvers
<u>14091</u>	Split	12/13/22	USD	310,540.26	310,540.26	Approved



MAUER CONSTRUCTION, INC.

2011 W. Maxwell Ave.
 Spokane WA, 99201
 509-456-7646
 Fax 509-456-7639
 mauerinc.com

*** Invoice ***

ATTN: DANIEL WEISSMAN & DAVID SHLACHTER
 JP SPOKANE V, LLC
 7501 BLUFF SPRINGS ROAD
 AUSTIN, TX 78744

PROJECT: #2786 - Roosevelt Apartments Renovation
 Prog#12 Billing

DATE **January 31, 2023**

INVOICE NO. **14147**

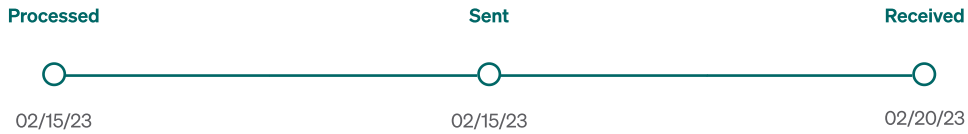
TERMS: **DUE UPON RECEIPT**

Invoice Description:	Costs To Date	Previous Paid	Balance This Billing
General Conditions	168,192.22	148,051.26	20,140.96
Design, Plans, Prints	4,711.39	4,711.39	0.00
Engineering	850.00	850.00	0.00
Asbestos Inspection/Testing/Abatement	19,193.70	18,948.70	245.00
Roof (including dirt work)	102,085.39	102,085.39	0.00
Windows	425,070.91	424,892.71	178.20
Electrical/Lighting	585,091.32	507,448.58	77,642.74
Gutters/Downspouts	202.26	202.26	0.00
Elevator	228.22	228.22	0.00
Masonry	32,126.01	24,292.48	7,833.53
Landscaping	128,021.24	128,021.24	0.00
Demolition, Clean up, Dump	421,276.05	371,545.94	49,730.11
Millwork	587,454.89	556,950.03	30,504.86
Doors/Door Hardware	40,002.20	37,542.64	2,459.56
Framing/Drywall/Taping/Patching	515,145.16	372,146.80	142,998.36
Ceiling	449.76	449.76	0.00
Painting	275,469.43	233,674.32	41,795.11
Plumbing	250,749.07	187,010.94	63,738.13
Move Owners Equipment	527.76	527.76	0.00
General Construction/Finish Carpentry	73,289.70	68,260.38	5,029.32
Fire Suppression/Fire Extinguishers	69,344.33	64,344.33	5,000.00
Blinds	24,901.73	24,901.73	0.00
Flooring	417,383.97	348,237.76	69,146.21
Wallcovering	99,748.11	95,630.11	4,118.00
Appliances	64,095.62	64,095.62	0.00
HVAC	34,891.20	31,786.20	3,105.00
Furniture	14,176.42	14,176.42	0.00
Closet/Wardrobe Hardware	12,145.80	12,145.80	0.00
Bathroom Accessories/Mirrors	5,333.26	5,333.26	0.00
ADA Ramp	840.70	840.70	0.00
SUBTOTAL 4,372,997.82 3,849,332.73 523,665.09			
ADD: 4% PROFIT 174,919.91 153,973.31 20,946.60			
PRE-TAX SUBTOTAL 4,547,917.73 4,003,306.04 544,611.69			
EFFECTIVE 7-1-21 - WA. SALES TAX CODE 3210 - 9.0% 409,312.60 360,297.54 49,015.05			
TOTALS \$ 4,957,230.33 \$ 4,363,603.58 \$ 593,626.74			

NET INVOICE BALANCE DUE

\$ 593,626.74

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!



EPayment Cleared

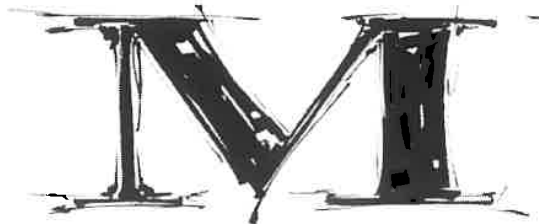
USD 593,626.74 ePayment to Mauer Construction Inc. created by Bo Wright

Payment out # P23021402 - 9476905

Process date 02/15/23	Arrival date 02/20/23	Total payment amount USD 593,626.74
Paid from Wells Fargo Bank, National Association***	Memo Inv #14147	Total vendor credits applied USD 0.00
Account Bill.com Money Out Clearing		
Reference id Orp01JLOGNUBRQ18g9jf		

Paid bills

Invoice #	Chart of account	Due Date	Curr...	Amount	Payment amount	Approvers
14147	Split	01/31/23	USD	593,626.74	593,626.74	Approved



MAUER CONSTRUCTION inc

MAUER CONSTRUCTION, INC.

2011 W. Maxwell Ave.
 Spokane WA, 99201
 509-456-7646
 Fax 509-456-7639
 mauerinc.com

*** Invoice ***

ATTN: DANIEL WEISSMAN & DAVID SHLACHTER
 JP SPOKANE V, LLC
 7501 BLUFF SPRINGS ROAD
 AUSTIN, TX 78744

PROJECT: #2786 - Roosevelt Apartments Renovation
 Prog#13 Billing

DATE February 28, 2023

INVOICE NO. 14162

TERMS: DUE UPON RECEIPT

Invoice Description:	Costs To Date	Previous Paid	Balance This Billing
General Conditions	176,062.66	168,192.22	7,870.44
Design, Plans, Prints	4,711.39	4,711.39	0.00
Engineering	850.00	850.00	0.00
Asbestos Inspection/Testing/Abatement	19,193.70	19,193.70	0.00
Roof (including dirt work)	102,085.39	102,085.39	0.00
Windows	425,209.51	425,070.91	138.60
Electrical/Lighting	616,978.43	585,091.32	31,887.11
Gutters/Downspouts	202.26	202.26	0.00
Elevator	228.22	228.22	0.00
Masonry	32,126.01	32,126.01	0.00
Landscaping	130,359.32	128,021.24	2,338.08
Demolition, Clean up, Dump	445,814.41	421,276.05	24,538.36
Millwork	636,701.38	587,454.89	49,246.49
Doors/Door Hardware	45,763.84	40,002.20	5,761.64
Framing/Drywall/Taping/Patching	534,508.45	515,145.16	19,363.29
Ceiling	449.76	449.76	0.00
Painting	294,015.23	275,469.43	18,545.80
Plumbing	271,603.77	250,749.07	20,854.70
Move Owners Equipment	527.76	527.76	0.00
General Construction/Finish Carpentry	80,976.59	73,289.70	7,686.89
Fire Suppression/Fire Extinguishers	69,344.33	69,344.33	0.00
Blinds	25,475.93	24,901.73	574.20
Flooring	417,383.97	417,383.97	0.00
Wallcovering	99,748.11	99,748.11	0.00
Appliances	78,677.27	64,095.62	14,581.65
HVAC	34,891.20	34,891.20	0.00
Furniture	14,176.42	14,176.42	0.00
Closet/Wardrobe Hardware	13,389.83	12,145.80	1,244.03
Bathroom Accessories/Mirrors	5,333.26	5,333.26	0.00
ADA Ramp	840.70	840.70	0.00
SUBTOTAL	4,577,629.10	4,372,997.82	204,631.28
ADD: 4% PROFIT	183,105.16	174,919.91	8,185.25
PRE-TAX SUBTOTAL	4,760,734.26	4,547,917.73	212,816.53
EFFECTIVE 7-1-21 - WA. SALES TAX CODE 3210 - 9.0%	428,466.08	409,312.60	19,153.49
TOTALS	\$ 5,189,200.34	\$ 4,957,230.33	\$ 231,970.02

NET INVOICE BALANCE DUE \$ 231,970.02

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!



