

SEXTON PLACE CONDOMINIUMS ASSOCIATION OF UNIT OWNERS
MAINTENANCE PLAN & RESERVE STUDY
WITH VISUAL SITE INSPECTION

Year Built: 2003

Prepared by:



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

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|---|------|------|----|---|----|--------|------------|------------|------------|----------|------------|------------|------------|------|
| Landscape Improvements | 2023 | 2018 | 5 | 0 | 5 | 1 | 11,467.04 | 11,467.04 | 11,467.04 | 0.00 | | | | |
| Painting - Curbs | 2023 | 2018 | 5 | 0 | 5 | 1 | 1,591.64 | 1,591.64 | 1,591.64 | 0.00 | | | | |
| Pressure Washing | 2023 | 2022 | 1 | 0 | 1 | 1 | 7,500.00 | 8,890.00 | 8,890.00 | 0.00 | | | | |
| Storm Water Retention Pond Maintenance | 2023 | 2018 | 5 | 0 | 5 | 1 | 2,449.00 | 2,449.00 | 2,449.00 | 0.00 | | | | |
| Treework - Pruning and Replacement | 2023 | 2021 | 2 | 0 | 2 | 1 | 4,000.00 | 4,000.00 | 4,000.00 | 0.00 | | | | |
| Window Washing | 2023 | 2022 | 1 | 0 | 1 | 1 | 7,160.00 | 6,812.00 | 7,160.00 | -348.00 | 159,629.17 | 350,565.33 | 350,565.33 | 2023 |
| Bark Mulch 2 | 2024 | 2021 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Decks & Landings Phase 1 of 2 | 2024 | 2009 | 15 | 0 | 15 | 20 | 3,060.84 | 61,216.80 | 61,216.80 | 0.00 | | | | |
| Dryer Vent Cleaning - Exterior | 2024 | 2022 | 2 | 0 | 2 | 1 | 1,600.00 | 1,600.00 | 1,600.00 | 0.00 | | | | |
| Painting - Entry Signs | 2024 | 2018 | 6 | 0 | 6 | 1 | 313.74 | 313.74 | 313.74 | 0.00 | | | | |
| Pressure Washing | 2024 | 2023 | 1 | 0 | 1 | 1 | 9,334.50 | 9,334.50 | 9,334.50 | 0.00 | | | | |
| Treework - Pruning and Replacement | 2024 | 2022 | 2 | 0 | 2 | 1 | 4,120.00 | 4,120.00 | 4,120.00 | 0.00 | | | | |
| Trim - Exterior Replacement | 2024 | 2009 | 15 | 0 | 15 | 14,490 | 4.30 | 62,307.00 | 62,307.00 | 0.00 | 144,521.04 | 381,105.81 | 381,105.81 | 2024 |
| Asphalt Replacement (Partial) | 2025 | 2020 | 5 | 0 | 5 | 1 | 15,000.00 | 15,000.00 | 15,000.00 | 0.00 | | | | |
| Bark Mulch 3 | 2025 | 2022 | 3 | 0 | 3 | 1 | 5,770.00 | 5,770.00 | 5,770.00 | 0.00 | | | | |
| Building Envelope Inspection | 2025 | 2010 | 15 | 0 | 15 | 1 | 15,000.00 | 15,000.00 | 15,000.00 | 0.00 | | | | |
| Concrete Curbs & Sidewalks - Partial Repl. | 2025 | 2022 | 3 | 0 | 3 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Decks & Landings Phase 2 of 2 | 2025 | 2010 | 15 | 0 | 15 | 20 | 3,060.84 | 61,216.80 | 61,216.80 | 0.00 | | | | |
| Exterior Building Lighting - Replacement | 2025 | 2010 | 15 | 0 | 15 | 210 | 122.43 | 25,710.30 | 25,710.30 | 0.00 | | | | |
| Exterior Grounds Lighting - Replacement | 2025 | 2010 | 15 | 0 | 15 | 4 | 250.00 | 1,000.00 | 1,000.00 | 0.00 | | | | |
| Insurance Deductible | 2025 | 2020 | 5 | 0 | 5 | 1 | 10,000.00 | 10,000.00 | 10,000.00 | 0.00 | | | | |
| Mailboxes - Replacement (Partial) | 2025 | 2022 | 3 | 0 | 3 | 1 | 5,000.00 | 5,000.00 | 0.00 | 5,000.00 | | | | |
| Plumbing Repairs & Upgrades | 2025 | 2020 | 5 | 0 | 5 | 1 | 6,000.00 | 6,000.00 | 6,000.00 | 0.00 | | | | |
| Pressure Washing | 2025 | 2024 | 1 | 0 | 1 | 1 | 12,134.85 | 12,134.85 | 12,134.85 | 0.00 | | | | |
| Storm Water Retention Pond Maintenance | 2025 | 2020 | 5 | 0 | 5 | 1 | 3,000.00 | 3,000.00 | 3,000.00 | 0.00 | | | | |
| Trellis - Wood Replacement | 2025 | 2010 | 15 | 0 | 15 | 1 | 25,412.85 | 25,412.85 | 25,412.85 | 0.00 | | | | |
| Window Washing | 2025 | 2024 | 1 | 0 | 1 | 1 | 7,523.00 | 7,523.00 | 7,523.00 | 0.00 | 200,267.80 | 355,899.53 | 355,899.53 | 2025 |
| Bark Mulch 1 | 2026 | 2023 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Decks & Landings - Coating Renewal | 2026 | 2021 | 5 | 0 | 5 | 58 | 1,204.83 | 69,880.14 | 69,880.14 | 0.00 | | | | |
| Dryer Vent Cleaning - Exterior | 2026 | 2024 | 2 | 0 | 2 | 1 | 1,600.00 | 1,600.00 | 1,600.00 | 0.00 | | | | |
| Electrical Repairs & Upgrades | 2026 | 2021 | 5 | 0 | 5 | 1 | 6,000.00 | 6,000.00 | 6,000.00 | 0.00 | | | | |
| Fences - Wood Divider Replacement (Partial) | 2026 | 2016 | 10 | 0 | 10 | 180 | 35.82 | 6,447.60 | 6,447.60 | 0.00 | | | | |
| Gutter Replacement - 2026 Ph-1 | 2026 | 1996 | 30 | 0 | 30 | 3,133 | 7.34 | 22,996.22 | 22,996.22 | 0.00 | | | | |
| Landscape Improvements | 2026 | 2021 | 5 | 0 | 5 | 1 | 12,000.00 | 12,000.00 | 12,000.00 | 0.00 | | | | |
| Painting - Exterior Building Trim | 2026 | 2019 | 7 | 0 | 7 | 1 | 125,316.50 | 125,316.50 | 125,316.50 | 0.00 | | | | |
| Pressure Washing | 2026 | 2025 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |

