2107 Huntington Drive San Marino, CA 91108-2025 Tel (626) 795-1458 Fax (626) 795-1568 Email: cihcpa@att.net Christopher J. Hancock, MBA Certified Public Accountant

INDEPENDENT ACCOUNTANT'S REVIEW REPORT

TO THE BOARD OF DIRECTORS 1115 CORDOVA HOMEOWNERS' ASSOCIATION PASADENA, CALIFORNIA

We have reviewed the accompanying financial statements of 1115 Cordova Homeowners' Association which comprise the balance sheet as of December 31, 2020, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquires of Association management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion. We are required to be independent of 1115 Cordova Homeowners' Association, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our reviews.

Christopher J. Hancock, CPA A Professional Corporation

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INDEPENDENT ACCOUNTANT'S REVIEW REPORT 1115 CORDOVA HOMEOWNERS' ASSOCIATION PAGE 2

Accountant's Conclusion on the Financial Statements

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the information about future major repairs and replacements of common property be presented to supplement the basic financial statements. The accompanying supplementary information is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. The information is the responsibility of management. We have not audited or reviewed the required supplementary information, and, accordingly, we do not express an opinion, a conclusion, nor provide any assurance on it.

Christopher J. Hancock CPA, APC

San Marino, CA July 26, 2021

1115 CORDOVA HOMEOWNERS' ASSOCIATION BALANCE SHEET DECEMBER 31, 2020

	Operating Replace Fund Fun		placement Fund	t <u>Total</u>		
<u>ASSETS</u>						
Cash & Cash Equivalents	\$	13,535	\$	307,099	\$	320,634
Accounts Receivable		1,634				1,634
Prepaid Tax		721				721
TOTAL ASSETS	\$	15,890	\$	307,099	\$	322,989
LIABILITIES & FUND BALANCE						
LIABILITIES						
Accounts Payable	\$	6,694	\$		\$	6,694
Prepaid Assessments		11,905				11,905
TOTAL LIABILITIES		18,599				18,599
FUND BALANCE		(2,709)		307,099		304,390
TOTAL LIAB. & FUND BALANCE	\$	15,890	\$	307,099	\$	322,989

1115 CORDOVA HOMEOWNERS' ASSOCIATION STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCE THE YEAR ENDED DECEMBER 31, 2020

	Operating	Replacement	m-4-1
REVENUES	Fund	<u>Fund</u>	<u>Total</u>
Regular Assessments	\$ 271,860	\$ 84,360	\$ 356,220
Late Charges/Fines	4,068		4,068
Laundry Income	3,558		3,558
Parking Income	2,040		2,040
Miscellaneous Income Interest Income	3,350	1 100	3,350
Interest Income	32	1,128	1,160
TOTAL REVENUES	284,908	85,488	370,396
EXPENSES			
Insurance	26,512	-	26,512
Landscaping	6,324		6,324
Janitorial/Carpet Cleaning	48,227		48,227
General Repairs/Maintenance	5,331		5,331
Decks/Railings		153,470	153,470
Electrical/Lighting	1,242		1,242
Roofing	545	15,400	15,945
Fire Protection	4,827		4,827
Elevator	8,211	13,992	22,203
Plumbing	14,732	6,177	20,909
Pest Control	5,482		5,482
Pool Maint./Repairs	3,843		3,843
Management	32,587		32,587
Office/Admin. Expense	1,898		1,898
Taxes/Licenses	1,528		1,528
Reserve Study	325		325
Legal Fees	700		700
Accounting	2,510		2,510
Cable/Entry Phone	1,724		1,724
Electricity	14,060		14,060
Natural Gas	8,137		8,137
Water/Sewer	19,026		19,026
Waste Removal	18,318		18,318
TOTAL EXPENSES	226,089	189,039	415,128
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES	58,819	(103,551)	(44,732)
FUND BALANCE DEC. 31, 2019	93,472	255,650	349,122
TRANSFER TO REPLACEMENT FUND	(155,000)	155,000	
FUND BALANCE DEC. 31, 2020	\$ (2,709)	\$ 307,099	\$ 304,390

1115 CORDOVA HOWEOWNERS' ASSOCIATION STATEMENT OF CASH FLOWS
THE YEAR ENDED DECEMBER 31, 2020

CASH FLOWS FROM OPERATING ACTIVITIES	Operating <u>Fund</u>	Replacement <u>Fund</u>	<u>Total</u>
Excess (Deficiency) of Revenues over Expenses	\$ 58,819	\$ (103,551)	\$ (44,732)
Adjustments to Reconcile:			
Decrease in Accounts Receivable Decrease in Prepaid Tax Increase in Accounts Payable Increase in Prepaid Assessments	4,181 820 625 1,446		4,181 820 625 1,446
NET CASH PROVIDED (USED) BY OPER. ACTIVITIES	65,891	(103,551)	(37,660)
CASH FLOWS FROM FINANCING ACTIVITIES			
Decrease in Inter-Fund Receivable Decrease in Inter-Fund Payable	40,920	 (40,920)	40,920 (40,920)
NET CASH PROVIDED (USED) BY FINANCING ACTIVITES	40,920	(40,920)	
CASH BALANCE BEGINNING OF YEAR	61,724	296,570	358,294
TRANSFER TO REPLACEMENT FUND	(155,000)	155,000	
CASH BALANCE END OF YEAR	\$ 13,535	\$ 307,099	\$ 320,634

1115 CORDOVA HOMEOWNERS' ASSOCIATION NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2020

NOTE A-NATURE OF ORGANIZATION

1115 Cordova Homeowners' Association was incorporated in the state of California on July 14, 1980. The Association is responsible for the operation and maintenance of the common property within the development. The development consists of 69 residential units located in Pasadena, California.