MAUER CONSTRUCTION, INC.
 2011 W. Maxwell Ave
 Spokane WA, 99201
 509-456-7646
 Fax 509-456-7639
 mauerinc.com

*** Invoice ***

ATTN: DANIEL WEISSMAN & DAVID SHLACHTER
 JP SPOKANE V, LLC
 7501 BLUFF SPRINGS ROAD
 AUSTIN, TX 78744
 PROJECT: #2786 - Roosevelt Apartments Renovation
 Prog#13 Billing

DATE **February 28, 2023**
 INVOICE NO. **14162**
 TERMS: **DUE UPON RECEIPT**

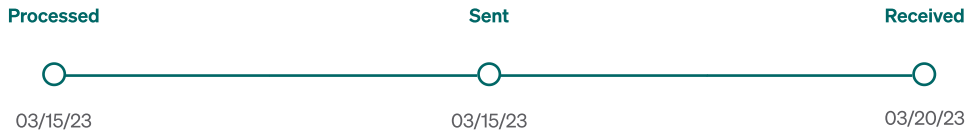
From Spreadsheet

Invoice Description:	Units	Price Per Unit	RVT Costs - 64 Units 6/6/2022	(Materials Portion) (Of Costs To Date)	Costs To Date	Remaining In Budget	Previous Paid	Balance This Billing
General Conditions	64	1,731.42	110,810.88		176,062.66	-15,655.04	168,192.22	7,870.44
General Conditions - Commons			30,733.58					
General Conditions - Projected Costs			18,863.16					
Design, Plans, Prints			5,724.59		4,711.39	1,013.20	4,711.39	0.00
Engineering			0.00		850.00	-850.00	850.00	0.00
Asbestos Inspection/Testing/Abatement			18,785.50		19,193.70	-408.20	19,193.70	0.00
Roof (including dirt work)			116,019.29	364.80	102,085.39	13,933.90	102,085.39	0.00
Windows - Units			386,471.06	378,930.63	425,209.51	5,261.55	425,070.91	138.60
Windows - Commons			30,000.00					
Windows - Garage			14,000.00					
Electrical/Lighting	64	5,810.00	371,840.00	382,461.98	616,978.43	-23,106.43	585,091.32	31,887.11
Light Fixtures	64	2,313.00	148,032.00					
Common Area Lighting			48,000.00					
Low Voltage (Camera's Wifi)			26,000.00					
Gutters/Downspouts			0.00		202.26	-202.26	202.26	0.00
Elevator			0.00		228.22	-228.22	228.22	0.00
Masonry			40,000.00		32,126.01	7,873.99	32,126.01	0.00
Landscaping					130,359.32	-130,359.32	128,021.24	2,338.08
Demolition, Clean up, Dump	64	5,400.00	345,600.00	241.89	445,814.41	-100,214.41	421,276.05	24,538.36
Millwork	64	12,500.00	800,000.00	311,222.68	636,701.38	163,298.62	567,454.89	49,246.49
Doors/Door Hardware			34,000.00	25,905.35	45,763.84	-11,763.84	40,002.20	5,761.64
Framing/Drywall/Taping/Patching	64	4,400.00	281,600.00	40,501.34	534,508.45	-252,908.45	515,145.16	19,363.29
Ceiling					449.76	-449.76	449.76	0.00
Painting	64	2,820.00	180,480.00	510.78	294,015.23	37,643.77	275,469.43	18,545.80
Exterior Paint/Prep			55,000.00					
Garage Painting			29,000.00					
Corridor/Common Patch/Paint			21,301.00					
Stair Railing Paint			45,878.00					
Plumbing	64	3,560.00	227,840.00	21,903.46	271,603.77	-43,763.77	250,749.07	20,854.70
Move Owners Equipment			0.00		527.76	-527.76	527.76	0.00
General Construction/Finish Carpentry			16,400.00	20,309.37	80,976.59	-64,576.59	73,289.70	7,686.89
Fire Suppression/Fire Extinguishers/Alarm System			64,000.00	1,716.00	69,344.33	-5,344.33	69,344.33	0.00
Blinds			0.00	21,511.14	25,475.93	-25,475.93	24,901.73	574.20
Flooring - Tile	64	3,216.57	205,860.48		417,383.97	-38,723.49	417,383.97	0.00
Floors	64	1,450.00	92,800.00	13,367.94				
Common Area Flooring			80,000.00					
Wallcovering			69,683.46	87,339.11	99,748.11	-3,064.65	99,748.11	0.00
Hang Wall Covering			27,000.00					
Appliances	64	1,816.00	116,224.00	58,920.30	78,677.27	37,546.73	64,095.62	14,581.65
HVAC			0.00	11,226.62	34,891.20	-34,891.20	34,891.20	0.00
Furniture			7,655.70	13,330.81	14,176.42	-6,520.72	14,176.42	0.00
Closet/Wardrobe Hardware			0.00	3,469.46	13,389.83	-13,389.83	12,145.80	1,244.03
Bathroom Accessories/Mirrors			0.00	3,045.51	5,333.26	-5,333.26	5,333.26	0.00
ADA Ramp			0.00		840.70	-840.70	840.70	0.00
Laundry Room - Old Budget			75,000.00			75,000.00		0.00
Fitness/Storage Room (Budget)			30,000.00			30,000.00		0.00
Add: Changes to Budget - As per Worksheet			861,521.57			861,521.57		0.00
SUBTOTAL			5,032,124.27	1,396,279.27	4,577,629.10	454,495.17	4,372,997.82	204,631.28
ADD: 4% PROFIT			201,284.97	55,851.17	183,105.16	18,179.81	174,919.91	8,185.25
PRE-TAX SUBTOTAL			5,233,409.24	1,452,130.44	4,760,734.26	472,674.98	4,547,917.73	212,816.53
EFFECTIVE 7-1-21 - WA SALES TAX CODE 3210 - 9.0%			471,006.83	130,691.74	428,466.08	42,540.75	409,312.60	19,153.49
TOTALS			\$ 5,704,416.07	\$ 1,582,822.18	\$ 5,189,200.35	\$ 515,215.72	\$ 4,957,230.33	\$ 231,970.02

NET INVOICE BALANCE DUE

\$ 231,970.02

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!



EPayment Cleared

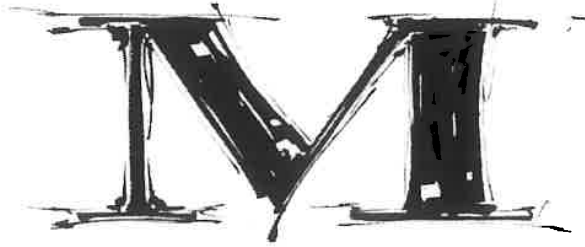
USD 231,970.02 ePayment to Mauer Construction Inc. created by Bo Wright

Payment out # P23031402 - 3988401

Process date 03/15/23	Arrival date 03/20/23	Total payment amount USD 231,970.02
Paid from Wells Fargo Bank, National Association***	Memo Inv #14162	Total vendor credits applied USD 0.00
Account Bill.com Money Out Clearing		
Reference id Orp01CEWQQKYUR191t00		

Paid bills

Invoice #	Chart of account	Due Date	Curr...	Amount	Payment amount	Approvers
14162	Split	02/28/23	USD	231,970.02	231,970.02	Approved



MAUER CONSTRUCTION, INC.

Maxwell Ave.
WA, 99201
7646
456-7639
mauer.com

MAUER CONSTRUCTION inc
* Invoice *

ATTN: DANIEL WEISSMAN & DAVID SHLACHTER
JP SPOKANE V, LLC
7501 BLUFF SPRINGS ROAD
AUSTIN, TX 78744

DATE April 14, 2023

INVOICE NO. 14173

TERMS: DUE UPON RECEIPT

PROJECT: #2786 - Roosevelt Apartments Renovation
Prog#14 Billing

Invoice Description:	Costs To Date	Previous Paid	Balance This Billing
General Conditions	184,154.08	176,062.66	8,091.42
Design, Plans, Prints	4,711.39	4,711.39	0.00
Engineering	850.00	850.00	0.00
Asbestos Inspection/Testing/Abatement	19,193.70	19,193.70	0.00
Roof (including dirt work)	102,085.39	102,085.39	0.00
Windows	425,850.76	425,209.51	641.25
Electrical/Lighting	643,272.99	616,978.43	26,294.56
Gutters/Downspouts	202.26	202.26	0.00
Elevator	228.22	228.22	0.00
Masonry	32,126.01	32,126.01	0.00
Landscaping	130,359.32	130,359.32	0.00
Demolition, Clean up, Dump	473,093.58	445,814.41	27,279.17
Millwork	653,850.75	636,701.38	17,149.37
Doors/Door Hardware	45,763.84	45,763.84	0.00
Framing/Drywall/Taping/Patching	622,841.16	534,508.45	88,332.71
Ceiling	449.76	449.76	0.00
Painting	318,879.58	294,015.23	24,864.35
Plumbing	273,083.82	271,603.77	1,480.05
Move Owners Equipment	527.76	527.76	0.00
General Construction/Finish Carpentry	86,023.91	80,976.59	5,047.32
Fire Suppression/Fire Extinguishers	69,344.33	69,344.33	0.00
Blinds	29,080.49	25,475.93	3,604.56
Flooring	417,616.80	417,383.97	232.83
Wallcovering	103,866.11	99,748.11	4,118.00
Appliances	80,726.32	78,677.27	2,049.05
HVAC	34,942.36	34,891.20	51.16
Furniture	14,176.42	14,176.42	0.00
Closet/Wardrobe Hardware	14,530.94	13,389.83	1,141.11
Bathroom Accessories/Mirrors	5,333.26	4,492.56	840.70
ADA Ramp	840.70	840.70	0.00
SUBTOTAL	4,788,006.01	4,576,788.40	211,217.61
ADD: 4% PROFIT	191,520.24	183,071.54	8,448.70
PRE-TAX SUBTOTAL	4,979,526.25	4,759,859.94	219,666.31
EFFECTIVE 7-1-21 - WA. SALES TAX CODE 3210 - 9.0%	448,157.36	428,387.39	19,769.97
TOTALS	\$ 5,427,683.61	\$ 5,188,247.33	\$ 239,436.28

NET INVOICE BALANCE DUE

\$ 239,436.28

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!