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|--|------|------|----|---|----|--------|-----------|------------|------------|----------|------------|------------|-------------------|------|
| Treework - Pruning and Replacement | 2026 | 2024 | 2 | 0 | 2 | 1 | 4,000.00 | 4,000.00 | 4,000.00 | 0.00 | 261,369.46 | 278,344.66 | 278,344.66 | 2026 |
| Bark Mulch 2 | 2027 | 2024 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Guardrails/Handrails - Replacement (Partial) | 2027 | 2012 | 15 | 0 | 15 | 440 | 50.20 | 22,088.00 | 22,088.00 | 0.00 | | | | |
| Gutter Replacement - 2027 Ph-2 | 2027 | 1997 | 30 | 0 | 30 | 3,133 | 7.34 | 22,996.22 | 22,996.22 | 0.00 | | | | |
| Pressure Washing | 2027 | 2026 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Window Washing | 2027 | 2026 | 1 | 0 | 1 | 1 | 7,904.00 | 7,904.00 | 7,904.00 | 0.00 | 66,117.22 | 405,232.77 | 405,232.77 | 2027 |
| Bark Mulch 3 | 2028 | 2025 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Concrete Curbs & Sidewalks - Partial Repl. | 2028 | 2025 | 3 | 0 | 3 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Dryer Vent Cleaning - Exterior | 2028 | 2026 | 2 | 0 | 2 | 1 | 1,600.00 | 1,600.00 | 1,600.00 | 0.00 | | | | |
| Gutter Replacement - 2028 Ph-3 | 2028 | 2022 | 6 | 0 | 6 | 3,133 | 7.34 | 22,996.22 | 22,996.22 | 0.00 | | | | |
| Mailboxes - Replacement (Partial) | 2028 | 2025 | 3 | 0 | 3 | 1 | 2,500.00 | 2,500.00 | 0.00 | 2,500.00 | | | | |
| Pressure Washing | 2028 | 2027 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Treework - Pruning and Replacement | 2028 | 2026 | 2 | 0 | 2 | 1 | 4,000.00 | 4,000.00 | 4,000.00 | 0.00 | 38,596.22 | 569,292.14 | 569,292.14 | 2028 |
| Bark Mulch 1 | 2029 | 2026 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Door Replacement (Entry) | 2029 | 1999 | 30 | 0 | 30 | 47 | 612.17 | 28,771.99 | 28,771.99 | 0.00 | | | | |
| Electrical Study | 2029 | 1999 | 30 | 0 | 30 | 1 | 10,768.91 | 10,768.91 | 10,768.91 | 0.00 | | | | |
| Gutter Cleaning & Maintenance | 2029 | 2027 | 2 | 0 | 2 | 1 | 4,050.00 | 4,050.00 | 4,050.00 | 0.00 | | | | |
| Painting - Curbs | 2029 | 2024 | 5 | 0 | 5 | 1 | 1,591.64 | 1,591.64 | 1,591.64 | 0.00 | | | | |
| Plumbing Study | 2029 | 1999 | 30 | 0 | 30 | 1 | 10,768.91 | 10,768.91 | 10,768.91 | 0.00 | | | | |
| Pressure Washing | 2029 | 2028 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Window Washing | 2029 | 2028 | 1 | 0 | 1 | 1 | 8,304.00 | 8,304.00 | 8,304.00 | 0.00 | 77,384.45 | 704,696.06 | 704,696.06 | 2029 |
| Asphalt Overlay (Partial) | 2030 | 2005 | 25 | 0 | 25 | 70,250 | 1.96 | 137,690.00 | 137,690.00 | 0.00 | | | | |
| Bark Mulch 2 | 2030 | 2027 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Decks & Landings - Replacement (Partial) | 2030 | 2015 | 15 | 0 | 15 | 29 | 2,986.19 | 86,599.51 | 86,599.51 | 0.00 | | | | |
| Decks & Landings - Handrail Repl. (Partial) | 2030 | 2000 | 30 | 0 | 30 | 357 | 50.20 | 17,921.40 | 17,921.40 | 0.00 | | | | |
| Door Replacement (Entry) | 2030 | 2000 | 30 | 0 | 30 | 47 | 612.17 | 28,771.99 | 28,771.99 | 0.00 | | | | |
| Door Replacement (Garage Overhead) | 2030 | 2000 | 30 | 0 | 30 | 94 | 1,224.33 | 115,087.02 | 115,087.02 | 0.00 | | | | |
| Door Replacement (Sliding Glass Doors) | 2030 | 2000 | 30 | 0 | 30 | 94 | 1,224.33 | 115,087.02 | 115,087.02 | 0.00 | | | | |
| Dryer Vent Cleaning - Exterior | 2030 | 2028 | 2 | 0 | 2 | 1 | 1,600.00 | 1,600.00 | 1,600.00 | 0.00 | | | | |
| Gutter Cleaning & Maintenance | 2030 | 2028 | 2 | 0 | 2 | 1 | 4,150.00 | 4,150.00 | 4,150.00 | 0.00 | | | | |
| Insurance Deductible | 2030 | 2025 | 5 | 0 | 5 | 1 | 10,000.00 | 10,000.00 | 10,000.00 | 0.00 | | | | |
| Plumbing Repairs | 2030 | 2025 | 5 | 0 | 5 | 1 | 6,000.00 | 6,000.00 | 6,000.00 | 0.00 | | | | |
| Pressure Washing | 2030 | 2029 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Sign Replacement | 2030 | 2000 | 30 | 0 | 30 | 2 | 2,448.70 | 4,897.40 | 4,897.40 | 0.00 | | | | |
| Storm Water Retention Pond Maintenance | 2030 | 2025 | 5 | 0 | 5 | 1 | 3,000.00 | 3,000.00 | 3,000.00 | 0.00 | | | | |

