

3300 PARK - Vote to Approve Release of the REVISED FY2026 Annual Budget To Unit Owners For A Statutory 30-day Review & Comment Period

From: David A. Lewis Jr. (davlew1965@aol.com)

To: almallo@mac.com; pkrubiner@aol.com; ddrivera33@aol.com; stephanimoore50@gmail.com; davlew1965@aol.com

Date: Friday, April 3, 2026 at 05:32 PM EDT

Board Members - According to **CGS § 47-250(b)(9)**, instead of noticing and holding a meeting according to the Association's Bylaws, the Board of Directors may act by two-thirds consent as documented in a record authenticated by all Board Members, and the Secretary or designated agent must promptly give notice to all unit owners of any action taken in this manner.

DOCUMENT TO REVIEW

REVISED Proposed FY2026 Annual Budget of 3300 Park Avenue Condominium Association Inc.

MATTER TO VOTE

Motion to approve the REVISED proposed FY2026 Annual Budget for distribution to the Unit Owners for review and comment prior to ratification at the Annual Meeting. In accordance with the Connecticut Common Interest Ownership Act (CIOA), the proposed budget must be provided to Unit Owners with not less than thirty (30) days' notice to allow for review and comment before the budget is presented for ratification at the annual meeting.

The revision to the previous version was warranted due to the fact that the property manager cannot attend the meeting until the end of May 2026 and the cash flow had to be amended to push the condo fee increase from May to June 2026. Additionally, the delay in the process had also been attributed to the following items:

1. **FYE December 2025 Financial Statements** - The Board only recently received the financial statements for the fiscal year ending December 2025 from County Management Services (CMS). The delay was the result of reconciliation issues related to the transition of management services from Donadeo Realty to CMS in July 2025. **A copy of the relevant email from CMS is attached.**
2. **FY2026 Reserve Study** - The FY2026 Reserve Study was completed on February 16, 2026. It has since been reviewed and commented by the majority of the Board Members and was provided to CMS for mailing to the Unit Owners on Monday, March 9th; together with a summary letter (attached) from the Association's President and the Chairman of the Maintenance & Oversight Committee. A majority of the Board believes the information contained in the Reserve Study represents a significant disclosure and is a critical component in finalizing the assumptions within the proposed FY2026 Operating Budget.
3. **Proposed FY2026 Operating Budget** - The **REVISED** draft of the proposed FY2026 budget (**attached**) has been completed and must be circulated to the Board for review, comment, and a vote prior to it being released to the unit owners for review and comment per Connecticut Common Interest Ownership Act (CIOA).

Please review and respond with YES or NO only, by 5:00PM Monday, April 6, 2026.

To start the voting process I, David Lewis, Jr., Treasurer of 3300 Park Avenue Condominium Association vote "YES" to the Motion.

Have a great day.

Mr. David A. Lewis, Jr., Treasurer
3300 Park Avenue Condominium Association Inc.
(203) 260-6864



EMAIL - CMS Response to FYE 2025 Financial Statements (030226).pdf
258.9 kB



3300 PARK - President & Committee Chair Letter To Unit Owners.pdf
148.3 kB



3300 PARK - FY2026 Annual Budget (Draft).pdf
6.2 MB

Re: 3300 PARK - Vote to Approve Release of the REVISED FY2026 Annual Budget To Unit Owners For A Statutory 30-day Review & Comment Period

From: Alfred Mallozzi (almallo@mac.com)

To: davlew1965@aol.com

Cc: pkrubiner@aol.com; ddrivera33@aol.com; stephanimoore50@gmail.com

Date: Saturday, April 4, 2026 at 09:17 AM EDT

Yes

On Apr 3, 2026, at 5:32 PM, David A. Lewis Jr. <davlew1965@aol.com> wrote:

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3300 Park Avenue Condominium Association Inc.

Re: 3300 PARK - Vote to Approve Release of the REVISED FY2026 Annual Budget To Unit Owners For A Statutory 30-day Review & Comment Period

From: PAUL KRUBINER (pkrubiner@aol.com)

To: almallo@mac.com

Cc: davlew1965@aol.com; ddrivera33@aol.com; stephanimoore50@gmail.com

Date: Saturday, April 4, 2026 at 09:39 AM EDT

I vote yes
Paul Krubiner
Sent from my iPhone

On Apr 4, 2026, at 8:17 AM, Alfred Mallozzi <almallo@mac.com> wrote:

Yes

On Apr 3, 2026, at 5:32 PM, David A. Lewis Jr. <davlew1965@aol.com> wrote:

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Re: 3300 PARK - Vote to Approve Release of the REVISED FY2026 Annual Budget To Unit Owners For A Statutory 30-day Review & Comment Period

From: Stephanie Moore (stephanimoore50@gmail.com)

To: davlew1965@aol.com; almallo@mac.com; ddrivera33@aol.com; pkrubiner@aol

Date: Saturday, April 4, 2026 at 11:35 AM EDT

I vote yes

From: David A. Lewis Jr. <davlew1965@aol.com>

Sent: Friday, April 3, 2026 5:32 PM

To: Alfred Mallozzi <almallo@mac.com>; pkrubiner@aol.com <pkrubiner@aol.com>; ddrivera33@aol.com <ddrivera33@aol.com>; stephanimoore50@gmail.com <stephanimoore50@gmail.com>; David Lewis jr <davlew1965@aol.com>

Subject: 3300 PARK - Vote to Approve Release of the REVISED FY2026 Annual Budget To Unit Owners For A Statutory 30-day Review & Comment Period

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Mr. David A. Lewis, Jr., Treasurer
3300 Park Avenue Condominium Association Inc.
(203) 260-6864

Re: 3300 PARK - Vote to Approve Release of the REVISED FY2026 Annual Budget To Unit Owners For A Statutory 30-day Review &...

From: ddrivera33@aol.com (ddrivera33@aol.com)

To: davlew1965@aol.com; almallo@mac.com; stephanimoore50@gmail.com

Date: Saturday, April 4, 2026 at 01:16 PM EDT

I vote yes

Ms. Diana Rivera McCoy
(203) 257-9570

On Saturday, April 4, 2026 at 11:35:56 AM EDT, Stephanie Moore <stephanimoore50@gmail.com> wrote:

I vote yes

From: David A. Lewis Jr. <davlew1965@aol.com>

Sent: Friday, April 3, 2026 5:32 PM

To: Alfred Mallozzi <almallo@mac.com>; pkrubiner@aol.com <pkrubiner@aol.com>; ddrivera33@aol.com <ddrivera33@aol.com>; stephanimoore50@gmail.com <stephanimoore50@gmail.com>; David Lewis jr <davlew1965@aol.com>

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3300 Park Avenue Condominium Association Inc.
(203) 260-6864

3300 PARK AVENUE CONDOMINIUM
FY2026 OPERATING BUDGET

PRESENTED AT THE ANNUAL UNIT OWNER'S MEETING
MAY 27, 2026 or MAY 28, 2026 at 6:30PM

BRIDGEPORT PUBLIC LIBRARY NORTH BRANCH
3455 MADISON AVENUE
BRIDGEPORT, CT 06606

Prepared For:

The Board of Directors & Association Members
3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.
3300 Park Avenue
Bridgeport, Connecticut 06604

Prepared By:

Mr. David A. Lewis, Jr. Treasurer
3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.
3300 Park Avenue, #27
Bridgeport, Connecticut 06604
(203) 260-6864

3300 PARK AVENUE CONDOMINIUM

2026 ANNUAL BUDGET

TABLE OF CONTENTS

Historical Actuals (FY2022-FY2025) and Proposed Annual Budget.....	Section I
Twelve (12) Month Budget Spreadsheet	Section II
Projected Condominium Fee Income.....	Section III
Budget Line Item Narrative	Section IV
Financial Exhibits & Proposals.....	Section V