MAUER CONSTRUCTION inc

MAUER CONSTRUCTION, INC.
 2011 W. Maxwell Ave.
 Spokane WA 99201
 509-456-7646
 Fax 509-455-7639
 mauerinc.com

*** Invoice ***

ATTN: DANIEL WEISSMAN & DAVID SHLACHTER
 JP SPOKANE V, LLC
 7501 BLUFF SPRINGS ROAD
 AUSTIN, TX 78744
 PROJECT: #2786 - Roosevelt Apartments Renovation
 Prog#14 Billing

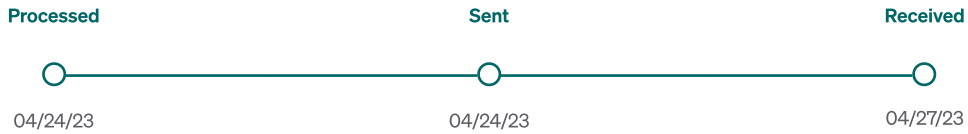
DATE: April 14, 2023
 INVOICE NO.: 14173
 TERMS: DUE UPON RECEIPT

Invoice Description:	Units	Price Per Unit	From Spreadsheet		Costs To Date	Remaining In Budget	Previous Paid	Balance This Billing
			RVT Costs - 64 Units 6/6/2022	(Materials Portion) (Of Costs To Date)				
General Conditions	64	1,731.42	110,810.88		184,154.08	-23,746.46	176,062.66	8,091.42
General Conditions - Commons			30,733.58					
General Conditions - Projected Costs			18,863.16					
Design, Plans, Prints			5,724.59		4,711.39	1,013.20	4,711.39	0.00
Engineering			0.00		850.00	-850.00	850.00	0.00
Asbestos Inspection/Testing/Abatement			16,785.50		19,193.70	-408.20	19,193.70	0.00
Roof (including dirt work)			116,019.29	364.80	102,085.39	13,933.90	102,085.39	0.00
Windows - Units			386,471.06	378,930.63	425,850.76	4,620.30	425,209.51	641.25
Windows - Commons			30,000.00					
Windows - Garage			14,000.00					
Electrical/Lighting	64	5,810.00	371,840.00	395,326.48	643,272.99	-49,400.99	616,978.43	26,294.56
Light Fixtures	64	2,313.00	148,032.00					
Common Area Lighting			48,000.00					
Low Voltage (Camera's Wifi)			26,000.00					
Gutters/Downspouts			0.00		202.26	-202.26	202.26	0.00
Elevator			0.00		228.22	-228.22	228.22	0.00
Masonry			40,000.00		32,126.01	7,873.99	32,126.01	0.00
Landscaping					130,359.32	-130,359.32	130,359.32	0.00
Demolition, Clean up, Dump	64	5,400.00	345,600.00	241.99	473,093.58	-127,493.58	445,814.41	27,279.17
Millwork	64	12,500.00	800,000.00	341,866.67	653,850.75	146,149.25	636,701.38	17,149.37
Doors/Door Hardware			34,000.00	25,905.35	45,763.84	-11,763.84	45,763.84	0.00
Framing/Drywall/Taping/Patching	64	4,400.00	281,600.00	48,302.14	622,841.16	-341,241.16	534,508.45	88,332.71
Ceiling					449.76	-449.76	449.76	0.00
Painting	64	2,820.00	180,480.00	569.91	318,879.58	12,779.42	294,015.23	24,864.35
Exterior Paint/Prep			55,000.00					
Garage Painting			29,000.00					
Corridor/Common Patch/Paint			21,301.00					
Stair Railing Paint			45,878.00					
Plumbing	64	3,560.00	227,840.00	21,895.36	273,083.82	-45,243.82	271,603.77	1,480.05
Move Owners Equipment			0.00		527.76	-527.76	527.76	0.00
General Construction/Finish Carpentry			16,400.00	21,027.57	86,023.91	-69,623.91	80,976.59	5,047.32
Fire Suppression/Fire Extinguishers/Alarm System			64,000.00	1,652.01	69,344.33	-5,344.33	69,344.33	0.00
Blinds			0.00	25,115.70	29,080.49	-29,080.49	25,475.93	3,604.56
Flooring - Tile	64	3,216.57	205,860.48		417,616.80	-38,956.32	417,383.97	232.83
Floors	64	1,450.00	92,800.00	13,367.94				
Common Area Flooring			80,000.00					
Wallcovering			69,683.46	87,339.11	103,866.11	-7,182.65	99,748.11	4,118.00
Hang Wall Covering			27,000.00					
Appliances	64	1,816.00	116,224.00	73,550.30	80,726.32	35,497.68	78,677.27	2,049.05
HVAC			0.00	11,277.78	34,942.36	-34,942.36	34,891.20	51.16
Furniture			7,655.70	13,330.81	14,176.42	-6,520.72	14,176.42	0.00
Closet/Wardrobe Hardware			0.00	3,469.46	14,530.94	-14,530.94	13,389.83	1,141.11
Bathroom Accessories/Mirrors			0.00	3,045.51	5,333.26	-5,333.26	4,492.56	840.70
ADA Ramp			0.00		840.70	-840.70	840.70	0.00
Laundry Room - Old Budget			75,000.00			75,000.00		0.00
Fitness/Storage Room (Budget)			30,000.00			30,000.00		0.00
Add: Changes to Budget - As per Worksheet			861,521.57			861,521.57		0.00
SUBTOTAL			5,032,124.27	1,466,579.54	4,788,006.01	244,118.26	4,576,788.40	211,217.61
ADD 4% PROFIT			201,284.97	58,663.18	191,520.24	9,764.73	183,071.54	8,448.70
PRE-TAX SUBTOTAL			5,233,409.24	1,525,242.72	4,979,526.25	253,882.99	4,769,859.94	219,666.31
EFFECTIVE 7-1-21 - WA SALES TAX CODE 3210 - 9.0%			471,006.83	137,271.84	448,157.36	22,849.47	428,387.39	19,769.97
TOTALS			\$ 5,704,416.07	\$ 1,662,514.57	\$ 5,427,683.61	\$ 276,732.46	\$ 5,188,247.33	\$ 239,436.28

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!

NET INVOICE BALANCE DUE

\$ 239,436.28



EPayment Cleared

USD 239,436.28 ePayment to Mauer Construction Inc. created by Bo Wright

Payment out # P23042102 - 0347323

Process date 04/24/23	Arrival date 04/27/23	Total payment amount USD 239,436.28
Paid from Wells Fargo Bank, National Association***	Memo Inv #14173	Total vendor credits applied USD 0.00
Account Bill.com Money Out Clearing		
Reference id Orp01OWRZKWPVN19tI5g		

Paid bills

Invoice #	Chart of account	Due Date	Curr...	Amount	Payment amount	Approvers
14173	Split	04/14/23	USD	239,436.28	239,436.28	Approved



MAUER CONSTRUCTION, INC.