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|---|------|------|----|---|----|--------|-----------|------------|------------|----------|------------|------------|-------------------|------|
| Treework - Pruning and Replacement | 2030 | 2028 | 2 | 0 | 2 | 1 | 4,000.00 | 4,000.00 | 4,000.00 | 0.00 | 547,933.34 | 380,190.51 | 380,190.51 | 2030 |
| Asphalt Seal Coat | 2031 | 2026 | 5 | 0 | 5 | 1 | 14,901.48 | 14,901.48 | 14,901.48 | 0.00 | | | | |
| Bark Mulch 3 | 2031 | 2028 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Concrete Curbs & Sidewalks - Partial Repl. | 2031 | 2028 | 3 | 0 | 3 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Electrical Repairs & Upgrades | 2031 | 2026 | 5 | 0 | 5 | 1 | 6,000.00 | 6,000.00 | 6,000.00 | 0.00 | | | | |
| Fence Dividers - Wood Stained | 2031 | 2025 | 6 | 0 | 6 | 2,160 | 1.47 | 3,175.20 | 3,175.20 | 0.00 | | | | |
| Gutter Cleaning & Maintenance | 2031 | 2029 | 2 | 0 | 2 | 1 | 4,250.00 | 4,250.00 | 4,250.00 | 0.00 | | | | |
| Landscape Improvements | 2031 | 2026 | 5 | 0 | 5 | 1 | 12,000.00 | 12,000.00 | 12,000.00 | 0.00 | | | | |
| Mailboxes - Replacement (Partial) | 2031 | 2028 | 3 | 0 | 3 | 1 | 5,000.00 | 5,000.00 | 0.00 | 5,000.00 | | | | |
| Pressure Washing | 2031 | 2030 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Sign Replacement (Gordonite Entrance) | 2031 | 2001 | 30 | 0 | 30 | 1 | 10,768.91 | 10,768.91 | 10,768.91 | 0.00 | | | | |
| Window Washing | 2031 | 2030 | 1 | 0 | 1 | 1 | 8,724.00 | 8,724.00 | 8,724.00 | 0.00 | 85,448.59 | 529,341.10 | 529,341.10 | 2031 |
| Bark Mulch 1 | 2032 | 2029 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Building Envelope Inspection | 2032 | 2017 | 15 | 0 | 15 | 1 | 5,228.00 | 5,228.00 | 5,228.00 | 0.00 | | | | |
| Dryer Vent Cleaning - Exterior | 2032 | 2030 | 2 | 0 | 2 | 1 | 1,600.00 | 1,600.00 | 1,600.00 | 0.00 | | | | |
| Gutter Cleaning & Maintenance | 2032 | 2030 | 2 | 0 | 2 | 1 | 4,350.00 | 4,350.00 | 4,350.00 | 0.00 | | | | |
| Pressure Washing | 2032 | 2031 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Treework - Pruning and Replacement | 2032 | 2030 | 2 | 0 | 2 | 1 | 4,000.00 | 4,000.00 | 4,000.00 | 0.00 | 28,307.00 | 747,363.24 | 747,363.24 | 2032 |
| Bark Mulch 2 | 2033 | 2030 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Decks & Landings - Handrail Repl. (Partial) | 2033 | 2003 | 30 | 0 | 30 | 357 | 50.20 | 17,921.40 | 17,921.40 | 0.00 | | | | |
| Gutter Cleaning & Maintenance | 2033 | 2031 | 2 | 0 | 2 | 1 | 4,450.00 | 4,450.00 | 4,450.00 | 0.00 | | | | |
| Pressure Washing | 2033 | 2032 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Vinyl Siding Replacement - 1 | 2033 | 2003 | 30 | 0 | 30 | 60,210 | 6.46 | 388,956.60 | 388,956.60 | 0.00 | | | | |
| Window Washing | 2033 | 2032 | 1 | 0 | 1 | 1 | 8,942.00 | 8,942.00 | 8,942.00 | 0.00 | 433,399.00 | 572,609.84 | 572,609.84 | 2033 |
| Bark Mulch 3 | 2034 | 2031 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Concrete Curbs & Sidewalks - Partial Repl. | 2034 | 2031 | 3 | 0 | 3 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Dryer Vent Cleaning - Exterior | 2034 | 2032 | 2 | 0 | 2 | 1 | 1,600.00 | 1,600.00 | 1,600.00 | 0.00 | | | | |
| Gutter Cleaning & Maintenance | 2034 | 2032 | 2 | 0 | 2 | 1 | 4,550.00 | 4,550.00 | 4,550.00 | 0.00 | | | | |
| Mailboxes - Replacement (Partial) | 2034 | 2031 | 3 | 0 | 3 | 1 | 2,500.00 | 2,500.00 | 0.00 | 2,500.00 | | | | |
| Pressure Washing | 2034 | 2033 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Treework - Pruning and Replacement | 2034 | 2032 | 2 | 0 | 2 | 1 | 4,000.00 | 4,000.00 | 4,000.00 | 0.00 | | | | |
| Vinyl Siding Replacement - 2 | 2034 | 2004 | 30 | 0 | 30 | 60,210 | 6.46 | 388,956.60 | 388,956.60 | 0.00 | 422,235.60 | 415,485.98 | 415,485.98 | 2034 |
| Asphalt Seal Coat | 2035 | 2030 | 5 | 0 | 5 | 1 | 14,901.48 | 14,901.48 | 14,901.48 | 0.00 | | | | |
| Bark Mulch 1 | 2035 | 2032 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |

