

MURRAY PARK CONDOMINIUMS ASSOCIATION OF UNIT OWNERS
MAINTENANCE PLAN & RESERVE STUDY
WITH VISUAL SITE INSPECTION
Year Built: **1980**

Prepared by:



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Murray Park Condominiums Association of Unit Owners - RESERVE STUDY: Component Summary By Year

Reviewed: 10/25/2023

Description	Year	Serv.	Rep.	Adj.	Rem.	Units	Cost	Actual	Previous	Revision	Expenditures	Proj. Balance	Act. Balance	Year
													101,388.56	2017
Building Envelope Inspection	2018	1980	7	0	7	1	5,381.25	5,381.25	5,381.25	0.00				
Exterior Building Repairs (2018)	2018	2013	7	0	7	1	30,783.96	30,783.96	30,783.96	0.00	36,165.21	137,223.35	152,764.92	2018
Asphalt & Curb Painting	2019	2012	3	0	3	1	1,000.00	637.06	1,000.00	-362.94				
Bark Mulch 1	2019	2012	3	0	3	1	5,400.00	4,296.00	5,400.00	-1,104.00				
Carport Support Poles - Replacement 1	2019	1980	20	0	20	1	25,000.00	18,818.73	25,000.00	-6,181.27				
Concrete Walkway - Repairs	2019	2008	5	0	5	599	6,942.41	0.00	6,942.41	-6,942.41				
Curb Repair	2019	2009	5	0	5	1	3,073.96	0.00	3,073.96	-3,073.96				
Contingency Reserve Expenses	2019	2018	3	0	3	1	15,500.00	0.00	15,500.00	-15,500.00				
Decks, Landings & Stairs - Repair/Replace	2019	2016	3	0	3	1	22,000.00	21,059.42	22,000.00	-940.58				
Fence: Wood - Repairs	2019	2007	7	0	7	240	7,231.20	2,681.00	7,231.20	-4,550.20				
Pressure Washing - Curbs & Garbage Areas	2020	2017	3	0	3	1	3,500.00	3,242.50	3,500.00	-257.50	50,734.71	176,370.21	125,405.73	2020
Bark Mulch 2	2020	2017	3	0	3	1	4,500.00	4,053.00	4,500.00	-447.00				
Carport Support Poles - Replacement 2	2020	2000	20	0	20	1	25,000.00	15,946.93	25,000.00	-9,053.07				
Chimney Inspections (Exterior) & Cleaning	2020	2017	3	0	3	1	7,500.00	2,000.00	7,500.00	-5,500.00				
Decks, Landings & Stairs - Repair/Replace	2020	2017	3	0	3	1	22,000.00	37,311.37	22,000.00	15,311.37				
Exterior Building Repairs (2020)	2020	2013	7	0	7	1	30,783.73	0.00	30,783.73	-30,783.73				
Fence Repairs/Replace	2020	2010	10	0	10	1	765.00	21,365.19	765.00	20,600.19				
FHA Approval	2020	2017	3	0	3	1	765.00	765.00	0.00	765.00				
Gutters & Downspouts - Repairs & Maintenance	2020	2017	3	0	3	1	750.00	611.50	750.00	-138.50				
Irrigation Controller - Replacement	2020	2004	15	0	15	1	1,159.00	0.00	1,159.00	-1,159.00				
Landscaping - Renovation	2020	2000	10	0	10	1	2,500.00	1,755.00	2,500.00	-745.00				
Lighting - Exterior Repairs/Replacement	2020	2000	5	0	5	1	2,500.00	0.00	2,500.00	-2,500.00				
Pressure Washing - Sidewalks	2020	2015	5	0	5	1	3,588.00	405.00	3,588.00	-3,183.00				
Siding Repairs & Replacement	2020	2015	5	0	5	1	3,500.00	14,113.34	3,500.00	10,613.34				
Storage Closet Door Repair/Replace	2020	2005	15	0	15	6	867.00	5,202.00	0.00	5,202.00		Projected	Actual	
Tree Trimming & Pruning (Moderate)	2020	2017	3	0	3	1	1,500.00	788.50	1,500.00	-711.50	104,316.83	101,376.10	137,761.44	2020
Bark Mulch 3	2021	2018	3	0	3	1	3,500.00	1,758.90	1,758.90	0.00				
Chimney Cleaning - Exterior	2021	2018	3	0	80	100	7,500.00	891.00	0.00	891.00				
Concrete Curbs & Sidewalks - Repair/Replace	2021	2006	15	0	15	599	7,500.00	0.00	14,442.41	-14,442.41				
Decks, Landings & Stairs - Repair/Replace	2021	2018	3	0	3	1	31,262.95	31,262.95	0.00	31,262.95				
Exterior Building Repairs (2021)	2021	2014	7	0	7	1	35,000.00	12,356.40	12,356.40	0.00				
Gutter Repairs & Maintenance	2021	2018	3	0	3	1	5,000.00	3,942.14	0.00	3,942.14				
Plumbing Study	2021	2016	5	0	5	1	11,590.04	0.00	11,590.04	-11,590.04				
Pressure Washing - Stairways & Landings	2021	2016	5	0	5	1	6,500.00	6,001.33	6,500.00	-498.67				