NOTE B-DATE OF MANAGEMENT'S REVIEW

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through July 26, 2021, the date that the financial statements were available to be issued.

NOTE C—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The Association's policy is to prepare its financial statements on the accrual basis of accounting consistent with generally accepted accounting principles. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Operating Fund—This fund is used to account for financial resources available for the general operations of the Association.

Replacement Fund—This fund is used to accumulate financial resources designated for future major repairs and replacements.

Member Assessments

Association members are subject to monthly assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Accounts Receivable at December 31, 2020, represents regular assessments, late charges and miscellaneous amounts due from owners. Prepaid Assessments at December 31, 2020, represent regular assessments paid in advance by owners before the due date of January 1, 2021.

1115 CORDOVA HOMEOWNERS' ASSOCIATION NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2020

Interest Income

Interest income is allocated to the operating and replacement funds in proportion to the interest-bearing deposits of each fund.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Income Taxes

For federal tax purposes, the Association qualifies as a tax-exempt homeowners association under Section 528 of the Internal Revenue Code for the year ended December 31, 2020. Under that Section, exempt function income is exempt from taxation and the Association is taxed only on its non-exempt function income, less allowable deductions, resulting in zero federal tax liability for the year ended December 31, 2020.

For state tax purposes, the Association qualifies for exemption under Section 23701t of the Revenue and Taxation Code. Accordingly, exempt function income is exempt from taxation and the Association is taxed only on its non-exempt function income, less allowable deductions, resulting in zero state tax liability for the year ended December 31, 2020.

Property and Equipment

Real property and common areas acquired from the developer and related improvements to such property are not capitalized on the Association's balance sheet because those properties are owned by the individual unit owners in common and not by the Association. The Association capitalizes personal property in excess of \$3,500 at cost and depreciates it using the straight-line method over estimated useful lives of six to twenty-five years.

1115 CORDOVA HOMEOWNERS' ASSOCIATION NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2020

NOTE D—FUTURE MAJOR REPAIRS AND REPLACEMENTS

The Association's governing documents require funds to be accumulated for future major repairs and replacements. Accumulated funds of approx. \$307,000 at December 31, 2020, are held in separate accounts and are generally not available for operating purposes.

A reserve study was completed in January 2020, to estimate the remaining useful lives and the replacement costs of the common property components. The Association's funding method for such major repairs and replacements is based on the estimated useful lives of the components and estimates of future replacement costs, considering amounts previously accumulated in the replacement fund. Actual expenditures, however, may vary from the estimated amounts and the variations may be material. Therefore, if amounts accumulated in the replacement fund are not adequate to meet future needs and additional funds are needed, the Association has the right, subject to C C & R requirements, to increase regular assessments or levy special assessments, or it may delay major repairs and replacements until funds are available. See supplementary information attached.

NOTE E—CASH AND CASH EQUIVALENTS

The balance in the replacement fund at December 31, 2020, of \$307,099, includes a business money market account of \$103,531 and four certificates of deposit totaling \$203,568, with terms ranging from eleven to twelve months, all maturing in 2021. These funds are held in accounts at one banking institution, and therefore, exceed the maximum FDIC insurance amount of \$250,000 per depositor at one financial institution.

NOTE F—TRANSFER TO REPLACEMENT FUND

As a result of accumulated funds in the operating account due to current and prior year budget surpluses, the Board approved transfers to the replacement fund in 2020 of \$80,000 in October and \$75,000 in December. These transfers represent additional funding to the replacement fund for the building up of reserves for future major repairs and replacements.

1115 CORDOVA HOMEOWNERS' ASSOCIATION REQUIRED SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS AND REPLACEMENTS DECEMBER 31, 2020

Association Reserves completed a reserve study update January 29, 2020, for the calendar year 2020, to estimate the remaining useful lives and replacement costs of the components of common property. The estimates were based on current estimated replacement costs, adjusted in future years by the assumed value of inflation. The study recommended regular monthly reserve funding contributions of \$13,600 from the operating fund for the year 2020. The actual reserve funding contributions for 2020 were \$7,030 per month. The study also recommended a special assessment of \$325,000 for the building up of reserves.

The attached schedules are taken from the study and provide reserve component list detail and income/expense detail showing anticipated replacement fund expenditures to the year 2024.

