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{
  "project_data": [
    {
      "source_file": "Condo_Decision_and_Financial_Summary.json",
      "tasks": [
        {
          "task_id": "property_decision",
          "description": "Final decision regarding the property at 246 N.
3rd St., Unit 4CD, Philadelphia, PA.",
          "recipients": ["Melissa", "[Attorney's Name]"],
          "author": "Stephen Boerner",
          "decisions": [
            {
              "decision_type": "rental_listing_removal",
              "effective_date": "immediately",
              "reasoning": "No viable tenants, unsustainable costs, and
financial strain."
            },
            {
              "decision_type": "sale_price_adjustment",
              "original_price": 433000,
              "new_price": 399000,
              "effective_date": "immediately",
              "reasoning": "Ineffective price reduction strategy (17
showings in 212 days, no offers), need to attract buyers and expedite
sale."
            }
          ]
        },
        {
          "task_id": "realtor_notification",
          "description": "Notification to Juliana Martel (real estate
agent) about the property decision.",
          "agent_name": "Juliana Martel",
          "deadline": "3 weeks",
          "deadline_condition": "Secure a formal offer in writing.",
          "consequence": "Seek a replacement agent if no offer is
received.",
          "critique": [
            "Minimal price reductions.",
            "Reliance on MLS algorithms.",
            "No substantial plan of action beyond incremental price
reductions.",
            "Lazy and ineffective approach."
          ]
        },
        {
          "task_id": "financial_summary",
          "description": "Summary of fixed monthly costs and financial
contributions.",
          "fixed_monthly_costs": {
            "breakdown": {
              "mortgage_principal_and_interest": { "amount": 1770.98,
"confirmed": true },

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        "escrow_taxes_and_insurance": { "amount": 723.15,
"confirmed": true },
        "hoa_fees": {
            "unit_4c": { "amount": 351.08, "confirmed": true },
            "unit_4d": { "amount": 461.75, "confirmed": true },
            "total": { "amount": 812.83, "confirmed": true }
        },
        "peco_utilities": { "amount": 150.00, "confirmed": false,
"note": "Estimated" },
        "total_monthly_fixed_costs": { "amount": 3456.96,
"confirmed": true }
    }
},
    "contributions": [
        {
            "contributor": "Melissa",
            "location": "St. Petersburg, Florida",
            "period": "July and August",
            "expected_contribution": 4500,
            "actual_contribution": 0,
            "notes": "No contributions to rent."
        },
        {
            "contributor": "Melissa",
            "location": "Philadelphia, PA (246 N. 3rd St. Old City
condo)",
            "period": "October 2024 - March 2025",
            "notes": "No contributions to mortgage payments."
        },
        {
            "contributor": "Melissa",
            "location": "St. Petersburg, Florida (10-month lease)",
            "total_lease_cost": 45000,
            "melissa_contribution": 7000,
            "stephen_contribution": 38000,
            "notes": "Melissa opted for a more expensive property
($4,500/month) than the alternative ($2,300/month).\"
        }
    ],
    "non_contributed_amount": {
        "months": 6,
        "monthly_cost": 3456.96,
        "total" : 20741.76
    }
},
    {
        "task_id": "realtor_ineffectiveness",
        "description": "Details on realtor's ineffectiveness and
misleading information.",
        "realtor_name": "Juliana Martel",
        "issues": [
            {
                "issue": "Misleading Terminology",

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        "details": "Used 'condition' to explain lack of
offers, suggesting property issues instead of price."
    },
    {
        "issue": "Misconception",
        "details": "Led Melissa to believe the property is
not overpriced."
    },
    {
        "issue": "Consistent Feedback",
        "details": "Potential buyers consistently indicated
the property is overpriced for its condition and has high HOA fees."
    },
    {
        "issue": "Lack of Proactive Effort",
        "details": "Ignorance and lack of proactive effort
have hindered the sale."
    }
],
    "days_on_market": 215,
    "feedback_summary": "Property is priced too high for its
condition and has high HOA fees ($813/month) with no amenities other than
two parking spots."
},
{
    "task_id": "financial_impact",
    "description": "Impact on credit and financial stability.",
    "potential_consequences": [
        "Inability to make financial contributions.",
        "Collection actions.",
        "Potential foreclosure.",
        "Negative impact on credit scores."
    ],
    "personal_debt": {
        "amount": 12500,
        "purpose": "Cover mortgage payments for January, February,
and March."
    }
},
{
    "task_id": "personal_health",
    "description": "Personal and health considerations.",
    "conditions": [
        "PTSD",
        "Anxiety",
        "Depression",
        "ADHD"
    ],
    "triggering_event": "Home invasion incident on March 26,
2024.",
    "impact": "Severely impacted ability to generate income.",
    "actions": "Applying for Social Security disability benefits."
},
{

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    "task_id": "additional_context",
    "description": "Additional context and communication issues.",
    "issues": [
      {
        "issue": "Blocked Communication",
        "details": "Melissa blocked Stephen from shared joint Gmail
account."
      },
      {
        "issue": "Communication Through Attorney",
        "details": "Melissa instructed Stephen to contact her
attorney, adding to financial burden."
      },
      {
        "issue": "Lack of Financial Involvement",
        "details": "Melissa showed a lack of involvement in
financial matters and understanding of property finances."
      }
    ]
  }
]
}
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