SECTION I

HISTORICAL ACTUALS (FY2022-FY2025)
& PROPOSED ANNUAL BUDGET

3300 PARK AVENUE CONDOMINIUM ASSOCIATION

HISTORICAL ACTUALS & PROPOSED FY2026 ANNUAL BUDGET

	FY 2022			FY 2023			FY 2024			FY 2025			FY 2026	
	Budget	Actual	Variance	Budget	Actual	Variance	Budget	Actual	Variance	Budget	Actual	Variance	Budget	Actual
INCOME/REVENUE														
Condominium Fee Income	\$ 147,520.58	\$ 147,461.11	\$ (59.47)	\$ 147,520.58	\$ 147,520.80	\$ 0.22	\$ 147,520.58	\$ 147,520.80	\$ 0.22	\$ 174,566.28	\$ 174,566.28	\$ -	\$ 174,566.28	\$ 174,566.28
Assessment Income	20,839.44	12,156.34	(8,683.10)	-	-	(8,683.10)	-	-	(8,683.10)	-	-	-	-	-
Late Fee Income	1,175.00	275.00	(900.00)	500.00	-	(500.00)	500.00	-	(500.00)	-	-	180.00	-	-
Reimbursement of Expense	-	100.00	100.00	-	200.00	200.00	-	3,400.00	3,400.00	-	-	3,400.00	-	-
Interest Income	-	392.11	392.11	100.00	12.12	(87.88)	100.00	12.40	(87.60)	614.47	614.47	614.47	-	-
Miscellaneous/Other Income	-	732.64	732.64	750.00	1,471.64	721.64	750.00	1,225.64	475.64	613.17	613.17	613.17	-	-
Total Income	\$ 169,535.02	\$ 161,117.20	\$ (8,417.82)	\$ 148,870.58	\$ 149,204.56	\$ 333.98	\$ 148,870.58	\$ 152,158.84	\$ 3,288.26	\$ 174,566.28	\$ 175,973.92	\$ 1,407.64	\$ 193,725.00	\$ 193,725.00
EXPENSES														
Administrative Expense														
Administrative	\$ 1,175.00	\$ 397.22	\$ (777.78)	\$ 600.00	\$ 391.00	\$ (209.00)	\$ 600.00	\$ 582.97	\$ (17.03)	\$ 500.00	\$ 1,876.41	\$ 1,376.41	\$ 2,500.00	\$ 2,500.00
Management Fees	10,200.00	10,400.00	200.00	9,600.00	11,000.00	1,400.00	9,600.00	11,000.00	1,400.00	12,000.00	9,900.00	(2,100.00)	8,000.00	8,000.00
Accounting/Audit	1,000.00	1,740.00	740.00	2,000.00	1,362.00	(638.00)	2,000.00	1,011.00	(989.00)	1,350.00	713.70	(636.30)	1,000.00	1,000.00
Legal & Professional Fees	2,000.00	-	(2,000.00)	1,000.00	-	(1,000.00)	1,000.00	-	(1,000.00)	6,000.00	6,120.46	120.46	2,475.00	2,475.00
Federal/State Taxes	-	-	-	-	382.00	382.00	-	-	-	-	(52.00)	(52.00)	500.00	500.00
Bank Service Charges	-	-	-	-	15.04	15.04	-	-	-	-	301.76	301.76	-	-
Total Administrative	\$ 14,375.00	\$ 12,537.22	\$ (1,837.78)	\$ 13,200.00	\$ 13,150.04	\$ (49.96)	\$ 13,200.00	\$ 13,031.13	\$ (168.87)	\$ 19,890.00	\$ 18,860.33	\$ (1,029.67)	\$ 14,825.00	\$ 14,825.00
Operational Expenses														
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electricity	3,200.00	2,656.67	(543.33)	3,500.00	2,573.48	(926.52)	3,500.00	3,240.42	(259.58)	3,500.00	5,155.68	1,655.68	5,355.00	5,355.00
Gas	1,000.00	299.10	(700.90)	1,000.00	1,022.28	22.28	1,000.00	498.98	(501.02)	1,000.00	807.92	(192.08)	1,260.00	1,260.00
Water / Sewer (WPCA)	750.00	660.44	(89.56)	1,500.00	867.83	(632.17)	1,500.00	369.00	(1,131.00)	950.00	708.94	(241.06)	700.00	700.00
Refuse Removal	6,040.80	8,061.12	2,020.32	9,000.00	9,297.36	297.36	9,000.00	10,292.04	1,292.04	11,585.00	11,527.08	(57.92)	12,180.00	12,180.00
Exterminating	500.00	-	(500.00)	-	-	-	-	-	-	800.00	5,608.10	4,808.10	800.00	800.00
Other Landscaping Services	3,500.00	750.00	(2,750.00)	2,000.00	-	(2,000.00)	3,000.00	-	(3,000.00)	-	9,588.43	9,588.43	4,625.00	4,625.00
Snow Removal & Landscaping Contracts	31,000.00	41,857.46	10,857.46	36,000.00	37,601.65	1,601.65	36,000.00	42,285.91	6,285.91	35,480.00	35,263.98	(216.02)	38,180.00	38,180.00
Repairs & Maintenance Supplies (Common Area)	21,829.78	16,485.08	(5,344.70)	24,826.95	32,951.72	8,124.77	24,826.95	24,876.76	49.81	21,411.28	29,729.52	8,318.24	20,000.00	20,000.00
Pool Maintenance	6,500.00	9,455.83	2,955.83	10,500.00	9,801.09	(698.91)	10,500.00	11,146.26	646.26	11,650.00	12,448.97	798.97	13,000.00	13,000.00
Electrical/Plumbing Repairs	2,000.00	-	(2,000.00)	3,000.00	-	(3,000.00)	3,000.00	-	(3,000.00)	3,000.00	-	(3,000.00)	-	-
Property Insurance	21,000.00	36,426.00	15,426.00	36,000.00	38,986.00	2,986.00	36,000.00	42,983.00	4,983.00	44,500.00	34,348.66	(10,151.34)	52,500.00	52,500.00
Real Estate Taxes (Open Lot)	4,800.00	3,284.82	(1,515.18)	4,000.00	3,284.82	(715.18)	4,000.00	4,927.23	927.23	3,300.00	1,642.41	(1,657.59)	3,300.00	3,300.00
Other Expense	-	8.18	8.18	-	-	-	-	-	-	-	-	-	-	-
SIBT Mortgage	37,039.44	347.02	(36,692.42)	-	-	-	-	-	-	-	-	-	-	-
Other - Transfer to Reserve	16,000.00	-	(16,000.00)	16,000.00	-	(16,000.00)	16,000.00	-	(16,000.00)	17,500.00	4,374.99	(13,125.01)	27,000.00	27,000.00
Total Operational	\$ 155,160.02	\$ 120,291.72	\$ (34,868.30)	\$ 147,326.95	\$ 136,386.23	\$ (10,940.72)	\$ 147,326.95	\$ 140,619.60	\$ (6,707.35)	\$ 154,676.28	\$ 151,204.68	\$ (3,471.60)	\$ 178,900.00	\$ 178,900.00
Total Admin & Operational Expense	\$ 169,535.02	\$ 132,828.94	\$ (36,706.08)	\$ 160,526.95	\$ 149,536.27	\$ (10,990.68)	\$ 160,526.95	\$ 153,650.73	\$ (6,876.22)	\$ 174,566.28	\$ 170,065.01	\$ (4,501.27)	\$ 193,725.00	\$ 193,725.00
NET OPERATING INCOME	\$ -	\$ 28,288.26	\$ 28,288.26	\$ -	\$ (28,288.20)	\$ (28,288.26)	\$ -	\$ 28,288.26	\$ 28,288.26	\$ -	\$ 5,908.91	\$ -	\$ -	\$ 0.00
CAPITAL EXPENSES														
Roof/Flashing Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pavement/Brick Pavers	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Exterior-Brick Pointing	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Painting & Other Capital Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET REVENUES	\$ -	\$ 28,288.26	\$ 28,288.26	\$ -	\$ (28,288.20)	\$ (28,288.26)	\$ -	\$ 28,288.26	\$ 28,288.26	\$ -	\$ (9,927.17)	\$ -	\$ -	\$ 0.00

SECTION II

TWELVE (12) MONTH BUDGET SPREADSHEET

3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.

FY2026 TWELVE (12) MONTH BUDGET SPREADSHEET

ESTIMATED	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2026 BUDGET												
INCOME/REVENUE												
Condominium Fee Income	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08
Assessment Income	-	-	-	-	-	-	-	-	-	-	-	-
Late Fee Income	-	-	-	-	-	-	-	-	-	-	-	-
Reimbursement of Expense	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous/Other Income	-	-	-	-	-	-	-	-	-	-	-	-
Total Income	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08
EXPENSES												
Administrative Expense												
Administrative	\$ 558.33	\$ 33.33	\$ 33.33	\$ 558.33	\$ 33.33	\$ 33.33	\$ 558.33	\$ 33.33	\$ 33.33	\$ 558.33	\$ 33.33	\$ 33.33
Management Fees	8,000.00	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67
Accounting/Audit	1,000.00	-	-	-	500.00	-	-	-	-	500.00	-	-
Legal & Professional Fees	2,475.00	206.25	206.25	206.25	206.25	206.25	206.25	206.25	206.25	206.25	206.25	206.25
Federal/State Taxes	500.00	-	-	250.00	-	-	-	-	-	250.00	-	-
Bank Charges	350.00	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17
Total Administrative	\$ 14,825.00	\$ 935.42	\$ 935.42	\$ 1,710.42	\$ 1,435.42	\$ 935.42	\$ 1,460.42	\$ 935.42	\$ 935.42	\$ 2,210.42	\$ 935.42	\$ 935.42
Operational Expenses												
Security Services	-	-	-	-	-	-	-	-	-	-	-	-
Electricity	\$ 5,355.00	\$ 446.25	\$ 446.25	\$ 446.25	\$ 446.25	\$ 446.25	\$ 446.25	\$ 446.25	\$ 446.25	\$ 446.25	\$ 446.25	\$ 446.25
Gas	1,260.00	-	-	-	-	252.00	252.00	252.00	252.00	252.00	252.00	252.00
Water / Sewer (WPCA)	700.00	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33
Refuse Removal	12,180.00	1,015.00	1,015.00	1,015.00	1,015.00	1,015.00	1,015.00	1,015.00	1,015.00	1,015.00	1,015.00	1,015.00
Exterminating	800.00	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67
Other Landscaping & Gutter Cleaning	4,625.00	-	-	-	2,567.00	1,060.00	-	255.00	240.00	503.00	-	-
Snow Removal & Landscape Contract	38,180.00	5,145.00	5,145.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	5,145.00
Repairs & Maintenance Supplies (Common Area)	20,000.00	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67
Pool Maintenance & Supplies	13,000.00	-	-	1,857.14	1,857.14	1,857.14	1,857.14	1,857.14	1,857.14	1,857.14	-	-
Electrical/Plumbing Repairs	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	52,500.00	4,165.00	4,165.00	4,165.00	4,165.00	4,165.00	4,165.00	4,165.00	4,165.00	4,165.00	4,165.00	19,180.00
Real Estate Taxes (Open Lot)	3,300.00	-	-	-	-	-	1,650.00	-	-	-	-	1,650.00
Other Expense	-	-	-	-	-	-	-	-	-	-	-	-
SIBT Mortgage	-	-	-	-	-	-	-	-	-	-	-	-
Other - Transfer to Reserve	-	-	-	-	-	-	-	-	-	-	-	-
Total Operational	\$ 178,900.00	\$ 14,812.92	\$ 14,812.92	\$ 13,725.06	\$ 16,292.06	\$ 15,037.06	\$ 15,627.06	\$ 14,232.06	\$ 10,052.06	\$ 10,315.06	\$ 7,702.92	\$ 31,477.92
Total Admin & Operational Expenses	\$ 193,725.00	\$ 16,273.33	\$ 15,748.33	\$ 15,435.48	\$ 17,727.48	\$ 15,972.48	\$ 17,087.48	\$ 15,167.48	\$ 10,987.48	\$ 12,525.48	\$ 8,638.33	\$ 32,413.33
NET OPERATING INCOME	\$ 0.00	\$ (1,521.25)	\$ (996.25)	\$ (683.40)	\$ (2,975.40)	\$ 1,165.32	\$ 50.32	\$ 1,970.32	\$ 6,150.32	\$ 4,612.32	\$ 8,499.47	\$ (15,275.53)
CAPITAL EXPENSES												
Roof/Flashing Replacement/Gutters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pavement/Brick Pavers	-	-	-	-	-	-	-	-	-	-	-	-
Exterior-Brick Pointing	-	-	-	-	-	-	-	-	-	-	-	-
Other Capital Improvements (See Narrative)	-	-	-	-	-	-	-	-	-	-	-	-
Total Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET REVENUES	\$ 0.00	\$ (1,521.25)	\$ (996.25)	\$ (683.40)	\$ (2,975.40)	\$ 1,165.32	\$ 50.32	\$ 1,970.32	\$ 6,150.32	\$ 4,612.32	\$ 8,499.47	\$ (15,275.53)
CASH FLOW ANALYSIS	\$ (1,521.25)	\$ (2,517.50)	\$ (3,513.76)	\$ (4,197.15)	\$ (7,172.55)	\$ (6,007.23)	\$ (5,956.90)	\$ (3,986.58)	\$ 2,163.74	\$ 6,776.07	\$ 15,275.53	\$ 0.00

SECTION III

PROJECTED CONDOMINIUM FEE & OTHER
ASSESSMENT INCOME

SECTION IV

BUDGET LINE ITEM NARRATIVE
REPORT

3300 PARK AVENUE CONDOMINIUM

ASSUMPTIONS TO BUDGET

Category: Condominium Fee Income

Account #:

Explanation: 3300 Park Avenue Condominium consists of twenty-six (26) units. Currently, the monthly common fees per unit range from \$523.39 to \$627.76. Historically, prior to the 2024 increase, the condominium fees had not increased since 2018; at which time a 12.5% increase was approved, and in FY2025 a 25% increase was voted by the Association members. **The FY2026 Budget proposes an approximate 16.0% condominium fee increase due to increases in operating expenses. The fee increase will commence starting June 2026.**

The approximate 16.0% increase from \$174,566.28 to \$193,725.00 is required to cover estimated operating expenses for FY2026 and to fund the Reserve Account. Per the 2026 Reserve Study and increase in the annual reserve from \$17,500 to \$27,000 is recommended by Reserve Advisors, Inc.

