

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: 11/17/2021

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
Description	Year	Serv.	Rep.	Adj.	Rem.	Units	Cost	Actual	Previous	Revision	Expenditures	Proj. Balance	Act. Balance	Year
Bark Mulch 3	2021	2018	3	0	3	1	3,500.00	1,758.90	1,758.90	0.00				
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	25,000.00	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				

Pressure Washing - Stairways & Landings	2021	2016	5	0	5	1	6,500.00	6,001.33	6,001.33	0.00				
Siding Repairs, Replacement, Maintenance	2021	2018	3	0	3	1	25,000.00	52,128.42	0.00	52,128.42				
Storage Closet Door Repair/Replace	2021	2006	15	0	15	7	1,098.90	7,692.30	0.00	7,692.30				
Tree Trimming & Pruning (Elevated)	2021	2016	5	0	5	1	3,000.00	1,210.00	1,210.00	0.00	114,593.54	116,814.89	116,814.89	2021
Asphalt Repairs	2022	2017	5	0	5	1	4,259.34	4,259.34	4,259.34	0.00				
Bark Mulch 1	2022	2017	5	0	5	1	1,938.00	1,938.00	1,938.00	0.00				
Concrete Curbs & Sidewalks - Repair/Replace	2022	2007	15	0	15	1	7,500.00	7,500.00	7,500.00	0.00				
Dryer Vent Cleaning	2022	2020	2	0	2	1	1,600.00	1,600.00	0.00	1,600.00				
Exterior Building Repairs (2022)	2022	2015	7	0	7	1	35,000.00	35,000.00	35,000.00	0.00				
Fence Repairs	2022	2012	10	0	10	1	3,000.00	3,000.00	0.00	3,000.00				
Gutter Repairs & Maintenance	2022	2019	3	0	3	1	3,500.00	3,500.00	0.00	3,500.00				
Lighting Unit Sign Lights Replace	2022	1992	30	0	30	80	150.00	12,000.00	12,000.00	0.00				
Pressure Washing - Curbs & Garbage Areas	2022	2017	5	0	5	1	3,677.00	3,677.00	3,677.00	0.00				
Retaining Walls & Handrails - Repair	2022	1980	10	0	10	1	5,795.01	0.00	5,795.01	-5,795.01				
Storage Closet Door Repair/Replace	2022	2007	15	0	15	7	1,430.00	10,010.00	0.00	10,010.00				
Wood Trash/Recycle Enclosures - Repair	2022	2012	5	0	5	1	2,500.00	2,500.00	2,387.55	112.45	84,984.34	132,969.30	132,969.30	2022
Asphalt - Seal Coat 1	2023	2018	5	0	5	49,250	0.22	10,835.00	10,835.00	0.00				
Bark Mulch 2	2023	2018	5	0	5	1	1,987.00	1,987.00	1,987.00	0.00				
Building Lights - Replacement	2023	1993	30	0	30	240	86.92	20,860.80	20,860.80	0.00				
Common Area Lights - Replacement	2023	1998	25	0	25	1	29,510.08	29,510.08	29,510.08	0.00				
Concrete Curbs & Sidewalks - Repair/Replace	2023	2008	15	0	15	1	7,500.00	7,500.00	7,500.00	0.00				
FHA Approval	2023	2020	3	0	3	1	765.00	765.00	0.00	765.00				
Gutter Repairs & Maintenance	2023	2020	3	0	3	1	3,750.00	3,750.00	0.00	3,750.00				
Plumbing Study	2023	2003	20	0	20	1	11,590.04	11,590.04	11,590.04	0.00				
Pressure Washing - Sidewalks	2023	2018	5	0	5	1	3,863.00	3,863.00	3,863.00	0.00				
Tree Trimming & Pruning (Moderate)	2023	2020	3	0	3	1	2,000.00	2,000.00	2,000.00	0.00	92,660.92	149,538.23	149,538.23	2023
Bark Mulch 3	2024	2019	5	0	5	1	1,987.00	1,987.00	1,987.00	0.00				
Concrete Curbs & Sidewalks - Repair/Replace	2024	2009	15	0	15	1	7,500.00	7,500.00	7,500.00	0.00				
Dryer Vent Cleaning	2024	2022	2	0	2	1	1,700.00	1,700.00	0.00	1,700.00				
Entry Monument (Renovation)	2024	2014	10	0	10	1	9,500.00	9,500.00	0.00	9,500.00				
Landscaping - Renovation	2024	2019	5	0	5	1	10,000.00	10,000.00	10,000.00	0.00				
Pressure Washing - Stairways & Landings	2024	2019	5	0	5	1	3,960.00	3,960.00	3,960.00	0.00	34,647.00	232,859.47	232,859.47	2024
Bark Mulch 1	2025	2020	5	0	5	1	2,087.00	2,087.00	2,087.00	0.00				
Concrete Curbs & Sidewalks - Repair/Replace	2025	2010	15	0	15	1	7,500.00	7,500.00	7,500.00	0.00				
Insurance Deductible	2025	2024	1	0	1	1	10,000.00	10,000.00	10,000.00	0.00				
Mailboxes - Repair	2025	2021	4	0	4	1	632.70	632.70	632.70	0.00				
Pressure Washing - Curbs & Garbage Areas	2025	2022	3	0	3	1	4,059.00	4,059.00	4,059.00	0.00				
Roof & Gutter - Replacement (Phase 1)	2025	1995	30	0	30	1	157,500.00	157,500.00	157,500.00	0.00	181,778.70	178,486.46	178,486.46	2025
Bark Mulch 2	2026	2021	5	0	5	1	2,140.00	2,140.00	2,140.00	0.00				