Siding Repairs, Replacement, Maintenance	2021	2018	3	0	3	1	25,000.00	44,436.12	0.00	44,436.12				
Storage Closet Door Repair/Replace	2021	2006	15	0	15	7	1,098.90	7,692.30	7,692.30	0.00		Projected	Actual	
Tree Trimming & Pruning (Elevated)	2021	2016	5	0	5	1	3,000.00	1,663.75	3,000.00	-1,336.25	110,004.89	114,466.73	88,760.74	2021
Decks, Landings & Stairs - Repair/Replace	2022	2015	7	0	7	1	7,500.00	5,814.58	5,814.58	0.00				
Fence Repairs/Replace	2022	2012	10	0	10	1	2,000.00	1,602.28	2,000.00	-397.72				
Gutter Repairs & Maintenance	2022	2019	3	0	3	1	6,600.00	6,574.13	0.00	6,574.13				
Pressure Washing - Curbs & Garbage Areas	2022	2017	5	0	5	1	3,677.00	2,320.65	3,677.00	-1,356.35				
Sewer Line Repair/Replace	2022	2002	20	0	20	1	15,000.00	11,998.00	0.00	11,998.00				
Siding Repairs, Replacement, Maintenance	2022	2002	20	0	20	1	35,000.00	11,514.63	35,000.00	-23,485.37				
Tree Maintenance/Removal	2022	2007	15	0	15	7	1,000.00	911.63	1,000.00	-88.37	40,735.90	141,671.83	148,681.01	2022

Description	Year	Serv.	Rep.	Adj.	Rem.	Units	Cost	Actual	Previous	Revision	Expenditures	Proj. Balance	Act. Balance	Year
Bark Mulch 2	2023	2021	2	0	2	15	867.00	12,575.20	13,000.00	-424.80				
Decks, Landings & Stairs - Repair/Replace	2023	2013	10	0	10	1	3,000.00	11,825.00	0.00	11,825.00				
Dryer Vent Cleaning	2023	2021	2	0	2	1	3,100.00	2,054.90	2,054.90	0.00				
FHA Approval	2023	2020	3	0	3	1	800.00	800.00	800.00	0.00				
Gutter Repairs & Maintenance	2023	2020	3	0	3	1	3,750.00	6,069.26	3,750.00	2,319.26				
Pressure Washing - Sidewalks	2023	2018	5	0	5	1	5,000.00	3,454.00	3,454.00	0.00				
Roof (R&M) Cleaning	2023	1980	3	0	3	1	7,500.00	8,421.89	7,500.00	921.89				
Siding Repairs, Replacement, Maintenance	2023	2002	15	0	15	1	20,000.00	16,297.45	20,000.00	-3,702.55				
Tree Trimming & Pruning (Elevated)	2023	2020	3	0	3	1	12,500.00	4,095.27	12,500.00	-8,404.73	65,592.97	185,163.26	185,163.26	2023
Asphalt - Repairs	2024	2019	5	0	5	1	4,259.34	4,259.34	4,259.34	0.00				
Bark Mulch 2	2024	2022	2	0	2	9	893.00	8,037.00	8,037.00	0.00				
Building Lights - Replacement	2024	1994	30	0	30	240	86.92	20,860.80	20,860.80	0.00				
Chimney Inspections & Cleaning - Exterior	2024	2021	3	0	3	80	105.00	8,400.00	8,000.00	400.00				
Common Area Lights - Replacement	2024	1999	25	0	25	1	29,510.08	29,510.08	29,510.08	0.00				
Concrete Curbs & Sidewalks - Repair/Replace	2024	2009	15	0	15	1	15,000.00	15,000.00	15,000.00	0.00				
Decks & Landings R&M	2024	2002	15	0	15	1	15,000.00	16,297.45	3,702.55	12,594.90				
Entry Monument (Renovation)	2024	2014	10	0	10	1	9,500.00	9,500.00	9,500.00	0.00				
Fence Repairs	2024	2014	10	0	10	1	6,000.00	6,000.00	6,000.00	0.00				
Landscaping - Renovation	2024	2019	5	0	5	1	10,000.00	10,000.00	10,000.00	0.00				
Lighting-Exterior Replacement	2024	2014	10	0	10	1	14,000.00	14,000.00	12,000.00	2,000.00				
Lighting Unit Sign Lights Replace	2024	1994	30	0	30	80	150.00	12,000.00	12,000.00	0.00				
Pressure Washing - Stairways & Landings	2024	2019	5	0	5	1	3,960.00	3,960.00	3,960.00	0.00				
Retaining Walls & Handrails - Repair	2024	1980	10	0	10	1	5,795.01	5,795.01	5,795.01	0.00				
Sewer Line Repair/Replace	2024	2022	2	0	2	1	15,500.00	15,500.00	0.00	15,500.00				
Siding Repairs, Replacement, Maintenance	2024	2002	15	0	15	1	20,000.00	16,297.45	15,621.53	675.92				
Storage Closet Door Repair/Replace	2024	2009	15	0	15	7	1,430.00	10,010.00	8,885.00	1,125.00				

