

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

Year Built: 2003

Reviewed 10/27/2020

*Prepared by:*



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



Decks & Landings - Coating Renewal	2024	2003	5	0	5	58	1,204.83	69,880.14	69,880.14	0.00				
Dryer Vent Cleaning - Exterior	2024	2022	2	0	2	1	1,600.00	1,600.00	0.00	1,600.00				
Gutter Replacement - 2024 Ph-2	2024	2003	30	0	30	3,133	7.34	22,996.22	17,249.00	5,747.22				
Painting - Curbs	2024	2019	5	0	5	1	1,591.64	1,591.64	1,591.64	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	7,500.00	7,500.00	0.00	7,500.00				
Treework - Pruning and Replacement	2024	2022	2	0	2	1	4,000.00	4,000.00	0.00	4,000.00				
Trim - Exterior Replacement	2024	2003	15	0	15	14,490	4.30	62,307.00	21,807.00	40,500.00	237,034.54	281,919.43	<b>281,919.43</b>	(2024)
Asphalt Replacement (Partial)	2025	2020	5	0	5	1	15,000.00	15,000.00	0.00	15,000.00				
Bark Mulch 3	2025	2022	3	0	3	1	5,770.00	5,770.00	0.00	5,770.00				
Concrete Curbs & Sidewalks - Partial Repl.	2025	2022	3	0	3	1	7,500.00	7,500.00	0.00	7,500.00				
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				
Gutter Replacement - 2025 Ph-3	2025	2003	30	0	30	3,133	7.34	22,996.22	17,249.00	5,747.22				
Insurance Deductible	2025	2020	5	0	5	1	10,000.00	10,000.00	0.00	10,000.00				
Plumbing Repairs & Upgrades	2025	2020	5	0	5	1	6,000.00	6,000.00	0.00	6,000.00				
Pressure Washing	2025	2024	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00				
Storm Water Retention Pond Maintenance	2025	2020	5	0	5	1	3,000.00	3,000.00	0.00	3,000.00				
Trellis - Wood Replacement	2025	2003	15	0	15	1	25,412.85	25,412.85	25,412.85	0.00	129,889.37	387,179.06	<b>387,179.06</b>	(2025)
Bark Mulch 1	2026	2023	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				
Dryer Vent Cleaning - Exterior	2026	2024	2	0	2	1	1,600.00	1,600.00	0.00	1,600.00				
Electrical Repairs & Upgrades	2026	2021	5	0	5	1	6,000.00	6,000.00	0.00	6,000.00				
Fences - Wood Divider Replacement (Partial)	2026	2014	10	0	10	180	35.82	6,447.60	3,224.00	3,223.60				
Landscape Improvements	2026	2021	5	0	5	1	12,000.00	12,000.00	0.00	12,000.00				
Painting - Exterior Building Trim	2026	2017	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	0.00	7,500.00				
Treework - Pruning and Replacement	2026	2024	2	0	2	1	4,000.00	4,000.00	0.00	4,000.00	168,493.10	458,537.94	<b>458,537.94</b>	(2026)
Bark Mulch 2	2027	2024	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				
Guardrails/Handrails - Replacement (Partial)	2027	2010	15	0	15	440	50.20	22,088.00	5,522.00	16,566.00				
Gutter Maintenance	2027	2025	2	0	2	1	5,000.00	5,000.00	0.00	5,000.00				
Pressure Washing	2027	2026	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00	40,217.00	662,969.96	<b>662,969.96</b>	(2027)
Bark Mulch 3	2028	2025	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				
Concrete Curbs & Sidewalks - Partial Repl.	2028	2025	3	0	3	1	7,500.00	7,500.00	0.00	7,500.00				
Door Replacement (Entry)	2028	2003	30	0	30	47	612.17	28,771.99	28,772.00	-0.01				
Door Replacement (Garage Overhead)	2028	2003	30	0	30	94	1,224.33	115,087.02	115,087.02	0.00				
Door Replacement (Sliding Glass Doors)	2028	2003	30	0	30	94	1,224.33	115,087.02	115,087.02	0.00				
Dryer Vent Cleaning - Exterior	2028	2026	2	0	2	1	1,600.00	1,600.00	0.00	1,600.00				
Pressure Washing	2028	2027	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00				
Treework - Pruning and Replacement	2028	2026	2	0	2	1	4,000.00	4,000.00	0.00	4,000.00	243,274.04	669,237.92	<b>669,237.92</b>	(2028)

