

**QUAIL RUN II CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
August 18, 2025 – 11:00 a.m.**

**PRESENT:** Debra Beals, Darlene Corey, Carol Gersmehl, Judy Loudin, Kimberly Nower, Lindsay Flynn and Diane Bornhorst from Berkshire Hathaway Management Company (B&H).

**CALL TO ORDER:** The meeting was called to order at 11:01 a.m. by Debra Beals, President.

**REVIEW OF DRAFT MEETING MINUTES: July 21, 2025:**

The minutes from the July 21, 2025, meeting were reviewed by the board and approved via e-mail on July 30, 2025.

**PRESIDENT'S REPORT:**

Hello QRII Community,

Happy Fall to everyone! The new sewer and roads will be a real upgrade to the functionality and aesthetics in our community. It is a challenge to get around but we are all hoping it goes by fast.

Secondly, there will be an election for the Board of Directors' open seats at the annual meeting. If you are considering running for the Board, please feel free to contact Berkshire Hathaway if you have any questions. With the new management company, Berkshire Hathaway, and the smooth operation they provide the Association, there is a strong foundation for the Board to complete its work on behalf of the association. We are always looking for people who can share their expertise and do the work it takes to bring positive change.

Thank you and take care, Deb Beals

**FINANCIAL REPORTS:**

**Treasurer's Report - Water Usage:** Lindsay said the city has not yet provided us with an update on the meters requested be changed due to high readings and potential the age of the meters. The board agreed the high water usage may have been from the power washing and will keep monitoring it.

**Treasurer's Report - Financials:** The financials were reviewed through July 31, 2025. Kimberly looked the financials over and everything looked good. Darlene made a motion to approve the financials, seconded by Carol and approved by the board unanimously.

|                                                  |              |
|--------------------------------------------------|--------------|
| <b>Checking Account Ending Balance:</b>          | \$39,329.64  |
| <b>Reserve Fund (RF) Account Ending Balance:</b> | \$112,740.76 |
| <b>HOA Fees Income</b>                           | \$24,377.79  |
| <b>Buy-In-Fee Income to Reserve</b>              | \$0          |

|                                                     |             |
|-----------------------------------------------------|-------------|
| <b>Additional Assessment Income</b>                 | \$9,316.56  |
| <b>Total Operating Expenses:</b>                    | \$15,829.12 |
| <b>Transfer \$ from Checking into Reserve Fund:</b> | \$16,399.89 |
| <b>Total Capital Expenses</b>                       | \$48,014.30 |

**Co-Owner Delinquency list:** The board reviewed the delinquent list as of 8/18/25. The owner of Unit 33 has paid their past delinquent balance and has auto pay set up going forward. One other owner is on a payment plan and have agreed to make payments of \$250 per week until their balance is satisfied.

## **OLD BUSINESS:**

### **1. Outstanding Maintenance – 2025 Projects:**

- CD Lawn's quote for mulch is \$125 per owner. Mow Co's quote is \$150 per cubic yard. Lindsay will e-mail owners regarding the option for mulch to be installed by CD and have owners signed up at their expense.
- The board discussed the \$300 gutter cleaning that is done monthly for three units and asked if there is anything that can be done to help reduce this expense such as larger capacity gutters, gutter guards, etc. Lindsay will get a quote for larger gutters and also have MowCo and Dennis quote cleaning the gutters each month.
- Betke Masonry provided a quote for 2386 Mansfield at \$2,240. Lindsay confirmed that the repair can wait until 2026 as it's not structural.
- Lyster update:

2373-2375 Fairgrove – Complete Siding – Completed 7/31/25

2373-2375 Fairgrove – Gutters scheduled to be installed on 8/20/25

2378-2380 Fairgrove – Chimney Chase Only – Completed 7/31/2025

- The driveway replacements at 2303 and 2404 Mansfield have been scheduled for September 8 and 9, 2025. This could change depending on the sewer replacement by Oshtemo Township. Wyoming will monitor the road work and confirm the service date pending the progress of the sewer project.
- The maintenance log was reviewed by the board.
- Dennis completed the replacement of the remaining 8 mailboxes needed on Mansfield on 8/14/25. Numbers will be added and the numbers put on with a sharpie by the post office will be cleaned off by a board member.
- Dennis completed the repair on the remaining deck at 2401 Fairgrove on 8/15/25
- The board reviewed two quotes for the deck and siding repair at 2400 Wildemere from the storm damage. Deb made a motion to approve the quote of \$4,750 from Adam Garland which includes the rim joist, seconded by Carol and approved by the board unanimously.
- West Michigan Roofing completed the siding replacement at 2386 Mansfield from storm damage for a total cost of \$7,411.26.
- The board reviewed a quote from Dennis to make all exterior spring walk-around repairs in the amount of \$3,400. Deb made a motion to approve, seconded by Kimberly and approved by the board unanimously.
- The tree work in the amount of \$35,645 will be completed on September 8 by Precision Tree Care.
- The board reviewed a quote from Betke for tuckpointing at 2378/2376 Strathmore in the amount of \$868 and the board agreed this could wait until 2026 when they do the work at 2386 Mansfield.

- The board reviewed a third quote from Earth Works to replace the retaining wall at 2386 Mansfield in the amount of \$1,280. Their quote was less than the previous two quotes and the board has been happy with the other retaining wall they did. Carol made a motion to approve, seconded by Deb and approved by the board unanimously.
- The board reviewed quotes for sidewalk replacement at 2365 Strathmore and agreed to defer consideration of the project until after the 2026 spring walk-through, when all concrete repair needs throughout the QRll community could be evaluated.
- The board reviewed a quote for replacing the driveway at 2403-2401 Fairgrove and agreed this is a 2026 project.

**2. Master Deed Amendment** – All mortgage lenders were mailed notice. The amendment will be recorded on October 1 as we have to wait 90 days from the date of notice mailed to lenders.

### **NEW BUSINESS:**

1. The annual meeting will be held November 17 at 6:00 p.m. at the Oshtemo Community Center in the North Hall.
2. The Board discussed planning the 2026 additional assessment. The Board requested that B&H have the remaining eight T1111-sided buildings evaluated for siding replacement based on "need/severity" priority. The Board also asked B&H to obtain three contractor quotes regarding the replacement of roofs and siding listed for 2026 in the plan for additional assessment.

### **NEXT BOARD MEETING and ADJOURNMENT:**

The Board of Directors will meet next on September 15, 2025, at 10:00 a.m. at the Berkshire Hathaway office. The meeting was adjourned at 12:26 p.m.