Tree Trimming & Pruning (Moderate)	2024	2021	3	0	3	1	3,500.00	3,500.00	11,904.93	-8,404.93				
Wood Trash/Recycle Enclosures - Repair	2024	2012	5	0	5	1	2,500.00	2,500.00	2,500.00	0.00	211,427.13	106,436.13	106,436.13	2024
Asphalt - Seal Coat 1	2025	2020	5	0	5	49,250	0.22	10,835.00	10,835.00	0.00				
Bark Mulch 1	2025	2023	2	0	2	15	920.00	13,800.00	2,087.00	11,713.00				
Concrete Curbs & Sidewalks - Repair/Replace	2025	2010	15	0	15	1	15,000.00	15,000.00	15,000.00	0.00				
Decks & Landings R&M	2025	2002	15	0	15	1	15,000.00	16,297.45	15,621.53	675.92				
Dryer Vent Cleaning	2025	2023	2	0	2	80	27.85	2,228.00	2,228.00	0.00				
Mailboxes - Repair	2025	2021	4	0	4	1	5,000.00	5,000.00	5,000.00	0.00				
Pressure Washing - Curbs & Garbage Areas	2025	2022	3	0	3	1	4,059.00	4,059.00	4,059.00	0.00				
Siding Repairs, Replacement, Maintenance	2025	2002	15	0	15	1	20,000.00	20,000.00	15,621.53	4,378.47	87,219.45	178,456.68	178,456.68	2025
Bark Mulch 2	2026	2024	2	0	2	9	947.00	8,523.00	8,523.00	0.00				
Decks & Landings R&M	2026	2002	15	0	15	1	15,000.00	15,000.00	15,621.53	-621.53				
FHA Approval	2026	2023	3	0	3	1	825.00	825.00	825.00	0.00				
Gutter Repairs & Maintenance	2026	2023	3	0	3	1	4,000.00	4,000.00	4,000.00	0.00				
Landscaping - Renovation	2026	2021	5	0	5	1	5,381.25	5,381.25	5,381.25	0.00				
Painting - Exterior Buildings & Trim (1 of 2)	2026	2019	7	0	7	5	17,500.00	87,500.00	87,500.00	0.00				
Plumbing Study	2026	2006	20	0	20	1	12,000.00	12,000.00	11,590.04	409.96				
Pressure Washing - Sidewalks	2026	2021	5	0	5	1	4,160.00	4,160.00	4,160.00	0.00				
Roof (R&M) Cleaning	2026	1980	3	0	3	1	9,200.00	9,200.00	0.00	9,200.00				
Sewer Line Repair/Replace	2026	2024	2	0	2	1	16,000.00	16,000.00	0.00	16,000.00				
Siding Repairs, Replacement, Maintenance	2026	2002	15	0	15	1	20,000.00	20,000.00	15,621.53	4,378.47				
Tree Trimming & Pruning (Elevated)	2026	2023	3	0	3	1	3,500.00	3,500.00	3,500.00	0.00	186,089.25	183,455.43	183,455.43	2026
Bark Mulch 1	2027	2025	2	0	2	15	976.00	14,640.00	2,193.00	12,447.00				
Chimney Inspections & Cleaning - Exterior	2027	2024	3	0	3	80	114.50	9,160.00	0.00	9,160.00				
Dryer Vent Cleaning	2027	2025	2	0	2	80	29.55	2,364.00	2,364.00	0.00				
Electrical Study	2027	1987	40	0	40	1	11,590.00	11,590.00	11,590.00	0.00				
Painting - Exterior Buildings & Trim (2 of 2)	2027	2020	7	0	7	5	17,500.00	87,500.00	87,500.00	0.00				
Pressure Washing - Stairways & Landings	2027	2022	5	0	5	1	4,059.00	4,059.00	4,059.00	0.00				
Roof & Gutter - Replacement (Phase 1)	2027	1981	46	0	46	1	154,500.00	154,500.00	154,500.00	0.00	283,813.00	128,948.03	128,948.03	2027
Bark Mulch 2	2028	2026	2	0	2	9	1,005.00	9,045.00	9,045.00	0.00				
Metal Chimney Caps - Replacement	2028	2013	15	0	15	1	7,162.64	7,162.64	7,162.64	0.00				
Pressure Washing - Curbs & Garbage Areas	2028	2025	3	0	3	1	4,059.00	4,059.00	4,059.00	0.00				
Roof & Gutter - Replacement (Phase 2)	2028	1981	47	0	47	1	160,000.00	160,000.00	160,000.00	0.00				
Sewer Line Repair/Replace	2028	2026	2	0	2	1	16,500.00	16,500.00	0.00	16,500.00	196,766.64	207,348.11	207,348.11	2028

Bark Mulch 1	2029	2027	2	0	2	15	1,035.00	15,525.00	2,087.00	13,438.00				
Dryer Vent Cleaning	2029	2027	2	0	2	80	31.35	2,508.00	2,508.00	0.00				
FHA Approval	2029	2026	3	0	3	1	890.00	890.00	890.00	0.00				
Gutter Repairs & Maintenance	2029	2026	3	0	3	1	4,250.00	4,250.00	4,250.00	0.00				
Pressure Washing - Sidewalks	2030	2025	5	0	5	1	4,592.00	4,592.00	4,592.00	0.00				
Roof & Gutter - Replacement (Phase 3)	2029	1981	48	0	48	1	164,000.00	164,000.00	164,000.00	0.00				
Tree Trimming & Pruning (Moderate)	2029	2026	3	0	3	1	2,500.00	2,500.00	2,500.00	0.00	194,265.00	296,504.83	296,504.83	2029
Asphalt - Overlay	2030	2006	24	0	24	49,250	2.32	114,260.00	114,260.00	0.00				
Bark Mulch 2	2030	2028	2	0	2	9	1,066.00	9,594.00	9,594.00	0.00				
Chain Link Fence - Replacement	2030	1980	50	0	50	911	30.13	27,448.43	27,448.43	0.00				
Chimney Inspections & Cleaning - Exterior	2030	2027	3	0	3	80	125.00	10,000.00	0.00	10,000.00				
Gutters & Downspouts - Partial Replacement	2030	1980	50	0	50	1	55,331.40	55,331.40	55,331.40	0.00				
Insurance Deductible	2030	2020	10	0	10	1	25,000.00	25,000.00	0.00	25,000.00				
Pressure Washing - Stairways & Landings	2030	2027	3	0	3	1	4,707.00	4,707.00	4,707.00	0.00				
Sewer Line Repair/Replace	2030	2028	2	0	2	1	17,000.00	17,000.00	0.00	17,000.00	263,340.83	325,088.37	325,088.37	2030
Asphalt - Seal Coat 2	2031	2026	5	0	5	49,250	0.22	7,409.52	7,409.52	0.00				
Bark Mulch 1	2031	2029	2	0	2	15	1,098.00	16,470.00	2,087.00	14,383.00				
Dryer Vent Cleaning	2031	2029	2	0	2	80	33.25	2,660.00	2,660.00	0.00				
Insurance Deductible	2031	2024	7	0	7	1	25,000.00	25,000.00	25,000.00	0.00				
Landscaping - Renovation	2031	2026	5	0	5	1	15,000.00	15,000.00	15,000.00	0.00				
Pressure Washing - Curbs & Garbage Areas	2031	2028	3	0	3	1	4,059.00	4,059.00	4,059.00	0.00				
Tree Trimming & Pruning (Elevated)	2031	2028	3	0	3	1	4,000.00	4,000.00	4,000.00	0.00	74,598.52	551,171.96	551,171.96	2031
Bark Mulch 2	2032	2030	2	0	2	9	1,131.00	10,179.00	10,179.00	0.00				
FHA Approval	2032	2029	3	0	3	1	960.00	960.00	960.00	0.00				
Gutter Repairs & Maintenance	2032	2029	3	0	3	1	4,500.00	4,500.00	4,500.00	0.00				
Pressure Washing - Sidewalks	2033	2028	5	0	5	1	4,592.00	4,592.00	4,592.00	0.00				
Sewer Line Repair/Replace	2032	2030	2	0	2	1	17,500.00	17,500.00	0.00	17,500.00				
Tree Trimming & Pruning (Moderate)	2032	2029	3	0	3	1	3,000.00	3,000.00	3,000.00	0.00	40,731.00	820,143.53	820,143.53	2032
Bark Mulch 1	2033	2031	2	0	2	15	1,165.00	17,475.00	2,087.00	15,388.00				
Chimney Inspections & Cleaning - Exterior	2033	2030	3	0	3	80	136.00	10,880.00	0.00	10,880.00				
Dryer Vent Cleaning	2033	2031	2	0	2	80	35.28	2,822.00	2,822.00	0.00				
Painting - Exterior Buildings & Trim	2033	2026	7	0	7	10	21,175.00	211,750.00	0.00	211,750.00				
Pressure Washing - Stairways & Landings	2033	2030	3	0	3	1	4,707.00	4,707.00	4,707.00	0.00	247,634.00	891,503.17	891,503.17	2033
Bark Mulch 2	2034	2032	2	0	2	9	1,200.00	10,800.00	10,800.00	0.00				