2011 W. Maxwell Ave.
 Spokane WA, 99201
 509-456-7646
 Fax 509-456-7639
 mauerinc.com

*** Invoice ***

ATTN: DANIEL WEISSMAN & DAVID SHLACHTER
 JP SPOKANE V, LLC
 7501 BLUFF SPRINGS ROAD
 AUSTIN, TX 78744

PROJECT: #2786 - Roosevelt Apartments Renovation
 Prog#15 Billing

DATE June 30, 2023

INVOICE NO. 14207

TERMS: DUE UPON RECEIPT

From Spreadsheet

Invoice Description:	Units	Price Per Unit	RVT Costs - 64 Units 6/6/2022	(Materials Portion) (Of Costs To Date)	Costs To Date	Remaining In Budget	Previous Paid	Balance This Billing
General Conditions	64	1,731.42	110,810.88		201,701.82	-41,294.20	184,154.08	17,547.74
General Conditions - Commons			30,733.58					
General Conditions - Projected Costs			18,863.16					
Design, Plans, Prints			5,724.59		4,711.39	1,013.20	4,711.39	0.00
Engineering			0.00		850.00	-850.00	850.00	0.00
Asbestos Inspection/Testing/Abatement			18,785.50		19,193.70	-408.20	19,193.70	0.00
Roof (including dirt work)			116,019.29	364.80	102,085.39	13,933.90	102,085.39	0.00
Windows - Units			386,471.06	378,930.63	425,850.76	4,620.30	425,850.76	0.00
Windows - Commons			30,000.00					
Windows - Garage			14,000.00					
Electrical/Lighting	64	5,810.00	371,840.00	413,694.17	670,007.46	-76,135.46	643,272.99	26,734.47
Light Fixtures	64	2,313.00	148,032.00					
Common Area Lighting			48,000.00					
Low Voltage (Camera's Wifi)			26,000.00					
Gutters/Downspouts			0.00		202.26	-202.26	202.26	0.00
Elevator			0.00		228.22	-228.22	228.22	0.00
Masonry			40,000.00		32,126.01	7,873.99	32,126.01	0.00
Landscaping					130,359.32	-130,359.32	130,359.32	0.00
Demolition, Clean up, Dump	64	5,400.00	345,600.00	241.99	478,459.79	-132,859.79	473,093.58	5,366.21
Millwork	64	12,500.00	800,000.00	350,234.82	718,706.79	81,293.21	653,850.75	64,856.04
Doors/Door Hardware			34,000.00	25,905.35	45,825.46	-11,825.46	45,763.84	61.62
Framing/Drywall/Taping/Patching	64	4,400.00	281,600.00	50,815.90	752,940.19	-471,340.19	622,841.16	130,099.03
Ceiling					449.76	-449.76	449.76	0.00
Painting	64	2,820.00	180,480.00	567.03	352,999.52	-21,340.52	318,879.58	34,119.94
Exterior Paint/Prep			55,000.00					
Garage Painting			29,000.00					
Corridor/Common Patch/Paint			21,301.00					
Stair Railing Paint			45,878.00					
Plumbing	64	3,560.00	227,840.00	23,113.38	299,406.56	-71,566.56	273,083.82	26,322.74
Move Owners Equipment			0.00		527.76	-527.76	527.76	0.00
General Construction/Finish Carpentry			16,400.00	21,027.57	70,538.66	-54,138.66	70,538.66	0.00
Fire Suppression/Fire Extinguishers/Alarm System			64,000.00	1,652.01	79,246.75	-15,246.75	69,344.33	9,902.42
Blinds			0.00	25,850.61	29,512.22	-29,512.22	29,080.49	431.73
Flooring - Tile	64	3,216.57	205,860.48		470,019.39	-91,358.91	417,616.80	52,402.59
Floors	64	1,450.00	92,800.00	14,018.80				
Common Area Flooring			80,000.00					
Wallcovering			69,683.46	87,339.11	103,866.11	-7,182.65	103,866.11	0.00
Hang Wall Covering			27,000.00					
Appliances	64	1,816.00	116,224.00	89,495.30	97,496.58	18,727.42	80,726.32	16,770.26
HVAC			0.00	32,777.78	56,413.82	-56,413.82	34,942.36	21,471.46
Furniture			7,655.70	13,330.81	14,176.42	-6,520.72	14,176.42	0.00
Closet/Wardrobe Hardware			0.00	4,058.57	15,171.33	-15,171.33	14,530.94	640.39
Bathroom Accessories/Mirrors			0.00	3,045.51	5,333.26	-5,333.26	5,333.26	0.00
ADA Ramp					840.70	-840.70	840.70	0.00
Laundry Room - Old Budget			75,000.00		65,000.00	10,000.00	15,485.25	49,514.75
Fitness/Storage Room (Budget)			30,000.00			30,000.00		0.00
Add: Changes to Budget - As per Worksheet			861,521.57			861,521.57		0.00
Add: Over Budget Costs - June 2023 Billing			212,123.13			212,123.13		0.00
Add: Costs to Complete - Per Worksheet - June 2023			369,368.30			369,368.30		
SUBTOTAL			5,613,615.70	1,536,464.14	5,244,247.40	369,368.30	4,788,006.01	456,241.39
ADD: 4% PROFIT			224,544.63	61,458.57	209,769.90	14,774.73	191,520.24	18,249.66
PRE-TAX SUBTOTAL			5,838,160.33	1,597,922.71	5,454,017.30	384,143.03	4,979,526.25	474,491.05
EFFECTIVE 7-1-21 - WA. SALES TAX CODE 3210 - 9.0%			525,434.43	143,813.04	490,861.56	34,572.87	448,157.36	42,704.19
TOTALS			\$ 6,363,594.76	\$ 1,741,735.75	\$ 5,944,878.85	\$ 418,715.90	\$ 5,427,683.61	\$ 517,195.24

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!

NET INVOICE BALANCE DUE

\$ 517,195.24



MAUER CONSTRUCTION inc

MAUER CONSTRUCTION, INC.

2011 W. Maxwell Ave.
 Spokane WA, 99201
 509-456-7646
 Fax 509-456-7639
 mauerinc.com

*** Invoice ***

ATTN: DANIEL WEISSMAN & DAVID SHLACHTER
 JP SPOKANE V, LLC
 7501 BLUFF SPRINGS ROAD
 AUSTIN, TX 78744

PROJECT: #2786 - Roosevelt Apartments Renovation
 Prog#15 Billing

DATE June 30, 2023

INVOICE NO. 14207

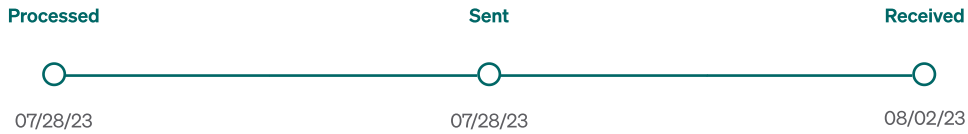
TERMS: DUE UPON RECEIPT

Invoice Description:	Costs To Date	Previous Paid	Balance This Billing
General Conditions	201,701.82	184,154.08	17,547.74
Design, Plans, Prints	4,711.39	4,711.39	0.00
Engineering	850.00	850.00	0.00
Asbestos Inspection/Testing/Abatement	19,193.70	19,193.70	0.00
Roof (including dirt work)	102,085.39	102,085.39	0.00
Windows	425,850.76	425,850.76	0.00
Electrical/Lighting	670,007.46	643,272.99	26,734.47
Gutters/Downspouts	202.26	202.26	0.00
Elevator	228.22	228.22	0.00
Masonry	32,126.01	32,126.01	0.00
Landscaping	130,359.32	130,359.32	0.00
Demolition, Clean up, Dump	498,459.79	473,093.58	25,366.21
Millwork	698,706.79	653,850.75	44,856.04
Doors/Door Hardware	45,825.46	45,763.84	61.62
Framing/Drywall/Taping/Patching	772,940.19	622,841.16	150,099.03
Ceiling	449.76	449.76	0.00
Painting	362,999.52	318,879.58	44,119.94
Plumbing	314,406.56	273,083.82	41,322.74
Move Owners Equipment	527.76	527.76	0.00
General Construction/Finish Carpentry	90,538.66	86,023.91	4,514.75
Fire Suppression/Fire Extinguishers	79,246.75	69,344.33	9,902.42
Blinds	29,512.22	29,080.49	431.73
Flooring	470,019.39	417,616.80	52,402.59
Wallcovering	103,866.11	103,866.11	0.00
Appliances	97,496.58	80,726.32	16,770.26
HVAC	56,413.82	34,942.36	21,471.46
Furniture	14,176.42	14,176.42	0.00
Closet/Wardrobe Hardware	15,171.33	14,530.94	640.39
Bathroom Accessories/Mirrors	5,333.26	5,333.26	0.00
ADA Ramp	840.70	840.70	0.00
SUBTOTAL	5,244,247.40	4,788,006.01	456,241.39
ADD: 4% PROFIT	209,769.90	191,520.24	18,249.66
PRE-TAX SUBTOTAL	5,454,017.30	4,979,526.25	474,491.05
EFFECTIVE 7-1-21 - WA. SALES TAX CODE 3210 - 9.0%	490,861.56	448,157.36	42,704.19
TOTALS	\$ 5,944,878.86	\$ 5,427,683.61	\$ 517,195.24

NET INVOICE BALANCE DUE

\$ 517,195.24

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!