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| Chain Link Fence Replacement (Partial) | 2035 | 2005 | 30 | 0 | 30 | 1 | 10,918.11 | 10,918.11 | 10,918.11 | 0.00 | | | | |
| Gutter Cleaning & Maintenance | 2035 | 2033 | 2 | 0 | 2 | 1 | 4,650.00 | 4,650.00 | 4,650.00 | 0.00 | | | | |
| Insurance Deductible | 2035 | 2030 | 5 | 0 | 5 | 1 | 10,000.00 | 10,000.00 | 10,000.00 | 0.00 | | | | |
| Plumbing Repairs | 2035 | 2030 | 5 | 0 | 5 | 1 | 6,000.00 | 6,000.00 | 6,000.00 | 0.00 | | | | |
| Pressure Washing | 2035 | 2034 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Storm Water Retention Pond Maintenance | 2035 | 2030 | 5 | 0 | 5 | 1 | 3,000.00 | 3,000.00 | 3,000.00 | 0.00 | | | | |
| Window Replacement - 1 | 2035 | 2005 | 30 | 0 | 30 | 194 | 597.24 | 115,864.56 | 115,864.56 | 0.00 | 178,463.15 | 508,762.35 | 508,762.35 | 2035 |
| Bark Mulch 2 | 2036 | 2033 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Dryer Vent Cleaning - Exterior | 2036 | 2034 | 2 | 0 | 2 | 1 | 1,600.00 | 1,600.00 | 1,600.00 | 0.00 | | | | |
| Electrical Repairs & Upgrades | 2036 | 2031 | 5 | 0 | 5 | 1 | 6,000.00 | 6,000.00 | 6,000.00 | 0.00 | | | | |
| Gutter Cleaning & Maintenance | 2036 | 2034 | 2 | 0 | 2 | 1 | 4,750.00 | 4,750.00 | 4,750.00 | 0.00 | | | | |
| Landscape Improvements | 2036 | 2031 | 5 | 0 | 5 | 1 | 12,000.00 | 12,000.00 | 12,000.00 | 0.00 | | | | |
| Mailboxes - Replacement | 2036 | 2006 | 30 | 0 | 30 | 1 | 12,549.56 | 12,549.56 | 12,549.56 | 0.00 | | | | |
| Pressure Washing | 2036 | 2035 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Sign, Wood Entry - Clean & Paint | 2036 | 2030 | 6 | 0 | 6 | 1 | 313.74 | 313.74 | 313.74 | 0.00 | | | | |
| Treework - Pruning and Replacement | 2036 | 2034 | 2 | 0 | 2 | 1 | 4,000.00 | 4,000.00 | 4,000.00 | 0.00 | | | | |
| Vinyl Fence Replacement | 2036 | 2006 | 30 | 0 | 30 | 1 | 33,570.04 | 33,570.04 | 33,570.04 | 0.00 | | | | |
| Window Replacement - 2 | 2036 | 2006 | 30 | 0 | 30 | 194 | 597.24 | 115,864.56 | 115,864.56 | 0.00 | 203,776.90 | 568,572.80 | 568,572.80 | 2036 |
| Bark Mulch 3 | 2037 | 2034 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Concrete Curbs & Sidewalks - Partial Repl. | 2037 | 2034 | 3 | 0 | 3 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Fences - Wood Divider Replacement (Partial) | 2037 | 2027 | 10 | 0 | 10 | 180 | 35.82 | 6,447.60 | 6,447.60 | 0.00 | | | | |
| Gutter Cleaning & Maintenance | 2037 | 2035 | 2 | 0 | 2 | 1 | 4,850.00 | 4,850.00 | 4,850.00 | 0.00 | | | | |
| Mailboxes - Replacement (Partial) | 2037 | 2034 | 3 | 0 | 3 | 1 | 5,000.00 | 5,000.00 | 0.00 | 5,000.00 | | | | |
| Pressure Washing | 2037 | 2036 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Window Replacement - 3 | 2037 | 2007 | 30 | 0 | 30 | 194 | 597.24 | 115,864.56 | 115,864.56 | 0.00 | 152,791.16 | 671,461.36 | 671,461.36 | 2037 |
| Bark Mulch 1 | 2038 | 2035 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Dryer Vent Cleaning - Exterior | 2038 | 2036 | 2 | 0 | 2 | 1 | 1,600.00 | 1,600.00 | 1,600.00 | 0.00 | | | | |
| Gutter Cleaning & Maintenance | 2038 | 2036 | 2 | 0 | 2 | 1 | 5,000.00 | 5,000.00 | 5,000.00 | 0.00 | | | | |
| Pressure Washing | 2038 | 2037 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Treework - Pruning and Replacement | 2038 | 2036 | 2 | 0 | 2 | 1 | 4,000.00 | 4,000.00 | 4,000.00 | 0.00 | | | | |
| Window Replacement - 4 | 2038 | 2008 | 30 | 0 | 30 | 194 | 597.24 | 115,864.56 | 115,864.56 | 0.00 | 139,593.56 | 779,877.13 | 779,877.13 | 2038 |
| Bark Mulch 2 | 2039 | 2036 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Gutter Cleaning & Maintenance | 2039 | 2037 | 2 | 0 | 2 | 1 | 5,125.00 | 5,125.00 | 5,125.00 | 0.00 | | | | |
| Pressure Washing | 2039 | 2038 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Window Washing | 2039 | 2038 | 1 | 0 | 1 | 1 | 9,613.00 | 9,613.00 | 9,613.00 | 0.00 | 27,867.00 | 992,579.18 | 992,579.18 | 2039 |