Bark Mulch 1	2029	2026	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00			
Door Replacement (Entry)	2029	2003	30	0	30	47	612.17	28,771.99	28,772.00	-0.01			
Electrical Study	2029	2003	30	0	30	1	10,768.91	10,768.91	10,768.91	0.00			
Gutter Maintenance	2029	2027	2	0	2	1	5,000.00	5,000.00	0.00	5,000.00			
Painting - Curbs	2029	2024	5	0	5	1	1,591.64	1,591.64	1,591.64	0.00			
Plumbing Study	2029	2003	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	0.00	7,500.00	70,030.45	843,758.63	843,758.63 (2029)
Asphalt Overlay (Partial)	2030	2004	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	0.00	5,629.00			
Decks & Landings - Replacement (Partial)	2030	2003	15	0	15	29	2,986.19	86,599.51	86,599.51	0.00			
Decks & Landings - Handrail Repl. (Partial)	2030	2003	30	0	30	357	50.20	17,921.40	17,921.40	0.00			
Door Replacement (Sliding Glass Doors)	2030	2003	30	0	30	1,428	50.20	71,685.60	17,921.00	53,764.60			
Dryer Vent Cleaning - Exterior	2030	2028	2	0	2	1	1,600.00	1,600.00	0.00	1,600.00			
Insurance Deductible	2030	2025	5	0	5	1	10,000.00	10,000.00	0.00	10,000.00			
Plumbing Repairs	2030	2025	5	0	5	1	6,000.00	6,000.00	0.00	6,000.00			
Pressure Washing	2030	2029	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00			
Sign Replacement	2030	2003	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	0.00	3,000.00			
Treework - Pruning and Replacement	2030	2028	2	0	2	1	4,000.00	4,000.00	0.00	4,000.00	356,522.91	726,895.86	726,895.86 (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	0.00	5,629.00			
Concrete Curbs & Sidewalks - Partial Repl.	2031	2028	3	0	3	1	7,500.00	7,500.00	0.00	7,500.00			
Electrical Repairs & Upgrades	2031	2026	5	0	5	1	6,000.00	6,000.00	0.00	6,000.00			
Fence Dividers - Wood Stained	2031	2025	6	0	6	2,160	1.47	3,175.20	0.00	3,175.20			
Gutter Maintenance	2031	2029	2	0	2	1	5,000.00	5,000.00	0.00	5,000.00			
Landscape Improvements	2031	2026	5	0	5	1	12,000.00	12,000.00	0.00	12,000.00			
Pressure Washing	2031	2030	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00			
Sign Replacement (Gordonite Entrance)	2031	2003	30	0	30	1	10,768.91	10,768.91	10,768.91	0.00	72,474.59	879,701.79	879,701.79 (2031)
Bark Mulch 1	2032	2029	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00			
Dryer Vent Cleaning - Exterior	2032	2030	2	0	2	1	1,600.00	1,600.00	0.00	1,600.00			
Pressure Washing	2032	2031	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00			
Treework - Pruning and Replacement	2032	2030	2	0	2	1	4,000.00	4,000.00	0.00	4,000.00	18,729.00	1,072,736.49	1,072,736.49 (2032)
Bark Mulch 2	2033	2030	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00			
Decks & Landings - Handrail Repl. (Partial)	2033	2010	30	0	30	357	50.20	17,921.40	17,921.40	0.00			
Gutter Maintenance	2033	2031	2	0	2	1	5,000.00	5,000.00	0.00	5,000.00			
Pressure Washing	2033	2032	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00			
Vinyl Siding Replacement - 1	2033	2003	30	0	30	60,210	6.46	388,956.60	388,956.60	0.00	425,007.00	846,787.37	846,787.37 (2033)
Bark Mulch 3	2034	2031	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00			
Concrete Curbs & Sidewalks - Partial Repl.	2034	2031	3	0	3	1	7,500.00	7,500.00	0.00	7,500.00			