Entry Monument (Renovation)	2034	2024	10	0	10	1	11,875.00	11,875.00	0.00	11,875.00				
Pressure Washing - Curbs & Garbage Areas	2034	2031	3	0	3	1	4,059.00	4,059.00	4,059.00	0.00				
Sewer Line Repair/Replace	2034	2032	2	0	2	1	18,000.00	18,000.00	0.00	18,000.00				
Window - Replacement	2034	2029	5	0	5	1	350,000.00	350,000.00	350,000.00	0.00	394,734.00	825,332.62	825,332.62	2034
Bark Mulch 1	2035	2033	2	0	2	15	1,236.00	18,540.00	2,087.00	16,453.00				
Dryer Vent Cleaning	2035	2033	2	0	2	80	37.43	2,994.00	2,994.00	0.00				
FHA Approval	2035	2032	3	0	3	1	1,035.00	1,035.00	1,035.00	0.00				
Gutter Repairs & Maintenance	2035	2032	3	0	3	1	4,750.00	4,750.00	4,750.00	0.00				
Pressure Washing - Sidewalks	2035	2032	3	0	3	1	5,196.00	5,196.00	5,196.00	0.00				
Tree Trimming & Pruning (Moderate)	2035	2032	3	0	3	1	3,500.00	3,500.00	3,500.00	0.00	36,015.00	1,127,737.98	1,127,737.98	2035
Bark Mulch 2	2036	2034	2	0	2	9	1,273.00	11,457.00	11,457.00	0.00				
Chimney Inspections & Cleaning - Exterior	2036	2033	3	0	3	80	148.00	11,840.00	0.00	11,840.00				
Landscaping - Renovation	2036	2031	5	0	5	1	15,000.00	15,000.00	15,000.00	0.00				
Pressure Washing - Stairways & Landings	2036	2033	3	0	3	1	4,707.00	4,707.00	4,707.00	0.00				
Sewer Line Repair/Replace	2036	2034	2	0	2	1	18,500.00	18,500.00	0.00	18,500.00				
Siding - Replacement Phase 1	2036	2031	5	0	5	1	410,000.00	410,000.00	410,000.00	0.00				
Tree Trimming & Pruning (Elevated)	2036	2031	5	0	5	1	4,500.00	4,500.00	4,500.00	0.00	476,004.00	1,000,306.95	1,000,306.95	2036
Bark Mulch 1	2037	2035	2	0	2	15	1,311.00	19,665.00	2,087.00	17,578.00				
Dryer Vent Cleaning	2037	2035	2	0	2	80	39.70	3,176.00	3,176.00	0.00				
Landscaping - Renovation	2037	2032	5	0	5	1	15,000.00	15,000.00	15,000.00	0.00				
Pressure Washing - Curbs & Garbage Areas	2037	2034	3	0	3	1	2,899.00	2,899.00	2,899.00	0.00				
Siding - Replacement Phase 2	2037	2032	5	0	5	1	420,250.00	420,250.00	420,250.00	0.00	460,990.00	898,347.11	898,347.11	2037
Bark Mulch 2	2038	2036	2	0	2	9	1,351.00	12,159.00	12,159.00	0.00				
FHA Approval	2038	2035	3	0	3	1	1,115.00	1,115.00	1,115.00	0.00				
Gutter Repairs & Maintenance	2038	2035	3	0	3	1	5,000.00	5,000.00	5,000.00	0.00				
Insurance Deductible	2038	2031	7	0	7	1	25,000.00	25,000.00	25,000.00	0.00				
Pressure Washing - Sidewalks	2038	2035	3	0	3	1	5,196.00	5,196.00	5,196.00	0.00				
Sewer Line Repair/Replace	2038	2036	2	0	2	1	19,000.00	19,000.00	0.00	19,000.00				
Tree Trimming & Pruning (Moderate)	2038	2035	3	0	3	1	4,000.00	4,000.00	4,000.00	0.00	71,470.00	1,167,955.76	1,167,955.76	2038
Bark Mulch 1	2039	2037	2	0	2	15	1,391.00	20,865.00	2,087.00	18,778.00				
Carport Support Poles - Replacement 1	2039	2019	20	0	20	1	40,965.00	40,965.00	40,965.00	0.00				
Chimney Inspections & Cleaning - Exterior	2039	2036	3	0	3	80	161.00	12,880.00	0.00	12,880.00				
Dryer Vent Cleaning	2039	2037	2	0	2	80	42.13	3,370.00	3,370.00	0.00				
Pressure Washing - Stairways & Landings	2039	2036	3	0	3	1	4,707.00	4,707.00	4,707.00	0.00				