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| Bark Mulch 3 | 2040 | 2037 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Building Envelope Inspection | 2040 | 2025 | 15 | 0 | 15 | 1 | 20,625.00 | 20,625.00 | 20,625.00 | 0.00 | | | | |
| Concrete Curbs & Sidewalks - Partial Repl. | 2040 | 2037 | 3 | 0 | 3 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Dryer Vent Cleaning - Exterior | 2040 | 2038 | 2 | 0 | 2 | 1 | 1,600.00 | 1,600.00 | 1,600.00 | 0.00 | | | | |
| Exterior Building Lighting - Replacement | 2040 | 2025 | 15 | 0 | 15 | 210 | 140.00 | 29,400.00 | 29,400.00 | 0.00 | | | | |
| Exterior Grounds Lighting - Replacement | 2040 | 2025 | 15 | 0 | 15 | 4 | 500.00 | 2,000.00 | 2,000.00 | 0.00 | | | | |
| Gutter Cleaning & Maintenance | 2040 | 2038 | 2 | 0 | 2 | 1 | 5,250.00 | 5,250.00 | 5,250.00 | 0.00 | | | | |
| Insurance Deductible | 2040 | 2035 | 5 | 0 | 5 | 1 | 10,000.00 | 10,000.00 | 10,000.00 | 0.00 | | | | |
| Mailboxes - Replacement (Partial) | 2040 | 2037 | 3 | 0 | 3 | 1 | 2,500.00 | 2,500.00 | 0.00 | 2,500.00 | | | | |
| Plumbing Repairs | 2040 | 2035 | 5 | 0 | 5 | 1 | 6,000.00 | 6,000.00 | 6,000.00 | 0.00 | | | | |
| Pressure Washing | 2040 | 2039 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Storm Water Retention Pond Maintenance | 2040 | 2035 | 5 | 0 | 5 | 1 | 3,000.00 | 3,000.00 | 3,000.00 | 0.00 | | | | |
| Treework - Pruning and Replacement | 2040 | 2038 | 2 | 0 | 2 | 1 | 4,000.00 | 4,000.00 | 4,000.00 | 0.00 | 105,004.00 | 1,116,115.78 | 1,116,115.78 | 2040 |
| Bark Mulch 2 | 2041 | 2038 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Electrical Repairs & Upgrades | 2041 | 2036 | 5 | 0 | 5 | 1 | 6,000.00 | 6,000.00 | 6,000.00 | 0.00 | | | | |
| Gutter Cleaning & Maintenance | 2041 | 2039 | 2 | 0 | 2 | 1 | 5,375.00 | 5,375.00 | 5,375.00 | 0.00 | | | | |
| Landscape Improvements | 2041 | 2036 | 5 | 0 | 5 | 1 | 12,000.00 | 12,000.00 | 12,000.00 | 0.00 | | | | |
| Pressure Washing | 2041 | 2040 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Window Washing | 2041 | 2040 | 1 | 0 | 1 | 1 | 9,853.00 | 9,853.00 | 9,853.00 | 0.00 | 46,357.00 | 1,286,872.35 | 1,286,872.35 | 2041 |
| Bark Mulch 3 | 2042 | 2039 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Dryer Vent Cleaning - Exterior | 2042 | 2040 | 2 | 0 | 2 | 1 | 1,600.00 | 1,600.00 | 1,600.00 | 0.00 | | | | |
| Gutter Cleaning & Maintenance | 2042 | 2040 | 2 | 0 | 2 | 1 | 5,500.00 | 5,500.00 | 5,500.00 | 0.00 | | | | |
| Pressure Washing | 2042 | 2041 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Treework - Pruning and Replacement | 2042 | 2040 | 2 | 0 | 2 | 1 | 4,000.00 | 4,000.00 | 4,000.00 | 0.00 | 24,229.00 | 1,468,901.24 | 1,468,901.24 | 2042 |
| Bark Mulch 2 | 2043 | 2040 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Concrete Curbs & Sidewalks - Partial Repl. | 2043 | 2040 | 3 | 0 | 3 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Fence Dividers - Wood Stained | 2043 | 2037 | 6 | 0 | 6 | 2,160 | 1.47 | 3,175.20 | 3,175.20 | 0.00 | | | | |
| Gutter Cleaning & Maintenance | 2043 | 2041 | 2 | 0 | 2 | 1 | 5,625.00 | 5,625.00 | 5,625.00 | 0.00 | | | | |
| Mailboxes - Replacement (Partial) | 2043 | 2040 | 3 | 0 | 3 | 1 | 5,000.00 | 5,000.00 | 0.00 | 5,000.00 | | | | |
| Pressure Washing | 2043 | 2042 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Window Washing | 2043 | 2042 | 1 | 0 | 1 | 1 | 10,099.00 | 10,099.00 | 10,099.00 | 0.00 | 44,528.20 | 1,620,318.04 | 1,620,318.04 | 2043 |
| Bark Mulch 3 | 2044 | 2041 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Dryer Vent Cleaning - Exterior | 2044 | 2042 | 2 | 0 | 2 | 1 | 1,600.00 | 1,600.00 | 1,600.00 | 0.00 | | | | |
| Gutter Cleaning & Maintenance | 2044 | 2042 | 2 | 0 | 2 | 1 | 5,750.00 | 5,750.00 | 5,750.00 | 0.00 | | | | |

| | | | | | | | | | | | | | | |
|---|------|------|----|---|----|-----|-----------|-----------|-----------|----------|-----------|--------------|---------------------|------|
| Pressure Washing | 2044 | 2043 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Treework - Pruning and Replacement | 2044 | 2042 | 2 | 0 | 2 | 1 | 4,000.00 | 4,000.00 | 4,000.00 | 0.00 | 24,479.00 | 1,781,986.78 | 1,781,986.78 | 2044 |
| Bark Mulch 2 | 2045 | 2042 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Gutter Cleaning & Maintenance | 2045 | 2043 | 2 | 0 | 2 | 1 | 5,875.00 | 5,875.00 | 5,875.00 | 0.00 | | | | |
| Insurance Deductible | 2045 | 2040 | 5 | 0 | 5 | 1 | 10,000.00 | 10,000.00 | 10,000.00 | 0.00 | | | | |
| Plumbing Repairs | 2045 | 2040 | 5 | 0 | 5 | 1 | 6,000.00 | 6,000.00 | 6,000.00 | 0.00 | | | | |
| Pressure Washing | 2045 | 2044 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Storm Water Retention Pond Maintenance | 2045 | 2040 | 5 | 0 | 5 | 1 | 3,000.00 | 3,000.00 | 3,000.00 | 0.00 | | | | |
| Window Washing | 2045 | 2044 | 1 | 0 | 1 | 1 | 10,611.00 | 10,611.00 | 10,611.00 | 0.00 | 48,615.00 | 1,910,212.14 | 1,910,212.14 | 2045 |
| Bark Mulch 3 | 2046 | 2043 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Concrete Curbs & Sidewalks - Partial Repl. | 2046 | 2043 | 3 | 0 | 3 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Dryer Vent Cleaning - Exterior | 2046 | 2044 | 2 | 0 | 2 | 1 | 1,600.00 | 1,600.00 | 1,600.00 | 0.00 | | | | |
| Electrical Repairs & Upgrades | 2046 | 2041 | 5 | 0 | 5 | 1 | 6,000.00 | 6,000.00 | 6,000.00 | 0.00 | | | | |
| Gutter Cleaning & Maintenance | 2046 | 2044 | 2 | 0 | 2 | 1 | 5,875.00 | 5,875.00 | 5,875.00 | 0.00 | | | | |
| Landscape Improvements | 2046 | 2041 | 5 | 0 | 5 | 1 | 12,000.00 | 12,000.00 | 12,000.00 | 0.00 | | | | |
| Mailboxes - Replacement (Partial) | 2046 | 2043 | 3 | 0 | 3 | 1 | 2,500.00 | 2,500.00 | 0.00 | 2,500.00 | | | | |
| Pressure Washing | 2046 | 2045 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Treework - Pruning and Replacement | 2046 | 2044 | 2 | 0 | 2 | 1 | 4,000.00 | 4,000.00 | 4,000.00 | 0.00 | 52,604.00 | 2,025,606.48 | 2,025,606.48 | 2046 |
| Bark Mulch 2 | 2047 | 2044 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Gutter Cleaning & Maintenance | 2047 | 2045 | 2 | 0 | 2 | 1 | 6,000.00 | 6,000.00 | 6,000.00 | 0.00 | | | | |
| Pressure Washing | 2047 | 2046 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Window Washing | 2047 | 2046 | 1 | 0 | 1 | 1 | 11,148.00 | 11,148.00 | 11,148.00 | 0.00 | 30,277.00 | 2,154,927.91 | 2,154,927.91 | 2047 |
| Bark Mulch 3 | 2048 | 2045 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Dryer Vent Cleaning - Exterior | 2048 | 2046 | 2 | 0 | 2 | 1 | 1,600.00 | 1,600.00 | 1,600.00 | 0.00 | | | | |
| Gutter Cleaning & Maintenance | 2048 | 2046 | 2 | 0 | 2 | 1 | 6,125.00 | 6,125.00 | 6,125.00 | 0.00 | | | | |
| Pressure Washing | 2048 | 2047 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Treework - Pruning and Replacement | 2048 | 2046 | 2 | 0 | 2 | 1 | 4,000.00 | 4,000.00 | 4,000.00 | 0.00 | 24,854.00 | 2,281,692.41 | 2,281,692.41 | 2048 |
| Bark Mulch 2 | 2049 | 2046 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Concrete Curbs & Sidewalks - Partial Repl. | 2049 | 2046 | 3 | 0 | 3 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Fences - Wood Divider Replacement (Partial) | 2049 | 2039 | 10 | 0 | 10 | 180 | 35.82 | 6,447.60 | 6,447.60 | 0.00 | | | | |
| Gutter Cleaning & Maintenance | 2049 | 2047 | 2 | 0 | 2 | 1 | 6,250.00 | 6,250.00 | 6,250.00 | 0.00 | | | | |
| Mailboxes - Replacement (Partial) | 2049 | 2046 | 3 | 0 | 3 | 1 | 2,500.00 | 2,500.00 | 0.00 | 2,500.00 | | | | |
| Pressure Washing | 2049 | 2048 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Window Washing | 2049 | 2048 | 1 | 0 | 1 | 1 | 11,426.00 | 11,426.00 | 11,426.00 | 0.00 | 47,252.60 | 2,378,477.39 | 2,378,477.39 | 2049 |

