

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

Prepared by:



Sellers. Buyers. Property Management.
503-319-5848 Cell-Text-MMS/SMS

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

Reviewed: 10/26/2022

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				
Exterior Lighting Replacement (2021)	2021	2011	10	0	10	1	12,000.00	0.00	12,000.00	-12,000.00				
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
Description	Year	Serv.	Rep.	Adj.	Rem.	Units	Cost	Actual	Previous	Revision	Expenditures	Proj. Balance	Act. Balance	Year
Asphalt Repairs	2022	2017	5	0	5	1	4,259.34	0.00	0.00	0.00				
Bark Mulch 1	2022	2017	5	0	5	1	1,938.00	0.00	0.00	0.00				
Concrete Curbs & Sidewalks - Repair/Replace	2022	2007	15	0	15	1	7,500.00	0.00	0.00	0.00				
Dryer Vent Cleaning	2022	2020	2	0	2	1	1,600.00	0.00	0.00	0.00				
Exterior Building Repairs (2022)	2022	2015	7	0	7	1	35,000.00	10,317.53	10,317.53	0.00				
Fence Repairs	2022	2012	10	0	10	1	3,000.00	0.00	0.00	0.00				
Gutter Repairs & Maintenance	2022	2019	3	0	3	1	3,500.00	3,825.00	3,825.00	0.00				
Lighting Unit Sign Lights Replace	2022	1992	30	0	30	80	150.00	0.00	0.00	0.00				
Pressure Washing - Curbs & Garbage Areas	2022	2017	5	0	5	1	3,677.00	1,699.23	1,699.23	0.00				
Retaining Walls & Handrails - Repair	2022	1980	10	0	10	1	5,795.01	0.00	0.00	0.00				
Sewer Line Repair/Replace	2022	2020	2	0	2	1	15,000.00	11,998.00	0.00	11,998.00				
Storage Closet Door Repair/Replace	2022	2007	15	0	15	7	1,430.00	1,125.00	10,010.00	-8,885.00				
Wood Trash/Recycle Enclosures - Repair	2022	2012	5	0	5	1	2,500.00	0.00	0.00	0.00	28,964.76	153,442.97	153,442.97	2022
Asphalt - Repairs	2023	2018	5	0	5	1	4,259.34	4,259.34	4,259.34	0.00				
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	3,925.00	3,925.00	3,925.00	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	15,000.00	15,000.00	15,000.00	0.00				
Dryer Vent Cleaning	2023	2021	2	0	2	1	1,600.00	1,600.00	1,600.00	0.00				
Exterior Building Repairs (2023)	2023	2016	7	0	7	1	10,317.53	10,317.53	10,317.53	0.00				
Fence Repairs	2023	2013	10	0	10	1	3,000.00	3,000.00	3,000.00	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	3,750.00	3,750.00	0.00				
Lighting Unit Sign Lights Replace	2023	1993	30	0	30	80	150.00	12,000.00	12,000.00	0.00				
Pressure Washing - Sidewalks	2023	2018	5	0	5	1	3,863.00	3,863.00	3,863.00	0.00				
Retaining Walls & Handrails - Repair	2023	1980	10	0	10	1	5,795.01	5,795.01	5,795.01	0.00				
Storage Closet Door Repair/Replace	2023	2008	15	0	15	7	1,430.00	10,010.00	8,885.00	1,125.00				
Tree Trimming & Pruning (Moderate)	2023	2020	3	0	3	1	2,000.00	2,000.00	2,000.00	0.00				
Wood Trash/Recycle Enclosures - Repair	2023	2012	5	0	5	1	2,500.00	2,500.00	2,500.00	0.00	140,025.76	115,492.43	115,492.43	2023
Bark Mulch 3	2024	2019	5	0	5	1	1,987.00	1,987.00	1,987.00	0.00				
Chimney Inspections & Cleaning - Exterior	2024	2021	3	0	80	100	8,000.00	8,000.00	0.00	8,000.00				
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	1,700.00	0.00				