Dryer Vent Cleaning	2026	2024	2	0	2	1	1,800.00	1,800.00	0.00	1,800.00				
FHA Approval	2026	2023	3	0	3	1	825.00	825.00	0.00	825.00				
Gutter Repairs & Maintenance	2026	2023	3	0	3	1	4,000.00	4,000.00	0.00	4,000.00				
Landscaping - Renovation	2026	2021	5	0	5	1	5,381.25	5,381.25	5,381.25	0.00				
Pressure Washing - Sidewalks	2026	2021	5	0	5	1	4,160.00	4,160.00	4,160.00	0.00				
Tree Trimming & Pruning (Elevated)	2026	2023	3	0	3	1	3,500.00	3,500.00	3,500.00	0.00	21,806.25	291,730.25	291,730.25	2026
Bark Mulch 3	2027	2022	5	0	5	1	2,193.00	2,193.00	2,193.00	0.00				
Electrical Study	2027	1987	40	0	40	1	11,590.00	11,590.00	11,590.00	0.00				
Painting - Exterior Siding, Trim, & Carports	2027	2020	7	0	7	1	115,831.41	115,831.41	115,831.41	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 2)	2027	1997	30	0	30	1	150,000.00	150,000.00	150,000.00	0.00	283,673.41	151,209.88	151,209.88	2027
Bark Mulch 1	2028	2023	5	0	5	1	2,248.00	2,248.00	2,248.00	0.00				
Dryer Vent Cleaning	2028	2026	2	0	2	1	1,900.00	1,900.00	0.00	1,900.00				
Metal Chimney Caps - Replacement	2028	2013	15	0	15	1	7,162.64	7,162.64	7,162.64	0.00	11,310.64	291,641.46	291,641.46	2028
Bark Mulch 2	2029	2024	5	0	5	1	2,304.00	2,304.00	2,304.00	0.00				
FHA Approval	2029	2026	3	0	3	1	890.00	890.00	0.00	890.00				
Gutter Repairs & Maintenance	2029	2026	3	0	3	1	4,250.00	4,250.00	0.00	4,250.00				
Pressure Washing - Curbs & Garbage Areas	2029	2024	5	0	5	1	4,480.00	4,480.00	4,480.00	0.00				
Roof & Gutter - Replacement (Phase 3)	2029	1999	30	0	30	1	165,375.00	165,375.00	165,375.00	0.00				
Tree Trimming & Pruning (Moderate)	2029	2026	3	0	3	1	2,500.00	2,500.00	2,500.00	0.00	179,799.00	272,689.22	272,689.22	2029
Asphalt - Overlay	2030	2006	24	0	24	49,250	2.32	114,260.00	114,260.00	0.00				
Bark Mulch 3	2030	2025	5	0	5	1	2,362.00	2,362.00	2,362.00	0.00				
Chain Link Fence - Replacement	2030	1980	50	0	50	911	30.13	27,448.43	27,448.43	0.00				
Dryer Vent Cleaning	2030	2028	2	0	2	1	2,000.00	2,000.00	0.00	2,000.00				
Gutters & Downspouts - Partial Replacement	2030	1980	50	0	50	1	55,331.40	55,331.40	55,331.40	0.00				
Pressure Washing - Sidewalks	2030	2025	5	0	5	1	4,592.00	4,592.00	4,592.00	0.00	205,993.83	237,192.95	237,192.95	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	2026	5	0	5	1	2,421.00	2,421.00	2,421.00	0.00				
Insurance Deductible	2031	2030	1	0	1	1	10,000.00	10,000.00	10,000.00	0.00				
Landscaping - Renovation	2031	2026	5	0	5	1	15,000.00	15,000.00	15,000.00	0.00				
Pressure Washing - Stairways & Landings	2031	2028	3	0	3	1	4,707.00	4,707.00	4,707.00	0.00				
Tree Trimming & Pruning (Elevated)	2031	2028	3	0	3	1	4,000.00	4,000.00	4,000.00	0.00	43,537.52	374,382.84	374,382.84	2031
Bark Mulch 2	2032	2027	5	0	5	1	2,481.00	2,481.00	2,481.00	0.00				
Dryer Vent Cleaning	2032	2030	2	0	2	1	2,100.00	2,100.00	0.00	2,100.00				
FHA Approval	2032	2029	3	0	3	1	960.00	960.00	0.00	960.00				
Gutter Repairs & Maintenance	2032	2029	3	0	3	1	4,500.00	4,500.00	0.00	4,500.00				
Tree Trimming & Pruning (Moderate)	2032	2029	3	0	3	1	3,000.00	3,000.00	3,000.00	0.00				
Bark Mulch 2	2032	2027	5	0	5	1	2,481.00	2,481.00	2,481.00	0.00	5,481.00	560,472.90	560,472.90	2032
Bark Mulch 3	2033	2028	5	0	5	1	2,607.00	2,543.00	2,543.00	0.00				