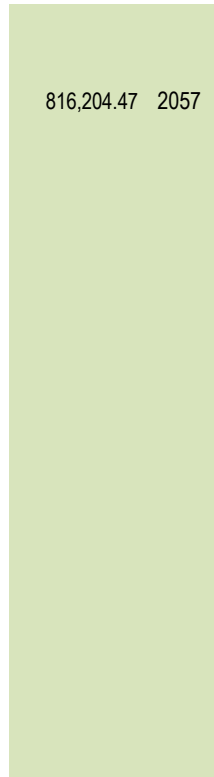
Siding - Replacement Phase 3	2039	2034	5	0	5	1	430,500.00	430,500.00	430,500.00	0.00	513,287.00	978,693.47	978,693.47	2039
Bark Mulch 2	2040	2038	2	0	2	9	1,433.00	12,897.00	12,897.00	0.00				
Carport Support Poles - Replacement 2	2040	2020	20	0	20	1	41,990.00	41,990.00	41,990.00	0.00				
Insurance Deductible	2040	2030	10	0	10	1	25,000.00	25,000.00	0.00	25,000.00				
Painting - Exterior Buildings & Trim	2040	2033	7	0	7	10	23,100.00	231,000.00	0.00	231,000.00				
Pressure Washing - Curbs & Garbage Areas	2040	2037	3	0	3	1	2,899.00	2,899.00	2,899.00	0.00				
Sewer Line Repair/Replace	2040	2038	2	0	2	1	19,500.00	19,500.00	0.00	19,500.00	333,286.00	953,230.96	953,230.96	2040
Balcony Deck & Entry Stairs - Repairs 1	2041	2016	25	0	25	1	235,000.00	235,000.00	235,000.00	0.00				
Bark Mulch 1	2041	2039	2	0	2	15	1,476.00	22,140.00	2,087.00	20,053.00				
Dryer Vent Cleaning	2041	2039	2	0	2	80	44.69	3,575.00	3,575.00	0.00				
FHA Approval	2041	2038	3	0	3	1	1,200.00	1,200.00	1,200.00	0.00				
Gutter Repairs & Maintenance	2041	2038	3	0	3	1	5,250.00	5,250.00	5,250.00	0.00				
Landscaping - Renovation	2041	2036	5	0	5	1	15,000.00	15,000.00	15,000.00	0.00				
Pressure Washing - Sidewalks	2041	2038	3	0	3	1	5,196.00	5,196.00	5,196.00	0.00				
Tree Trimming & Pruning (Elevated)	2041	2036	5	0	5	1	5,000.00	5,000.00	5,000.00	0.00	292,361.00	953,302.26	953,302.26	2041
Balcony Deck & Entry Stairs - Repairs 2	2042	2017	25	0	25	1	235,000.00	235,000.00	235,000.00	0.00				
Bark Mulch 2	2042	2040	2	0	2	9	1,520.00	13,680.00	13,680.00	0.00				
Balcony Deck & Entry Stairs - Repairs 3	2042	2017	25	0	25	1	235,000.00	235,000.00	235,000.00	0.00				
Chimney Inspections & Cleaning - Exterior	2042	2039	3	0	3	80	175.00	14,000.00	0.00	14,000.00				
Pressure Washing - Stairways & Landings	2042	2039	3	0	3	1	4,707.00	4,707.00	4,707.00	0.00				
Sewer Line Repair/Replace	2042	2040	2	0	2	1	20,000.00	20,000.00	0.00	20,000.00	522,387.00	708,725.95	708,725.95	2042
Bark Mulch 1	2043	2041	2	0	2	15	1,566.00	23,490.00	2,087.00	21,403.00				
Dryer Vent Cleaning	2043	2041	2	0	2	80	47.41	3,793.00	3,793.00	0.00				
Pressure Washing - Curbs & Garbage Areas	2043	2040	3	0	3	1	2,899.00	2,899.00	2,899.00	0.00				
Tree Trimming & Pruning (Moderate)	2043	2040	3	0	3	1	4,500.00	4,500.00	4,500.00	0.00	34,682.00	937,964.11	937,964.11	2043
Bark Mulch 2	2044	2042	2	0	2	9	1,613.00	14,517.00	14,517.00	0.00				
FHA Approval	2044	2041	3	0	3	1	1,290.00	1,290.00	1,290.00	0.00				
Gutter Repairs & Maintenance	2044	2041	3	0	3	1	5,500.00	5,500.00	5,500.00	0.00				
Pressure Washing - Sidewalks	2044	2041	3	0	3	1	5,196.00	5,196.00	5,196.00	0.00				
Sewer Line Repair/Replace	2044	2042	2	0	2	1	20,500.00	20,500.00	0.00	20,500.00	47,003.00	912,447.10	912,447.10	2044
Bark Mulch 1	2045	2043	2	0	2	15	1,661.00	24,915.00	2,087.00	22,828.00				
Chimney Inspections & Cleaning - Exterior	2045	2042	3	0	3	80	191.00	15,280.00	0.00	15,280.00				
Dryer Vent Cleaning	2045	2043	2	0	2	80	50.30	4,024.00	4,024.00	0.00				