					Current Co	st Estimate
#	Component	Quantity	Useful Life	Rem. Useful Life	Best Case	Worst Case
- 100	Building Exteriors & Grounds			172		
104	Walkway Decks - Seal/Repair	Approx 4,200 GSF	4	0	\$7,100	\$9,500
105	Courtyard Walkway - Resurface	Approx 200 GSF	20	18	\$2,200	\$4,600
105	Walkway Decks - Resurface	Approx 4,200 GSF	20	0	\$29,000	\$36,000
106	Decking - Inspection (SB 326)	(69) Units	9	0	\$10,000	\$25,000
128	Balconies - Reseal	Extensive GSF	4	0	\$6,400	\$8,300
129	Balconies - Partial Resurface	Extensive GSF	4	0	\$12,200	\$18,400
201	Asphalt - Remove & Replace	Approx 17,300 GSF	30	1	\$47,000	\$65,000
202	Asphalt - Seal/Repair	Approx 17,300 GSF	5	0	\$2,900	\$3,800
305	Surveillance System - Modernize	(1) System	10	0	\$7,600	\$10,800
503	Metal Fence/Rail - Replace (A)	Approx 3,700 LF	25	24	\$31,100	\$35,600
503	Metal Fence/Rail - Replace (B)	Approx 3,700 LF	25	0	\$81,100	\$92,100
	Tile Floor - Repair	Approx 1,250 GSF	12	o	\$5,100	\$7,200
	Vehicle Gates - Replace	(2) 15 LF Gates	30	4	\$10,800	\$13,000
	Intercom - Replace	(1) Intercom	12	8	\$2,600	\$3,600
	Gate Operators - Replace	(2) Units	10	0	\$9,800	\$10,700
	Block Wall Fence - Repaint	Approx 2,880 GSF	5	0	\$2,500	\$3,200
	•	• •	2	0		\$48,000
	Metal Fence/Rail - Partial Repaint	Approx 3,700 LF	_		\$40,000	
	Stucco - Repaint	Approx 66,700 GSF	10	0	\$68,000	\$102,000
	Asphalt/Gravet Roof - Replace	Approx 1,880 GSF	15	0	\$11,900	\$15,700
	Cap Sheet Roof - Replace (East)	Approx 10,860 GSF	15	0	\$70,000	\$92,000
	Cap Sheet Roof - Replace (West)	Approx 11,515 GSF	15	9	\$74,000	\$98,000
	Metal Carport Roofs - Replace	Approx 6,600 GSF	30	8	\$21,000	\$29,000
	Signage - Replace	(2) Signs	15	9	\$1,800	\$2,200
1808	Tree Trimming	Numerous Trees	3	2	\$6,000	\$7,000
	Building Interiors Asserted to the Asserted to	The second secon	7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	- wa, war		
106	Stairwells - Seal/Repair	Approx 2,680 GSF	5	4	\$4,300	\$5,800
327		Numerous Fixtures	20	19	\$14,500	\$21,000
403	Mailboxes - Replace	(70) Mailboxes	20	17	\$10,600	\$12,200
601	Carpet - Replace	Approx 900 GSY	10	0	\$25,000	\$37,000
	Vinyl - Replace	Approx 220 GSF	15	8	\$1,400	\$1,600
707	Trash Chute Doors - Replace	(8) Doors	30	0	\$6,900	\$10,400
801	Boiler - Replace (East)	(1) Boiler	20	0	\$13,100	\$15,700
801	Boiler - Replace (West)	(1) Boiler	20	0	\$13,100	\$15,700
804	Boiler Tank - Replace (East)	(1) Tank 335 Ga.	10	4	\$8,600	\$10,800
804	Boiler Tank - Replace (West)	(1) American 119 Ga.	10	2	\$4,000	\$5,000
911	Lobbies - Refurbish	(2) Lobbies	15	9	\$10,800	\$17,300
1001	Backflow Device - Replace	(1) 2 1/2" Device	20	17	\$2,500	\$3,500
1101	Doors - Refinish	Approx 2,500 GSF	6	0	\$4,100	\$5,400
1110	Hallway Surfaces - Repaint	Approx 20,800 GSF	10	0	\$11,200	\$16,900
1110	Stairwell Surfaces - Repaint	Approx 7,500 GSF	12	11	\$2,000	\$3,000
1125	Stairwells - Renovate	Approx 7,500 GSF	25	24	\$11,200	\$13,200
1801	Elevators - Modernize (East)	(2) 4-Stop Elevators	30	0	\$77,000	\$97,000
1801	Elevators - Modernize (West)	(2) 4-Stop Elevators	30	0	\$77,000	\$97,000
1802	Elevator Cabs - Remodel (East)	(2) Cabs	15	0	\$8,200	\$10,500
Asso	ciation Reserves, 29182-2					1/29/2020

					Current Cos	t Estimate
#	Component	Quantity	Useful Life L	Rem. Iseful Life	Best Case	Worst Case
1802	Elevator Cabs - Remodel (West)	(2) Cabs	15	0	\$8,200	\$10,500
	Fire Alarm Panel - Replace	(1) Silent Knight	20	6	\$5,400	\$7,600
	Sump Pumps - Replace	(2) Pumps	15	14	\$3,000	\$4,400
	Plumbing - Repair	(69) Units	1	0	\$42,000	\$52,000
	Recorded		1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	rd gr		
404	Pool Furniture - Replace	(28) Assorted Pieces	В	6	\$4,800	\$6,300
407	BBQ's - Replace	(3) BBQ's	10	8	\$2,200	\$3,000
909		(2) Bathrooms	15	13	\$3,300	\$5,400
910		(1) 18x25 Room	15	13	\$4,300	\$6,100
		(1) 13x32 Pool	12	0	\$7,600	\$8,700
	Pool - Resurface	Approx 3,130 GSF	4	1	\$4,200	\$5,900
	Pool Deck - Seel/Repair		20	15	\$48,000	\$58,000
1205	Pool Deck - Resurface	Approx 3,130 GSF		0	\$1,200	\$1,400
1207	Pool Filter - Replace	(1) Purex	12		4 1,200	\$1,400