Respectfully submitted,

Diane Bornhorst on behalf of the Board of Directors

**Quail Run II - 2025 Income and Expenses (Projected numbers are in red)**

| Beginning Balance:                 | \$ 1,000.00  |              |               |               |               |               |               |              |              |              |              |              |               |               |               |                |      |
|------------------------------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|----------------|------|
| CONDO ASSOCIATION                  | Jan          | Feb          | March         | April         | May           | Jun           | Jul           | Aug          | Sep          | Oct          | Nov          | Dec          | YTD ACTUAL    | PROJ. TOTAL   | BUDGET        | VARIANCE       |      |
| Parkview Hills Year End            | \$ 34,863.39 | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 34,863.39  |               |               |                |      |
| Association Fees                   | \$ 21,605.88 | \$ 26,035.21 | \$ 24,073.59  | \$ 23,607.59  | \$ 23,289.50  | \$ 25,949.89  | \$ 24,377.79  | \$ 24,860.83 | \$ 24,285.83 | \$ 24,285.83 | \$ 24,285.83 | \$ 24,285.83 | \$ 168,939.45 | \$ 290,943.60 | \$ 291,430.00 | \$ (486.40)    |      |
| Buy-In Fee Income                  | \$ -         | \$ -         | \$ -          | \$ 1,810.00   | \$ -          | \$ -          | \$ -          | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 1,810.00   | \$ 1,810.00   | \$ -          | \$ 1,810.00    |      |
| Assessment Fee Income              | \$ -         | \$ -         | \$ 47,234.94  | \$ 10,098.63  | \$ 7,746.35   | \$ 12,377.65  | \$ 9,316.56   | \$ 9,205.42  | \$ 4,020.45  | \$ -         | \$ -         | \$ -         | \$ 86,774.13  | \$ 100,000.00 | \$ 100,000.00 | \$ (0.00)      |      |
| Fine/Violation Fee Income          | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ -           |      |
| Late Fee Income                    | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ 175.00     | \$ -          | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 175.00     | \$ 175.00     | \$ -          | \$ 175.00      |      |
| TOTAL INCOME                       | \$ 21,605.88 | \$ 26,035.21 | \$ 71,308.53  | \$ 35,516.22  | \$ 31,035.85  | \$ 38,502.54  | \$ 33,694.35  | \$ 34,066.25 | \$ 28,306.28 | \$ 24,285.83 | \$ 24,285.83 | \$ 24,285.83 | \$ 257,698.58 | \$ 392,928.60 | \$ 391,430.00 | \$ 1,498.60    |      |
| Administrative:                    |              |              |               |               |               |               |               |              |              |              |              |              |               |               |               |                | \$ - |
| Legal & Professional Fees          | \$ 5.00      | \$ 1,775.50  | \$ 2,065.00   | \$ 2,895.00   | \$ 2,013.00   | \$ 2,640.69   | \$ 2,901.50   | \$ 625.00    | \$ 625.00    | \$ 625.00    | \$ 625.00    | \$ 625.00    | \$ 14,295.69  | \$ 17,420.69  | \$ 7,500.00   | \$ 9,920.69    |      |
| Accounting & Tax                   | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -          | \$ -          | \$ 1,900.00   | \$ (1,900.00)  |      |
| Management Fees                    | \$ 1,260.00  | \$ 1,260.00  | \$ 1,260.00   | \$ 1,260.00   | \$ 1,260.00   | \$ 1,260.00   | \$ 1,260.00   | \$ 1,260.00  | \$ 1,260.00  | \$ 1,260.00  | \$ 1,260.00  | \$ 1,260.00  | \$ 8,820.00   | \$ 15,120.00  | \$ 15,120.00  | \$ -           |      |
| Web Page Expense                   | \$ 105.87    | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 105.87     | \$ 105.87     | \$ -          | \$ 105.87      |      |
| Office Supplies/Postage/Copies     | \$ 523.75    | \$ 22.39     | \$ 132.87     | \$ 6.90       | \$ 156.31     | \$ (3.88)     | \$ 143.62     | \$ 16.67     | \$ 16.67     | \$ 16.67     | \$ 16.67     | \$ 16.63     | \$ 981.96     | \$ 1,065.27   | \$ 200.00     | \$ 865.27      |      |
| Total Administrative               | \$ 1,894.62  | \$ 3,057.89  | \$ 3,457.87   | \$ 4,161.90   | \$ 3,429.31   | \$ 3,896.81   | \$ 4,305.12   | \$ 1,901.67  | \$ 1,901.67  | \$ 1,901.67  | \$ 1,901.67  | \$ 1,901.63  | \$ 24,203.52  | \$ 33,711.83  | \$ 24,720.00  | \$ 8,991.83    |      |