| | | | | | | | | | | | | | | |
|--|------|------|----|---|----|-------|-----------|------------|------------|----------|------------|--------------|---------------------|------|
| Bark Mulch 3 | 2050 | 2047 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Dryer Vent Cleaning - Exterior | 2050 | 2048 | 2 | 0 | 2 | 1 | 1,600.00 | 1,600.00 | 1,600.00 | 0.00 | | | | |
| Gutter Cleaning & Maintenance | 2050 | 2048 | 2 | 0 | 2 | 1 | 6,250.00 | 6,250.00 | 6,250.00 | 0.00 | | | | |
| Insurance Deductible | 2050 | 2045 | 5 | 0 | 5 | 1 | 10,000.00 | 10,000.00 | 10,000.00 | 0.00 | | | | |
| Plumbing Repairs | 2050 | 2045 | 5 | 0 | 5 | 1 | 6,000.00 | 6,000.00 | 6,000.00 | 0.00 | | | | |
| Roof Replacement - 2050 Ph-1 | 2050 | 2020 | 30 | 0 | 30 | 293 | 1,290.00 | 377,970.00 | 377,970.00 | 0.00 | | | | |
| Storm Water Retention Pond Maintenance | 2050 | 2045 | 5 | 0 | 5 | 1 | 3,000.00 | 3,000.00 | 3,000.00 | 0.00 | | | | |
| Treework - Pruning and Replacement | 2050 | 2048 | 2 | 0 | 2 | 1 | 4,000.00 | 4,000.00 | 4,000.00 | 0.00 | 414,449.00 | 2,100,864.09 | 2,100,864.09 | 2050 |
| Asphalt Replacement (Partial) | 2051 | 2046 | 5 | 0 | 5 | 1 | 13,794.18 | 13,794.18 | 13,794.18 | 0.00 | | | | |
| Bark Mulch 2 | 2051 | 2048 | 3 | 0 | 3 | 1 | 5,629.00 | 5,629.00 | 5,629.00 | 0.00 | | | | |
| Building Envelope Inspection | 2051 | 2036 | 15 | 0 | 15 | 1 | 5,228.00 | 5,228.00 | 5,228.00 | 0.00 | | | | |
| Decks & Landings | 2051 | 2036 | 15 | 0 | 15 | 1 | 2,795.21 | 2,795.21 | 2,795.21 | 0.00 | | | | |
| Dryer Vent Cleaning - Exterior | 2051 | 2049 | 2 | 0 | 2 | 1 | 1,600.00 | 1,600.00 | 1,600.00 | 0.00 | | | | |
| Electrical Repairs & Upgrades | 2051 | 2046 | 5 | 0 | 5 | 1 | 6,000.00 | 6,000.00 | 6,000.00 | 0.00 | | | | |
| Fence Dividers - Wood Stained | 2051 | 2045 | 6 | 0 | 6 | 2,160 | 1.47 | 3,175.20 | 3,175.20 | 0.00 | | | | |
| Gutter Cleaning & Maintenance | 2051 | 2045 | 6 | 0 | 6 | 1 | 6,375.00 | 6,375.00 | 6,375.00 | 0.00 | | | | |
| Landscape Improvements | 2051 | 2046 | 5 | 0 | 5 | 1 | 12,000.00 | 12,000.00 | 12,000.00 | 0.00 | | | | |
| Pressure Washing | 2051 | 2050 | 1 | 0 | 1 | 1 | 7,500.00 | 8,890.00 | 8,890.00 | 0.00 | | | | |
| Roof Replacement - 2021 Ph-2 | 2051 | 2021 | 30 | 0 | 30 | 230 | 786.11 | 180,805.30 | 180,805.30 | 0.00 | | | | |
| Storm Water Retention Pond Maintenance | 2051 | 2046 | 5 | 0 | 5 | 1 | 2,449.00 | 2,449.00 | 2,449.00 | 0.00 | | | | |
| Treework - Pruning and Replacement | 2051 | 2048 | 3 | 0 | 3 | 1 | 5,000.00 | 5,000.00 | 5,000.00 | 0.00 | | | | |
| Window Washing | 2051 | 2049 | 2 | 0 | 2 | 1 | 6,812.00 | 6,812.00 | 6,812.00 | 0.00 | 260,552.89 | 1,970,305.11 | 1,970,305.11 | 2051 |
| Asphalt Seal Coat | 2052 | 2047 | 5 | 0 | 5 | 1 | 14,901.48 | 14,901.48 | 14,901.48 | 0.00 | | | | |
| Bark Mulch 3 | 2052 | 2049 | 3 | 0 | 3 | 1 | 5,358.00 | 5,358.00 | 5,358.00 | 0.00 | | | | |
| Building Envelope Inspection | 2052 | 2042 | 10 | 0 | 10 | 1 | 5,228.00 | 5,228.00 | 5,228.00 | 0.00 | | | | |
| Concrete Curbs & Sidewalks - Partial Repl. | 2052 | 2049 | 3 | 0 | 3 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Dryer Vent Cleaning - Exterior | 2052 | 2050 | 2 | 0 | 2 | 1 | 1,600.00 | 1,600.00 | 1,600.00 | 0.00 | | | | |
| Gutter Cleaning & Maintenance | 2052 | 2046 | 6 | 0 | 6 | 1 | 3,332.00 | 3,332.00 | 3,332.00 | 0.00 | | | | |
| Landscape Improvements | 2052 | 2047 | 5 | 0 | 5 | 1 | 11,467.04 | 11,467.04 | 11,467.04 | 0.00 | | | | |
| Mailboxes - Replacement (Partial) | 2052 | 2049 | 3 | 0 | 3 | 1 | 5,000.00 | 5,000.00 | 0.00 | 5,000.00 | | | | |
| Pressure Washing | 2052 | 2051 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Roof Replacement - 2023 Ph-3 | 2052 | 2022 | 30 | 0 | 30 | 230 | 786.11 | 180,805.30 | 180,805.30 | 0.00 | | | | |
| Treework - Pruning and Replacement | 2052 | 2050 | 2 | 0 | 2 | 1 | 3,905.00 | 3,905.00 | 3,905.00 | 0.00 | 246,596.82 | 1,847,202.51 | 1,847,202.51 | 2052 |
| Bark Mulch 1 | 2053 | 2050 | 3 | 0 | 3 | 1 | 5,492.00 | 5,492.00 | 5,492.00 | 0.00 | | | | |
| Decks & Landings | 2053 | 2023 | 30 | 0 | 30 | 19 | 3,074.82 | 58,421.58 | 58,421.58 | 0.00 | | | | |