EPayment Cleared

USD 517,195.24 ePayment to Mauer Construction Inc. created by Bo Wright

Payment out # P23072702 - 7347078

Process date 07/28/23	Arrival date 08/02/23	Total payment amount USD 517,195.24
Paid from Wells Fargo Bank, National Association***	Memo Inv #14207	Total vendor credits applied USD 0.00
Account Bill.com Money Out Clearing		
Reference id Orp01LBDLGVXFQ1btpr		

Paid bills

Invoice #	Chart of account	Due Date	Curr...	Amount	Payment amount	Approvers
<u>14207</u>	Split	06/30/23	USD	517,195.24	517,195.24	Approved



MAUER CONSTRUCTION, INC.
 2011 W. Maxwell Ave.
 Spokane WA, 99201
 509-456-7646
 Fax 509-456-7639
 mauerinc.com

*** Invoice ***

ATTN: DANIEL WEISSMAN & DAVID SHLACHTER
 JP SPOKANE V, LLC
 7501 BLUFF SPRINGS ROAD
 AUSTIN, TX 78744
 PROJECT: #2786 - Roosevelt Apartments Renovation
 Prog#16 Billing

DATE August 24, 2023
INVOICE NO. 14259
TERMS: DUE UPON RECEIPT

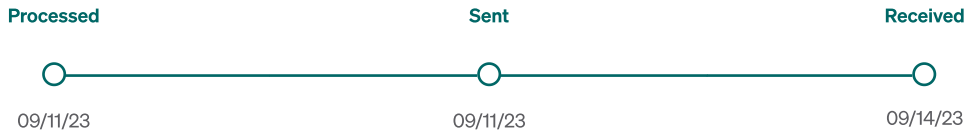
From Spreadsheet

Invoice Description:	Units	Price Per Unit	RVT Costs - 64 Units 6/6/2022	(Materials Portion) (Of Costs To Date)	Costs To Date	Remaining In Budget	Previous Paid	Balance This Billing
General Conditions	64	1,731.42	110,810.88		208,965.04	-48,557.42	201,701.82	7,263.22
General Conditions - Commons			30,733.58					
General Conditions - Projected Costs			18,863.16					
Design, Plans, Prints			5,724.59		4,711.39	1,013.20	4,711.39	0.00
Engineering			0.00		850.00	-850.00	850.00	0.00
Asbestos Inspection/Testing/Abatement			18,785.50		19,193.70	-408.20	19,193.70	0.00
Roof (including dirt work)			116,019.29	364.80	102,085.39	13,933.90	102,085.39	0.00
Windows - Units			386,471.06	378,930.63	425,850.76	4,620.30	425,850.76	0.00
Windows - Commons			30,000.00					
Windows - Garage			14,000.00					
Electrical/Lighting	64	5,810.00	371,840.00	423,481.11	690,687.27	-96,815.27	670,007.46	20,679.81
Light Fixtures	64	2,313.00	148,032.00					
Common Area Lighting			48,000.00					
Low Voltage (Camera's Wifi)			26,000.00					
Gutters/Downspouts			0.00		202.26	-202.26	202.26	0.00
Elevator			0.00		228.22	-228.22	228.22	0.00
Masonry			40,000.00		32,126.01	7,873.99	32,126.01	0.00
Landscaping					130,359.32	-130,359.32	130,359.32	0.00
Demolition, Clean up, Dump	64	5,400.00	345,600.00	213.56	499,245.19	-153,645.19	478,459.79	20,785.40
Millwork	64	12,500.00	800,000.00	364,158.68	760,628.48	39,371.52	718,706.79	41,921.69
Doors/Door Hardware			34,000.00	25,930.33	47,964.24	-13,964.24	45,825.46	2,138.78
Framing/Drywall/Taping/Patching	64	4,400.00	281,600.00	50,960.31	755,177.40	-473,577.40	752,940.19	2,237.21
Ceiling					449.76	-449.76	449.76	0.00
Painting	64	2,820.00	180,480.00	567.03	360,506.91	-28,847.91	352,999.52	7,507.39
Exterior Paint/Prep			55,000.00					
Garage Painting			29,000.00					
Corridor/Common Patch/Paint			21,301.00					
Stair Railing Paint			45,878.00					
Plumbing	64	3,560.00	227,840.00	23,113.38	307,156.56	-79,316.56	299,406.56	7,750.00
Move Owners Equipment			0.00		527.76	-527.76	527.76	0.00
General Construction/Finish Carpentry			16,400.00	22,794.63	80,712.82	-64,312.82	70,538.66	10,174.16
Fire Suppression/Fire Extinguishers/Alarm System			64,000.00	1,652.01	81,246.75	-17,246.75	79,246.75	2,000.00
Blinds			0.00	25,850.61	29,512.22	-29,512.22	29,512.22	0.00
Flooring - Tile	64	3,216.57	205,860.48		509,884.91	-131,224.43	470,019.39	39,865.52
Floors	64	1,450.00	92,800.00	17,940.27				
Common Area Flooring			80,000.00					
Wallcovering			69,683.46	87,339.11	106,596.11	-9,912.65	103,866.11	2,730.00
Hang Wall Covering			27,000.00					
Appliances	64	1,816.00	116,224.00	109,965.55	118,803.59	-2,579.59	97,496.58	21,307.01
HVAC			0.00	32,777.78	56,413.82	-56,413.82	56,413.82	0.00
Furniture			7,655.70	13,330.81	14,176.42	-6,520.72	14,176.42	0.00
Closet/Wardrobe Hardware			0.00	5,584.96	17,513.05	-17,513.05	15,171.33	2,341.72
Bathroom Accessories/Mirrors			0.00	3,236.70	5,474.88	-5,474.88	5,333.26	141.62
ADA Ramp					840.70	-840.70	840.70	0.00
Laundry Room - Old Budget			75,000.00		65,000.00	10,000.00	65,000.00	0.00
Fitness/Storage Room (Budget)			30,000.00			30,000.00		0.00
Add: Changes to Budget - As per Worksheet			861,521.57			861,521.57		0.00
Add: Over Budget Costs - June 2023 Billing			212,123.13			212,123.13		0.00
Add: Costs to Complete - Per Worksheet - June 2023			369,368.30			369,368.30		0.00
SUBTOTAL			5,613,615.70	1,588,192.26	5,433,090.93	180,524.77	5,244,247.40	188,843.53
ADD: 4% PROFIT			224,544.63	63,527.69	217,323.64	7,220.99	209,769.90	7,553.74
PRE-TAX SUBTOTAL			5,838,160.33	1,651,719.95	5,650,414.57	187,745.76	5,454,017.30	196,397.27
EFFECTIVE 7-1-21 - WA. SALES TAX CODE 3210 - 9.0%			525,434.43	148,654.80	508,537.31	16,897.12	490,861.56	17,675.75
TOTALS			\$ 6,363,594.76	\$ 1,800,374.75	\$ 6,158,951.88	\$ 204,642.88	\$ 5,944,878.86	\$ 214,073.02

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!

NET INVOICE BALANCE DUE

\$ 214,073.02



EPayment Cleared

USD 214,073.02 ePayment to Mauer Construction Inc. created by Bo Wright

Payment out # P23090802 - 5087350

Process date 09/11/23	Arrival date 09/14/23	Total payment amount USD 214,073.02
Paid from Wells Fargo Bank, National Association***	Memo Inv #14259	Total vendor credits applied USD 0.00
Account Bill.com Money Out Clearing		
Reference id Orp01KODPYONDB1cn1y8		

Paid bills

Invoice #	Chart of account	Due Date	Curr...	Amount	Payment amount	Approvers
<u>14259</u>	Split	08/24/23	USD	214,073.02	214,073.02	Approved



MAUER CONSTRUCTION, INC.
 2011 W. Maxwell Ave.
 Spokane WA, 99201
 509-456-7646
 Fax 509-456-7639
 mauerinc.com

*** Invoice ***

ATTN: DANIEL WEISSMAN & DAVID SHLACHTER
 JP SPOKANE V, LLC
 7501 BLUFF SPRINGS ROAD
 AUSTIN, TX 78744
 PROJECT: #2786 - Roosevelt Apartments Renovation
 Prog#17 Billing