55 Total Funded Components

Association Reserves, 29182-2

1/29/2020

804 Boiler Tank - Replace (West) \$0 \$0 \$0 \$0 911 Lobbies - Refurbish \$0 \$0 \$0 \$0		Fiscal Year	2020	2021 2022	2023 2024
Recommended Special Assessments \$13,000 \$0 \$10 \$20 \$2,000 \$30 \$10 \$200,000 \$10 \$200,000 \$10 \$200,000 \$10		Starting Reserve Balance	\$298,223	\$24,978 \$82,3 19	\$148,399 \$277,608
Internet Earnings		Annual Reserve Contribution	\$163,200	\$168,096 \$173,139	\$178,333 \$188,683
# Component # Component # Component # Survey # Component # Survey # Component # Survey # Component # Survey # S		Recommended Special Assessments	\$325,000	\$0 \$0	\$0 50
### Component Bulleting Extenders & Grounds		Interest Earnings	81,606	\$536 \$1,153	\$2,129 \$2,870
## Component ## Bulling Exteriors & Grounds ## 19,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0		Total Income	\$786,028	\$193,610 \$256,81 1	\$328,861 \$464,066
Buillefing Extentors & Grounde 104 Watery Oxclex - SeafRepair 188,300 50 30 30 30 30 30 30		Component			
104 Valaburary Deckar - Seas/Repair 8,8.00 50 50 50 50 50 50 50	#		And the second s	The second of th	The second secon
105 Courywid Valkfowny - Resurface \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$					
105 Wallowy Docks - Resurface \$2,500 \$0 \$0 \$0 \$0 \$0 \$0 \$0				1100 A 100 A	The second of th
100 Decking - Imspection (SB 325) \$17,800 \$0 \$0 \$0 \$0 \$128 Balconies - Reseal \$17,850 \$0 \$0 \$0 \$0 \$17,220 \$120 Balconies - Parlial Resurface \$15,000 \$10		•	* *** **** ***** *********************	19 Mary 19 Mary 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
128 Batcories - Parkel Resurface \$7,350 \$0 \$0 \$0 \$17,250		· · · · · · · · · · · · · · · · · · ·	The state of the s		and the second s
128 Balconies - Partiral Resurface \$15,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0		• , , ,	The state of the s	- Car 2. " . 1923 2 " 193	The state of the s
201 Asphall - Remove & Replace \$5 \$57,800 \$0 \$0 \$0 \$0 \$0 \$0 \$0			A - onthoner - paragray.		
202 Auphell - Sead/Repair				CONTRACTOR	
305 Surveillance System - Hodemice \$6,000 \$0,000 \$0,000 \$0.0000 \$0.0000 \$0.0000 \$0.0000 \$0.0000 \$0.0000 \$		•		- AAA	year windows with making a fire
Sol Metal FenceRail - Replace (A) \$30 \$30 \$0 \$0 \$0 \$0 \$0		•	minute in the company of the Control	3-2	And A and a state of the state
503 Metal FenocRail - Replace (B) \$88,800 \$0 \$0 \$0 \$0 \$0 \$0 \$0		-		anger or a supplemental and a su	
603 Tille Floor - Repairs \$0, 50		- · · · · · · · · · · · · · · · · · · ·	we would not be a second to the second to th		in a water a second
700 Vehicle Gates - Replace		, , ,	Company of the commitment of t		**************************************
704 Intercom - Replace \$10, 20					
705 Gate Operators - Replace		•			
1107 Block Walf Fenca - Repairt		•	The state of the s	4	AND
1107 Metal FenceNeal - Partiel Repaint \$44,000 \$0 \$45,888 \$0 \$0 \$10			harmon of any landstorm and any Chilly point	\$ www.companies.com	No. 1 (2007 11 SA 1882 11 11 12 11 11 11 11 11 11 11 11 11 11
1115 Stucco - Repaint \$85,000		·	Access to the contract of the	ST. DATACETA TES	· · · · · · · · · · · · · · · · · · ·
1301 Asphalt/Carvel Roof - Replace (East) 31,000 30 30 30 30 30 30 30			The second secon		The state of the s
1302 Cap Sheet Roof - Replace (East) 881,000 30 \$0 \$0 \$0 \$0 \$0 \$0		•			Programatic Supra-Assessor Communication
1302 Cap Sheet Roof - Replace (West) \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0		•			with ways a serious man and the
1308 Metal Carpot Roofs - Replace 90 50 80 30 30 30 30 30 30 3		• • •		The state of the s	
1402 Signage - Replace \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$				Canada Antonia	
Building Interiors			ACT CANTERNATION CONTRACTOR	- All Control of the	The second of th
Bullding Interiors 106 Stainvells - Seal/Repair 150			the state of the s	- CATTON AND ADDRESS OF THE PARTY OF THE PAR	
106 Stairwells - Seal/Repair \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	1808			\$0 ca\$6,898	\$0
327 Emergency Fixtures - Replace \$0			MCM is a supposed to the suppose of		THE RESERVE THE PROPERTY OF TH
Mailboxes - Replace	- C				
801 Carpet - Replace		Stairwells - Seal/Repair	***************************************	CANADA CONTRACTOR OF THE PARTY	A STANDARD OF A STANDARD OF THE STANDARD OF TH
Section	327	Stairwells - Seal/Repair Emergency Fixtures - Replace		\$0 <u>************************************</u>	\$0
Trash Chute Doors - Replace \$8,850 \$0 \$0 \$0 \$0 \$0 \$0 \$0	327 403	Stairwells - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace	\$0 \$6 \$0	\$0 \$0 \$0	\$0 \$0 \$0
801 Boiler - Replace (East) \$14,400 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	327 403 601	Stairwells - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace	\$0 \$0 \$0 \$2,600	\$0 \$0 \$0 \$ 0 \$0 \$ 0	\$0 \$0 \$0 \$0 \$0