Pressure Washing - Curbs & Garbage Areas	2033	2028	5	0	5	1	3,532.00	3,532.00	3,532.00	0.00	6,075.00	757,463.23	757,463.23	2033
Bark Mulch 1	2034	2029	5	0	5	1	2,672.00	2,607.00	2,607.00	0.00				
Dryer Vent Cleaning	2034	2032	2	0	2	1	2,200.00	2,200.00	0.00	2,200.00				
Entry Monument (Renovation)	2034	2024	10	0	10	1	11,875.00	11,875.00	0.00	11,875.00				
Pressure Washing - Sidewalks	2034	2029	5	0	5	1	3,677.00	3,677.00	3,677.00	0.00				
Window - Replacement	2034	2029	5	0	5	1	350,000.00	350,000.00	350,000.00	0.00	370,359.00	602,353.47	602,353.47	2034
Bark Mulch 2	2035	2030	5	0	5	1	2,481.00	2,672.00	2,672.00	0.00				
FHA Approval	2035	2032	3	0	3	1	1,035.00	1,035.00	0.00	1,035.00				
Gutter Repairs & Maintenance	2035	2032	3	0	3	1	4,750.00	4,750.00	0.00	4,750.00				
Pressure Washing - Stairways & Landings	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	17,153.00	813,364.67	813,364.67	2035
Bark Mulch 3	2036	2031	5	0	5	1	2,543.00	2,739.00	2,739.00	0.00				
Dryer Vent Cleaning	2036	2034	2	0	2	1	2,300.00	2,300.00	0.00	2,300.00				
Landscaping - Renovation	2036	2031	5	0	5	1	15,000.00	15,000.00	15,000.00	0.00				
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	434,539.00	620,679.72	620,679.72	2036
Bark Mulch 1	2037	2032	5	0	5	1	2,672.00	2,807.00	2,807.00	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	440,956.00	421,577.77	421,577.77	2037
Bark Mulch 2	2038	2033	5	0	5	1	2,878.00	2,878.00	2,878.00	0.00				
Dryer Vent Cleaning	2038	2036	2	0	2	1	2,400.00	2,400.00	0.00	2,400.00				
FHA Approval	2038	2035	3	0	3	1	1,115.00	1,115.00	0.00	1,115.00				
Gutter Repairs & Maintenance	2038	2035	3	0	3	1	5,000.00	5,000.00	0.00	5,000.00				
Insurance Deductible	2038	2037	1	0	1	1	10,000.00	10,000.00	10,000.00	0.00				
Tree Trimming & Pruning (Moderate)	2038	2035	3	0	3	1	4,000.00	4,000.00	4,000.00	0.00	25,393.00	638,038.82	638,038.82	2038
Bark Mulch 3	2039	2034	5	0	5	1	2,950.00	2,950.00	2,950.00	0.00				
Carport Support Poles - Replacement 1	2039	2019	20	0	20	1	40,965.00	40,965.00	40,965.00	0.00				
Siding - Replacement Phase 3	2039	2034	5	0	5	1	430,500.00	430,500.00	430,500.00	0.00	474,415.00	405,477.87	405,477.87	2039
Bark Mulch 1	2040	2035	5	0	5	1	2,672.00	2,672.00	2,672.00	0.00				
Carport Support Poles - Replacement 2	2040	2020	20	0	20	1	41,990.00	41,990.00	41,990.00	0.00				
Dryer Vent Cleaning	2040	2038	2	0	2	1	2,500.00	2,500.00	0.00	2,500.00	47,162.00	588,077.21	588,077.21	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 2	2041	2036	5	0	5	1	2,878.00	2,099.00	2,099.00	0.00				
FHA Approval	2041	2038	3	0	3	1	1,200.00	1,200.00	0.00	1,200.00				