DATE September 29, 2023
INVOICE NO. 14273
TERMS: DUE UPON RECEIPT

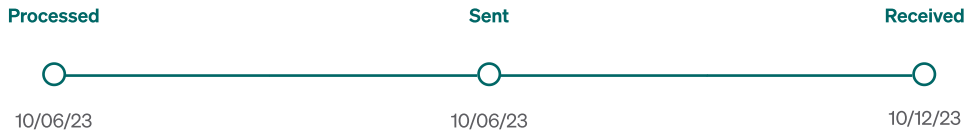
From Spreadsheet

Invoice Description:	Units	Price Per Unit	RVT Costs - 64 Units 6/6/2022	(Materials Portion) (Of Costs To Date)	Costs To Date	Remaining In Budget	Previous Paid	Balance This Billing
General Conditions	64	1,731.42	110,810.88		212,935.84	-52,528.22	208,965.04	3,970.80
General Conditions - Commons			30,733.58					
General Conditions - Projected Costs			18,863.16					
Design, Plans, Prints			5,724.59		4,711.39	1,013.20	4,711.39	0.00
Engineering			0.00		850.00	-850.00	850.00	0.00
Asbestos Inspection/Testing/Abatement			18,785.50		19,193.70	-408.20	19,193.70	0.00
Roof (including dirt work)			116,019.29	364.80	102,085.39	13,933.90	102,085.39	0.00
Windows - Units			386,471.06	378,930.63	428,554.07	1,916.99	425,850.76	2,703.31
Windows - Commons			30,000.00					
Windows - Garage			14,000.00					
Electrical/Lighting	64	5,810.00	371,840.00	423,481.11	713,424.08	-119,552.08	690,687.27	22,736.81
Light Fixtures	64	2,313.00	148,032.00					
Common Area Lighting			48,000.00					
Low Voltage (Camera's Wifi)			26,000.00					
Gutters/Downspouts			0.00		202.26	-202.26	202.26	0.00
Elevator			0.00		228.22	-228.22	228.22	0.00
Masonry			40,000.00		32,126.01	7,873.99	32,126.01	0.00
Landscaping					130,455.37	-130,455.37	130,359.32	96.05
Demolition, Clean up, Dump	64	5,400.00	345,600.00	213.56	508,977.09	-163,377.09	499,245.19	9,731.90
Millwork	64	12,500.00	800,000.00	364,158.68	777,194.15	22,805.85	760,628.48	16,565.67
Doors/Door Hardware			34,000.00	25,930.33	48,039.96	-14,039.96	47,964.24	75.72
Framing/Drywall/Taping/Patching	64	4,400.00	281,600.00	50,960.31	763,229.11	-481,629.11	755,177.40	8,051.71
Ceiling					449.76	-449.76	449.76	0.00
Painting	64	2,820.00	180,480.00	567.03	369,477.91	-37,818.91	360,506.91	8,971.00
Exterior Paint/Prep			55,000.00					
Garage Painting			29,000.00					
Corridor/Common Patch/Paint			21,301.00					
Stair Railing Paint			45,878.00					
Plumbing	64	3,560.00	227,840.00	23,113.38	309,442.56	-81,602.56	307,156.56	2,286.00
Move Owners Equipment			0.00		537.70	-537.70	527.76	9.94
General Construction/Finish Carpentry			16,400.00	22,794.63	86,129.27	-69,729.27	80,712.82	5,416.45
Fire Suppression/Fire Extinguishers/Alarm System			64,000.00	1,652.01	81,246.75	-17,246.75	81,246.75	0.00
Blinds			0.00	25,850.61	29,614.21	-29,614.21	29,512.22	101.99
Flooring - Tile	64	3,216.57	205,860.48		530,258.40	-151,597.92	509,884.91	20,373.49
Floors	64	1,450.00	92,800.00	17,940.27				
Common Area Flooring			80,000.00					
Wallcovering			69,683.46	87,339.11	106,596.11	-9,912.65	106,596.11	0.00
Hang Wall Covering			27,000.00					
Appliances	64	1,816.00	116,224.00	109,965.55	119,617.03	-3,393.03	118,803.59	813.44
HVAC			0.00	32,777.78	56,413.82	-56,413.82	56,413.82	0.00
Furniture			7,655.70	13,330.81	14,176.42	-6,520.72	14,176.42	0.00
Closet/Wardrobe Hardware			0.00	5,584.96	17,513.05	-17,513.05	17,513.05	0.00
Bathroom Accessories/Mirrors			0.00	3,236.70	5,524.38	-5,524.38	5,474.88	49.50
ADA Ramp/Wheel Stops					2,127.82	-2,127.82	840.70	1,287.12
Laundry Room - Old Budget			75,000.00		65,000.00	10,000.00	65,000.00	0.00
Fitness/Storage Room (Budget)			30,000.00			30,000.00		0.00
Add: Changes to Budget - As per Worksheet			861,521.57			861,521.57		0.00
Add: Over Budget Costs - June 2023 Billing			212,123.13			212,123.13		0.00
Add: Costs to Complete - Per Worksheet - June 2023			369,368.30			369,368.30		0.00
SUBTOTAL			5,613,615.70	1,588,192.26	5,536,331.83	77,283.87	5,433,090.93	103,240.90
ADD: 4% PROFIT			224,544.63	63,527.69	221,453.27	3,091.35	217,323.64	4,129.64
PRE-TAX SUBTOTAL			5,838,160.33	1,651,719.95	5,757,785.10	80,375.22	5,650,414.57	107,370.54
EFFECTIVE 7-1-21 - WA. SALES TAX CODE 3210 - 9.0%			525,434.43	148,654.80	518,200.66	7,233.77	508,537.31	9,663.35
TOTALS			\$ 6,363,594.76	\$ 1,800,374.75	\$ 6,275,985.76	\$ 87,609.00	\$ 6,158,951.88	\$ 117,033.88

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!

NET INVOICE BALANCE DUE

\$ 117,033.88



EPayment Cleared

USD 117,033.88 ePayment to Mauer Construction Inc. created by Bo Wright

Payment out # P23100502 - 0169195

Process date 10/06/23	Arrival date 10/12/23	Total payment amount USD 117,033.88
Paid from Wells Fargo Bank, National Association***	Memo Inv #14273	Total vendor credits applied USD 0.00
Account Bill.com Money Out Clearing		
Reference id Orp01DFWIHNODL1fmg91		

Paid bills

Invoice #	Chart of account	Due Date	Curr...	Amount	Payment amount	Approvers
<u>14273</u>	Split	09/29/23	USD	117,033.88	117,033.88	Approved



Bernardo Wills Architects, P C
 153 S. Jefferson St.
 Spokane, WA 99201
 509.838.4511

Jaffa Parks
 35 Miller Avenue
 #212
 Mill Valley, CA 94941

Invoice number 22305
 Date 03/31/2022

Project **22-03-051 Jaffa Parks 4 Site Landscape and Site Improvements**

Attention: Dan Weissman, Dave Schlachter, Royce Nelson
 Email to: dan@jaffa.com; Dave@jaffa.com; Royce@jaffa.com

Design

Invoice Detail

Description	Agreement	% Complete	Billed to Date	Previously Invoiced	This Invoice
Reimbursable Expenses	0.00	0.00	0.00	0.00	0.00
Rosevelt Apartments 524 W 7th Ave	1,200.00	50.00	600.00	0.00	600.00
Medical Office Building 8th & Bernard	1,200.00	50.00	600.00	0.00	600.00
Parkside Brown's Addition 2315 W 2nd Ave	1,200.00	50.00	600.00	0.00	600.00
South Hill Heights 815 S Lincoln Street	1,200.00	50.00	600.00	0.00	600.00
Review Meetings	700.00	0.00	0.00	0.00	0.00
Total	5,500.00	43.64	2,400.00	0.00	2,400.00

Invoice total **2,400.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
22305	03/31/2022	2,400.00	2,400.00				
	Total	2,400.00	2,400.00	0.00	0.00	0.00	0.00

Print

Check Number 62341366

Amount USD 2,400.00

Cleared Date 05/04/22

Pay To Bernardo Wills Architects, PC

Bills Paid With This Check

Invoice #	Due Date	Amount	Payment Amount
22305	03/31/22	USD 2,400.00	USD 2,400.00

Page 1

Remittance Info: Inv #22305

Jaffa Parks
7501 Bluff Springs Road
Office
Austin, TX 78744
4158883945

SILICON VALLEY BANK
Verify: 888-237-9615
90-4039/1211

0062341366
4/26/2022

PAY TO THE ORDER OF Bernardo Wills Architects, PC \$ 2400.00

Two Thousand Four Hundred and 00/100 DOLLARS

0015884 01 MB 0.485 **AUTO T8 2 5052 99201-410353 -C11-P15899-I

VOID AFTER 90 DAYS

Bernardo Wills Architects, PC
153 SOUTH JEFFERSON STREET
SPOKANE, WA 99201-4103

John Reddy

⑈0062341366⑈ ⑆121140399⑆ 3301587849⑈

Page 2

ENCLOSE HERE: Bernardo Wills Architects PC

Bernardo Wills Architects PC
Bernardo Wills Architects

FOR DEPOSITION ONLY
190067464

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE

BERNARDO WILLS ARCHITECTS, PC
153 SOUTH JEFFERSON STREET
SPOKANE, WA 99201-4103

⑈0062341366⑈ ⑆121140399⑆ 3301587849⑈



Bernardo Wills Architects, P C
 153 S. Jefferson St.
 Spokane, WA 99201
 509.838.4511

JP Spokane V LLC portion is 775.00

Jaffa Parks
 35 Miller Avenue
 #212
 Mill Valley, CA 94941

Invoice number 22400
 Date 04/30/2022

Project **22-03-051 Jaffa Parks 4 Site Landscape and Site Improvements**

Attention: Dan Weissman, Dave Schlachter, Royce Nelson
 Email to: dan@jaffa.com; Dave@jaffa.com; Royce@jaffa.com

Design

Invoice Detail

Description	Agreement	% Complete	Billed to Date	Previously Invoiced	This Invoice
Reimbursable Expenses	0.00	0.00	0.00	0.00	0.00
Rosevelt Apartments 524 W 7th Ave	1,200.00	100.00	1,200.00	600.00	600.00
Medical Office Building 8th & Bernard	1,200.00	100.00	1,200.00	600.00	600.00
Parkside Brown's Addition 2315 W 2nd Ave	1,200.00	100.00	1,200.00	600.00	600.00
South Hill Heights 815 S Lincoln Street	1,200.00	100.00	1,200.00	600.00	600.00
Review Meetings	700.00	100.00	700.00	0.00	700.00
Total	5,500.00	100.00	5,500.00	2,400.00	3,100.00