| Building Maintenance:              |              |              |               |               |               |               |               |              |              |              |              |              |               |               |               |                | \$ - |
| Building Maintenance               | \$ 357.31    | \$ 105.90    | \$ 217.29     | \$ 2,535.00   | \$ 825.00     | \$ 10,430.40  | \$ 700.00     | \$ 1,500.00  | \$ 1,500.00  | \$ 1,500.00  | \$ 1,500.00  | \$ 1,500.00  | \$ 15,170.90  | \$ 22,670.90  | \$ 18,000.00  | \$ 4,670.90    |      |
| Downspout/Gutter Cleaning          | \$ 97.36     | \$ -         | \$ 2,200.00   | \$ 300.00     | \$ -          | \$ 2,500.00   | \$ 600.00     | \$ -         | \$ 2,200.00  | \$ -         | \$ 2,200.00  | \$ -         | \$ 5,697.36   | \$ 10,097.36  | \$ 8,800.00   | \$ 1,297.36    |      |
| Total Building Maintenance         | \$ 454.67    | \$ 105.90    | \$ 2,417.29   | \$ 2,835.00   | \$ 825.00     | \$ 12,930.40  | \$ 1,300.00   | \$ 1,500.00  | \$ 3,700.00  | \$ 1,500.00  | \$ 3,700.00  | \$ 1,500.00  | \$ 20,868.26  | \$ 32,768.26  | \$ 26,800.00  | \$ 5,968.26    |      |
| Insurance:                         |              |              |               |               |               |               |               |              |              |              |              |              |               |               |               |                | \$ - |
| Insurance Expense                  | \$ -         | \$ -         | \$ 4,033.25   | \$ 1,304.50   | \$ 1,588.00   | \$ 1,389.00   | \$ 1,389.00   | \$ 1,588.00  | \$ 1,588.00  | \$ 1,588.00  | \$ 1,588.00  | \$ 1,588.00  | \$ 9,703.75   | \$ 17,643.75  | \$ 23,000.00  | \$ (5,356.25)  |      |
| Total Insurance                    | \$ -         | \$ -         | \$ 4,033.25   | \$ 1,304.50   | \$ 1,588.00   | \$ 1,389.00   | \$ 1,389.00   | \$ 1,588.00  | \$ 1,588.00  | \$ 1,588.00  | \$ 1,588.00  | \$ 1,588.00  | \$ 9,703.75   | \$ 17,643.75  | \$ 23,000.00  | \$ (5,356.25)  |      |
| Common Area Expenses:              |              |              |               |               |               |               |               |              |              |              |              |              |               |               |               |                | \$ - |
| Electricity                        | \$ 311.67    | \$ 153.68    | \$ 155.25     | \$ 155.71     | \$ 155.89     | \$ 155.36     | \$ 155.61     | \$ 183.33    | \$ 183.33    | \$ 183.33    | \$ 183.33    | \$ 183.37    | \$ 1,243.17   | \$ 2,159.86   | \$ 2,200.00   | \$ (40.14)     |      |
| Water/Sewer                        | \$ 2,571.74  | \$ 2,629.69  | \$ 2,410.99   | \$ 2,294.58   | \$ 2,821.88   | \$ 2,311.92   | \$ 2,698.55   | \$ 2,827.50  | \$ 2,827.50  | \$ 2,827.50  | \$ 2,827.50  | \$ 2,827.50  | \$ 17,739.35  | \$ 31,876.85  | \$ 33,930.00  | \$ (2,053.15)  |      |
| Garbage/Recycling                  | \$ 1,393.07  | \$ 1,397.83  | \$ 335.78     | \$ 885.94     | \$ 872.62     | \$ 877.62     | \$ 872.71     | \$ 885.94    | \$ 885.94    | \$ 885.94    | \$ 885.94    | \$ 885.94    | \$ 6,635.57   | \$ 11,065.27  | \$ 19,395.00  | \$ (8,329.73)  |      |
| Pest Control                       | \$ -         | \$ -         | \$ -          | \$ -          | \$ 675.00     | \$ -          | \$ 2,370.00   | \$ 125.00    | \$ 125.00    | \$ 125.00    | \$ 125.00    | \$ 125.00    | \$ 3,045.00   | \$ 3,670.00   | \$ 1,500.00   | \$ 2,170.00    |      |
| Total Common Area Expenses         | \$ 4,276.48  | \$ 4,181.20  | \$ 2,902.02   | \$ 3,336.23   | \$ 4,525.39   | \$ 3,344.90   | \$ 6,096.87   | \$ 4,021.77  | \$ 4,021.77  | \$ 4,021.77  | \$ 4,021.77  | \$ 4,021.81  | \$ 28,663.09  | \$ 48,771.98  | \$ 57,025.00  | \$ (8,253.02)  |      |
| Grounds:                           |              |              |               |               |               |               |               |              |              |              |              |              |               |               |               |                | \$ - |