Pressure Washing - Stairways & Landings	2045	2042	3	0	3	1	4,707.00	4,707.00	4,707.00	0.00				
Insurance Deductible	2045	2044	1	0	1	1	25,000.00	25,000.00	25,000.00	0.00	73,926.00	1,089,245.25	1,089,245.25	2045
Bark Mulch 2	2046	2044	2	0	2	9	1,711.00	15,399.00	15,399.00	0.00				
Landscaping - Renovation	2046	2041	5	0	5	1	15,000.00	15,000.00	15,000.00	0.00				
Pressure Washing - Curbs & Garbage Areas	2046	2043	3	0	3	1	2,899.00	2,899.00	2,899.00	0.00				
Sewer Line Repair/Replace	2046	2044	2	0	2	1	21,000.00	21,000.00	0.00	21,000.00				
Tree Trimming & Pruning (Elevated)	2046	2041	5	0	5	1	5,500.00	5,500.00	5,500.00	0.00	59,798.00	1,280,171.40	1,280,171.40	2046
Bark Mulch 1	2047	2045	2	0	2	15	1,762.00	26,430.00	2,087.00	24,343.00				
Dryer Vent Cleaning	2047	2045	2	0	2	80	53.36	4,269.00	4,269.00	0.00				
FHA Approval	2047	2044	3	0	3	1	1,390.00	1,390.00	1,390.00	0.00				
Gutter Repairs & Maintenance	2047	2044	3	0	3	1	5,750.00	5,750.00	5,750.00	0.00				
Painting - Exterior Buildings & Trim	2047	2040	7	0	7	10	27,950.00	279,500.00	0.00	279,500.00				
Pressure Washing - Sidewalks	2047	2044	3	0	3	1	5,196.00	5,196.00	5,196.00	0.00	322,535.00	1,208,360.55	1,208,360.55	2047
Bark Mulch 2	2048	2046	2	0	2	9	1,815.00	16,335.00	16,335.00	0.00				
Building Envelope Inspection	2048	1980	10	0	10	1	9,425.00	9,425.00	9,425.00	0.00				
Chimney Inspections & Cleaning - Exterior	2048	2045	3	0	3	80	208.00	16,640.00	0.00	16,640.00				
Exterior Building Repairs (2048)	2048	2041	7	0	7	1	53,872.00	53,872.00	53,872.00	0.00				
Pressure Washing - Stairways & Landings	2048	2045	3	0	3	1	4,707.00	4,707.00	4,707.00	0.00				
Sewer Line Repair/Replace	2048	2046	2	0	2	1	21,500.00	21,500.00	0.00	21,500.00	122,479.00	1,336,605.70	1,336,605.70	2048
Bark Mulch 1	2049	2047	2	0	2	15	1,870.00	28,050.00	2,087.00	25,963.00				
Carport Support Poles - Replacement 1	2049	2029	20	0	20	1	43,750.00	43,750.00	43,750.00	0.00				
Concrete Walkway - Repairs	2049	2044	5	0	5	599	20.28	12,147.72	12,147.72	0.00				
Curb Repair	2049	2044	5	0	5	1	5,379.00	5,379.00	5,379.00	0.00				
Contingency Reserve Expenses	2049	2046	3	0	3	1	27,125.00	27,125.00	27,125.00	0.00				
Decks, Landings & Stairs - Repair/Replace	2049	2046	3	0	3	1	38,500.00	38,500.00	38,500.00	0.00				
Dryer Vent Cleaning	2049	2047	2	0	2	80	56.61	4,529.00	4,529.00	0.00				
Fence: Wood - Repairs	2049	2042	7	0	7	240	52.73	12,655.20	12,655.20	0.00				
Irrigation Controller - Replacement	2049	2034	15	-5	20	1	2,028.00	2,028.00	2,028.00	0.00				
Landscaping - Renovation	2049	2044	5	0	5	1	4,375.00	4,375.00	4,375.00	0.00				
Lighting - Exterior Repairs/Replacement	2049	2044	5	0	5	1	4,375.00	4,375.00	4,375.00	0.00				
Pressure Washing - Curbs & Garbage Areas	2049	2046	3	0	3	1	6,125.00	6,125.00	6,125.00	0.00				
Retaining Walls & Handrails - Repair	2049	2039	10	0	10	1	10,141.00	10,141.00	10,141.00	0.00				
Tree Trimming & Pruning (Moderate)	2049	2046	3	0	3	1	5,000.00	5,000.00	5,000.00	0.00				
Wood Trash/Recycle Enclosures - Repair	2049	2044	5	0	5	1	4,178.00	4,178.00	4,178.00	0.00	208,357.92	1,378,971.93	1,378,971.93	2049