Dryer Vent Cleaning - Exterior	2034	2032	2	0	2	1	1,600.00	1,600.00	0.00	1,600.00				
Pressure Washing	2034	2033	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00				
Treework - Pruning and Replacement	2034	2032	2	0	2	1	4,000.00	4,000.00	0.00	4,000.00				
Vinyl Siding Replacement - 2	2034	2003	30	0	30	60,210	6.46	388,956.60	388,956.60	0.00	415,185.60	618,716.17	<b>618,716.17</b>	(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	0.00	5,629.00				
Chain Link Fence Replacement (Partial)	2035	2003	30	0	30	1	10,918.11	10,918.11	10,918.11	0.00				
Gutter Maintenance	2035	2033	2	0	2	1	5,000.00	5,000.00	0.00	5,000.00				
Insurance Deductible	2035	2030	5	0	5	1	10,000.00	10,000.00	0.00	10,000.00				
Plumbing Repairs	2035	2030	5	0	5	1	6,000.00	6,000.00	0.00	6,000.00				
Pressure Washing	2035	2034	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00				
Storm Water Retention Pond Maintenance	2035	2030	5	0	5	1	3,000.00	3,000.00	0.00	3,000.00				
Window Replacement - 1	2035	2003	30	0	30	194	597.24	115,864.56	115,864.56	0.00	178,813.15	615,790.56	<b>615,790.56</b>	(2035)
Bark Mulch 2	2036	2033	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				
Building Envelope Inspection	2036	2021	15	0	15	1	5,228.00	5,228.00	0.00	5,228.00				
Dryer Vent Cleaning - Exterior	2036	2034	2	0	2	1	1,600.00	1,600.00	0.00	1,600.00				
Electrical Repairs & Upgrades	2036	2031	5	0	5	1	6,000.00	6,000.00	0.00	6,000.00				
Landscape Improvements	2036	2031	5	0	5	1	12,000.00	12,000.00	0.00	12,000.00				
Mailboxes - Replacement	2036	2003	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	0.00	7,500.00				
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	0.00	4,000.00				
Vinyl Fence Replacement	2036	2003	30	0	30	1	33,570.04	33,570.04	33,570.04	0.00				
Window Replacement - 2	2036	2003	30	0	30	194	597.24	115,864.56	115,864.56	0.00	204,254.90	576,869.94	<b>576,869.94</b>	(2036)
Bark Mulch 3	2037	2034	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				
Concrete Curbs & Sidewalks - Partial Repl.	2037	2034	3	0	3	1	7,500.00	7,500.00	0.00	7,500.00				
Fences - Wood Divider Replacement (Partial)	2037	2027	10	0	10	180	35.82	6,447.60	0.00	6,447.60				
Gutter Maintenance	2037	2035	2	0	2	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	0.00	7,500.00				
Window Replacement - 3	2037	2003	30	0	30	194	597.24	115,864.56	115,864.56	0.00	147,941.16	584,343.01	<b>584,343.01</b>	(2037)
Bark Mulch 1	2038	2035	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				
Dryer Vent Cleaning - Exterior	2038	2036	2	0	2	1	1,600.00	1,600.00	0.00	1,600.00				
Pressure Washing	2038	2037	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00				
Treework - Pruning and Replacement	2038	2036	2	0	2	1	4,000.00	4,000.00	0.00	4,000.00				
Window Replacement - 4	2038	2003	30	0	30	194	597.24	115,864.56	115,864.56	0.00	134,593.56	595,838.83	<b>595,838.83</b>	(2038)
Bark Mulch 2	2039	2036	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				
Gutter Maintenance	2039	2037	2	0	2	1	5,000.00	5,000.00	0.00	5,000.00				
Pressure Washing	2039	2038	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00	18,129.00	715,033.84	<b>715,033.84</b>	(2039)
Bark Mulch 3	2040	2037	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				