| | | | | | | | | | | | | | | |
|--|-------------|------|----|---|----|--------|-----------|------------------|------------------|---------------|------------|--------------|---------------------|------|
| Gutter Replacement - 2023 Ph-1 | 2053 | 2023 | 30 | 0 | 30 | 3,133 | 7.34 | 22,996.22 | 22,996.22 | 0.00 | | | | |
| Insurance Deductible | 2053 | 2048 | 5 | 0 | 5 | 1 | 10,000.00 | 10,000.00 | 10,000.00 | 0.00 | | | | |
| Irrigation Repairs | 2053 | 2048 | 5 | 0 | 5 | 1 | 3,075.00 | 3,075.00 | 3,075.00 | 0.00 | | | | |
| Pressure Washing | 2053 | 2052 | 1 | 0 | 1 | 1 | 7,500.00 | 7,500.00 | 7,500.00 | 0.00 | | | | |
| Window Washing | 2053 | 2052 | 1 | 0 | 1 | 1 | 7,160.00 | 7,160.00 | 7,160.00 | 0.00 | 114,644.80 | 1,849,877.22 | 1,849,877.22 | 2053 |
| Bark Mulch 2 | 2054 | 2051 | 3 | 0 | 3 | 1 | 10,695.00 | 10,695.00 | 10,695.00 | 0.00 | | | | |
| Decks & Landings - Replacement | 2054 | 2039 | 15 | 0 | 15 | 20 | 5,815.00 | 116,300.00 | 116,300.00 | 0.00 | | | | |
| Decks & Landings - Coating Renewal | 2054 | 2049 | 5 | 0 | 5 | 58 | 2,288.00 | 132,704.00 | 132,704.00 | 0.00 | | | | |
| Dryer Vent Cleaning - Exterior | 2054 | 2052 | 2 | 0 | 2 | 1 | 3,040.00 | 3,040.00 | 3,040.00 | 0.00 | | | | |
| Gutter Replacement - 2024 Ph-2 | 2054 | 2024 | 30 | 0 | 30 | 3,133 | 13.95 | 43,705.35 | 43,705.35 | 0.00 | | | | |
| Painting - Curbs | 2054 | 2049 | 5 | 0 | 5 | 1 | 3,023.00 | 3,023.00 | 3,023.00 | 0.00 | | | | |
| Painting - Entry Signs | 2054 | 2048 | 6 | 0 | 6 | 1 | 596.11 | 596.11 | 596.11 | 0.00 | | | | |
| Pressure Washing | 2054 | 2053 | 1 | 0 | 1 | 1 | 14,250.00 | 14,250.00 | 14,250.00 | 0.00 | | | | |
| Treework - Pruning and Replacement | 2054 | 2052 | 2 | 0 | 2 | 1 | 7,600.00 | 7,600.00 | 7,600.00 | 0.00 | | | | |
| Trim - Exterior Replacement | 2054 | 2039 | 15 | 0 | 15 | 14,490 | 8.17 | 118,383.30 | 118,383.30 | 0.00 | 450,296.76 | 1,511,033.99 | 1,511,033.99 | 2054 |
| Asphalt Replacement (Partial) | 2055 | 2050 | 5 | 0 | 5 | 1 | 28,500.00 | 28,500.00 | 28,500.00 | 0.00 | | | | |
| Bark Mulch 3 | 2055 | 2052 | 3 | 0 | 3 | 1 | 10,963.00 | 10,963.00 | 10,963.00 | 0.00 | | | | |
| Building Envelope Inspection | 2055 | 2040 | 15 | 0 | 15 | 1 | 28,500.00 | 28,500.00 | 28,500.00 | 0.00 | | | | |
| Concrete Curbs & Sidewalks - Partial Repl. | 2055 | 2052 | 3 | 0 | 3 | 1 | 14,250.00 | 14,250.00 | 14,250.00 | 0.00 | | | | |
| Exterior Building Lighting - Replacement | 2055 | 2040 | 15 | 0 | 15 | 210 | 232.62 | 48,850.20 | 48,850.20 | 0.00 | | | | |
| Exterior Grounds Lighting - Replacement | 2055 | 2040 | 15 | 0 | 15 | 4 | 475.00 | 1,900.00 | 1,900.00 | 0.00 | | | | |
| Gutter Replacement - 2025 Ph-3 | 2055 | 2025 | 30 | 0 | 30 | 3,133 | 13.95 | 43,705.35 | 43,705.35 | 0.00 | | | | |
| Insurance Deductible | 2055 | 2050 | 5 | 0 | 5 | 1 | 19,000.00 | 19,000.00 | 19,000.00 | 0.00 | | | | |
| Mailboxes - Replacement (Partial) | 2055 | 2052 | 3 | 0 | 3 | 1 | 9,500.00 | 9,500.00 | 9,500.00 | 0.00 | | | | |
| Plumbing Repairs & Upgrades | 2055 | 2050 | 5 | 0 | 5 | 1 | 11,400.00 | 11,400.00 | 11,400.00 | 0.00 | | | | |
| Pressure Washing | 2055 | 2054 | 1 | 0 | 1 | 1 | 14,250.00 | 14,250.00 | 14,250.00 | 0.00 | | | | |
| Storm Water Retention Pond Maintenance | 2055 | 2050 | 5 | 0 | 5 | 1 | 5,700.00 | 5,700.00 | 5,700.00 | 0.00 | | | | |
| Trellis - Wood Replacement | 2055 | 2040 | 15 | 0 | 15 | 1 | 48,283.00 | 48,283.00 | 48,283.00 | 0.00 | | | | |
| Window Washing | 2055 | 2054 | 1 | 0 | 1 | 1 | 14,294.00 | 14,294.00 | 14,294.00 | 0.00 | 299,095.55 | 1,317,819.29 | 1,317,819.29 | 2055 |
| Total Asset Summary..... | | | | | | | | 5,414,665 | 5,320,099 | 94,566 | | | | |