801 Boiler - Replace (West) \$14,400 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$10,817 \$0 \$0 \$0 \$0 \$10,817 \$0<	327 403 801 602	Stairweils - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Vinyl - Replace	\$0 \$0 \$0 \$32,600 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0
804 Boiler Tank - Replace (East) \$0 \$0 \$0 \$10,917 804 Boiler Tank - Replace (West) \$0 \$0 \$4,774 \$0 \$0 911 Lobbies - Refurbish \$0 \$0 \$0 \$0 \$0 1001 Backflow Device - Replace \$0 \$0 \$0 \$0 \$0 1101 Doors - Refinish \$4,750 \$0 \$0 \$0 \$0 1110 Hallway Surfaces - Repaint \$14,050 \$0 \$0 \$0 \$0 1110 Stairwell Surfaces - Repaint \$0 \$0 \$0 \$0 \$0 \$0 1110 Stairwell Surfaces - Repaint \$0 <	327 403 601 602 707	Stairwells - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Vinyl - Replace Trash Chute Doors - Replace	\$0 \$0 \$0 \$32,500 \$0 \$0,650	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
804 Boiler Tank - Replace (West) \$0 \$0 \$4774 \$0 \$0 911 Lobbies - Refurbish \$0 \$0 \$0 \$0 \$0 1001 Backflow Device - Replace \$0 \$0 \$0 \$0 \$0 1101 Doors - Refinish \$4,750 \$0 \$0 \$0 \$0 1110 Hallway Surfaces - Repaint \$14,050 \$0 \$0 \$0 \$0 1110 Stairwell Surfaces - Repaint \$0	327 403 801 602 707 801	Stairwells - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Vinyl - Replace Trash Chute Doors - Replace Boiler - Replace (East)	\$0 \$0 \$0 \$32,500 \$0 \$8,850 \$14,400	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
911 Lobbies - Refurbish	327 403 801 602 707 801	Stairwells - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Vinyl - Replace Trash Chute Doors - Replace Boiler - Replace (East) Boiler - Replace (West)	\$0 \$0 \$0 \$32,500 \$0 \$0,850 \$14,400	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
1001 Backflow Device - Replace \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	327 403 801 602 707 801 801	Stairwells - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Viryl - Replace Trash Chute Doors - Replace Boiler - Replace (East) Boiler - Replace (West) Boiler Tank - Replace (East)	\$0 \$0 \$32,500 \$0 \$0,650 \$14,400 \$14,400	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
1101 Doors - Refinish	327 403 801 602 707 801 801 804	Stairwells - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Virryl - Replace Trash Chute Doors - Replace Boiler - Replace (East) Boiler - Replace (West) Boiler Tank - Replace (West)	\$0 \$0 \$0 \$32,500 \$0 \$8,856 \$14,400 \$14,400 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0
1110 Hallway Surfaces - Repaint \$14,050 \$0 \$0 \$0 \$0 1110 Stairwell Surfaces - Repaint \$0 \$0 \$0 \$0 \$0 1125 Stairwells - Ranovate \$0 \$0 \$0 \$0 \$0 1801 Elevators - Modernize (East) \$87,000 \$0 \$0 \$0 \$0 1801 Elevator Cabs - Remodel (West) \$87,000 \$0 \$0 \$0 \$0 1802 Elevator Cabs - Remodel (West) \$9,350 \$0 \$0 \$0 \$0 1803 Fine Alarm Panel - Replace \$0 \$0 \$0 \$0 \$0 1809 Sump Pumps - Replace \$0 \$0 \$0 \$0 \$0 1809 Fine Alarm Panel - Replace \$0 \$0 \$0 \$0 \$0 1809 Sump Pumps - Replace \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 <t< td=""><td>327 403 801 602 707 801 801 804 911</td><td>Stairwells - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Virryl - Replace Trash Chute Doors - Replace Boiler - Replace (East) Boiler - Replace (West) Boiler Tank - Replace (West) Lobbies - Refurbish</td><td>\$0 \$0 \$3,2,500 \$0 \$3,856 \$14,400 \$14,400 \$0 \$0 \$0</td><td>\$0 \$0 \$0 \$0 \$0</td><td>\$0 \$0 \$0 \$0 \$0</td></t<>	327 403 801 602 707 801 801 804 911	Stairwells - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Virryl - Replace Trash Chute Doors - Replace Boiler - Replace (East) Boiler - Replace (West) Boiler Tank - Replace (West) Lobbies - Refurbish	\$0 \$0 \$3,2,500 \$0 \$3,856 \$14,400 \$14,400 \$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0
1110 Stairwell Surfaces - Repaint \$0	327 403 801 602 707 801 801 804 911	Stairwells - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Viryl - Replace Trash Chute Doors - Replace Boiler - Replace (East) Boiler - Replace (West) Boiler Tank - Replace (East) Boiler Tank - Replace (West) Lobbies - Refurbish Backflow Device - Replace	\$0 \$0 \$32,500 \$32,500 \$14,400 \$14,400 \$30 \$0 \$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0
1125 Stairweits - Renovate \$0	327 403 801 602 707 801 804 804 911 1001	Stairwells - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Viryl - Replace Trash Chute Doors - Replace Boiler - Replace (East) Boiler - Replace (West) Boiler Tank - Replace (East) Boiler Tank - Replace (West) Lobbies - Refurbish Backflow Device - Replace Doors - Refinish	\$0 \$0 \$32,500 \$32,500 \$14,400 \$14,400 \$14,400 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