Category: Assessment Income

Account #:

Explanation: The annual budget for **Assessment Income** has been forecasted to be zero (\$0.00) as there is no current loan.

A subsequent special assessment may be voted upon during the year by the Board of Director's up to 15.0% of the fiscal year annual budget and if so, the Board reserves the right to adjust this category.

Category: Late Fee Income

Account #:

Explanation: The annual budget for *Late Fee Income* has been forecasted to be zero (\$0.00). Although provided for within the condominium by-laws, late fee income should not be counted upon as a main revenue source.

Category: Reimbursement of Expenses

Account #:

Explanation: The annual budget for *Reimbursement of Expenses* has been forecasted at zero (\$0.00). Although interest income was collected in prior years, it is difficult to ascertain or budget for this line item.

Category: Interest Income

Account #:

Explanation: The annual budget for *Interest Income* has been forecasted at zero (\$0.00). Although interest income was collected in prior years, it is difficult to ascertain or budget for this line item.

3300 PARK AVENUE CONDOMINIUM

ASSUMPTIONS TO BUDGET

Category: Miscellaneous/Other Income
Account #:

Explanation: The annual budget for *Miscellaneous/Other Income* has been forecasted at zero (\$0.00). Although miscellaneous income was collected in prior years, the dollar value shown reflected monies received to reimburse the Association from paid expenses.

In past years *Miscellaneous/Other Income* was received from past due accounts and foreclosure proceeds, making it difficult to ascertain or adequately budget for this line item.

Category: Administrative Expenses
Account #:

Explanation: The annual budget for *Administrative Expenses* has been forecasted to increase from \$500.00 to \$2,500. The increase is due to the following management expense which are outside of the annual management contact with County Management Services in the amount of \$650.00 per month. Those out-of-contract management related expenses are: (1) A Quarterly Statement Fee of \$150.00, and Quarterly Office Expenses averaging \$375.00.

Category: Management Fee Expense
Account #:

Explanation: The annual budget for the *Management Fee Expense* has been forecasted to decrease from \$12,000.00 to \$8,000.00.

This category is based upon the contractual agreement between *3300 Park Avenue Condominium Association, Inc.*, and our current property manager *County Management Services*. The current monthly cost is \$650.00 per month, including all applicable CT state taxes.

Category: Accounting/Audit Fees
Account #:

Explanation: The annual budget for *Accounting/Audit Fees* has been forecasted to decrease from \$1,350.00 to \$1,000.00. This category consists of the cost to prepare the 1099 Forms and prepare the Federal and State Income Tax forms.

The budget expense includes the 1099 Form preparation incurred in the month of April/May, as well as the Federal and State Tax Return preparations incurred in the months of May and October of each calendar year.

3300 PARK AVENUE CONDOMINIUM

ASSUMPTIONS TO BUDGET

Category: Legal and Professional Fees
Account #:

Explanation: The annual budget for *Legal and Professional Fees* has been forecasted to decrease from \$6,000.00 to \$2,475.00. The decrease is due to the elimination of the \$4,500.00 FY2025 expense to commission an updated Reserve Study for the Association per the Board's recommendation at the 11/02/2024 annual meeting of the Association.

Category: Federal & State of Connecticut Taxes
Account #:

Explanation: The annual budget for *Federal & State of Connecticut Taxes* have been forecasted to increase from \$0.00 to \$500.00. This figure represents a historical figure used for budgetary purposes.

Category: Bank Service Charges
Account #:

Explanation: The annual budget for *Bank Service Charges* has been forecasted to increase from \$40.00 to \$350.00. This figure is based upon historical figures, and the new structure of our operating and reserve accounts with M&T Bank, First County Bank, and JP Morgan Investment Fund (Reserve Account), respectively.

Category: Security Services
Account #:

Explanation: The annual budget for *Security Services* has been forecasted to remain at zero (\$0.00). The Association no longer pays for the unit owners annual service contracts with *Homeguard, Inc.* and *Absolute Security Inc.* The cost to maintain the security and fire alarm monitoring systems is 100.0% borne by the unit owner.

Category: Electricity - Common Area
Account #:

Explanation: The annual budget for *Electricity - Common Area* has been forecasted to increase from \$3,500.00 to \$5,355.00. The expense line item is attributed to historical usage figures received from *United Illuminating*. The average monthly cost consists of all site lighting and electricity associated with the operation of the pool.

3300 PARK AVENUE CONDOMINIUM

ASSUMPTIONS TO BUDGET

Category: Gas Expense – Common Area
Account #:

Explanation: The annual budget for *Gas* has been forecasted to increase from \$1,000.00 to \$1,260.00 per annum. The gas is billed on a monthly basis, is associated with heating the pool, and is based upon historical figures received from *The Southern Connecticut Gas Company*.

Category: Water & Sewer (WPCA) Expense
Account #:

Explanation: The annual budget for *Water & Sewer (WPCA)* has been forecasted to decrease from \$950.00 to \$700.00 per annum. The water is billed on a monthly basis and has been based upon historical figures received from the *Bridgeport Water Pollution Control Authority (WPCA)*.

Category: Refuse Removal
Account #:

Explanation: The annual budget for *Refuse Removal* has been forecasted to increase from \$11,585.00 to \$12,180.00 per annum. The Association has a 3-year contract with *All American Waste*. The vendor provides one (1) hand pickups and a “recycling / blue bin” pick-up (Thursday’s). The service for FY2026 was budgeted at an estimated average monthly costs of \$1,015.00 per month. Please note that fuel surcharges throughout the year may increase the monthly cost.

Category: Extermination - Pest Control
Account #:

Explanation: The annual budget for *Extermination - Pest Control* has been forecasted to remain the same at \$800.00 per annum. This is an estimated figure and has been based upon historical figures, and the service will be provided on an as-needed basis.

3300 PARK AVENUE CONDOMINIUM

ASSUMPTIONS TO BUDGET

Category: Other Landscaping and Gutter Cleaning
Account #:

Explanation: The annual budget for *Other Landscaping and Gutter Cleaning* has been forecasted to be \$4,625.00 per annum and reflects the specimen tree maintenance and pruning program by *Bartlett Tree Service* and also includes \$500.00 per annum for the pool planters. Regards the *Bartlett Tree Service* contract, the following services will be provided in FY2026:

- **Natural Specimen Tree Pruning** - \$1,787.00 (May 2026)
- **Dormant Oil Treatment** - \$503.04 (April 2026)
- **Leaf Spot Treatment** - \$839.10 (April & May 2026)
- **Soil Treatment** - \$239.29 (August 2026)
- **Leafminer Treatment** - \$255.24 (July 2026)
- **Dormant Oil Treatment** - \$503.04 (October 2026)

(Note: Going forward, the cost of “Gutter Cleaning” will be reflected within the *Repairs & Maintenance | Supplies (Common Area)* budget line item).

Category: Snow Removal & Landscape Maintenance Contracts
Account #:

Explanation: The annual budget for *Snow Removal & Landscape Maintenance* for fiscal year 2026 is estimated to increase from \$35,480.00 to \$42,805.00.

The FY2026 budget is based upon the “base” seasonal snow removal contract with Restless Landscaping & Tree, and an estimated amount for the FY2026 landscape service contract.

SNOW REMOVAL CONTRACT

For FY2025-2026, snow removal services have been contracted with *Restless Landscaping & Tree* for a total sum of \$15,000. Said contract will be paid in four (4) equal installments of \$5,145.00 commencing on December 1st. The seasonal snow removal will consist of the following services:

- **Pre-treatment Services** – Pre-treatment services will be provided on the Main Roadway, Driveways, Walkways and Stairways], up to, but no more than 24 hours before snow accumulation or ice formation.
- **Shoveling & Plowing** – Shoveling and Plowing Services will be provided on the Main Roadway, Driveways, Parking Areas, Walkways, Stairs, Mailbox Area, Trash Receptable Areas, and Fire Hydrants] as soon as conditions deem reasonably necessary.

“Out of Contract” Snow Removal Services

For services performed during any “out of contract service dates” [Pre-December 1st and Post March 31st], the following costs will be invoiced:

- **0 Inches 3 Inches:** \$1,400
- **3.1 Inches – 6 Inches:** \$2,800
- **6.1 Inches – 9 Inches:** \$4,200
- **9.1 Inches – 12 Inches:** \$5,600
- **After 12.1 Inches, the price will double for every 3 additional inches of snow**

Additionally, for any snow removal services required due to significant snow accumulation, \$200 per hour to relocate snow will be charged to the Client by the Service Provider, billed upon completion and payable upon receipt.

3300 PARK AVENUE CONDOMINIUM

ASSUMPTIONS TO BUDGET

LANDSCAPE CONTRACT (To Be Bid)

The FY2025 lawn service contract has not yet been executed. However, based upon bids received to date it is estimated to total \$17,600.00; which will be paid in eight (8) equal installments of \$2,200.00 commencing in April through November. The seasonal landscape maintenance consists of the following services:

- Spring and Fall Clean-up
- Lawn Cutting
- Mulching of Planting Beds
- Weeding as Needed
- Tree Trimming & Pruning as Needed
- Blowing off Areas of Grass
- Clippings and Debris Removal
- Garbage Clean-up

Category: Landscape Improvements

Account #:

Explanation: The annual budget for *Landscape Improvements* is estimated to be zero (\$0.00). Any Tree and/or shrub re-plantings withing the common elements will be provided under a separate budget.

Category: Repairs & Maintenance | Supplies (Common Area)

Account #:

Explanation: The annual budget for *Repairs & Maintenance | Supplies (Common Area)* has been forecasted to reduce from \$21,411.28 to \$20,000.00. This figure is based upon a historical average over the last four (4) years.

It should be noted that the complex is aging and labor costs have increased in Fairfield County. These are general building repairs and not “**capital improvements**”. Capitals Improvements will be budgeted under a separate category.

Category: Pool Maintenance

Account #:

Explanation: The Pool is open from Memorial Day weekend through Labor Day Weekend. The annual budget for *Pool Maintenance* has been forecasted to increase from \$11,650.00 to \$13,000.00.

The expense category is based upon an estimated seasonal expenses for contractor *John Wilson* (General Pool Maintenance & Testing), *Aqua Guys* (Pool Opening & Closing) and *Anthony Testo* (Pool Winterization). Additional costs include the receipt of the annual pool license (\$230.00) from the *City of Bridgeport*.