Concrete Curbs & Sidewalks - Partial Repl.	2040	2037	3	0	3	1	7,500.00	7,500.00	0.00	7,500.00				
Dryer Vent Cleaning - Exterior	2040	2038	2	0	2	1	1,600.00	1,600.00	0.00	1,600.00				
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				
Insurance Deductible	2040	2035	5	0	5	1	10,000.00	10,000.00	0.00	10,000.00				
Plumbing Repairs	2040	2035	5	0	5	1	6,000.00	6,000.00	0.00	6,000.00				
Pressure Washing	2040	2039	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00				
Storm Water Retention Pond Maintenance	2040	2035	5	0	5	1	3,000.00	3,000.00	0.00	3,000.00				
Treework - Pruning and Replacement	2040	2038	2	0	2	1	4,000.00	4,000.00	0.00	4,000.00	76,629.00	767,489.41	<b>767,489.41</b>	(2040)
Bark Mulch 2	2041	2038	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				
Electrical Repairs & Upgrades	2041	2036	5	0	5	1	6,000.00	6,000.00	0.00	6,000.00				
Gutter Maintenance	2041	2039	2	0	2	1	5,000.00	5,000.00	0.00	5,000.00				
Landscape Improvements	2041	2036	5	0	5	1	12,000.00	12,000.00	0.00	12,000.00				
Pressure Washing	2041	2040	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00	36,129.00	852,699.91	<b>852,699.91</b>	(2041)
Bark Mulch 3	2042	2039	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				
Dryer Vent Cleaning - Exterior	2042	2040	2	0	2	1	1,600.00	1,600.00	0.00	1,600.00				
Pressure Washing	2042	2041	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00				
Treework - Pruning and Replacement	2042	2040	2	0	2	1	4,000.00	4,000.00	0.00	4,000.00	18,729.00	948,030.04	<b>948,030.04</b>	(2042)
Bark Mulch 2	2043	2040	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				
Concrete Curbs & Sidewalks - Partial Repl.	2043	2040	3	0	3	1	7,500.00	7,500.00	0.00	7,500.00				
Fence Dividers - Wood Stained	2043	2037	6	0	6	2,160	1.47	3,175.20	0.00	3,175.20				
Gutter Maintenance	2043	2041	2	0	2	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	0.00	7,500.00	28,804.20	1,026,441.42	<b>1,026,441.42</b>	(2043)
Bark Mulch 3	2044	2041	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				
Dryer Vent Cleaning - Exterior	2044	2042	2	0	2	1	1,600.00	1,600.00	0.00	1,600.00				
Pressure Washing	2044	2043	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00				
Treework - Pruning and Replacement	2044	2042	2	0	2	1	4,000.00	4,000.00	0.00	4,000.00	18,729.00	1,108,495.06	<b>1,108,495.06</b>	(2044)
Bark Mulch 2	2045	2042	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				
Gutter Maintenance	2045	2043	2	0	2	1	5,000.00	5,000.00	0.00	5,000.00				
Insurance Deductible	2045	2040	5	0	5	1	10,000.00	10,000.00	0.00	10,000.00				
Plumbing Repairs	2045	2040	5	0	5	1	6,000.00	6,000.00	0.00	6,000.00				
Pressure Washing	2045	2044	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00				
Storm Water Retention Pond Maintenance	2045	2040	5	0	5	1	3,000.00	3,000.00	0.00	3,000.00	37,129.00	1,172,148.71	<b>1,172,148.71</b>	(2045)
Bark Mulch 3	2046	2043	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				
Concrete Curbs & Sidewalks - Partial Repl.	2046	2043	3	0	3	1	7,500.00	7,500.00	0.00	7,500.00				
Dryer Vent Cleaning - Exterior	2046	2044	2	0	2	1	1,600.00	1,600.00	0.00	1,600.00				
Electrical Repairs & Upgrades	2046	2041	5	0	5	1	6,000.00	6,000.00	0.00	6,000.00				
Landscape Improvements	2046	2041	5	0	5	1	12,000.00	12,000.00	0.00	12,000.00				
Pressure Washing	2046	2045	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00				

Treework - Pruning and Replacement	2046	2044	2	0	2	1	4,000.00	4,000.00	0.00	4,000.00	44,229.00	1,228,702.35	<b>1,228,702.35</b>	(2046)
Bark Mulch 2	2047	2044	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				
Gutter Maintenance	2047	2045	2	0	2	1	5,000.00	5,000.00	0.00	5,000.00				
Pressure Washing	2047	2046	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00	18,129.00	1,311,356.00	<b>1,311,356.00</b>	(2047)
Bark Mulch 3	2048	2045	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				
Dryer Vent Cleaning - Exterior	2048	2046	2	0	2	1	1,600.00	1,600.00	0.00	1,600.00				
Pressure Washing	2048	2047	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00				
Treework - Pruning and Replacement	2048	2046	2	0	2	1	4,000.00	4,000.00	0.00	4,000.00	18,729.00	1,393,409.64	<b>1,393,409.64</b>	(2048)
Bark Mulch 2	2049	2046	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				
Concrete Curbs & Sidewalks - Partial Repl.	2049	2046	3	0	3	1	7,500.00	7,500.00	0.00	7,500.00				
Fences - Wood Divider Replacement (Partial)	2049	2039	10	0	10	180	35.82	6,447.60	0.00	6,447.60				
Gutter Maintenance	2049	2047	2	0	2	1	5,000.00	5,000.00	0.00	5,000.00				
Pressure Washing	2048	2047	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00				
Pressure Washing	2049	2048	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00	39,576.60	1,454,615.69	<b>1,454,615.69</b>	(2049)
Bark Mulch 3	2050	2047	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				
Dryer Vent Cleaning - Exterior	2050	2048	2	0	2	1	1,600.00	1,600.00	0.00	1,600.00				
Insurance Deductible	2050	2045	5	0	5	1	10,000.00	10,000.00	0.00	10,000.00				
Plumbing Repairs	2050	2045	5	0	5	1	6,000.00	6,000.00	0.00	6,000.00				
Roof Replacement - 2050 Ph-1	2050	2020	30	0	30	293	1,290.00	377,970.00	0.00	377,970.00				
Storm Water Retention Pond Maintenance	2050	2045	5	0	5	1	3,000.00	3,000.00	0.00	3,000.00				
Treework - Pruning and Replacement	2050	2048	2	0	2	1	4,000.00	4,000.00	0.00	4,000.00	408,199.00	1,147,199.34	<b>1,147,199.34</b>	(2050)
Bark Mulch 2	2051	2048	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				
Building Envelope Inspection	2051	2036	15	0	15	1	5,228.00	5,228.00	0.00	5,228.00				
Electrical Repairs & Upgrades	2051	2046	5	0	5	1	6,000.00	6,000.00	0.00	6,000.00				
Gutter Maintenance	2051	2049	2	0	2	1	5,000.00	5,000.00	0.00	5,000.00				
Landscape Improvements	2051	2046	5	0	5	1	12,000.00	12,000.00	0.00	12,000.00				
Pressure Washing	2051	2050	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00				
Roof Replacement - 2051 Ph-2	2051	2021	30	0	30	293	1,290.00	377,970.00	0.00	377,970.00	419,327.00	828,654.98	<b>828,654.98</b>	(2051)
Bark Mulch 3	2052	2049	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				
Concrete Curbs & Sidewalks - Partial Repl.	2052	2049	3	0	3	1	7,500.00	7,500.00	0.00	7,500.00				
Dryer Vent Cleaning - Exterior	2052	2050	2	0	2	1	1,600.00	1,600.00	0.00	1,600.00				
Pressure Washing	2052	2051	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00				
Roof Replacement - 2052 Ph-3	2052	2022	30	0	30	293	1,290.00	377,970.00	0.00	377,970.00				
Treework - Pruning and Replacement	2052	2050	2	0	2	1	4,000.00	4,000.00	0.00	4,000.00	404,199.00	525,238.63	<b>525,238.63</b>	(2052)