| Landscaping/Mowing Contract        | \$ -         | \$ -         | \$ -          | \$ 5,291.88   | \$ 4,804.38   | \$ 5,048.13   | \$ 1,518.13   | \$ 5,860.63  | \$ 5,860.63  | \$ 5,860.63  | \$ 5,860.59  | \$ -         | \$ 16,662.52  | \$ 40,105.00  | \$ 46,885.00  | \$ (6,780.00)  |      |
| Tree Trimming/Removal              | \$ -         | \$ -         | \$ -          | \$ -          | \$ 2,500.00   | \$ -          | \$ 1,220.00   | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 3,720.00   | \$ 3,720.00   | \$ 6,000.00   | \$ (2,280.00)  |      |
| Plowing/Sidewalks Contract         | \$ 4,081.25  | \$ 4,081.25  | \$ 4,081.25   | \$ -          | \$ -          | \$ -          | \$ -          | \$ -         | \$ -         | \$ -         | \$ -         | \$ 5,500.00  | \$ 12,243.75  | \$ 17,743.75  | \$ 22,000.00  | \$ (4,256.25)  |      |
| Total Grounds                      | \$ 4,081.25  | \$ 4,081.25  | \$ 4,081.25   | \$ 5,291.88   | \$ 7,304.38   | \$ 5,048.13   | \$ 2,738.13   | \$ 5,860.63  | \$ 5,860.63  | \$ 5,860.63  | \$ 5,860.59  | \$ 5,500.00  | \$ 32,626.27  | \$ 61,568.75  | \$ 74,885.00  | \$ (13,316.25) |      |
| TOTAL EXPENSES BEFORE RESERVE      | \$ 10,707.02 | \$ 11,426.24 | \$ 16,891.68  | \$ 16,929.51  | \$ 17,672.08  | \$ 26,609.24  | \$ 15,829.12  | \$ 14,872.07 | \$ 17,072.07 | \$ 14,872.07 | \$ 17,072.03 | \$ 14,511.44 | \$ 116,064.89 | \$ 194,464.57 | \$ 206,430.00 | \$ (11,965.43) |      |
| Reserve Expenditures               | \$ -         | \$ 17,061.00 | \$ -          | \$ 19,227.50  | \$ -          | \$ 21,676.80  | \$ 26,337.50  | \$ 10,913.00 | \$ 52,057.60 | \$ -         | \$ -         | \$ -         | \$ 84,302.80  | \$ 194,464.57 |               |                |      |
| TOTAL EXPENSES INCL. RESERVE       | \$ 10,707.02 | \$ 28,487.24 | \$ 16,891.68  | \$ 36,157.01  | \$ 17,672.08  | \$ 48,286.04  | \$ 42,166.62  | \$ 25,785.07 | \$ 69,129.67 | \$ 14,872.07 | \$ 17,072.03 | \$ 14,511.44 | \$ 200,367.69 | \$ 257,802.53 |               |                |      |
| Transfer to Reserve Account        | \$ 7,083.33  | \$ 7,083.33  | \$ 7,083.33   | \$ 7,083.33   | \$ 7,083.33   | \$ 7,083.33   | \$ 7,083.33   | \$ 7,083.33  | \$ 7,083.33  | \$ 7,083.33  | \$ 7,083.33  | \$ 7,083.37  | \$ 49,583.31  | \$ 85,000.00  | \$ 85,000.00  |                |      |
| Transfer Assessment to Reserve     | \$ -         | \$ -         | \$ 47,234.94  | \$ 10,098.63  | \$ 7,746.35   | \$ 12,377.65  | \$ 9,316.56   | \$ 9,205.42  | \$ 4,020.45  | \$ -         | \$ -         | \$ -         | \$ 86,774.13  | \$ 100,000.00 | \$ 100,000.00 |                |      |
| Transfer Buy-In Fee to Reserve     | \$ -         | \$ -         | \$ -          | \$ 1,810.00   | \$ -          | \$ -          | \$ -          | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 1,810.00   | \$ 1,810.00   | \$ -          |                |      |
| Transfer from Reserve Account      | \$ -         | \$ 17,061.00 | \$ -          | \$ 19,227.50  | \$ -          | \$ -          | \$ 48,014.30  | \$ 10,913.00 | \$ 52,067.60 |              |              |              | \$ 84,302.80  | \$ 147,283.40 |               |                |      |
| Checking Account Balance:          | \$ 39,678.92 | \$ 47,204.56 | \$ 47,303.14  | \$ 46,897.89  | \$ 45,431.98  | \$ 16,187.50  | \$ 39,329.64  | \$ 42,235.07 | \$ 42,375.50 | \$ 44,705.93 | \$ 44,836.40 | \$ 47,527.42 |               |               |               |                |      |
| FIRST NATIONAL BANK SAVINGS:       |              |              |               |               |               |               |               |              |              |              |              |              |               |               |               |                |      |
| Beginning Balance                  | \$ 1,000.00  |              |               |               |               |               |               |              |              |              |              |              |               |               |               |                |      |