3300 PARK AVENUE CONDOMINIUM

ASSUMPTIONS TO BUDGET

Category: Electrical & Plumbing Repairs
Account #:

Explanation: The annual budget for *Electrical & Plumbing Repairs* has been forecasted to decrease from \$3,000.00 to \$0.00 per annum. All associated expenses will be expensed under Repairs & Maintenance.

Category: Insurance - Property
Account #:

Explanation: The annual budget for *Insurance - Property* has been forecasted to increase from \$44,500.00 to \$52,500.00. The current insurance agent for the Association is *Fairfield County Bank Insurance Services, LLC*.

The annual policy [11/2025-10/2026] was renewed on 11/01/2025 at an annual cost of \$49,972.00. In September 2026, the FY 2026-2027 insurance coverage will be re-bid.

Category: Real Estate Taxes – Open Lot
Account #:

Explanation: Although FY2026 is a revaluation year with the City of Bridgeport, the annual budget for *Real Estate Taxes – Open Lot* has been forecasted to remain the same at \$3,300.00. This figure is based upon the 2025 General Ledger reflecting real estate tax bills for the nine (9) tax lots of the never completed Phase IV of the condominium. The annual real estate tax for each tax lot is estimated to total \$366.67 per tax lot.

Category: Other Expense
Account #:

Explanation: The annual budget for *Other Expenses* has been forecasted to remain at zero (\$0.00). Although *Other Expenses* were paid in prior years, it is difficult to ascertain or budget for this line item.

Category: Dime Bank Mortgage (f/k/a SIBT Mortgage)
Account #:

Explanation: The annual budget for *Dime Bank - Mortgage* has been forecasted to remain at zero (\$0.00). The \$225,000 SIBT Mortgage which was taken on June 25, 2015 has since been repaid.

3300 PARK AVENUE CONDOMINIUM

ASSUMPTIONS TO BUDGET

Category: Other – Transfer to Reserve / Mortgage (Line of Credit)
Account #:

Explanation: The annual budget for *Other – Transfer to Reserve* has been forecasted to increase from \$17,500.00 to \$27,000.00; which represents the recommended annual increase based upon the Reserve Advisors study prepared in FY2025. Absent a loan, below are the recommended annual reserve funding amounts which will be required over the next three (3) years to pay for the approximately \$510,000 required to complete the “near-term exterior projects” noted below and detailed within the report:

- **FY2026 \$27,000**
- **FY2027 \$71,500**
- **FY2028 \$98,500**

RECOMMENDED NEAR-TERM EXTERIOR PROJECTS

FY2026 - Exterior Building Elements (Reserve Component)	Estimated Cost
Balconies & Bridges (Metal), Bldgs. 1 & 2 – Paint Finishes & Capital Repairs	\$ 8,652
Gutters & Downspouts (Aluminum), Bldgs. 1 & 2 (incl. gutter guards)	15,836
Roofs (Asphalt Shingles), Bldgs. 1 & 2	55,234
Sealants, Windows & Doors	7,437
Skylights	31,239
Walls, Masonry – Inspections & Repairs (Phased)	22,588
Walls, Wood Siding, Bldg. 1 – Paint Finishes & Capital Repairs	24,720
Exterior Subtotal (FY2026)	\$ 165,706
FY2027 - Exterior Building Elements (Reserve Component)	
Balconies & Bridges (Metal), Bldgs. 1 & 2 – Paint Finishes & Capital Repairs	\$ 8,912
Gutters & Downspouts (Aluminum), Bldgs. 1 & 2 (incl. gutter guards)	16,311
Roofs (Asphalt Shingles), Bldgs. 1 & 2	56,891
Sealants, Windows & Doors	7,660
Skylights	32,176
Walls, Masonry – Inspections & Repairs	23,266
Walls, Wood Siding, Bldg. 2 – Paint Finishes & Capital Repairs	29,705
Exterior Subtotal (FY2027)	\$ 174,921
FY2028 - Exterior Building Elements (Reserve Component)	
Gutters & Downspouts (Aluminum), Bldg. 3 (incl. gutter guards)	\$ 20,489
Roofs (Asphalt Shingles), Bldg. 3 & Pool House	57,095
Sealants, Windows & Doors	7,890
Skylights	33,141
Walls, Masonry – Inspections & Repairs	23,964
Walls, Wood Siding, Bldg. 3 – Paint Finishes & Capital Repairs	25,133
Exterior Subtotal (FY2028)	\$ 167,712
Total Expenditures - Next 3-Years	\$ 508,339.00
Estimated Cost per Unit	\$ 19,551.50

3300 PARK AVENUE CONDOMINIUM

ASSUMPTIONS TO BUDGET

Recommended Reserve Funding: Reserve Advisors, Inc. recommends the following in order to achieve a stable and equitable Cash Flow Methodology Funding Plan:

- Phased increases of \$27,000 each year, from 2026 through 2030
- **FY2026:** An additional annual assessment of \$165,705 to fund replacement of the exterior components
- **FY2027:** An additional annual assessment of \$174,920 to fund replacement of the exterior components
- **FY2028:** An additional annual assessment of \$167,711 to fund replacement of the exterior components
- Inflationary increases from 2031 through 2034
- Decrease to \$130,000 by 2035 due to fully funding for replacement of the wood siding
- Inflationary increases thereafter through 2055, the limit of this study's Cash Flow Analysis

Initial adjustment in Reserve Contributions of \$27,000 represents an average monthly increase of \$86.54 per owner and about a sixteen percent (15.5%) adjustment in the 2025 Total Budget of \$174,566.

It should be noted in previous years it was common practice to budget a minimum of ten percent (10.0%) of the gross annual budget to be placed into reserves as standard annual reserve allowance per HUD guidelines. **However, in November 2009 the HUD Guidelines changed and the new guidelines require that the Association commission a “Reserve Analysis” and have a minimum funding requirement of 60.0%. That new reserve study has significantly increased the minimum annual requirement required by HUD.**

Category: Capital Improvements

Account #:

Explanation: The annual budget for *Capital Improvements* has been forecasted at this time to be \$165,705.00 per the Reserve Advisors LLC study commissioned in 2025. Below is a summary of those planned improvements.

FY2026 - Exterior Building Elements (Reserve Component)	Estimated Cost
Balconies & Bridges (Metal), Bldgs. 1 & 2 – Paint Finishes & Capital Repairs	\$ 8,652
Gutters & Downspouts (Aluminum), Bldgs. 1 & 2 (incl. gutter guards)	15,836
Roofs (Asphalt Shingles), Bldgs. 1 & 2	55,234
Sealants, Windows & Doors	7,437
Skylights	31,239
Walls, Masonry – Inspections & Repairs (Phased)	22,588
Walls, Wood Siding, Bldg. 1 – Paint Finishes & Capital Repairs	24,720
Exterior Subtotal (FY2026)	\$ 165,706

A decision will have to be made as to whether to fund those improvements via a special assessment or a loan. In any event, bids will have to be solicited to verify the above costs for either scenario.

Additionally, regards the “skylights”, those are individual unit owner expenses. However, the Association’s attorney has recommended that due to age and the requirement for their replacement when the roofs are replaced that “all unit owners in buildings #1, #2, and #3” assume the cost as every unit owner has roof skylights.

SECTION V

FINANCIAL EXHIBITS & PROPOSALS

General Ledger Report

3300 Park Avenue Condominium Assoc., Inc.

From January 01, 2025 To December 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Income						
4100 - Association Fee Income						
06/30/2025	137504	JE		Transition Entry		
07/01/2025	138017	C3		Billing Batch		
08/01/2025	138018	C3		Billing Batch		
09/01/2025	139035	C3		Billing Batch		
10/01/2025	140383	C3		Billing Batch		
11/01/2025	141934	C3		Billing Batch		
12/01/2025	143337	C3		Billing Batch		
						Opening Balance:
						(86,053.80)
						Total June, 2025:
						(86,053.80)
						Billing Batch
						(14,752.08)
						Total July, 2025:
						(14,752.08)
						Billing Batch
						(14,752.08)
						Total August, 2025:
						(14,752.08)
						Billing Batch
						(14,752.08)
						Total September, 2025:
						(14,752.08)
						Billing Batch
						(14,752.08)
						Total October, 2025:
						(14,752.08)
						Billing Batch
						(14,752.08)
						Total November, 2025:
						(14,752.08)
						Billing Batch
						(14,752.08)
						Total December, 2025:
						(14,752.08)
						Ending Balance 4100 - Association Fee Income:
						(174,566.28)
4300 - Late Fee Income						
10/27/2025	141765	C3		AR Adjustment - Late Fee		
11/25/2025	143080	C3		AR Adjustment - Late Fee		
	143081	C3		AR Adjustment - Late Fee		
	143082	C3		AR Adjustment - Late Fee		
	143083	C3		AR Adjustment - Late Fee		
	143084	C3		AR Adjustment - Late Fee		
						Opening Balance:
						(20.00)
						Total October, 2025:
						(20.00)
						AR Adjust Batch
						(20.00)
						AR Adjust Batch
						(20.00)
						AR Adjust Batch
						(20.00)
						AR Adjust Batch
						(20.00)
						Total November, 2025:
						(100.00)
						AR Adjust Batch
						(20.00)
						AR Adjust Batch
						(20.00)

General Ledger Report

3300 Park Avenue Condominium Assoc., Inc.

From January 01, 2025 To December 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Income						
4300 - Late Fee Income						
12/31/2025	145165	C3 AR Adjustment - Late Fee		Adjust Account 00106-8449	AR Adjust Batch	(20.00)
Total December, 2025:						(60.00)
Ending Balance 4300 - Late Fee Income:						(180.00)
4301 - Miscellaneous Income						
06/30/2025	137504	JE Transition Entry		Misc		0.00
Opening Balance:						(613.17)
Total June, 2025:						(613.17)
Ending Balance 4301 - Miscellaneous Income:						(613.17)
4502 - Interest Income Reserves						
06/30/2025	137504	JE Transition Entry		Interest Income		0.00
Opening Balance:						(4.27)
Total June, 2025:						(4.27)
07/31/2025	138494	JE Reserve				(0.80)
	138503	JE July Expenses				(0.80)
	148263	JE Reverse Interest				0.80
Total July, 2025:						(0.80)
08/31/2025	140132	JE August Expenses				(0.72)
Total August, 2025:						(0.72)
09/30/2025	148260	JE Interest				(0.63)
Total September, 2025:						(0.63)
10/31/2025	148261	JE Interest				(0.60)
Total October, 2025:						(0.60)
11/30/2025	148262	JE Interest				(0.57)
Total November, 2025:						(0.57)
12/31/2025	148027	JE Interest				(0.60)
	148265	JE Interest				(606.28)
Total December, 2025:						(606.88)
Ending Balance 4502 - Interest Income Reserves:						(614.47)
Expenses						
5100 - Management Fee						
06/30/2025	137504	JE Transition Entry		Management Fees		0.00
Opening Balance:						6,000.00
Total June, 2025:						6,000.00