**Total Asset Summary..... 5,317,443 2,921,894 2,395,549**

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

\*\* Minimum projected Reserve balance threshold..... Year: 2022 Amount: 246,471.99

**Key:**

Completed Components
Components Not Included in Previous Reserve Study
Large Component Costs >\$10K
Actual & Projected Reserve Acct. Balances/Year
Components Moved from Prior Years





Sexton Place Condominium Association - RESERVE STUDY: Contribution Summary By Year

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%
<b>2021</b>	<b>125,488</b>	<b>1.170</b>	<b>1</b>	<b>17.00%</b>	<b>18,233</b>	<b>17.00%</b>
2022	146,821	1.170	2	17.00%	21,333	17.00%
2023	171,780	1.170	3	17.00%	24,959	17.00%
2024	200,982	1.170	4	17.00%	29,202	17.00%
2025	235,149	1.170	5	17.00%	34,167	17.00%
2026	239,852	1.020	6	2.00%	4,703	2.00%
2027	244,649	1.020	7	2.00%	4,797	2.00%
2028	249,542	1.020	8	2.00%	4,893	2.00%
2029	244,551	0.980	9	-2.00%	-4,991	-2.00%
2030	239,660	0.980	10	-2.00%	-4,891	-2.00%
2031	225,281	0.940	11	-6.00%	-14,380	-6.00%
2032	211,764	0.940	12	-6.00%	-13,517	-6.00%
2033	199,058	0.940	13	-6.00%	-12,706	-6.00%
2034	187,114	0.940	14	-6.00%	-11,943	-6.00%
2035	175,888	0.940	15	-6.00%	-11,227	-6.00%
2036	165,334	0.940	16	-6.00%	-10,553	-6.00%
2037	155,414	0.940	17	-6.00%	-9,920	-6.00%
2038	146,089	0.940	18	-6.00%	-9,325	-6.00%
2039	137,324	0.940	19	-6.00%	-8,765	-6.00%
2040	129,085	0.940	20	-6.00%	-8,239	-6.00%
2041	121,339	0.940	21	-6.00%	-7,745	-6.00%
2042	114,059	0.940	22	-6.00%	-7,280	-6.00%
2043	107,216	0.940	23	-6.00%	-6,844	-6.00%
2044	100,783	0.940	24	-6.00%	-6,433	-6.00%
2045	100,783	1.000	25	0.00%	0	0.00%
2046	100,783	1.000	26	0.00%	0	0.00%
2047	100,783	1.000	27	0.00%	0	0.00%
2048	100,783	1.000	28	0.00%	0	0.00%
2049	100,783	1.000	29	0.00%	0	0.00%
2050	100,783	1.000	30	0.00%	0	0.00%
2051	100,783	1.000	31	0.00%	0	0.00%

Prepared by:



2052	100,783	1.000	32	0.00%	0	0.00%
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