1801 Elevators - Modernize (East) \$87,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0	327 403 801 602 707 801 804 804 911 1001 1101	Stairwells - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Vinyl - Replace Trash Chute Doors - Replace Boiler - Replace (East) Boiler - Replace (West) Boiler Tank - Replace (West) Boiler Tank - Replace (West) Lobbies - Refurbish Backflow Device - Replace Doors - Refinish Hallway Surfaces - Repaint	\$0 \$0 \$32,500 \$32,500 \$14,400 \$14,400 \$14,400 \$0 \$0 \$0 \$0 \$14,050	\$0 \$0 \$0	\$0 \$0 \$0
1801 Elevators - Modernize (West) \$57,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0	327 403 801 602 707 801 804 804 911 1001 1101	Stairweils - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Vinyl - Replace Trash Chute Doors - Replace Boiler - Replace (East) Boiler - Replace (West) Boiler Tank - Replace (East) Boiler Tank - Replace (West) Lobbies - Refusish Backflow Device - Replace Doors - Refinish Hallway Surfaces - Repaint Stairwell Surfaces - Repaint	\$0 \$0 \$32,600 \$32,600 \$14,400 \$14,400 \$14,400 \$30 \$0 \$0 \$0 \$14,750 \$14,050 \$14,050	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$
1802 Elevator Caba - Remodel (East) \$9,350 \$0 \$0	327 403 801 602 707 801 804 804 911 1001 1110 1110	Stairweits - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Vinyl - Replace Vinyl - Replace Trash Chute Doors - Replace Boiler - Replace (East) Boiler - Replace (West) Boiler Tank - Replace (East) Boiler Tank - Replace (West) Lobbies - Refurbish Backflow Device - Replace Doors - Refinish Hallway Surfaces - Repaint Stairwell Surfaces - Repaint Stairwells - Renovate	\$0 \$0 \$32,600 \$32,600 \$14,400 \$14,400 \$14,400 \$10 \$0 \$0 \$0 \$0 \$14,050 \$14,050 \$14,050 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$	\$0 \$
1802 Elevator Cabs - Remodel (West) \$9,350 \$0 \$0	327 403 801 602 707 801 804 804 911 1001 1101 1110 1110 1125	Stairweits - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Vinyl - Replace Trash Chute Doors - Replace Boiler - Replace (East) Boiler - Replace (West) Boiler Tank - Replace (East) Boiler Tank - Replace (West) Lobbies - Refurbish Backflow Device - Replace Doors - Refinish Hallway Surfaces - Repaint Stairweits - Renovate Elevators - Modernize (East)	\$0 \$0 \$32,500 \$0 \$3,550 \$14,400 \$14,400 \$14,400 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0	\$0 \$0 \$0
1803 Fire Alarm Panel - Replace \$0	327 403 801 602 707 801 804 804 911 1001 1101 1110 1110 1125 1801	Stairweits - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Vinyl - Replace Trash Chute Doors - Replace Boiler - Replace (East) Boiler - Replace (West) Boiler Tank - Replace (East) Boiler Tank - Replace (West) Lobbies - Refurbish Backflow Device - Replace Doors - Refinish Hallway Surfaces - Repaint Stairweits - Renovate Elevators - Modernize (East) Elevators - Modernize (West)	\$0 \$0 \$22,500 \$30 \$8,850 \$14,400 \$14,400 \$14,400 \$0 \$0 \$0 \$0 \$14,050 \$14,050 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$
1809 Sump Pumpa - Replace \$0 \$0 \$0 \$0 1811 Plumbing - Repair \$47,000 \$48,410 \$49,862 \$51,358 \$52,898 Recreation 404 Pool Furniture - Replace \$0 \$0 \$0 \$0 \$0 407 BBQ's - Replace \$0 \$0 \$0 \$0 \$0 909 Bathrooms - Refurbish \$0 \$0 \$0 \$0 910 Rec Room - Refurbish \$0 \$0 \$0 \$0 1202 Pool - Resurface \$8,150 \$0 \$0 \$0 1204 Pool Deck - Seal/Repair \$0 \$5,202 \$0 \$0	327 403 801 602 707 801 804 804 911 1001 1101 1110 1125 1801 1802	Stairweits - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Vinyl - Replace Trash Chute Doors - Replace Boiler - Replace (East) Boiler - Replace (West) Boiler Tank - Replace (East) Boiler Tank - Replace (West) Lobbies - Refurbish Backflow Device - Replace Doors - Refinish Hallway Surfaces - Repaint Stairweits - Renovate Elevators - Modernize (East) Elevators - Modernize (West) Elevator Cabs - Remodel (East)	\$0 \$0 \$32,500 \$0,850 \$14,400 \$14,400 \$14,400 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0	\$0 \$0 \$0
1811 Plumbing - Repair \$47,000 \$48,410 \$49,862 \$51,358 \$52,898	327 403 801 602 707 801 804 804 911 1001 1110 1110 1125 1801 1802 1802	Stairweits - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Vinyl - Replace Trash Chute Doors - Replace Boiler - Replace (East) Boiler - Replace (West) Boiler Tank - Replace (East) Boiler Tank - Replace (West) Lobbies - Refurbish Backflow Device - Replace Doors - Refinish Hallway Surfaces - Repaint Stairweits - Renovate Elevators - Modernize (East) Elevator Cabs - Remodel (West) Elevator Cabs - Remodel (West)	\$0 \$0 \$0 \$32,500 \$0,850 \$14,400 \$14,400 \$14,400 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0	\$0 \$0 \$0