General Ledger Report

3300 Park Avenue Condominium Assoc., Inc.

From January 01, 2025 To December 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
5100 - Management Fee						
07/01/2025	136186	AP County Management Services		July Management Fee	42137	650.00
						Balance From Previous Page: 6,000.00
						Total July, 2025: 650.00
08/11/2025	138025	AP County Management Services		August Management Fee	42361	650.00
						Total August, 2025: 650.00
09/09/2025	139539	AP County Management Services		September Management Fee	42468	650.00
						Total September, 2025: 650.00
10/09/2025	140977	AP County Management Services		October Management Fee	4263	650.00
						Total October, 2025: 650.00
11/11/2025	142483	AP County Management Services		November Management Fee	42821	650.00
						Total November, 2025: 650.00
12/09/2025	143992	AP County Management Services		December Management Fee	42999	650.00
						Total December, 2025: 650.00
						Ending Balance 5100 - Management Fee: 9,900.00
5101 - Legal Fees						
06/30/2025	137504	JE Transition Entry		Professional Fees		Opening Balance: 0.00
						2,559.00
08/31/2025	139534	AP Pullman & Comley LLC		7/15 Ammendment to Bylaws	445705	1,920.00
	139535	AP Pullman & Comley LLC		6/2 - 6/19	444409	1,728.00
						Total August, 2025: 3,648.00
12/31/2025	147253	JE Void 2025 Checks		Void Benchmark Trading Check		(86.54)
						Total December, 2025: (86.54)
						Ending Balance 5101 - Legal Fees: 6,120.46
5102 - Accounting Fees						
06/30/2025	137504	JE Transition Entry		Accounting Fees		Opening Balance: 0.00
						548.70
07/11/2025	136861	AP The Book Keeper, Ltd		7/4 - 7/7	6/20/25	548.70
						165.00
						Total July, 2025: 165.00
						Ending Balance 5102 - Accounting Fees: 713.70

General Ledger Report

3300 Park Avenue Condominium Assoc., Inc.

From January 01, 2025 To December 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
5200 - Electricity						
06/30/2025	137504	JE Transition Entry		Electric		0.00
					Opening Balance:	2,454.88
					Total June, 2025:	2,454.88
07/31/2025	138503	JE July Expenses				438.12
	138505	JE UI				749.46
					Total July, 2025:	1,187.58
09/30/2025	141199	JE September Expenses				884.59
					Total September, 2025:	884.59
10/31/2025	142427	JE October Expenses				100.70
					Total October, 2025:	100.70
11/30/2025	143405	JE November Expenses				191.31
					Total November, 2025:	191.31
12/31/2025	145162	JE December Expenses				336.62
					Total December, 2025:	336.62
					Ending Balance 5200 - Electricity:	5,155.68
5204 - Gas						
06/30/2025	137504	JE Transition Entry		Gas		0.00
					Opening Balance:	174.63
					Total June, 2025:	174.63
08/28/2025	138934	JE FCB Account				425.28
08/31/2025	140135	JE August Expenses				425.28
					Total August, 2025:	850.56
09/30/2025	140820	JE Gas Expense				208.01
					Total September, 2025:	208.01
12/31/2025	147256	JE Reconcile FCB				(425.28)
					Total December, 2025:	(425.28)
					Ending Balance 5204 - Gas:	807.92
5206 - Sewer						
06/30/2025	137504	JE Transition Entry		Sewer		0.00
					Opening Balance:	12.98
					Total June, 2025:	12.98
07/11/2025	136873	AP WPCA		101996-3		608.51
					2/5 - 5/7	608.51
					Total July, 2025:	608.51

General Ledger Report

3300 Park Avenue Condominium Assoc., Inc.

From January 01, 2025 To December 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
5206 - Sewer						
08/31/2025	139538	AP WPCA		121217-1		621.49
					2/7 - 5/9	6.49
					Total August, 2025:	6.49
12/31/2025	145491	AP WPCA		121217-1		80.96
					5/9 - 11/6	80.96
					Total December, 2025:	80.96
					Ending Balance 5206 - Sewer:	708.94
5209 - Trash Removal						
06/30/2025	137504	JE Transition Entry		Refuse		0.00
					Opening Balance:	5,437.32
					Total June, 2025:	5,437.32
08/31/2025	139536	AP All American Waste		July Service	0803918845	1,014.96
					Total August, 2025:	1,014.96
09/09/2025	139540	AP All American Waste		September Service	0803978044	1,014.96
					Total September, 2025:	1,014.96
10/23/2025	141571	AP All American Waste		August Service	0803950271	1,014.96
	141572	AP All American Waste		October Service	0804010360	1,014.96
					Total October, 2025:	2,029.92
11/11/2025	142484	AP All American Waste		November Service	0804041088	1,014.96
11/26/2025	143157	AP All American Waste		November Service	0804074063	1,014.96
					Total November, 2025:	2,029.92
					Ending Balance 5209 - Trash Removal:	11,527.08
5300 - Office Expenses						
06/30/2025	137504	JE Transition Entry		Administrative		0.00
					Opening Balance:	391.01
					Total June, 2025:	391.01
07/01/2025	136184	AP David Lewis, Jr.		Stamps/ Ink	6/24/25	113.81
	136187	AP County Management Services		Quarterly Statement Fee	42138	120.00
07/22/2025	137226	AP County Management Services		Office Expenses 4/1 - 6/30	42265	360.67
					Total July, 2025:	594.48
08/31/2025	140132	JE August Expenses		Articles of Inc.		55.00
				Checks & Stamp		65.83
				Change of Agent filing		20.00
				Ephram Church		250.00
					Total August, 2025:	390.83
09/30/2025	140820	JE Gas Expense		Sept Bank Rec Discrepancy		(0.10)

General Ledger Report

3300 Park Avenue Condominium Assoc., Inc.

From January 01, 2025 To December 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
5300 - Office Expenses						
09/30/2025	141203	JE Bank Rec		September Bank Rec Discrepancy		1,376.22
						Balance From Previous Page: 0.10
10/09/2025	140978	AP County Management Services		Quarterly Statement Fee		0.00
10/23/2025	141570	AP County Management Services		Office Expenses 7/1 - 9/30		150.00
						365.97
						Total September, 2025:
11/30/2025	143408	JE Bank Rec		November Bank Rec Discrepancy		(0.10)
						(0.10)
						Total November, 2025:
12/31/2025	145495	AP County Management Services		Office Expenses 10/1 - 12/31		30.60
	147253	JE Void 2025 Checks		Void Donadeo Check		(82.50)
	148264	JE Write off clearing balance		Write off transition clearing balance		30.00
						(21.90)
						Total December, 2025:
						(21.90)
						Ending Balance 5300 - Office Expenses:
						1,870.29
5309 - Miscellaneous Admin						
06/30/2025	137504	JE Transition Entry		Other Expenses		6.12
						6.12
						Total June, 2025:
						6.12
						Ending Balance 5309 - Miscellaneous Admin:
						6.12
5310 - Bank Fees						
06/30/2025	137504	JE Transition Entry		Bank Fees		53.63
						53.63
						Total June, 2025:
						53.63
07/31/2025	138503	JE July Expenses				3.00
						3.00
						Total July, 2025:
						3.00
08/31/2025	140132	JE August Expenses				3.00
	140135	JE August Expenses				20.00
						23.00
						Total August, 2025:
						23.00
09/30/2025	140817	JE Bank Fee		Stop Payment Bank Fees		50.00
	141199	JE September Expenses				36.00
	141201	JE Bank Transfer				3.00
						89.00
						Total September, 2025:
						89.00
10/31/2025	143409	JE Bank Fee				3.13
						3.13
						Total October, 2025:
						3.13
11/30/2025	145267	JE Bank Fee				13.00
						13.00
						Total November, 2025:
						13.00

General Ledger Report

3300 Park Avenue Condominium Assoc., Inc.

From January 01, 2025 To December 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
5310 - Bank Fees						
12/31/2025	145162	JE December Expenses				104.00
	145268	JE 5310				13.00
Total December, 2025:						117.00
Ending Balance 5310 - Bank Fees:						301.76
5400 - General Package Policy						
06/30/2025	137504	JE Transition Entry		Insurance		26,020.00
11/01/2025	145269	JE 2025 - 2026 Prepaid Insurance		\$49,972 11/25 - 10/26		4,164.33
12/01/2025	145270	JE 2025 - 2026 Prepaid Insurance		\$49,972 11/25 - 10/26		4,164.33
Total June, 2025:						26,020.00
Total November, 2025:						4,164.33
Total December, 2025:						4,164.33
Ending Balance 5400 - General Package Policy:						34,348.66
5600 - Landscaping						
06/30/2025	137504	JE Transition Entry		Landscaping		20,019.73
07/22/2025	137224	AP David Lewis, Jr.		July Restless Service		2,020.65
07/31/2025	138767	AP David Lewis, Jr.		August Service		2,050.65
08/11/2025	138019	AP Restless Landscaping & Tree		August Service		2,020.65
08/31/2025	140133	JE Lewis Refund		David Lewis Refund		(2,050.65)
09/23/2025	140143	AP Restless Landscaping & Tree		September Service		2,020.65
10/10/2025	141167	AP Restless Landscaping & Tree		October Service		2,020.65
11/12/2025	142662	AP Restless Landscaping & Tree		November Service		2,020.65
Total June, 2025:						20,019.73
Total July, 2025:						4,071.30
Total August, 2025:						(30.00)
Total September, 2025:						2,020.65
Total October, 2025:						2,020.65
Total November, 2025:						2,020.65
Ending Balance 5600 - Landscaping:						30,122.98
5602 - Landscape Extras						
07/01/2025	136183	AP David Lewis, Jr.		Pool Area Plantings		410.03
	136185	AP Bartlett Tree Experts		Spring treatment		485.76
Opening Balance:						0.00