| Final from Parkview Hills          | \$ 57,132.55 |              |               |               |               |               |               |              |              |              |              |              |               |               |               |                |      |
| Reserve Contribution               | \$ 7,083.33  | \$ 7,083.33  | \$ 7,083.33   | \$ 7,083.33   | \$ 7,083.33   | \$ 7,083.33   | \$ 7,083.33   | \$ 7,083.33  | \$ 7,083.33  | \$ 7,083.33  | \$ 7,083.33  | \$ 7,083.37  | \$ 49,583.31  | \$ 85,000.00  | \$ 85,000.00  |                |      |
| Assessment Contribution            | \$ -         | \$ -         | \$ 47,234.94  | \$ 10,098.63  | \$ 7,746.35   | \$ 12,377.65  | \$ 9,316.56   | \$ 9,205.42  | \$ 4,020.45  | \$ -         | \$ -         | \$ -         | \$ 86,774.13  | \$ 100,000.00 |               |                |      |
| Buy In Fee Income                  | \$ -         | \$ -         | \$ -          | \$ 1,810.00   | \$ -          | \$ -          | \$ -          | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 1,810.00   | \$ 1,810.00   |               |                |      |
| Interest Income (Includes Dec.'24) | \$ 40.18     | \$ 68.05     | \$ 72.91      | \$ 120.95     | \$ 124.01     | \$ 135.45     | \$ 182.02     | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 743.57     | \$ 743.57     |               |                |      |
| Reserve Account Distribution       | \$ -         | \$ 17,061.00 | \$ -          | \$ 19,227.50  | \$ -          | \$ -          | \$ 48,014.30  | \$ 29,622.60 | \$ 52,067.60 | \$ -         | \$ -         | \$ -         | \$ 84,302.80  | \$ 165,993.00 |               |                |      |
| Transfer to Checking               | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -          | \$ -          |               |                |      |
| Account Balance                    | \$ 65,256.06 | \$ 55,346.44 | \$ 109,737.62 | \$ 109,623.03 | \$ 124,576.72 | \$ 144,173.15 | \$ 112,740.76 | \$ 99,406.91 | \$ 58,443.09 | \$ 65,526.42 | \$ 72,609.75 | \$ 79,693.12 |               |               |               |                |      |
| Reserve Expenditures Budgeted:     |              |              |               |               |               |               |               |              |              |              |              |              |               |               |               |                |      |
| Roof Replacements                  | \$ -         | \$ 3,369.20  | \$ -          | \$ -          | \$ -          | \$ 13,476.80  | \$ -          | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 16,846.00  | \$ 16,846.00  |               |                |      |
| Siding Replacements                | \$ -         | \$ 13,014.40 | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -         | \$ 52,057.60 | \$ -         | \$ -         | \$ -         | \$ 13,014.40  | \$ 65,072.00  |               |                |      |
| Gutters/Downspouts                 | \$ -         | \$ 677.40    | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 12,522.60 | \$ -         | \$ -         | \$ -         | \$ -         | \$ 677.40     | \$ 13,200.00  |               |                |      |
| Chimney Chases/Caps                | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 1,100.00  | \$ -         | \$ -         | \$ -         | \$ -         | \$ -          | \$ 1,100.00   |               |                |      |
| Deck Replacements                  | \$ -         | \$ -         | \$ -          | \$ 19,227.50  | \$ -          | \$ -          | \$ 19,432.50  | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 38,660.00  | \$ 38,660.00  |               |                |      |
| Garage Doors Replaced              | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ 8,200.00   | \$ -          | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 8,200.00   | \$ 8,200.00   |               |                |      |
| Replace Trim Boards                | \$ -         | \$ -         | \$ -          | \$ -          |               |               |               |              |              |              |              |              |               |               |               |                |      |