Gutter Repairs & Maintenance	2041	2038	3	0	3	1	5,250.00	5,250.00	0.00	5,250.00				
Landscaping - Renovation	2041	2036	5	0	5	1	15,000.00	15,000.00	15,000.00	0.00				
Tree Trimming & Pruning (Elevated)	2041	2036	5	0	5	1	5,000.00	5,000.00	5,000.00	0.00	263,549.00	542,801.49	542,801.49	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 3	2042	2037	5	0	5	1	2,950.00	3,176.00	3,176.00	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				
Dryer Vent Cleaning	2042	2040	2	0	2	1	2,600.00	2,600.00	0.00	2,600.00	475,776.00	274,385.11	274,385.11	2042
Bark Mulch 1	2043	2038	5	0	5	1	2,672.00	3,256.00	3,256.00	0.00				
Tree Trimming & Pruning (Moderate)	2043	2040	3	0	3	1	4,500.00	4,500.00	4,500.00	0.00	7,756.00	463,620.74	463,620.74	2043
Bark Mulch 2	2044	2039	5	0	5	1	2,878.00	3,337.00	3,337.00	0.00				
Dryer Vent Cleaning	2044	2042	2	0	2	1	2,700.00	2,700.00	0.00	2,700.00	13,793.00	420,598.56	420,598.56	2043
Entry Monument (Renovation)	2044	2034	10	0	10	1	14,850.00	14,850.00	0.00	14,850.00				
FHA Approval	2044	2041	3	0	3	1	1,290.00	1,290.00	0.00	1,290.00	22,177.00	439,350.16	439,350.16	2044
Gutter Repairs & Maintenance	2044	2041	3	0	3	1	5,500.00	5,500.00	0.00	5,500.00				
Bark Mulch 3	2045	2040	5	0	5	1	2,950.00	3,421.00	3,421.00	0.00				
Insurance Deductible	2045	2044	1	0	1	1	10,000.00	10,000.00	10,000.00	0.00	13,421.00	603,714.11	603,714.11	2045
Bark Mulch 1	2046	2041	5	0	5	1	2,950.00	3,506.00	3,506.00	0.00				
Dryer Vent Cleaning	2046	2044	2	0	2	1	2,800.00	2,800.00	0.00	2,800.00				
Landscaping - Renovation	2046	2041	5	0	5	1	15,000.00	15,000.00	15,000.00	0.00				
Tree Trimming & Pruning (Elevated)	2046	2041	5	0	5	1	5,500.00	5,500.00	5,500.00	0.00	5,500.00	758,220.57	758,220.57	2046
Bark Mulch 2	2047	2042	5	0	5	1	2,672.00	3,594.00	3,594.00	0.00				
FHA Approval	2047	2044	3	0	3	1	1,390.00	1,390.00	0.00	1,390.00				
Gutter Repairs & Maintenance	2047	2044	3	0	3	1	5,750.00	5,750.00	0.00	5,750.00	10,734.00	891,492.38	891,492.38	2047
Bark Mulch 3	2048	2043	5	0	5	1	2,878.00	3,684.00	3,684.00	0.00				
Building Envelope Inspection	2048	1980	10	0	10	1	9,425.00	9,425.00	9,425.00	0.00				
Dryer Vent Cleaning	2048	2046	2	0	2	1	2,900.00	2,900.00	0.00	2,900.00				
Exterior Building Repairs (2048)	2048	2013	7	0	7	1	53,872.00	53,872.00	53,872.00	0.00	69,881.00	951,216.60	951,216.60	2048
Bark Mulch 1	2049	2044	5	0	5	1	2,950.00	3,776.00	3,776.00	0.00	3,776.00	1,077,045.83	1,077,045.83	2049
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				
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	179,554.92	1,027,096.14	1,027,096.14	2049
Bark Mulch 2	2050	2045	5	0	5	1	2,672.00	3,870.00	3,870.00	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				
Dryer Vent Cleaning	2050	2048	2	0	2	1	3,000.00	3,000.00	0.00	3,000.00				
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	0.00	1,495.00				
Gutter Repairs & Maintenance	2050	2047	3	0	3	1	6,000.00	6,000.00	0.00	6,000.00				
Pressure Washing - Sidewalks	2050	2045	5	0	5	1	6,279.00	6,279.00	6,279.00	0.00	146,391.00	1,010,310.37	1,010,310.37	2050
Asphalt - Replacement	2051	2021	30	0	30	49,250	3.54	174,345.00	174,345.00	0.00				
Bark Mulch 3	2051	2046	5	0	5	1	2,950.00	2,950.00	2,950.00	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	259,577.04	880,338.56	880,338.56	2051
Asphalt Repairs	2052	2047	5	0	5	1	4,259.34	4,259.34	4,259.34	0.00				
Bark Mulch 1	2052	2047	5	0	5	1	2,950.00	3,776.00	3,776.00	0.00				
Carport Support Poles - Replacement 3	2052	2022	30	0	30	1	43,750.00	43,750.00	43,750.00	0.00				
Dryer Vent Cleaning	2052	2050	2	0	2	1	3,100.00	3,100.00	0.00	3,100.00				
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				
Tree Trimming & Pruning (Moderate)	2052	2049	3	0	3	1	5,500.00	5,500.00	5,500.00	0.00	99,062.34	910,881.45	910,881.45	2052
Bark Mulch 2	2053	2048	5	0	5	1	2,672.00	3,594.00	3,594.00	0.00				
FHA Approval	2053	2050	3	0	3	1	1,495.00	1,495.00	0.00	1,495.00				
Gutter Repairs & Maintenance	2053	2050	3	0	3	1	6,000.00	6,000.00	0.00	6,000.00	11,089.00	1,029,397.68	1,029,397.68	2053
Bark Mulch 3	2054	2049	5	0	5	1	2,878.00	3,684.00	3,684.00	0.00				
Dryer Vent Cleaning	2054	2052	2	0	2	1	3,200.00	3,200.00	0.00	3,200.00				
Entry Monument (Renovation)	2054	2044	10	0	10	1	18,565.00	18,565.00	0.00	18,565.00				
Roof - Replacement (Phase 1)	2054	2024	30	0	30	1	322,501.00	322,501.00	322,501.00	322,501.00	347,950.00	811,052.91	811,052.91	2054
Bark Mulch 1	2055	2050	5	0	5	1	2,950.00	3,776.00	3,776.00	3,776.00				
Roof - Replacement (Phase 2)	2055	2025	30	0	30	1	338,626.00	338,626.00	338,626.00	338,626.00	342,402.00	598,256.14	598,256.14	2055
Bark Mulch 2	2056	2051	5	0	5	1	2,672.00	3,594.00	3,594.00	3,594.00				
Dryer Vent Cleaning	2056	2054	2	0	2	1	3,300.00	3,300.00	0.00	3,300.00				
FHA Approval	2056	2053	3	0	3	1	1,610.00	1,610.00	0.00	1,610.00				
Gutter Repairs & Maintenance	2056	2053	3	0	3	1	6,250.00	6,250.00	0.00	6,250.00				
Landscaping - Renovation	2056	2051	5	0	5	1	15,000.00	15,000.00	15,000.00	0.00				
Roof - Replacement (Phase 3)	2056	2026	30	0	30	1	355,557.00	355,557.00	355,557.00	355,557.00				
Tree Trimming & Pruning (Elevated)	2056	2051	5	0	5	1	6,000.00	6,000.00	6,000.00	0.00	391,311.00	336,550.36	336,550.36	2056