* Future expenses are calculated at a minimum 3.0% growth, compounded yearly.

** Minimum projected Reserve balance threshold..... Year: **2026** Amount: **278,344.66**

Key:

| |
|---|
| Completed Components |
| Components Not Included in Previous Reserve Study |
| Large Component Costs >\$10K |
| Actual & Projected Reserve Acct. Balances/Year |
| Components Moved from Alternate Years |
| Comparative Analysis, if any |



| Year | Reserves | Multiplier | Num. Year | % Chg/yr | Difference | Percent Inc. |
|-------------|----------------|--------------|-----------|--------------|--------------|--------------|
| 2018 | 73,000 | 1.000 | -2 | 0.00% | 0 | 0.00% |
| 2019 | 93,130 | 1.000 | -1 | 27.58% | 20,130 | 27.58% |
| 2020 | 107,255 | 1.152 | 0 | 15.17% | 14,125 | 15.17% |
| 2021 | 125,488 | 1.170 | 1 | 17.00% | 18,233 | 17.00% |
| 2022 | 138,037 | 1.100 | 2 | 10.00% | 12,549 | 10.00% |
| 2023 | 161,503 | 1.170 | 3 | 17.00% | 23,466 | 17.00% |
| 2024 | 166,725 | 1.032 | 4 | 3.23% | 5,222 | 3.23% |
| 2025 | 175,062 | 1.050 | 5 | 5.00% | 8,336 | 5.00% |
| 2026 | 183,815 | 1.050 | 6 | 5.00% | 8,753 | 5.00% |
| 2027 | 193,005 | 1.050 | 7 | 5.00% | 9,191 | 5.00% |
| 2028 | 202,656 | 1.050 | 8 | 5.00% | 9,650 | 5.00% |
| 2029 | 212,788 | 1.050 | 9 | 5.00% | 10,133 | 5.00% |
| 2030 | 223,428 | 1.050 | 10 | 5.00% | 10,639 | 5.00% |
| 2031 | 234,599 | 1.050 | 11 | 5.00% | 11,171 | 5.00% |
| 2032 | 246,329 | 1.050 | 12 | 5.00% | 11,730 | 5.00% |
| 2033 | 258,646 | 1.050 | 13 | 5.00% | 12,316 | 5.00% |
| 2034 | 265,112 | 1.025 | 14 | 2.50% | 6,466 | 2.50% |
| 2035 | 271,740 | 1.025 | 15 | 2.50% | 6,628 | 2.50% |
| 2036 | 263,587 | 0.970 | 16 | -3.00% | -8,152 | -3.00% |
| 2037 | 255,680 | 0.970 | 17 | -3.00% | -7,908 | -3.00% |
| 2038 | 248,009 | 0.970 | 18 | -3.00% | -7,670 | -3.00% |
| 2039 | 240,569 | 0.970 | 19 | -3.00% | -7,440 | -3.00% |
| 2040 | 228,541 | 0.950 | 20 | -5.00% | -12,028 | -5.00% |
| 2041 | 217,114 | 0.950 | 21 | -5.00% | -11,427 | -5.00% |
| 2042 | 206,258 | 0.950 | 22 | -5.00% | -10,856 | -5.00% |
| 2043 | 195,945 | 0.950 | 23 | -5.00% | -10,313 | -5.00% |
| 2044 | 186,148 | 0.950 | 24 | -5.00% | -9,797 | -5.00% |
| 2045 | 176,840 | 0.950 | 25 | -5.00% | -9,307 | -5.00% |
| 2046 | 167,998 | 0.950 | 26 | -5.00% | -8,842 | -5.00% |
| 2047 | 159,598 | 0.950 | 27 | -5.00% | -8,400 | -5.00% |
| 2048 | 151,619 | 0.950 | 28 | -5.00% | -7,980 | -5.00% |
| 2049 | 144,038 | 0.950 | 29 | -5.00% | -7,581 | -5.00% |
| 2050 | 136,836 | 0.950 | 30 | -5.00% | -7,202 | -5.00% |
| 2051 | 129,994 | 0.950 | 31 | -5.00% | -6,842 | -5.00% |
| 2052 | 123,494 | 0.950 | 32 | -5.00% | -6,500 | -5.00% |
| 2053 | 117,320 | 0.950 | 33 | -5.00% | -6,175 | -5.00% |

Prepared by:

