

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

Reviewed: 9/15/2022

[illegible]

Electrical Repairs & Upgrades	2023	2018	5	0	5	1	6,000.00	6,000.00	0.00	6,000.00				
Gutter Replacement - 2023 Ph-1	2023	1993	30	0	30	3,133	7.34	22,996.22	22,996.22	0.00				
Insurance Deductible	2023	2018	5	0	5	1	10,000.00	10,000.00	10,000.00	0.00				
Irrigation Repairs	2023	2018	5	0	5	1	3,075.00	3,075.00	3,075.00	0.00				
Pressure Washing	2023	2022	1	0	1	1	7,500.00	7,500.00	7,500.00	0.00				
Storm Water Retention Pond Maintenance	2023	2018	5	0	5	1	2,449.00	2,449.00	2,449.00	0.00				
Window Washing	2023	2022	1	0	1	1	7,160.00	7,160.00	7,160.00	0.00	123,093.80	232,485.25	232,485.25	2023
Bark Mulch 2	2024	2021	3	0	3	1	5,629.00	5,629.00	5,629.00	0.00				
Decks & Landings - Replacement	2024	2009	15	0	15	20	3,060.84	61,216.80	61,216.80	0.00				
Decks & Landings - Coating Renewal	2024	2019	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	1,600.00	0.00				
Gutter Replacement - 2024 Ph-2	2024	1994	30	0	30	3,133	7.34	22,996.22	22,996.22	0.00				
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	7,500.00	0.00				
Treework - Pruning and Replacement	2024	2022	2	0	2	1	4,000.00	4,000.00	4,000.00	0.00				
Trim - Exterior Replacement	2024	2009	15	0	15	14,490	4.30	62,307.00	62,307.00	0.00				
Window Washing	2024	2023	1	0	1	1	7,339.00	7,339.00	7,339.00	0.00	244,373.54	177,070.28	177,070.28	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				
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	1995	30	0	30	3,133	7.34	22,996.22	22,996.22	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	7,500.00	7,500.00	7,500.00	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	157,412.37	240,739.44	240,739.44	2025
Bark Mulch 1	2026	2023	3	0	3	1	5,629.00	5,629.00	5,629.00	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 Cleaning & Maintenance	2026	2020	6	0	6	1	3,750.00	3,750.00	3,750.00	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	179,954.10	301,764.22	301,764.22	2026
Treework - Pruning and Replacement	2026	2024	2	0	2	1	4,000.00	4,000.00	4,000.00	0.00				
Window Washing	2026	2025	1	0	1	1	7,711.00	7,711.00	7,711.00	0.00				
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	46,971.00	517,460.19	517,460.19	2027
Gutter Cleaning & Maintenance	2027	2025	2	0	2	1	3,850.00	3,850.00	3,850.00	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				
Bark Mulch 3	2028	2025	3	0	3	1	5,629.00	5,629.00	5,629.00	0.00	257,825.04	545,942.14	545,942.14	2028
Concrete Curbs & Sidewalks - Partial Repl.	2028	2025	3	0	3	1	7,500.00	7,500.00	7,500.00	0.00				
Door Replacement (Entry)	2028	1998	30	0	30	47	612.17	28,771.99	28,771.99	0.00				
Door Replacement (Garage Overhead)	2028	1998	30	0	30	94	1,224.33	115,087.02	115,087.02	0.00				
Door Replacement (Sliding Glass Doors)	2028	1998	30	0	30	94	1,224.33	115,087.02	115,087.02	0.00	77,384.45	763,453.90	763,453.90	2029
Dryer Vent Cleaning - Exterior	2028	2026	2	0	2	1	1,600.00	1,600.00	1,600.00	0.00				
Gutter Cleaning & Maintenance	2028	2026	2	0	2	1	3,950.00	3,950.00	3,950.00	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	257,825.04	545,942.14	545,942.14	2028
Treework - Pruning and Replacement	2028	2026	2	0	2	1	4,000.00	4,000.00	4,000.00	0.00				
Window Washing	2028	2027	1	0	1	1	8,101.00	8,101.00	8,101.00	0.00				
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	77,384.45	763,453.90	763,453.90	2029
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	77,384.45	763,453.90	763,453.90	2029
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				
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	77,384.45	763,453.90	763,453.90	2029
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 (Sliding Glass Doors)	2030	2000	30	0	30	1,428	50.20	71,685.60	71,685.60	0.00				
Dryer Vent Cleaning - Exterior	2030	2028	2	0	2	1	1,600.00	1,600.00	1,600.00	0.00	77,384.45	763,453.90	763,453.90	2029
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	77,384.45	763,453.90	763,453.90	2029
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				

Treework - Pruning and Replacement	2030	2028	2	0	2	1	4,000.00	4,000.00	4,000.00	0.00				
Window Washing	2030	2029	1	0	1	1	8,512.00	8,512.00	8,512.00	0.00	369,184.91	698,012.08	698,012.08	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	925,418.88	925,418.88	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				
Window Washing	2032	2031	1	0	1	1	8,942.00	8,942.00	8,942.00	0.00	37,249.00	1,210,410.93	1,210,410.93	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	1,108,920.21	1,108,920.21	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				
Window Washing	2034	2033	1	0	1	1	8,942.00	8,942.00	8,942.00	0.00	431,177.60	1,019,608.13	1,019,608.13	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				
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	178,463.15	1,193,266.48	1,193,266.48	2035
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				
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	203,776.90	1,306,398.92	1,306,398.92	2036
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				
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				
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	1,555,929.18	1,555,929.18	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			
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				
Window Washing	2040	2039	1	0	1	1	9,853.00	9,853.00	9,853.00	0.00	114,857.00	1,852,156.31	1,852,156.31	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	1,992,931.11	1,992,931.11	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				
Window Washing	2042	2041	1	0	1	1	9,853.00	9,853.00	9,853.00	0.00	34,082.00	2,127,267.73	2,127,267.73	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	2,234,316.28	2,234,316.28	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				
Window Washing	2044	2043	1	0	1	1	10,352.00	10,352.00	10,352.00	0.00	34,831.00	2,335,904.37	2,335,904.37	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	2,410,066.54	2,410,066.54	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				
Window Washing	2046	2045	1	0	1	1	10,876.00	10,876.00	10,876.00	0.00	63,480.00	2,457,085.99	2,457,085.99	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	2,526,258.50	2,526,258.50	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				
Window Washing	2048	2047	1	0	1	1	11,148.00	11,148.00	11,148.00	0.00	36,002.00	2,579,761.06	2,579,761.06	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	2,613,062.57	2,613,062.57	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				
Window Washing	2050	2049	1	0	1	1	11,712.00	11,712.00	11,712.00	0.00	426,161.00	2,259,400.26	2,259,400.26	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	2,064,096.19	2,064,096.19	2,064,096.19	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							
Window Washing	2052	2051	1	0	1	1	6,985.00	6,985.00	6,985.00	0.00	253,581.82	1,869,238.31	1,869,238.31	1,869,238.31	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	1,807,445.06	1,807,445.06	1,807,445.06	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				
Window Washing	2054	2053	1	0	1	1	13,944.00	13,944.00	13,944.00	0.00	464,240.76	1,390,770.69	1,390,770.69	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	1,134,484.90	1,134,484.90	2055

Total Asset Summary..... **6,047,090** **5,916,976** **130,114**

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

** Minimum projected Reserve balance threshold..... Year: **2022** Amount: **194,075.99**

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

FRESH  **START**
REAL ESTATE INC.
Sellers. Buyers. Property Management.

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	188,959	1.170	4	17.00%	27,456	17.00%
2025	221,082	1.170	5	17.00%	32,123	17.00%
2026	240,979	1.090	6	9.00%	19,897	9.00%
2027	262,667	1.090	7	2.00%	21,688	2.00%
2028	286,307	1.090	8	9.00%	23,640	9.00%
2029	294,896	1.030	9	3.00%	8,589	3.00%
2030	303,743	1.030	10	3.00%	8,847	3.00%
2031	312,855	1.030	11	3.00%	9,112	3.00%
2032	322,241	1.030	12	3.00%	9,386	3.00%
2033	331,908	1.030	13	3.00%	9,667	3.00%
2034	341,866	1.030	14	3.00%	9,957	3.00%
2035	352,121	1.030	15	3.00%	10,256	3.00%
2036	316,909	0.900	16	-10.00%	-35,212	-10.00%
2037	285,218	0.900	17	-10.00%	-31,691	-10.00%
2038	256,697	0.900	18	-10.00%	-28,522	-10.00%
2039	231,027	0.900	19	-10.00%	-25,670	-10.00%
2040	207,924	0.900	20	-10.00%	-23,103	-10.00%
2041	187,132	0.900	21	-10.00%	-20,792	-10.00%
2042	168,419	0.900	22	-10.00%	-18,713	-10.00%
2043	151,577	0.900	23	-10.00%	-16,842	-10.00%
2044	136,419	0.900	24	-10.00%	-15,158	-10.00%
2045	122,777	0.900	25	-10.00%	-13,642	-10.00%
2046	110,499	0.900	26	-10.00%	-12,278	-10.00%
2047	99,450	0.900	27	-10.00%	-11,050	-10.00%
2048	89,505	0.900	28	-10.00%	-9,945	-10.00%
2049	80,554	0.900	29	-10.00%	-8,950	-10.00%
2050	72,499	0.900	30	-10.00%	-8,055	-10.00%
2051	65,249	0.900	31	-10.00%	-7,250	-10.00%
2052	58,724	0.900	32	-10.00%	-6,525	-10.00%
2053	52,852	0.900	33	-10.00%	-5,872	-10.00%

Prepared by:



2054	47,566	0.900	34	-10.00%	-5,285	-10.00%
2055	42,810	0.900	35	-10.00%	-4,757	-10.00%
2056	38,529	0.900	36	-10.00%	-4,281	-10.00%

Sexton Place Condominiums

Reserve Contribution Comparison

Revised 9/17/2022

2023	260.00	\$143.18		250.00	\$133.54	
	Contribution	% Increase	> Balance	Contribution	% Increase	> Balance
2019	93,130	28%	613,042.76	93,130	9313000%	613,042.76
2020	107,255	15%	481,827.04	107,255	15%	481,827.04
2021	125,488	17%	281,968.28	125,488	17%	281,968.28
2022	138,037	10%	194,075.99	138,037	10%	194,075.99
2023	161,507	17%	232,485.25	148,334	7.46%	219,316.54
2024	188,959	17%	177,070.28	173,551	17.00%	148,494.18
2025	221,082	17%	240,739.44	203,055	17.00%	194,136.69
2026	240,979	9%	301,764.22	221,330	9.00%	235,512.42
2027	262,667	2%	517,460.19	225,756	2.00%	414,297.84
2028	286,307	9%	545,942.14	230,272	9.00%	386,744.35
2029	294,896	3%	763,453.90	225,666	3.00%	535,026.02
2030	303,743	3%	698,012.08	221,153	3.00%	386,993.91
2031	312,855	3%	925,418.88	207,884	3.00%	509,428.94
2032	322,241	3%	1,210,410.93	195,411	3.00%	667,590.56
2033	331,908	3%	1,108,920.21	183,686	3.00%	417,877.53
2034	341,866	3%	1,019,608.13	172,665	3.00%	159,364.75
2035	352,121	3%	1,193,266.48	162,305	3.00%	143,206.52
2036	316,909	-10%	1,306,398.92	152,567	-10.00%	91,996.25
2037	285,218	-10%	1,438,826.17	143,413	-10.00%	82,617.73
2038	256,697	-10%	1,555,929.18	134,808	-10.00%	77,832.04
2039	231,027	-10%	1,759,089.09	126,719	-10.00%	176,684.45
2040	207,924	-10%	1,852,156.31	119,116	-10.00%	188,546.85
2041	187,132	-10%	1,992,931.11	111,969	-10.00%	254,159.11
2042	168,419	-10%	2,127,267.73	105,251	-10.00%	325,328.22
2043	151,577	-10%	2,234,316.28	98,936	-10.00%	379,736.06
2044	136,419	-10%	2,335,904.37	93,000	-10.00%	437,904.94
2045	122,777	-10%	2,410,066.54	93,000	-10.00%	482,289.82
2046	110,499	-10%	2,457,085.99	93,000	-10.00%	511,809.70
2047	99,450	-10%	2,526,258.50	93,000	-10.00%	574,532.58
2048	89,505	-10%	2,579,761.06	93,000	-10.00%	631,530.46
2049	80,554	-10%	2,613,062.57	93,000	-10.00%	677,277.74
2050	72,499	-10%	2,259,400.26	93,000	-10.00%	344,116.62
2051	65,249	-10%	2,064,096.19	93,000	-10.00%	176,563.61
2052	58,724	-10%	1,869,238.31	93,000	-10.00%	15,981.67
2053	52,852	-10%	1,807,445.06	93,000	-10.00%	-5,663.25
2054	47,566	-10%	1,390,770.69	93,000	-10.00%	0.00
2055	42,810	-10%	1,134,484.90	93,000	-10.00%	0.00

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