General Ledger Report

3300 Park Avenue Condominium Assoc., Inc.

From January 01, 2025 To December 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
5602 - Landscape Extras						
07/11/2025	136862	AP Bartlett Tree Experts		Foliage Treatment	42384568	265.88
						Balance From Previous Page: 895.79
						Total July, 2025: 1,161.67
08/11/2025	138020	AP Bartlett Tree Experts		Foliage Treatment	42384574	255.24
08/27/2025	138797	AP Bartlett Tree Experts		Foliage Treatment	2140270	255.24
						Total August, 2025: 510.48
						Ending Balance 5602 - Landscape Extras: 1,672.15
5606 - Tree Maintenance						
08/31/2025	139537	AP Bartlett Tree Experts		Foliage Treatment	42384573	259.07
						Opening Balance: 0.00
						Total August, 2025: 259.07
09/23/2025	140138	AP Bartlett Tree Experts		Applications	42384571	478.58
09/30/2025	140976	AP Double L Landscaping		9/29 - 9/30 Tree Service	6348	6,700.05
						Total September, 2025: 7,178.63
11/26/2025	143162	AP Bartlett Tree Experts		Fall Treatment	42384575	478.58
						Total November, 2025: 478.58
						Ending Balance 5606 - Tree Maintenance: 7,916.28
5611 - Snow Removal						
12/22/2025	144504	AP Restless Landscaping & Tree		December Service	12/31/25	5,141.00
						Opening Balance: 0.00
						Total December, 2025: 5,141.00
						Ending Balance 5611 - Snow Removal: 5,141.00
5700 - Pool Supplies						
06/30/2025	137504	JE Transition Entry		Pool Expenses		5,102.78
						Opening Balance: 0.00
						Total June, 2025: 5,102.78
07/11/2025	136865	AP Aqua Guys		6/30 - 7/2	126649	304.46
	136866	AP Aqua Guys		5/24	124788	146.65
	136867	AP Aqua Guys		6/24	1269298	366.11
	136869	AP Aqua Guys		6/9 - 6/12	125588	288.69
	136870	AP Aqua Guys		6/16	125967	309.87
	136871	AP Aqua Guys		6/3	125233	315.63
07/22/2025	137223	AP Aqua Guys			127107	184.35
	137225	AP Aqua Guys		7/15	127250	352.20
						Total July, 2025: 2,267.96
08/11/2025	138023	AP Aqua Guys		7/29 & 7/31	127908	355.90

General Ledger Report

3300 Park Avenue Condominium Assoc., Inc.

From January 01, 2025 To December 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
5700 - Pool Supplies						
08/11/2025	138024	AP Aqua Guys		7/24		349.13
08/27/2025	138791	AP Aqua Guys		8/5 - 8/7		340.63
	138793	AP Aqua Guys		8/12 - 8/14		340.90
	138794	AP Aqua Guys		Pool Repair		263.75
	138795	AP Aqua Guys		8/19 - 8/21		287.15
	138796	AP John Wilson		6/18 - 7/30		660.12
08/31/2025	139533	AP Aqua Guys		Weekly Service		300.65
				Total August, 2025:		2,898.23
09/23/2025	140139	AP Aqua Guys		9/2 Service		329.70
	140140	AP John Wilson		8/1 - 9/8		640.00
	140141	AP Aqua Guys		9/15 Service		605.06
	140142	AP Aqua Guys		9/12 Service		605.64
				Total September, 2025:		2,180.40
10/31/2025	142481	AP Aqua Guys		Replace check# 10034		1,540.00
	143410	AP John Wilson		*VOID* John Wilson		(640.00)
	143411	AP Aqua Guys		*VOID* Aqua Guys		(329.70)
				VOID Aqua Guys		(605.06)
				VOID Aqua Guys		(605.64)
				Total October, 2025:		(640.40)
				Ending Balance 5700 - Pool Supplies:		11,808.97
5800 - Janitorial						
10/31/2025	142480	AP John Wilson		8/1 - 9/8 Replace check#10036		640.00
				Opening Balance:		0.00
				Total October, 2025:		640.00
				Ending Balance 5800 - Janitorial:		640.00
5803 - Pest Control						
07/01/2025	136180	AP Sharon Mallozzi		Orkin Reimbursement		4,959.10
				Opening Balance:		0.00
				Total July, 2025:		4,959.10
09/30/2025	140974	AP NCS Wildlife Solutions		Squirrel Trapping		649.00
				Total September, 2025:		649.00
				Ending Balance 5803 - Pest Control:		5,608.10
5900 - General Maintenance						
06/30/2025	137504	JE Transition Entry		Maintenance		1,815.36
				Opening Balance:		0.00
				Total June, 2025:		1,815.36

General Ledger Report

3300 Park Avenue Condominium Assoc., Inc.

From January 01, 2025 To December 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
5900 - General Maintenance						
07/01/2025	136179	AP Janice Furtak		Fence Repair		1,000.00
	136181	AP Sharon Mallozzi		Hoses	6/24/25	116.92
	136182	AP Paul Krubiner		Brick Paver Reset	6/25/25	3,400.00
	136183	AP David Lewis, Jr.		Window/ table/ sink repairs	6/24/25	1,041.08
07/11/2025	136863	AP Two Brothers Old Restoration, LLC		Entry/ Mailbox Repairs	5/21/25	1,100.00
	136864	AP David Lewis, Jr.		Pool Area Supplies	7/1/25	102.97
				Total July, 2025:		6,760.97
08/11/2025	138022	AP Ideal Plumbing LLC		Water Leak Main Repair	709	6,000.00
08/31/2025	139531	AP County Management Services		Maintenance 8/3 - 8/16	42520	270.00
	139532	AP County Management Services		Maintenance 7/20 - 8/2	42569	446.00
				Total August, 2025:		6,716.00
09/30/2025	140975	AP Anthony Testo		Winterize Pool House	9/25	866.75
				Total September, 2025:		866.75
10/23/2025	141573	AP Manny Masonry & Landscaping		Patio & Walkway Repairs	10/13/25	2,750.00
10/31/2025	142427	JE October Expenses		Signs		96.18
				Mid Town Towing Signs		53.18
	142751	AP Manny Masonry & Landscaping		Patio Repairs	10/13/25	3,650.00
				Total October, 2025:		6,549.36
11/26/2025	143158	AP County Management Services		Maintenance 10/12 - 10/25	42974	255.00
	143159	AP County Management Services		Maintenance 10/12 - 10/25	42975	448.00
	143160	AP County Management Services		Maintenance 9/29 - 10/11	42898	196.00
	143161	AP County Management Services		Maintenance 9/14 - 9/27	42901	232.00
				Total November, 2025:		1,131.00
12/09/2025	143991	AP Restless Landscaping & Tree		Walkway Repairs		2,800.00
12/31/2025	145492	AP County Management Services		Maintenance 11/9 - 11/22	43184	340.00
	145493	AP County Management Services		HD Supplies	43157	7.10
	145494	AP County Management Services		HD Supplies	43140	48.98
	146552	AP Two Brothers Old Restoration, LLC		Basement window repair	112025	480.00
	146553	AP County Management Services		Maintenacne 12/21 - 1/3	43312	84.00
	146554	AP County Management Services		Maintenance 12/7 - 12/20	43327	180.00
				Total December, 2025:		3,940.08
Ending Balance 5900 - General Maintenance:						27,779.52

General Ledger Report

3300 Park Avenue Condominium Assoc., Inc.

From January 01, 2025 To December 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
5906 - Gutter Cleaning						
12/31/2025	148072	AP Two Brothers Old Restoration, LLC		Gutter Cleaning	12/1/25	1,950.00
					Total December, 2025:	1,950.00
					Ending Balance 5906 - Gutter Cleaning:	1,950.00
6102 - Association Income Tax						
06/30/2025	148266	JE Write off accrued income taxes		Write off accrued income tax balance		(382.00)
					Total June, 2025:	(382.00)
09/30/2025	140819	JE Income Taxes				330.00
					Total September, 2025:	330.00
					Ending Balance 6102 - Association Income Tax:	(52.00)
6103 - Personal Property Tax						
07/11/2025	136872	AP Tax Collector, City of Bridgeport		2024 1 0000719		182.49
				2024 1 0000720		182.49
				2024 1 0000718		182.49
				2024 1 0000717		182.49
				2024 1 0000716		182.49
				2024 1 0000715		182.49
				2024 1 0000714		182.49
				2024 1 0000713		182.49
				2024 1 0000712		182.49
					Total July, 2025:	1,642.41
					Ending Balance 6103 - Personal Property Tax:	1,642.41
6105 - Contribution To Reserves General						
07/31/2025	138494	JE Reserve				1,458.33
					Total July, 2025:	1,458.33
08/31/2025	140132	JE August Expenses				1,458.33
					Total August, 2025:	1,458.33
09/30/2025	141200	JE Reserve Transfer				1,458.33
					Total September, 2025:	1,458.33
					Ending Balance 6105 - Contribution To Reserves General:	4,374.99
7205 - Asphalt						
08/11/2025	138021	AP Rose Paving LLC		Crack Sealing	PS-INV156101	2,445.81
					Opening Balance:	0.00

General Ledger Report

3300 Park Avenue Condominium Assoc., Inc.

From January 01, 2025 To December 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
7205 - Asphalt						
08/11/2025	138021	AP Rose Paving LLC		Pavement Repairs	PS-INV156101	7,479.77
				Pavement Repairs	PS-INV156101	867.96
				Pavement Sealing	PS-INV156101	5,042.54
				Total August, 2025:		15,836.08
				Ending Balance 7205 - Asphalt:		15,836.08
				General Ledger Balance:		0.00



BARTLETT TREE EXPERTS

SCIENTIFIC TREE CARE SINCE 1907

TREE & SHRUB CARE PROPOSAL

Client: 2140270

Printed on: 12/17/2025

3300 Park Avenue Condominium Association, Inc.
Attn: David A. Lewis, Jr., Treasurer
c/o County Management
6527 Main Street
Trumbull, CT 06611

Mobile Phone: (203) 260-6864
E-Mail Address: davlew1965@aol.com

Bartlett Tree Experts
Cassandra Bryant - Representative
501 Pepper Street, #D
Monroe, CT 06468

Bus. Reg. ID: B-1333

CT Applicator Certification No.: PMCS.0006402
Business: 203-459-0737
Mobile Phone: 203-628-6223
E-Mail Address: cbryant@bartlett.com

Property Address: 3300 Park Avenue, Bridgeport, CT 06606

The following program is recommended for certain trees and shrubs on your property. In addition to a thorough plant health care program, or the specific services recommended, Bartlett Tree Experts also recommends having a tree risk assessment qualified arborist conduct a tree risk assessment on your property periodically to assist you in identifying potential risks of tree or limb failure and the potential consequences of such tree or limb failure relating to your trees and shrubs. An inspection of trees or shrubs for the purpose of writing a recommendation or conducting plant health care or tree care services is not a tree risk assessment. THIS IS NOT AN INVOICE.

Natural Pruning

Species

5 Specimen Trees 4 Crabapple & 1 Hawthorne group

Location

front of units at 8, 11, 30-31, 32-33, 34-35

Goals:

- Reduce weight of branch ends
- Improve health of tree
- Remove stubs and dead branches
- Improve appearance
- Reduce likelihood of disease infection

Specifications:

- Reduce and/or remove dead, declining, diseased, over-extended, large aspect ratio branches as needed, 0.25-3 inch diameter cut(s), entire canopy
- Remove all debris
- * Arborist may use discretion with certain pruning cuts to accomplish the client's stated pruning goals

Arborist Notes:

- A visit during the dormant season for long term tree health and maintenance. Prune to remove accumulated dead branches, prune using the 1/3 method on sprouting growth, prune to reduce weight on over extended and large aspect ratio branching.