Recreation 404 Pool Furniture - Replace \$0 \$0 \$0 \$0 407 BBC's - Replace \$0	327 403 601 602 707 801 804 804 911 1001 1110 1110 1125 1801 1802 1802	Stairwells - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Vinyl - Replace Vinyl - Replace Trash Chute Doors - Replace Boiler - Replace (East) Boiler - Replace (West) Boiler Tank - Replace (East) Boiler Tank - Replace (West) Lobbies - Refurbish Backflow Device - Replace Doors - Refinish Hallway Surfaces - Repaint Stairwell Surfaces - Repaint Stairwell Surfaces - Repaint Elevators - Modernize (East) Elevator Cabs - Remodel (West) Elevator Cabs - Remodel (West) Fire Alarm Panel - Replace	\$0 \$0 \$32,500 \$32,500 \$0,650 \$14,400 \$14,400 \$14,400 \$0 \$0 \$0 \$0 \$0 \$4,750 \$14,050 \$14,050 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0
404 Pool Furniture - Replace \$0 \$0 \$0 \$0 407 BBQ's - Replace \$0 \$0 \$0 \$0 909 Bathrooms - Refurbish \$0 \$0 \$0 \$0 910 Rec Room - Refurbish \$0 \$0 \$0 \$0 1202 Pool - Resurface \$8,150 \$0 \$0 \$0 1204 Pool Deck - Seal/Repair \$0 \$5,202 \$0 \$0	327 403 601 602 707 801 804 804 911 1001 1110 1110 1110 1150 1801 1802 1803 1809	Stairweits - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Vinyl - Replace Vinyl - Replace Trash Chute Doors - Replace Boiler - Replace (East) Boiler - Replace (West) Boiler Tank - Replace (East) Boiler Tank - Replace (West) Lobbies - Refurbish Backflow Device - Replace Doors - Refinish Hallway Surfaces - Repaint Stairwell Surfaces - Repaint Stairwells - Renovate Elevators - Modernize (East) Elevator Cabs - Remodel (East) Elevator Cabs - Remodel (West) Fire Alarm Panel - Replace Sump Pumps - Replace	\$0 \$0 \$32,500 \$10 \$0,656 \$14,400 \$14,400 \$14,400 \$14,400 \$14,400 \$0 \$0 \$0 \$0 \$0 \$14,050 \$14,050 \$14,050 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0
407 BBQ's - Replace \$0 \$0 \$0 909 Bathrooms - Refurbish \$0 \$0 \$0 \$0 910 Rec Room - Refurbish \$0 \$0 \$0 \$0 1202 Pool - Resurface \$8,150 \$0 \$0 \$0 1204 Pool Deck - Seal/Repair \$0 \$5,202 \$0 \$0	327 403 601 602 707 801 804 804 911 1001 1110 1110 1110 1150 1801 1802 1803 1809	Stairweits - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Vinyl - Replace Trash Chute Doors - Replace Boiler - Replace (East) Boiler - Replace (West) Boiler Tank - Replace (East) Boiler Tank - Replace (West) Lobbies - Refurbish Backflow Device - Replace Doors - Refinish Hallway Surfaces - Repaint Stairweits - Renovate Elevators - Modernize (East) Elevator Cabs - Remodel (West) Elevator Cabs - Remodel (West) Fire Alarm Panel - Replace Sump Pumps - Replace Plumbing - Repair	\$0 \$0 \$32,500 \$0 \$0,650 \$14,400 \$14,400 \$14,400 \$14,400 \$0 \$0 \$0 \$0 \$0 \$14,050 \$14,050 \$14,050 \$14,050 \$0 \$0 \$0 \$0 \$0 \$14,050 \$14,050 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0
909 Bathrooms - Refurbish \$0 \$0 \$0 \$0 910 Rec Room - Refurbish \$0 \$0 \$0 \$0 1202 Pool - Resurface \$8,150 \$0 \$0 \$0 1204 Pool Deck - Seal/Repair \$0 \$5,202 \$0 \$0	327 403 601 602 707 801 804 804 911 1001 1101 1110 1110 1150 1801 1802 1803 1809 1811	Stainweits - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Vinyl - Replace Vinyl - Replace Trash Chute Doors - Replace Boiler - Replace (East) Boiler - Replace (West) Boiler Tank - Replace (East) Boiler Tank - Replace (West) Lobbies - Refurbish Backflow Device - Replace Doors - Refinish Hallway Surfaces - Repaint Stainwell Surfaces - Repaint Stainwells - Renovate Elevators - Modernize (East) Elevator Cabs - Remodel (East) Elevator Cabs - Remodel (West) Fire Alarm Panel - Replace Sump Pumps - Replace Plumbing - Repair	\$0 \$0 \$32,500 \$0 \$0,656 \$14,400 \$14,400 \$14,400 \$14,400 \$0 \$0 \$0 \$0 \$0 \$14,600 \$14,050	\$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$
910 Rec Room - Refurbish # \$0 \$0 \$0 \$0 - \$0 1202 Pool - Resurface \$8,160 \$0 \$0 \$0 \$0 1204 Pool Deck - Seal/Repair \$0 \$5,202 \$0 \$0 \$0	327 403 601 602 707 801 804 804 911 1001 1101 1110 1110 11501 1802 1803 1809 1811	Stainweits - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Vinyl - Replace Trash Chute Doors - Replace Boiler - Replace (East) Boiler - Replace (East) Boiler - Replace (West) Boiler Tank - Replace (East) Boiler Tank - Replace (West) Lobbies - Refurbish Backflow Device - Replace Doors - Refinish Hallway Surfaces - Repaint Stainwell Surfaces - Repaint Stainwells - Renovate Elevators - Modernize (East) Elevator - Modernize (West) Elevator Cabs - Remodel (East) Elevator Cabs - Remodel (West) Fire Alarm Panel - Replace Sump Pumps - Replace Plumbing - Repair Recreation	\$0 \$0 \$0 \$32,500 \$0,656 \$14,400 \$14,400 \$14,400 \$14,400 \$14,400 \$0 \$0 \$0 \$0 \$14,050 \$14,050 \$14,050 \$14,050 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$