Bark Mulch 2	2050	2048	2	0	2	9	1,926.00	17,334.00	17,334.00	0.00				
Carport Support Poles - Replacement 2	2050	2030	20	0	20	1	43,750.00	43,750.00	43,750.00	0.00				
Chimney Inspections (Exterior) & Cleaning	2050	2047	3	0	3	1	13,125.00	13,125.00	13,125.00	0.00				
Decks, Landings & Stairs - Repair/Replace	2050	2047	3	0	3	1	38,500.00	15,000.00	15,000.00	0.00				
Exterior Building Repairs (2050)	2050	2043	7	0	7	1	53,872.00	53,872.00	53,872.00	0.00				
FHA Approval	2050	2047	3	0	3	1	1,495.00	1,495.00	1,495.00	0.00				
Gutter Repairs & Maintenance	2050	2047	3	0	3	1	6,000.00	6,000.00	6,000.00	0.00				
Insurance Deductible	2050	2040	10	0	10	1	25,000.00	25,000.00	0.00	25,000.00				
Pressure Washing - Sidewalks	2050	2045	5	0	5	1	6,279.00	6,279.00	6,279.00	0.00				
Sewer Line Repair/Replace	2050	2048	2	0	2	1	22,000.00	22,000.00	0.00	22,000.00	203,855.00	1,425,841.08	1,425,841.08	2050
Asphalt - Replacement	2051	2021	30	0	30	49,250	3.54	174,345.00	174,345.00	0.00				
Bark Mulch 1	2051	2049	2	0	2	15	1,984.00	29,760.00	2,087.00	27,673.00				
Chimney Inspections & Cleaning - Exterior	2051	2048	3	0	3	80	227.00	18,160.00	0.00	18,160.00				
Dryer Vent Cleaning	2051	2049	2	0	2	80	60.06	4,805.00	4,805.00	0.00				
Exterior Building Repairs (2021)	2051	2044	7	0	7	1	35,000.00	35,000.00	35,000.00	0.00				
Landscaping - Renovation	2051	2046	5	0	5	1	15,000.00	15,000.00	15,000.00	0.00				
Plumbing Study	2051	2011	40	0	40	1	11,590.04	11,590.04	11,590.04	0.00				
Pressure Washing - Stairways & Landings	2051	2046	5	0	5	1	2,692.00	2,692.00	2,692.00	0.00				
Tree Trimming & Pruning (Elevated)	2051	2046	5	0	5	1	6,000.00	6,000.00	6,000.00	0.00				
Unit Sign Lights - Replacement	2051	2021	30	0	30	80	150.00	12,000.00	12,000.00	0.00	309,352.04	1,367,213.19	1,367,213.19	2051
Asphalt Repairs	2052	2047	5	0	5	1	4,259.34	4,259.34	4,259.34	0.00				
Bark Mulch 2	2052	2050	2	0	2	9	2,043.00	18,387.00	18,387.00	0.00				
Carport Support Poles - Replacement 3	2052	2022	30	0	30	1	43,750.00	43,750.00	43,750.00	0.00				
Exterior Building Repairs (2022)	2052	2045	7	0	7	1	35,000.00	35,000.00	35,000.00	0.00				
Pressure Washing - Curbs & Garbage Areas	2052	2047	5	0	5	1	3,677.00	3,677.00	3,677.00	0.00				
Sewer Line Repair/Replace	2052	2050	2	0	2	1	22,500.00	22,500.00	0.00	22,500.00				
Tree Trimming & Pruning (Moderate)	2052	2049	3	0	3	1	5,500.00	5,500.00	5,500.00	0.00	133,073.34	1,484,864.00	1,484,864.00	2052
Asphalt - Repairs	2053	2048	5	0	5	1	8,095.00	8,095.00	8,095.00	0.00				
Asphalt - Seal Coat 1	2023	2018	5	0	5	49,250	0.42	20,685.00	20,685.00	0.00				
Bark Mulch 1	2053	2051	2	0	2	15	2,104.00	31,560.00	2,087.00	29,473.00				
Building Lights - Replacement	2053	2023	30	0	30	240	165.15	39,636.00	39,636.00	0.00				
Common Area Lights - Replacement	2053	2028	25	0	25	1	56,100.00	56,100.00	56,100.00	0.00				
Concrete Curbs & Sidewalks - Repair/Replace	2053	2038	15	0	15	1	28,500.00	28,500.00	28,500.00	0.00				
Dryer Vent Cleaning	2053	2051	2	0	2	80	63.71	5,097.00	5,097.00	0.00				
Exterior Building Repairs (2023)	2053	2046	7	0	7	1	20,000.00	20,000.00	20,000.00	0.00				
Fence Repairs	2053	2043	10	0	10	1	5,700.00	5,700.00	5,700.00	0.00				

FHA Approval	2053	2050	3	0	3	1	1,550.00	1,550.00	1,550.00	0.00				
Gutter Repairs & Maintenance	2053	2050	3	0	3	1	7,125.00	7,125.00	7,125.00	0.00				
Lighting Unit Sign Lights Replace	2053	2023	30	0	30	80	285.00	22,800.00	22,800.00	0.00				
Pressure Washing - Sidewalks	2053	2048	5	0	5	1	7,350.00	7,350.00	7,350.00	0.00				
Retaining Walls & Handrails - Repair	2053	1980	10	0	10	1	11,025.00	11,025.00	11,025.00	0.00				
Storage Closet Door Repair/Replace	2053	2038	15	0	15	7	2,750.00	19,250.00	19,250.00	0.00				
Tree Trimming & Pruning (Moderate)	2053	2050	3	0	3	1	3,800.00	3,800.00	3,800.00	0.00				
Wood Trash/Recycle Enclosures - Repair	2053	2012	5	0	5	1	4,750.00	4,750.00	4,750.00	0.00	293,023.00	1,442,565.15	1,442,565.15	2053
Bark Mulch 2	2054	2052	2	0	2	9	2,168.00	19,512.00	19,512.00	0.00				
Chimney Inspections & Cleaning - Exterior	2054	2051	3	0	3	80	247.00	19,760.00	0.00	19,760.00				
Concrete Curbs & Sidewalks - Repair/Replace	2054	2039	15	0	15	1	14,250.00	14,250.00	14,250.00	0.00				
Entry Monument (Renovation)	2054	2044	10	0	10	1	18,050.00	18,050.00	18,050.00	0.00				
Insurance Deductible	2054	2047	7	0	7	1	25,000.00	25,000.00	25,000.00	0.00				
Landscaping - Renovation	2054	2049	5	0	5	1	19,000.00	19,000.00	19,000.00	0.00				
Painting - Exterior Buildings & Trim	2054	2047	7	0	7	10	33,820.00	338,200.00	0.00	338,200.00				
Plumbing Study	2054	2034	20	0	20	1	22,025.00	22,025.00	22,025.00	0.00				
Pressure Washing - Stairways & Landings	2054	2049	5	0	5	1	7,525.00	7,525.00	7,525.00	0.00				
Sewer Line Repair/Replace	2054	2052	2	0	2	1	29,450.00	29,450.00	29,450.00	0.00	512,772.00	1,180,517.30	1,180,517.30	2054
Bark Mulch 1	2055	2053	2	0	2	15	2,233.00	33,495.00	2,087.00	31,408.00				
Concrete Curbs & Sidewalks - Repair/Replace	2055	2040	15	0	15	1	14,250.00	14,250.00	14,250.00	0.00				
Dryer Vent Cleaning	2055	2053	2	0	2	80	67.60	5,408.00	5,408.00	0.00				
Mailboxes - Repair	2055	2051	4	0	4	1	1,225.00	1,225.00	1,225.00	0.00				
Pressure Washing - Curbs & Garbage Areas	2055	2052	3	0	3	1	7,725.00	7,725.00	7,725.00	0.00				
Roof & Gutter - Replacement (Phase 1)	2055	2025	30	0	30	1	299,250.00	299,250.00	299,250.00	0.00	361,353.00	1,077,410.17	1,077,410.17	2055
Bark Mulch 2	2056	2054	2	0	2	9	2,300.00	20,700.00	20,700.00	0.00				
FHA Approval	2056	2053	3	0	3	1	1,575.00	1,575.00	1,575.00	0.00				
Gutter Repairs & Maintenance	2056	2053	3	0	3	1	7,600.00	7,600.00	7,600.00	0.00				
Landscaping - Renovation	2056	2051	5	0	5	1	15,000.00	15,000.00	15,000.00	0.00				
Pressure Washing - Sidewalks	2056	2051	5	0	5	1	7,905.00	7,905.00	7,905.00	0.00				
Roof & Gutter - Replacement (Phase 2)	2056	2026	30	0	30	1	308,250.00	308,250.00	308,250.00	0.00				
Sewer Line Repair/Replace	2056	2054	2	0	2	1	30,400.00	30,400.00	0.00	30,400.00				
Tree Trimming & Pruning (Elevated)	2056	2053	3	0	3	1	6,650.00	6,650.00	6,650.00	0.00	398,080.00	945,323.42	945,323.42	2056
Bark Mulch 1	2057	2055	2	0	2	15	2,369.00	35,535.00	2,087.00	33,448.00				
Chimney Inspections & Cleaning - Exterior	2057	2054	3	0	3	80	269.00	21,520.00	0.00	21,520.00				
Dryer Vent Cleaning	2057	2055	2	0	2	80	71.71	5,737.00	5,737.00	0.00				