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Invoice total **3,100.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
22400	04/30/2022	3,100.00	3,100.00				
	Total	3,100.00	3,100.00	0.00	0.00	0.00	0.00

Print

Check Number 63620655

Amount USD 3,100.00

Cleared Date 06/16/22

Pay To Bernardo Wills Architects, PC

Bills Paid With This Check

Invoice #	Due Date	Amount	Payment Amount
22400	06/13/22	USD 3,100.00	USD 3,100.00

Page 1

Remittance Info: Inv #22400

Jaffa Parks
 7501 Bluff Springs Road
 Office
 Austin, TX 78744
 4156883945



SILICON VALLEY BANK
 Verify: 888-237-9615
 90-4039/1211

6/14/2022

PAY TO THE ORDER OF

Bernardo Wills Architects, PC

\$ 3100.00

Three Thousand One Hundred and 00/100

DOLLARS

VOID AFTER 90 DAYS

Bernardo Wills Architects, PC
 153 SOUTH JEFFERSON STREET
 SPOKANE, WA 99201



John Kelly

⑈63620655⑈ ⑆121140399⑆ 3301587849⑈

Page 2

00231732

VOID
 This check is not valid if printed on this document.
 Also check your record for any problems.

Proving Fractions: Returns check stubs.
 • Check stubs are not valid if they are not signed by the issuer.
 • Check stubs are not valid if they are not dated.
 • Check stubs are not valid if they are not signed by the issuer.
 • Check stubs are not valid if they are not dated.

Proving Fractions: Returns check stubs.
 • Check stubs are not valid if they are not signed by the issuer.
 • Check stubs are not valid if they are not dated.
 • Check stubs are not valid if they are not signed by the issuer.
 • Check stubs are not valid if they are not dated.

FEDERAL RESERVE BOARD OF GOVERNORS REG. CC

THIS CHECK IS VALID ONLY IF IT IS DEPOSITED WITHIN 90 DAYS OF THE DATE OF ISSUANCE. NOT VALID FOR CASH WITHDRAWAL. NOT VALID FOR DEPOSIT INTO ANY OTHER ACCOUNT.
Bernardo Wills Architects PC
 Bernardo Wills Architects
FOR DEPOSIT ONLY
 109993404
 DO NOT WRITE OR SIGN BELOW THIS LINE
 RESERVED FOR FINANCIAL INSTITUTION USE



Bernardo Wills Architects, P C
 153 S. Jefferson St.
 Spokane, WA 99201
 509.838.4511

JP Spokane V LLC portion is 1,933.75

Jaffa Parks
 35 Miller Avenue
 #212
 Mill Valley, CA 94941

Invoice number 22483
 Date 06/30/2022

Project **22-03-051 Jaffa Parks 4 Site Landscape and Site Improvements**

Attention: Dan Weissman, Dave Schlachter, Royce Nelson
 Email to: dan@jaffa.com; Dave@jaffa.com; Royce@jaffa.com

Conceptual Landscape Plan

Invoice Detail

Description	Agreement	% Complete	Billed to Date	Previously Invoiced	This Invoice
Reimbursable Expenses	0.00	0.00	0.00	0.00	0.00
Rosevelt Apartments 524 W 7th Ave	3,500.00	51.00	1,785.00	0.00	1,785.00
Medical Office Building 8th & Bernard	3,500.00	51.00	1,785.00	0.00	1,785.00
Parkside Brown's Addition 2315 W 2nd Ave	3,500.00	51.00	1,785.00	0.00	1,785.00
South Hill Heights 815 S Lincoln Street	3,500.00	51.00	1,785.00	0.00	1,785.00
Review Meetings	700.00	85.00	595.00	0.00	595.00
Total	14,700.00	52.62	7,735.00	0.00	7,735.00

1/4

Invoice total **7,735.00**

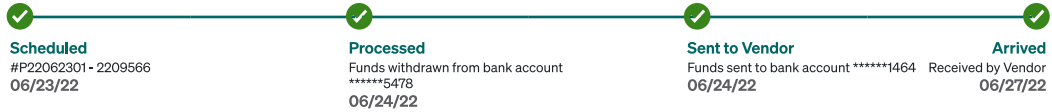
Please review any invoices listed in the Aging Summary. If you need copies of these invoices please let us know right away. We request communication regarding all past due invoices which can be forwarded to the contact below.

Invoices are due upon receipt. Invoices not disputed within 30 days are considered past due and will be subject to a finance charge of 1.5% per month. Reimbursable expenses include 10% markup.

Any questions regarding this invoice can be directed to Tonya Wollschleger in our billing department. Direct Phone 509-458-8055 or by email at twollschleger@bwarch.com.

Payments can be made by Check, Wire, or ACH. These payment options will always be initiated by you, the client. We do not offer any service where we would draft directly from your account. If you receive any email solicitations directing you to send us money by a specific method or method that does not include Check, Wire, or ACH it may be a phishing attempt or other exploit. We will always attach an invoice or statement of current or account past due balance to you as part of that communication. Please contact us immediately if you suspect anything out of the ordinary concerning our billing.

Payment out # P22062301 - 2209566



EPayment Cleared

USD 7,735.00 ePayment to **Bernardo Wills Architects, PC** created by Jenny Wright

Payment out # P22062301 - 2209566

Process date
06/24/22

Arrival date ⓘ
06/27/22

Total payment amount
USD 7,735.00

Paid from
Wells Fargo*****5478

Memo
Inv #22483

Total vendor credits applied
USD 0.00

Account
Bill.com Money Out Clearing

Reference id
016ZDAXQH29Z08Q

Paid bills

Invoice #	Chart of account	Due Date	Cur...	Amount	Payment amount	Approvers
<u>22483</u>	Uncategorized Exp...	06/20/22	USD	7,735.00	7,735.00	Approved



Bernardo Wills Architects, P C
 153 S. Jefferson St.
 Spokane, WA 99201
 509.838.4511

JP Spokane V LLC portion is 341.25

Jaffa Parks
 35 Miller Avenue
 #212
 Mill Valley, CA 94941

Invoice number 22578
 Date 06/30/2022

Project **22-03-051 Jaffa Parks 4 Site Landscape and Site Improvements**

Attention: Dan Weissman, Dave Schlachter, Royce Nelson
 Email to: dan@jaffa.com; Dave@jaffa.com; Royce@jaffa.com

Conceptual Landscape Plan

Invoice Detail

Description	Agreement	% Complete	Billed to Date	Previously Invoiced	This Invoice
Reimbursable Expenses	0.00	0.00	0.00	0.00	0.00
Rosevelt Apartments 524 W 7th Ave	3,500.00	60.00	2,100.00	1,785.00	315.00
Medical Office Building 8th & Bernard	3,500.00	60.00	2,100.00	1,785.00	315.00
Parkside Brown's Addition 2315 W 2nd Ave	3,500.00	60.00	2,100.00	1,785.00	315.00
South Hill Heights 815 S Lincoln Street	3,500.00	60.00	2,100.00	1,785.00	315.00
Review Meetings	700.00	100.00	700.00	595.00	105.00
Total	14,700.00	61.90	9,100.00	7,735.00	1,365.00

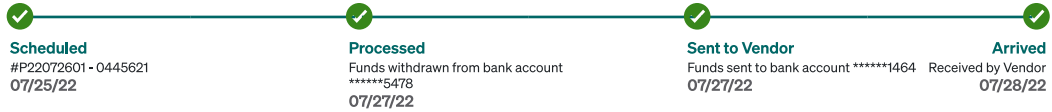
1/4

Invoice total **1,365.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
22578	06/30/2022	1,365.00	1,365.00				
	Total	1,365.00	1,365.00	0.00	0.00	0.00	0.00

Payment out # P22072601 - 0445621



EPayment Cleared

USD 1,365.00 ePayment to **Bernardo Wills Architects, PC** created by Jenny Wright

Payment out # P22072601 - 0445621

Process date
07/27/22

Arrival date ⓘ
07/28/22

Total payment amount
USD 1,365.00

Paid from
Wells Fargo*****5478

Memo
Inv #22578

Total vendor credits applied
USD 0.00

Account
Bill.com Money Out Clearing

Reference id
016GGDIOY2BCEQ5

Paid bills

Invoice #	Chart of account	Due Date	Cur...	Amount	Payment amount	Approvers
<u>22578</u>	Uncategorized Exp...	06/30/22	USD	1,365.00	1,365.00	Approved



Bernardo Wills Architects, P C
 153 S. Jefferson St.
 Spokane, WA 99201
 509.838.4511