Total Asset Summary..... 5,761,055 5,495,685 1,289,425 5,740,018

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

** Minimum projected Reserve balance threshold..... Year: 2021 Amount: 116,814.89

Key:

- Completed Components
- 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



Revised: 11/17/2021

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

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	101,139	1.080	5	8.00%	7.80
2024	109,230	1.080	6	8.00%	8.43
2025	117,968	1.080	7	8.00%	9.10
2026	127,406	1.080	8	8.00%	9.83
2027	135,050	1.060	9	6.00%	7.96
2028	143,153	1.060	10	6.00%	8.44
2029	151,742	1.060	11	6.00%	8.95
2030	160,847	1.060	12	6.00%	9.48
2031	170,498	1.060	13	6.00%	10.05
2032	180,727	1.060	14	6.00%	10.66
2033	191,571	1.060	15	6.00%	11.30
2034	203,065	1.060	16	6.00%	11.97
2035	215,249	1.060	17	6.00%	12.69
2036	228,164	1.060	18	6.00%	13.45
2037	241,854	1.060	19	6.00%	14.26
2038	241,854	1.000	20	0.00%	0.00
2039	241,854	1.000	21	0.00%	0.00
2040	241,854	1.000	22	0.00%	0.00
2041	229,761	0.950	23	-5.00%	-12.60
2042	218,273	0.950	24	-5.00%	-11.97
2043	207,360	0.950	25	-5.00%	-11.37
2044	196,992	0.950	26	-5.00%	-10.80
2045	187,142	0.950	27	-5.00%	-10.26
2046	177,785	0.950	28	-5.00%	-9.75
2047	160,006	0.900	29	-10.00%	-18.52
2048	144,006	0.900	30	-10.00%	-16.67
2049	129,605	0.900	31	-10.00%	-15.00

2050	129,605	1.000	32	0.00%	0.00
2051	129,605	1.000	33	0.00%	0.00
2052	129,605	1.000	34	0.00%	0.00
2053	129,605	1.000	35	0.00%	0.00
2054	129,605	1.000	36	0.00%	0.00
2055	129,605	1.000	37	0.00%	0.00
2056	129,605	1.000	38	0.00%	0.00
2057	129,605	1.000	39	0.00%	0.00
2058	129,605	1.000	40	0.00%	0.00
2059	129,605	1.000	41	0.00%	0.00
2060	129,605	1.000	42	0.00%	0.00
2061	129,605	1.000	43	0.00%	0.00
2062	129,605	1.000	44	0.00%	0.00
2063	129,605	1.000	45	0.00%	0.00

Prepared by:



Reviewed: 11/17/2021