BARTLETT TREE EXPERTS

SCIENTIFIC TREE CARE SINCE 1907

TREE & SHRUB CARE PROPOSAL

Client: 2140270

Printed on: 12/17/2025

****Will notify of schedule date to coordinate vehicles moved from spaces adjacent to tree care project****

Amount: \$1,680.00

Tax: \$106.68

Dormant Oil Treatment

Apply Spring horticultural oil treatment to the following property items:

- Hemlock group located at the front along Park Avenue
- Broadleaf Evergreens Holly, Yew, Boxwood group located at the <location>

to help suppress problem insects.

Product: Horticultural Oil.

Provide 1 treatment at 473.00 per treatment.

Estimated Treatment Date: 4/1/2026.

Arborist Notes:

- Horticultural Oil 2gal/100gal

To control insect immatures including cottony scale, mites, sooty mold accumulation, wooly adelgid, and elongate hemlock scale.

Amount: \$473.00

Tax: \$30.04

Leaf Spot Treatment

Perform a foliage treatment to the following plant to help suppress leaf spot fungi, apple scab and rust.

- 5 Specimen Trees 4 Crabapple & 1 Hawthorne group located at the front of units at 8, 11, 30-31, 32-33, 34-35

Products: Mycotect, Strider, Protect DF.

Provide 3 treatments at 263.00 per treatment.

Estimated Treatment Dates: 4/20/2026, 5/1/2026, 5/20/2026.

Treatment is recommended to suppress development of the pest or disease.

Arborist Notes:

- Mycotect 6oz/100gal or Strider 6oz/100gal first two treatments
Strider 6oz/100gal or Protect DF 2lbs/100gal

Amount: \$789.00

Tax: \$50.10



BARTLETT TREE EXPERTS

SCIENTIFIC TREE CARE SINCE 1907

TREE & SHRUB CARE PROPOSAL

Client: 2140270

Printed on: 12/17/2025

Soil Treatment

Apply Fortiphite, and Boost Liquid 20-0-6 to the following plant and location to promote vitality and improve resistance to disease and stress.

- 5 Specimen Trees 4 Crabapple & 1 Hawthorne group located at the front of units at 8, 11, 30-31, 32-33, 34-35

Provide 1 treatment at 225.00 per treatment.

Estimated Treatment Date: 8/1/2026.

Amount: \$225.00

Tax: \$14.29

Leafminer Treatment

Perform a foliage treatment to the following plant to help suppress arborvitae leafminer.

- Hedgerow Arborviate group located at the by visitor parking

Product: Conserve SC.

Provide 1 treatment at 240.00 per treatment.

Estimated Treatment Date: 7/1/2026.

Treatment is recommended to suppress development of the pest or disease.

Arborist Notes:

- Conserve SC 12oz/100gal

Amount: \$240.00

Tax: \$15.24

Dormant Oil Treatment

Apply Fall horticultural oil treatment to the following property items:

- Hemlock group located at the front along Park Avenue
- Broadleaf Evergreens Holly, Yew, Boxwood group located at the <location> to help suppress problem insects.

Product: Horticultural Oil.

Provide 1 treatment at 473.00 per treatment.

Estimated Treatment Date: 10/1/2026.



TREE & SHRUB CARE PROPOSAL

Client: 2140270

Printed on: 12/17/2025

Arborist Notes:

- Horticultural Oil 2gal/100gal

To control insect immatures including cottony scale, mites, sooty mold accumulation, wooly adelgid, and elongate hemlock scale.

Amount: \$473.00

Tax: \$30.04

Additional Information

For your convenience, we have placed the pesticide labels, precautionary statements, material safety data sheets, as well as any pertinent consumer information notices regarding protection of humans, animals, and the environment with respect to your proposed plant health care treatment, on our website at <http://www.bartlett.com/productlabels/> for you to review. When accessing this website, simply go to the listed state in which the proposed treatment will take place, and review any of the information relating to your treatment options. If you have any questions, or if you wish to receive any of the treatment information separately, please contact your local Bartlett office. We will be happy to answer any questions, or provide you with this information on a CD Rom or paper if you prefer.

Please review the terms and conditions attached, which become part of the agreement, and sign and return one copy authorizing the program.

(Customer Signature)

(Bartlett Representative - Cassandra Bryant)

(Date)

12/17/2025

(Date)



**BARTLETT
TREE EXPERTS**

SCIENTIFIC TREE CARE SINCE 1907

TREE & SHRUB CARE PROPOSAL

Client: 2140270

Printed on: 12/17/2025

* Sales tax added where applicable. Prices are guaranteed if accepted within thirty days.

All accounts are net payable upon receipt of invoice.

Work is done in accordance with ANSI A300 Tree Care Standards.

To access a certificate of liability insurance for Bartlett Tree Experts, please navigate to

<http://www.bartlett.com/BartlettCOI.pdf>

A Job Site Safety Analysis was completed for your property, please contact your arborist for further details.

Bartlett Tree Experts does not sell client information to third parties. However, Bartlett may need to retain client information for digital advertising purposes. For further information on the type of client information collected, the purpose for which information may be used, and any client's ability to access and/or opt out of such use, please visit Bartlett's privacy policy on our website: <https://www.bartlett.com/privacy-policy.cfm>

RESTLESS LANDSCAPING & TREE

FY2025-2026 Snow Removal Service Contract

I. THE PARTIES.

This Landscape Service contract ("Agreement") made DECEMBER 6, 2025 ("Effective Date"), is by and between **RESTLESS LANDSCAPING & TREE** ("Service Provider") with a mailing address of 325 Platt Avenue, West Haven, CT, 06516, and **3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.** ("Client") with a principal mailing address located at: c/o County Management Services, 6527 Main Street, Trumbull, CT 06611.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual promises and agreements contained herein, the Client hires the Service Provider to perform work under the terms and conditions hereby agreed upon by the forementioned parties:

II. TERM.

The term of this Agreement shall commence on December 6, 2025, and will end on March 31, 2026.

III. THE PROPERTY.

3300 Park Avenue located in the City of Bridgeport CT will be hereinafter known as the "Property." The Service Provider agrees to service to the Common Areas and Limited Common Areas of the Property, including but not limited to:

- Main Roadway and/or Driveways
- Trash Receptacle Areas
- Walkways
- Fire Hydrants
- Mailbox Area
- Condominium Unit Entrances
- Stairs, Parking Areas (Brick Paved & Overflow Lot)

IV. THE SERVICE.

The Service Provider will provide the following services to the Client:

- Shoveling
- Plowing
- De-icing (Salting and/or Sanding)

The Service Provider agrees to provide de-icing services to the designated areas of the property with the exclusive use of the product "Magic Salt." Additionally: (1). Services will be provided when snowfall accumulation reaches dusting or more. (2). Reasonable care will be taken to prevent damage, and Contractor will not be responsible for reasonable damage to areas not visible due to snow, including curbs, landscaping beds or speed bumps. (3). Snow will not be pushed up against buildings or over sidewalks unless specifically authorized, and (4). If no specific snow storage area is designate by the Client, Contractor will use reasonable judgment based upon site conditions.

V. SNOW/ICE EVENT.

The Service Provider shall perform pre-treatment services, on the designated areas of the Property, up to, but no more than 24 hours before snow accumulation or ice formation can be reasonably anticipated. The Service Provider shall commence shoveling and/or plowing on the designated areas of the Property as soon as conditions deem reasonably necessary.

VI. PAYMENT AMOUNT.

For services performed by the Service Provider for the Client on the Property during the **TERM**, the Client agrees to a seasonal flat rate of \$19,400 payable in four (4) equal payments of \$4,850.00, plus applicable state sales tax. Optional services will include:

- Snow Hauling @ \$120.00 per hour
- Skidsteer @ \$105.00 per hour
- Emergency Call-out @ \$1,200 per storm outside of contract Term

Monthly payments will be made via Check or via electronic means, and will be due and payable upon the first of every month starting December 2025 and ending on March 30 2025. Late payments are subject to a late fee of \$100.00 after an initial twenty (20) day grace period.

VII. INSURANCE

- 1. **Insurance Requirement:** The Service Provider agrees to maintain, at all times, adequate insurance coverage necessary to perform the services described in this agreement, including but not limited to general liability insurance, workers' compensation insurance, and automobile insurance, as applicable.
- 2. **Certificate of Insurance:** Prior to commencing any services, the Service Provider shall furnish the Condominium Association with a Certificate of Insurance evidencing the required coverage. The certificate shall name the Condominium Association as an additional insured.
- 3. **Notification of Changes:** The Service Provider shall promptly notify the Condominium Association of any material changes, cancellation, or non-renewal of the insurance policies.
- 4. **Indemnification:** Failure to provide the required Certificate of Insurance may result in termination of this agreement and indemnification against claims arising out of uninsured services.

VIII. DEFAULT

The Client is responsible for any legal expenses incurred by the service provider in the event of the client defaulting on this contract.

IX. TERMINATION

Subject to applicable state law, this Agreement and all authority hereunder, may be terminated by either party at any time and with or without cause upon delivery of ten (10) days written notice to the address of the other. Written notice includes, but is not limited to, registered or certified mail with return receipt requested, express overnight mail via a nationally recognized carrier, and e-mail notification or a facsimile transmission.

X. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties to its subject matter and supersedes all prior or contemporaneous parole and/or written agreements, representations, and understandings of the Parties. No supplement, modification, or amendment of this Agreement shall be binding.