JP Spokane V LLC portion is 1,050.00

Jaffa Parks
 35 Miller Avenue
 #212
 Mill Valley, CA 94941

Invoice number 22582
 Date 06/30/2022

Project **22-03-051 Jaffa Parks 4 Site Landscape and Site Improvements**

Attention: Dan Weissman, Dave Schlachter, Royce Nelson
 Email to: dan@jaffa.com; Dave@jaffa.com; Royce@jaffa.com

Additional Services

Invoice Detail

Description	Agreement	% Complete	Billed to Date	Previously Invoiced	This Invoice
Irrigation	4,200.00	100.00	4,200.00	0.00	4,200.00
Total	4,200.00	100.00	4,200.00	0.00	4,200.00

Invoice total **4,200.00**

1/4

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
22582	06/30/2022	4,200.00	4,200.00				
	Total	4,200.00	4,200.00	0.00	0.00	0.00	0.00

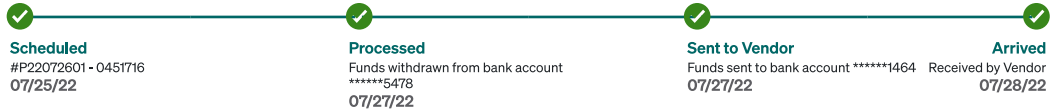
Please review any invoices listed in the Aging Summary. If you need copies of these invoices please let us know right away. We request communication regarding all past due invoices which can be forwarded to the contact below.

Invoices are due upon receipt. Invoices not disputed within 30 days are considered past due and will be subject to a finance charge of 1.5% per month. Reimbursable expenses include 10% markup.

Any questions regarding this invoice can be directed to Tonya Wollschleger in our billing department. Direct Phone 509-458-8055 or by email at twollschleger@bwarch.com.

Payments can be made by Check, Wire, or ACH. These payment options will always be initiated by you, the client. We do not offer any service where we would draft directly from your account. If you receive any email solicitations directing you to send us money by a specific method or method that does not include Check, Wire, or ACH it may be a phishing attempt or other exploit. We will always attach an invoice or statement of current or account past due balance to you as part of that communication. Please contact us immediately if you suspect anything out of the ordinary concerning our billing.

Payment out # P22072601 - 0451716



EPayment Cleared

USD 4,200.00 ePayment to **Bernardo Wills Architects, PC** created by Jenny Wright

Payment out # P22072601 - 0451716

Process date
07/27/22

Arrival date ⓘ
07/28/22

Total payment amount
USD 4,200.00

Paid from
Wells Fargo [*****5478](#)

Memo
Inv #22582

Total vendor credits applied
USD 0.00

Account
Bill.com Money Out Clearing

Reference id
016ZGIPKU2BCEQ7

Paid bills

Invoice #	Chart of account	Due Date	Cur...	Amount	Payment amount	Approvers
22582	Uncategorized Exp...	06/30/22	USD	4,200.00	4,200.00	Approved

0020101-0020101 SPRES 000 ----- 492099
SPOKANE TEACHERS CREDIT UNION
 1620 N SIGNAL DRIVE
 LIBERTY LAKE, WA 99019
 (509) 326-1954



JP SPOKANE V, LLC
 35 MILLER AVE PMB 212
 MILL VALLEY, CA 94941-1903

CORRECTED (if checked)

RECIPIENT'S/LENDER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone no. SPOKANE TEACHERS CREDIT UNION 1620 N SIGNAL DRIVE LIBERTY LAKE, WA 99019 (509) 326-1954		*Caution: The amount shown may not be fully deductible by you. Limits based on the loan amount and the cost and value of the secured property may apply. Also, you may only deduct interest to the extent it was incurred by you, actually paid by you, and not reimbursed by another person.		OMB No. 1545-1380 Form 1098 (Rev. January 2022) For calendar year 2022		Mortgage Interest Statement
RECIPIENT'S/LENDER'S TIN [REDACTED]		PAYER'S/BORROWER'S TIN XX-XXX3795		1 Mortgage interest received from payer(s)/borrower(s)* \$ 276,769.90		
PAYER'S/BORROWER'S name, street address (including apt. no.), city or town, state or province, country, and ZIP or foreign postal code JP SPOKANE V, LLC 3 [REDACTED] M [REDACTED]		2 Outstanding mortgage principal \$ [REDACTED]		3 Mortgage origination date 07/27/2021		
3 [REDACTED]		4 Refund of overpaid interest \$ 0.00		5 Mortgage insurance premiums \$ 0.00		
9 Number of properties securing the mortgage		10 Taxes Paid		6 Points paid on purchase of principal residence \$ 0.00		
Account number (see instructions) [REDACTED]		11 Mortgage acquisition date		7 <input type="checkbox"/> If address of property securing mortgage is the same as PAYER'S/BORROWER'S address, the box is checked, or the address or description is entered in box 8.		
[REDACTED]		[REDACTED]		8 Address or description of property securing mortgage 524 WEST 7TH AVE SPOKANE WA 99204		

Form 1098 (Rev. 1-2022) (keep for your records) www.irs.gov/Form1098 Department of the Treasury - Internal Revenue Service

Instructions for Payer/Borrower

A person (including a financial institution, a governmental unit, and a cooperative housing corporation) who is engaged in a trade or business and, in the course of such trade or business, received from you at least \$600 of mortgage interest (including certain points) on any one mortgage in the calendar year must furnish this statement to you.

If you received this statement as the payer of record on a mortgage on which there are other borrowers, furnish each of the other borrowers with information about the proper distribution of amounts reported on this form. Each borrower is entitled to deduct only the amount each borrower paid and points paid by the seller that represent each borrower's share of the amount allowable as a deduction. Each borrower may have to include in income a share of any amount reported in box 4.

If your mortgage payments were subsidized by a government agency, you may not be able to deduct the amount of the subsidy. See the instructions for Schedule A, C, or E (Form 1040) for how to report the mortgage interest. Also, for more information, see Pub. 936 and Pub. 535.

Payer's/Borrower's taxpayer identification number (TIN). For your protection, this form may show only the last four digits of your TIN (SSN, ITIN, ATIN, or EIN). However, the issuer has reported your complete TIN to the IRS.

Account number. May show an account or other unique number the lender has assigned to distinguish your account.

Box 1. Shows the mortgage interest received by the recipient/lender during the year. This amount includes interest on any obligation secured by real property, including a mortgage, home equity loan, or line of credit. This amount does not include points, government subsidy payments, or seller payments on a "buydown" mortgage. Such amounts are deductible by you only in certain circumstances.

CAUTION If you prepaid interest in the calendar year that accrued in full by January 15 of the subsequent year, this prepaid interest may be included in box 1. However, you cannot deduct the prepaid amount in the calendar year paid even though it may be included in box 1.

If you hold a mortgage credit certificate and can claim the mortgage interest credit, see Form 8396. If the interest was paid on a mortgage, home equity loan, or line of credit secured by a qualified residence, you can only deduct the interest paid on acquisition indebtedness, and you may be subject to a deduction limitation.

Box 2. Shows the outstanding principal on the mortgage as of January 1 of the calendar year. If the mortgage originated in the calendar year, shows the mortgage principal as of the date of origination. If the recipient/lender acquired the loan in the calendar year, shows the mortgage principal as of the date of acquisition.

Box 3. Shows the date of the mortgage origination.

Box 4. Do not deduct this amount. It is a refund (or credit) for overpayment(s) of interest you made in a prior year or years. If you itemized deductions in the year(s) you paid the interest, you may have to include part or all of the box 4 amount on the "Other income" line of your calendar year Schedule 1 (Form 1040). No adjustment to your prior year(s) tax return(s) is necessary. For more information, see Pub. 936 and *Itemized Deduction Recoveries* in Pub. 525.

Box 5. If an amount is reported in this box, it may qualify to be treated as deductible mortgage interest. See the calendar year Schedule A (Form 1040) instructions and Pub. 936.

Box 6. Not all points are reportable to you. Box 6 shows points you or the seller paid this year for the purchase of your principal residence that are required to be reported to you. Generally, these points are fully deductible in the year paid, but you must subtract seller-paid points from the basis of your residence. Other points not reported in box 6 may also be deductible. See Pub. 936 to figure the amount you can deduct.

Box 7. If the address of the property securing the mortgage is the same as the payer's/borrower's, either the box has been checked, or box 8 has been completed.

Box 8. Shows the address or description of the property securing the mortgage.

Box 9. If more than one property secures the loan, shows the number of properties securing the mortgage. If only one property secures the loan, this box may be blank.

Box 10. The interest recipient may use this box to give you other information, such as real estate taxes or insurance paid from escrow.

Box 11. If the recipient/lender acquired the mortgage in the calendar year, shows the date of acquisition.

Future developments. For the latest information about developments related to Form 1098 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/Form1098.

Free File. Go to www.irs.gov/FreeFile to see if you qualify for no-cost online federal tax preparation, e-filing, and direct deposit or payment options.