Electrical Study	2057	2017	40	0	40	1	15,075.00	15,075.00	15,075.00	0.00				
Pressure Washing - Stairways & Landings	2057	2052	5	0	5	1	7,725.00	7,725.00	7,725.00	0.00				
Roof & Gutter - Replacement (Phase 3)	2057	2027	30	0	30	1	317,500.00	317,500.00	317,500.00	0.00	403,092.00	816,204.47	816,204.47	2057



Total Asset Summary..... 8,435,393 6,426,432 2,008,961 8,435,393

* Future expenses are calculated at a 2.5% growth, compounded yearly.

** Minimum projected Reserve balance threshold..... Year: 2024 Amount: 106,436.13

Key:

Repairs Completed - Actual Cost/Current Year (In Blue Font)

- Completed Components (Prior Years)
- Components Not Included in Previous Reserve Study
- Large Component Costs >\$10K
- Projected Reserve Acct. Balances/Year
- Components Moved from Prior or Subsequent Years
- Unfunded in Previous Reserve Study



Reviewed: 10/25/2023

Year	Reserves	Multiplier	Num. Year	% Chg/yr	Avg/Unit/Mo
2014	53,004	1.010	-4	0.95%	0.52
2015	54,864	1.054	-3	5.39%	1.94
2016	56,784	1.069	-2	6.90%	2.00
2017	63,030	1.110	-1	11.00%	6.51
2018	72,000	1.142	0	14.23%	9.34
2019	74,340	1.035	1	3.50%	2.44
2020	80,287	1.080	2	8.00%	6.20
2021	86,710	1.080	3	8.00%	6.69
2022	93,647	1.080	4	8.00%	7.23
2023	102,075	1.090	5	9.00%	8.78
2024	132,700	1.300	6	30.00%	31.90
2025	159,240	1.200	7	20.00%	27.65
2026	191,088	1.200	8	20.00%	33.18
2027	229,306	1.200	9	20.00%	39.81
2028	275,167	1.200	10	20.00%	47.77
2029	283,422	1.030	11	3.00%	8.60
2030	291,924	1.030	12	3.00%	8.86
2031	300,682	1.030	13	3.00%	9.12
2032	309,703	1.030	14	3.00%	9.40
2033	318,994	1.030	15	3.00%	9.68
2034	328,563	1.030	16	3.00%	9.97
2035	338,420	1.030	17	3.00%	10.27
2036	348,573	1.030	18	3.00%	10.58
2037	359,030	1.030	19	3.00%	10.89
2038	341,079	0.950	20	-5.00%	-18.70
2039	324,025	0.950	21	-5.00%	-17.76
2040	307,823	0.950	22	-5.00%	-16.88
2041	292,432	0.950	23	-5.00%	-16.03
2042	277,811	0.950	24	-5.00%	-15.23
2043	263,920	0.950	25	-5.00%	-14.47
2044	250,724	0.950	26	-5.00%	-13.75
2045	250,724	1.000	27	0.00%	0.00
2046	250,724	1.000	28	0.00%	0.00
2047	250,724	1.000	29	0.00%	0.00
2048	250,724	1.000	30	0.00%	0.00
2049	250,724	1.000	31	0.00%	0.00

2050	250,724	1.000	32	0.00%	0.00
2051	250,724	1.000	33	0.00%	0.00
2052	250,724	1.000	34	0.00%	0.00
2053	250,724	1.000	35	0.00%	0.00
2054	250,724	1.000	36	0.00%	0.00
2055	258,246	1.030	37	3.00%	7.84
2056	265,993	1.030	38	3.00%	8.07
2057	273,973	1.030	39	3.00%	8.31
2058	282,192	1.030	40	3.00%	8.56
2059	290,658	1.030	41	3.00%	8.82
2060	299,378	1.030	42	3.00%	9.08
2061	308,359	1.030	43	3.00%	9.36
2062	317,610	1.030	44	3.00%	9.64
2063	327,138	1.030	45	3.00%	9.93



Reviewed: 10/25/2023