1202 Pool - Resurface \$8,150 \$0 \$0 \$0 1204 Pool Deck - Seal/Repair \$0 \$5,202 \$6 \$0 \$0	327 403 801 602 707 801 801 804 911 1001 1110 1110 1125 1801 1802 1802 1803 1809 1811	Stairweits - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Vinyl - Replace Trash Chute Doors - Replace Boiler - Replace (East) Boiler - Replace (East) Boiler Tank - Replace (East) Boiler Tank - Replace (West) Lobbies - Refurbish Backflow Device - Replace Doors - Refinish Hallway Surfaces - Repaint Stairwell Surfaces - Repaint Stairwell Surfaces - Repaint Stairwells - Renovate Elevators - Modernize (East) Elevator Cabs - Remodel (East) Elevator Cabs - Remodel (West) Fire Alarm Panel - Replace Sump Pumps - Replace Plumbing - Repair Recreation Pool Furniture - Replace BBQ's - Replace	\$0 \$0 \$32,500 \$10,660 \$14,400 \$14,400 \$14,400 \$14,400 \$14,400 \$14,660 \$0 \$14,060 \$14,060 \$14,060 \$14,060 \$14,060 \$14,060 \$14,060 \$14,060 \$14,000 \$14,0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$
1204 Pool Deck - Seal/Repair \$0 \$5,202 \$0 \$0	327 403 801 602 707 801 801 804 911 1001 1110 1125 1801 1802 1802 1802 1803 1809 1811	Stairweits - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Vinyl - Replace Vinyl - Replace Trash Chute Doors - Replace Boiler - Replace (East) Boiler - Replace (West) Boiler Tank - Replace (East) Boiler Tank - Replace (West) Lobbies - Refurbish Backflow Device - Replace Doors - Refinish Hallway Surfaces - Repaint Stairwell Surfaces - Repaint Stairwell Surfaces - Repaint Stairwells - Renovate Elevators - Modernize (East) Elevator Cabs - Remodel (East) Elevator Cabs - Remodel (West) Fire Alarm Panel - Replace Sump Pumps - Replace Plumbing - Repair Recreation Pool Furniture - Replace BBQ's - Replace Bathrooms - Refurbish	\$0 \$0 \$32,500 \$10,660 \$14,400 \$14,400 \$14,400 \$14,400 \$14,660 \$4,750 \$14,060 \$14,060 \$14,060 \$14,060 \$14,060 \$14,060 \$14,060 \$14,060 \$14,060 \$14,060 \$14,000 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$
	327 403 801 602 707 801 804 804 911 1001 1100 1110 1110 1125 1801 1802 1802 1803 1809 1811	Stainweits - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Vinyl - Replace Vinyl - Replace Trash Chute Doors - Replace Boiler - Replace (East) Boiler - Replace (East) Boiler Tank - Replace (East) Boiler Tank - Replace (West) Lobbies - Refurbish Backflow Device - Replace Doors - Refinish Hallway Surfaces - Repaint Stainwells - Renovate Elevators - Modernize (East) Elevator - Modernize (West) Elevator Cabs - Remodel (West) Elevator Cabs - Remodel (West) Fire Alarm Panel - Replace Plumbing - Repair Recreation Pool Furniture - Replace Bathrooms - Refurbish Rec Room - Refurbish	\$0 \$0 \$32,500 \$1,400 \$14,400 \$14,400 \$14,400 \$14,400 \$14,400 \$0 \$0 \$0 \$0 \$47,750 \$14,050 \$14,050 \$14,050 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$14,000	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$
12UD FOOI DECK - RESULTECE \$0 \$0	327 403 801 602 707 801 804 804 911 1001 1100 1110 1110 1125 1801 1802 1802 1803 1809 1811	Stairwells - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Viryl - Replace Viryl - Replace Soiler - Replace (East) Boiler - Replace (East) Boiler - Replace (East) Boiler Tank - Replace (East) Boiler Tank - Replace (West) Lobbies - Refurbish Backflow Device - Replace Doors - Refinish Hallway Surfaces - Repaint Stairwell Surfaces - Repaint Stairwell Surfaces - Repaint Stairwells - Renovate Elevators - Modernize (East) Elevator Cabs - Remodel (East) Elevator Cabs - Remodel (West) Fire Alarm Panel - Replace Plumbing - Repair Recreation Pool Furniture - Replace Bathrooms - Refurbish Rec Room - Refurbish Pool - Resurface	\$0 \$0 \$22,500 \$30 \$8,850 \$14,400 \$14,400 \$14,400 \$14,400 \$14,400 \$14,750 \$14,0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$
	327 403 801 602 707 801 804 804 911 1001 1110 1125 1801 1802 1802 1802 1803 1809 1811	Stairweits - Seal/Repair Emergency Fixtures - Replace Mailboxes - Replace Carpet - Replace Viryl - Replace Viryl - Replace Trash Chute Doors - Replace Boiler - Replace (East) Boiler - Replace (Vest) Boiler - Replace (Vest) Boiler Tank - Replace (East) Boiler Tank - Replace (West) Lobbies - Refurbish Backflow Device - Replace Doors - Refinish Hallway Surfaces - Repaint Stairwell Surfaces - Repaint Stairwell Surfaces - Repaint Stairwells - Renovate Elevators - Modernize (East) Elevator Cabs - Remodel (West) Elevator Cabs - Remodel (West) Fire Alarm Panel - Replace Sump Pumps - Replace Plumbing - Repair Pool Furniture - Replace Bathrooms - Refurbish Rec Room - Refurbish Pool - Resurface Pool Deck - Seal/Repair	\$0 \$0 \$22,500 \$30 \$3,650 \$14,400 \$14,400 \$14,400 \$14,400 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$

Fiscal Year	2020	2021 2022	2023 2024
1207 Pool Filter - Replace	\$1,300	\$0 30	\$0 - 30
Total Expenses	\$761,060	\$111,292 \$108,212	\$51,368 \$167,25 1
Ending Reserve Balance	\$24,978	\$82,319 \$148,399	\$277,503 \$298,805

Association Reserves, 29182-2

1/29/2020