This Contract is binding upon the following signatories:

RESTLESS LANDSCAPING & TREE LLC ("Service Provider")

 Name: Matthew Cunha
 Title: Owner/Principal/Member

Date

3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC. ("Client")

 Name: David A. Lewis, Jr.
 Title: Treasurer

12/16/25
Date

 Name: Diana Rivera McCoy
 Title: Secretary

12/16/25
Date

RESERVE FUNDING PLAN

DRAFT

CASH FLOW ANALYSIS
3300 Park Avenue
Condominium Association, Inc.
Bridgeport, Connecticut

Individual Reserve Budgets & Cash Flows for the Next 30 Years

	FY2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Reserves at Beginning of Year	68,642	61,572	88,118	142,139	224,359	65,865	49,263	33,603	61,537	48,554	51,840	177,503	185,317	190,090	194,800	222,475
Recommended Reserve Contributions	13,125	44,500	71,500	98,500	125,500	152,500	157,100	161,800	166,700	171,700	130,000	133,900	137,900	142,000	146,300	150,700
Additional Assessment for Near-Term Exterior Projects		165,705	174,920	167,711												
Total Recommended Reserve Contributions	13,125	210,205	246,420	266,211	125,500	152,500	157,100	161,800	166,700	171,700	130,000	133,900	137,900	142,000	146,300	150,700
Estimated Interest Earned, During Year	(21,500)	1,994	3,067	4,882	3,866	1,533	1,104	1,267	1,466	1,337	3,055	4,833	5,000	5,127	5,558	7,164
Anticipated Expenditures, By Year		(185,653)	(195,466)	(186,873)	(287,860)	(170,645)	(173,865)	(135,133)	(181,149)	(168,751)	(7,392)	(130,919)	(138,126)	(142,417)	(124,184)	(64,967)
Anticipated Reserves at Year End	\$61,572	\$88,118	\$142,139	\$224,359	\$65,865	\$49,263	\$33,603	\$61,537	\$48,554	\$51,840	\$177,503	\$185,317	\$190,090	\$194,800	\$222,475	\$315,372

(NOTE 5)

(NOTE 5)

(NOTE 5)

(NOTE 5)

Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Reserves at Beginning of Year	315,372	419,542	515,075	646,731	673,293	858,462	766,115	643,730	508,590	310,023	96,884	127,316	262,162	427,442	434,466
Total Recommended Reserve Contributions	155,200	159,900	164,700	169,600	174,700	179,900	185,300	190,900	196,600	202,500	208,600	214,900	221,300	227,900	234,700
Estimated Interest Earned, During Year	9,789	12,449	15,475	17,583	20,403	21,640	18,779	15,349	10,904	5,420	2,986	5,188	9,186	11,481	13,919
Anticipated Expenditures, By Year	(60,818)	(76,816)	(48,519)	(160,621)	(9,934)	(293,868)	(328,464)	(341,389)	(406,071)	(421,059)	(181,154)	(85,242)	(65,206)	(232,357)	(72,575)
Anticipated Reserves at Year End	\$419,542	\$515,075	\$646,731	\$673,293	\$858,462	\$766,115	\$643,730	\$508,590	\$310,023	\$96,884	\$127,316	\$262,162	\$427,442	\$434,466	\$610,510

(NOTE 5)

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(NOTE 5)

(NOTE 5)

Explanatory Notes:

- 1) Year 2025 starting reserves are as of March 31, 2025; FY2025 starts January 1, 2025 and ends December 31, 2025.
- 2) Reserve Contributions for 2025 are the remaining budgeted 9 months; 2026 is the first year of recommended contributions.
- 3) 2.7% is the estimated annual rate of return on invested reserves; 2025 is a partial year of interest earned.
- 4) Accumulated year 2055 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Years (reserve balance at critical point).

RESERVE ADVISORS LLC - 3-Year Forecast

FY2026 - Exterior Building Elements (Reserve Component)	Estimated Cost
Balconies & Bridges (Metal), Bldgs. 1 & 2 – Paint Finishes & Capital Repairs	\$ 8,652
Gutters & Downspouts (Aluminum), Bldgs. 1 & 2 (incl. gutter guards)	15,836
Roofs (Asphalt Shingles), Bldgs. 1 & 2	55,234
Sealants, Windows & Doors	7,437
Skylights	31,239
Walls, Masonry – Inspections & Repairs (Phased)	22,588
Walls, Wood Siding, Bldg. 1 – Paint Finishes & Capital Repairs	<u>24,720</u>
Exterior Subtotal (FY2026)	\$ 165,706

FY2026 - Property Site Elements (Reserve Component)	Estimated Cost
Fences & Handrails, Steel (Phased)	\$ 14,282
Landscaping – Partial Replacements	<u>5,665</u>
Site Subtotal (FY2026)	\$ 19,947

FY2027 - Exterior Building Elements (Reserve Component)	Estimated Cost
Balconies & Bridges (Metal), Bldgs. 1 & 2 – Paint Finishes & Capital Repairs	\$ 8,912
Gutters & Downspouts (Aluminum), Bldgs. 1 & 2 (incl. gutter guards)	16,311
Roofs (Asphalt Shingles), Bldgs. 1 & 2	56,891
Sealants, Windows & Doors	7,660
Skylights	32,176
Walls, Masonry – Inspections & Repairs	23,266
Walls, Wood Siding, Bldg. 2 – Paint Finishes & Capital Repairs	<u>29,705</u>
Exterior Subtotal (FY2027)	\$ 174,921

FY2027 - Property Site Elements (Reserve Component)	Estimated Cost
Asphalt Pavement – Crack Repair / Patch / Seal Coat	\$ 7,752
Fences & Handrails, Steel (Phased)	14,711
Landscaping – Partial Replacements	<u>5,835</u>
Site Subtotal (FY2027)	\$ 28,298

FY2028 - Exterior Building Elements (Reserve Component)	Estimated Cost
Gutters & Downspouts (Aluminum), Bldg. 3 (incl. gutter guards)	\$ 20,489
Roofs (Asphalt Shingles), Bldg. 3 & Pool House	57,095
Sealants, Windows & Doors	7,890
Skylights	33,141
Walls, Masonry – Inspections & Repairs	23,964
Walls, Wood Siding, Bldg. 3 – Paint Finishes & Capital Repairs	<u>25,133</u>
Exterior Subtotal (FY2028)	\$ 167,712

FY2028 - Property Site Elements (Reserve Component)	Estimated Cost
Asphalt Pavement – Crack Repair / Patch / Seal Coat	\$ 8,725
Fences & Handrails, Steel (Phased)	15,152
Landscaping – Partial Replacements	<u>6,010</u>
Site Subtotal (FY2028)	\$ 29,887

Total Exterior Building Expenditures - Next 3-Years	\$ 508,339
Estimated Cost per Unit	\$ 19,552

Total Property Site Element Expenditures - Next 3-Years	\$ 78,132
Estimated Cost Per Unit	\$ 3,005

3300 PARK AVENUE CONDOMINIUM

c/o County Management Services
6527 Main Street
Trumbull, CT 06611

DATE: March 8, 2026

RE: 3300 Park Avenue Condominium Association, Inc. – 2026 Reserve Study Summary

Dear Unit Owners - As President of the 3300 Park Avenue Condominium Association, I am pleased to share a summary of the attached FY2026 Reserve Study prepared by Reserve Advisors, LLC. The complete study offers a detailed evaluation of our community's reserve components and outlines projected funding requirements for the next seven (7) years and beyond.

KEY FINDINGS:

- **Property Overview:** The community consists of 26 townhome-style units in three buildings, built between 1982 and 1987.
- **Reserve Components:** A total of 37 reserve components were identified by Reserve Advisors, including building exteriors, property site elements, and pool elements.
- **Funding Goal:** The study aims to maintain reserves above an adequate threshold during years of significant expenditures.
- **Critical Years:** Aside from immediate repairs required below, major expenditures are anticipated in 2029 (parking area repaving), 2031 and 2033 (wood siding replacement), and 2034 (balcony restoration).
- **Funding Plan:** The recommended funding plan includes phased annual increases of \$44,500 from 2026 to 2030, additional assessments for near-term exterior projects in 2026–2028, and inflationary adjustments through 2055.

EXPENDITURES OVER THE NEXT THREE YEARS:

The following reserve projects expenditures are anticipated for the next three years totaling \$569,992:

1. 2026 PROJECTS & COSTS - \$185,653

- Balconies/Metal Bridges (Paint & Repairs): \$8,652
- Gutters and Downspouts (Buildings 1 & 2): \$15,836
- Asphalt Roof Shingles (Buildings 1 & 2): \$55,234
- Sealants, Windows and Doors: \$7,437
- Skylights: \$31,239
- Walls, Masonry (Inspections & Repairs): \$22,588
- Wood Siding (Building 1, Paint & Repairs): \$24,720
- Fences and Handrails, Steel: \$14,282
- Landscape (Partial Replacements): \$5,665

2. 2027 PROJECTS & COSTS - \$195,466

- Balconies/Metal Bridges (Paint & Repairs): \$8,912
- Gutters and Downspouts (Buildings 1 & 2): \$16,311
- Asphalt Roofs (Buildings 1 & 2): \$56,891
- Sealants, Windows and Doors: \$7,660
- Skylights: \$32,176
- Walls, Masonry (Inspections & Repairs): \$23,266
- Wood Siding (Building 2, Paint & Repairs): \$29,705
- Fences and Handrails, Steel: \$14,711
- Landscape (Partial Replacements): \$5,835

3. 2028 PROJECTS & COSTS - \$188,873

- Gutters and Downspouts (Building 3): \$20,489
- Sealants, Windows and Doors: \$7,890
- Skylights: \$33,141
- Walls, Masonry (Inspections and Repairs): \$23,964
- Wood Siding (Building 3, Paint & Repairs): \$25,133
- Landscape (Partial Replacements): \$6,010
- Asphalt Roofs (Building 3 & Pool House): \$57,095

I personally believe the Reserve Study provides a clear roadmap for maintaining the community's infrastructure and financial health. By following the recommended funding plan and prioritizing the outlined expenditures, we can ensure the long-term sustainability of our property while minimizing the risk of special assessments or financial shortfalls.

Sincerely,


Al Mallozzi, President
President


Paul Krubiner
Chairman Maintenance & Oversight Committee

AL/sjm
LTR – 3300 Park Reserve Analysis Summary

Re: 2025 FYE and January 2026 Financials

From: Ed Knauf (emknauf@gmail.com)

To: davlew1965@aol.com

Date: Monday, March 2, 2026 at 04:35 PM EST

Sorry, Dave. Attached is everything.

Edward Knauf
County Management Services
6527 Main St Trumbull, CT 06611
(203) 261-0334 x105
emknauf@gmail.com

On Sat, Feb 28, 2026 at 10:34 AM David A. Lewis Jr. <davlew1965@aol.com> wrote:

Ed - With regard to the **DECEMBER 2025 FINANCIAL STATEMENT**, please provide copies of the FCB Bank Statement and the cancelled checks. The two (2) PDF copies of the checks attached are for the same month of January.

Also, please provide a copy of the FCB bank statement for the month of January 2026.

Have a great weekend.

Mr. David A. Lewis, Jr., Treasurer
3300 Park Avenue Condominium Association Inc.
(203) 260-6864

On Thursday, February 26, 2026 at 01:15:33 PM EST, Ed Knauf <emknauf@gmail.com> wrote:

Dave-

Thanks for sending all the bank statements. There was a issue with the transition balances and I had to go all the way back to figure it out. Attached are the December 2025 closed out financial reports, as well as January 2026 reports with checks. Let me know if you have any questions.

Edward Knauf
County Management Services
6527 Main St Trumbull, CT 06611
(203) 261-0334 x105
emknauf@gmail.com



3300 Park Operating January 2026.pdf
856 kB



3300 Park January Checks.pdf
1.2 MB



3300 Park Operating December 2025.pdf
892 kB



3300 Park December Checks.pdf
631 kB



3300 Park Avenue Condo. Assoc. - Monthly Financial Package 2025 FYE.pdf
574.2 kB



3300 Park Avenue Condo. Assoc. - Monthly Financial Package January 2025.pdf

181.8 kB