Entry Monument (Renovation)	2024	2014	10	0	10	1	9,500.00	9,500.00	9,500.00	0.00				
Insurance Deductible	2024	2017	7	0	7	1	25,000.00	25,000.00	25,000.00	0.00				
Landscaping - Renovation	2024	2019	5	0	5	1	10,000.00	10,000.00	10,000.00	0.00				
Plumbing Study	2024	2004	20	0	20	1	11,590.04	11,590.04	11,590.04	0.00				
Pressure Washing - Stairways & Landings	2024	2019	5	0	5	1	3,960.00	3,960.00	3,960.00	0.00				
Sewer Line Repair/Replace	2024	2022	2	0	2	1	15,500.00	15,500.00	0.00	15,500.00	94,737.04	133,038.13	133,038.13	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	24,278.70	232,270.45	232,270.45	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	1,800.00	0.00				
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				
Pressure Washing - Sidewalks	2026	2021	5	0	5	1	4,160.00	4,160.00	4,160.00	0.00				
Roof & Gutter - Replacement (Phase 1)	2026	1996	30	0	30	1	154,500.00	154,500.00	154,500.00	0.00				
Sewer Line Repair/Replace	2026	2024	2	0	2	1	16,000.00	16,000.00	0.00	16,000.00				
Tree Trimming & Pruning (Elevated)	2026	2023	3	0	3	1	3,500.00	3,500.00	3,500.00	0.00	192,306.25	175,826.31	175,826.31	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				
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	167,842.00	157,432.64	157,432.64	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	1,900.00	0.00				
Metal Chimney Caps - Replacement	2028	2013	15	0	15	1	7,162.64	7,162.64	7,162.64	0.00				
Sewer Line Repair/Replace	2028	2026	2	0	2	1	16,500.00	16,500.00	0.00	16,500.00	27,810.64	294,015.16	294,015.16	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	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 - 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	176,967.00	176,967.00	176,967.00	0.00				
Tree Trimming & Pruning (Moderate)	2029	2026	3	0	3	1	2,500.00	2,500.00	2,500.00	0.00	191,391.00	283,456.64	283,456.64	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	2,000.00	0.00				
Gutters & Downspouts - Partial Replacement	2030	1980	50	0	50	1	55,331.40	55,331.40	55,331.40	0.00				

Painting - Exterior (Phase 1)	2030	2025	5	0	5	1	95,700.00	95,700.00	154,400.00	-58,700.00				
Pressure Washing - Sidewalks	2030	2025	5	0	5	1	4,592.00	4,592.00	4,592.00	0.00				
Sewer Line Repair/Replace	2030	2028	2	0	2	1	17,000.00	17,000.00	0.00	17,000.00	318,693.83	163,678.53	163,678.53	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	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				
Painting - Exterior (Phase 2)	2031	2026	5	0	5	1	98,575.00	98,575.00	0.00	98,575.00				
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	157,112.52	225,373.31	225,373.31	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	2,100.00	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				
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	3,000.00	463,061.34	463,061.34	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				
Pressure Washing - Curbs & Garbage Areas	2033	2028	5	0	5	1	3,532.00	3,532.00	3,532.00	0.00	9,607.00	710,990.53	710,990.53	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	2,200.00	0.00				
Entry Monument (Renovation)	2034	2024	10	0	10	1	11,875.00	11,875.00	0.00	11,875.00				
Pressure Washing - Sidewalks	2034	2029	5	0	5	1	3,677.00	3,677.00	3,677.00	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	388,359.00	598,195.25	598,195.25	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	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 - 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	875,895.43	875,895.43	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	2,300.00	0.00				
Landscaping - Renovation	2036	2031	5	0	5	1	15,000.00	15,000.00	15,000.00	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	453,039.00	738,349.34	738,349.34	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	634,970.75	634,970.75	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	2,400.00	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				
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	59,393.00	913,155.16	913,155.16	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	776,317.57	776,317.57	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	2,500.00	0.00				
Sewer Line Repair/Replace	2040	2038	2	0	2	1	19,500.00	19,500.00	0.00	19,500.00				
Dryer Vent Cleaning	2040	2038	2	0	2	1	2,500.00	2,500.00	2,500.00	0.00	69,162.00	1,044,732.98	1,044,732.98	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	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				
Tree Trimming & Pruning (Elevated)	2041	2036	5	0	5	1	5,000.00	5,000.00	5,000.00	0.00	263,549.00	1,118,761.39	1,118,761.39	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	2,600.00	0.00				
Sewer Line Repair/Replace	2042	2040	2	0	2	1	20,000.00	20,000.00	0.00	20,000.00	495,776.00	943,683.93	943,683.93	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	1,240,591.54	1,240,591.54	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	2,700.00	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				
Sewer Line Repair/Replace	2044	2042	2	0	2	1	20,500.00	20,500.00	0.00	20,500.00	33,327.00	1,170,844.31	1,170,844.31	2044
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	25,000.00	25,000.00	25,000.00	0.00	28,421.00	1,376,861.96	1,376,861.96	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	2,800.00	0.00				
Landscaping - Renovation	2046	2041	5	0	5	1	15,000.00	15,000.00	15,000.00	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	5,500.00	1,582,356.75	1,582,356.75	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	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	10,734.00	1,761,518.05	1,761,518.05	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	2,900.00	0.00				
Exterior Building Repairs (2048)	2048	2013	7	0	7	1	53,872.00	53,872.00	53,872.00	0.00				
Sewer Line Repair/Replace	2048	2046	2	0	2	1	21,500.00	21,500.00	0.00	21,500.00	91,381.00	1,841,042.83	1,841,042.83	2048
Bark Mulch 1	2049	2044	5	0	5	1	2,950.00	3,776.00	3,776.00	0.00	3,776.00	1,991,082.03	1,991,082.03	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	1,949,960.79	1,949,960.79	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	3,000.00	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				
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	168,391.00	1,906,160.10	1,906,160.10	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	1,771,173.37	1,771,173.37	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	3,100.00	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	121,562.34	1,774,201.34	1,774,201.34	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 2	2053	2048	5	0	5	1	6,275.00	6,275.00	6,275.00	0.00				
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	1	3,050.00	3,050.00	3,050.00	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	265,691.00	1,633,100.65	1,633,100.65	2053
Bark Mulch 3	2054	2049	5	0	5	1	3,775.00	3,775.00	3,775.00	0.00				
Chimney Inspections & Cleaning - Exterior	2054	2051	3	0	80	100	15,200.00	8,000.00	8,000.00	0.00				
Concrete Curbs & Sidewalks - Repair/Replace	2054	2039	15	0	15	1	14,250.00	14,250.00	14,250.00	0.00				
Dryer Vent Cleaning	2054	2052	2	0	2	1	3,250.00	3,250.00	3,250.00	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				
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	150,325.00	1,607,365.96	1,607,365.96	2054
Bark Mulch 1	2055	2050	5	0	5	1	3,975.00	3,975.00	3,975.00	0.00				

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	112,283	1.100	6	10.00%	10.63
2025	123,511	1.100	7	10.00%	11.70
2026	135,862	1.100	8	10.00%	12.87
2027	149,448	1.100	9	10.00%	14.15
2028	164,393	1.100	10	10.00%	15.57
2029	180,832	1.100	11	10.00%	17.12
2030	198,916	1.100	12	10.00%	18.84
2031	218,807	1.100	13	10.00%	20.72
2032	240,688	1.100	14	10.00%	22.79
2033	257,536	1.070	15	7.00%	17.55
2034	275,564	1.070	16	7.00%	18.78
2035	294,853	1.070	17	7.00%	20.09
2036	315,493	1.070	18	7.00%	21.50
2037	337,577	1.070	19	7.00%	23.00
2038	337,577	1.000	20	0.00%	0.00
2039	337,577	1.000	21	0.00%	0.00
2040	337,577	1.000	22	0.00%	0.00
2041	337,577	1.000	23	0.00%	0.00
2042	320,699	0.950	24	-5.00%	-17.58
2043	304,664	0.950	25	-5.00%	-16.70
2044	289,430	0.950	26	-5.00%	-15.87
2045	260,487	0.900	27	-10.00%	-30.15
2046	234,439	0.900	28	-10.00%	-27.13
2047	210,995	0.900	29	-10.00%	-24.42
2048	189,895	0.900	30	-10.00%	-21.98
2049	170,906	0.900	31	-10.00%	-19.78

2050	153,815	0.900	32	-10.00%	-17.80
2051	138,434	0.900	33	-10.00%	-16.02
2052	124,590	0.900	34	-10.00%	-14.42
2053	124,590	1.000	35	0.00%	0.00
2054	124,590	1.000	36	0.00%	0.00
2055	124,590	1.000	37	0.00%	0.00
2056	124,590	1.000	38	0.00%	0.00
2057	124,590	1.000	39	0.00%	0.00
2058	124,590	1.000	40	0.00%	0.00
2059	124,590	1.000	41	0.00%	0.00
2060	124,590	1.000	42	0.00%	0.00
2061	124,590	1.000	43	0.00%	0.00
2062	124,590	1.000	44	0.00%	0.00
2063	124,590	1.000	45	0.00%	0.00



Revised: 10/26/2022