

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

Year Built: 2003

Reviewed 9/28/2021

Prepared by:



Sellers. Buyers. Property Management.

503-319-5848 Cell-Text-MMS/SMS

Pressure Washing	2023	2022	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00			
Window Washing	2023	2022	1	0	1	1	7,160.00	7,160.00	0.00	7,160.00	114,644.80	322,035.39	322,035.39 (2023)
Bark Mulch 2	2024	2021	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00			
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	0.00	1,600.00			
Gutter Replacement - 2024 Ph-2	2024	1994	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	2009	15	0	15	14,490	4.30	62,307.00	21,807.00	40,500.00			
Window Washing	2024	2023	1	0	1	1	7,339.00	7,339.00	0.00	7,339.00	244,373.54	278,643.85	278,643.85 (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			
Building Envelope Inspection	2025	2010	15	0	15	1	15,000.00	15,000.00	5,228.00	9,772.00			
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	1995	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	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	0.00	7,523.00	152,412.37	361,380.48	361,380.48 (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	2016	10	0	10	180	35.82	6,447.60	3,224.00	3,223.60			
Gutter Cleaning & Maintenance	2026	2020	6	0	6	1	3,750.00	3,750.00	0.00	3,750.00			
Landscape Improvements	2026	2021	5	0	5	1	12,000.00	12,000.00	0.00	12,000.00			
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	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			
Window Washing	2026	2025	1	0	1	1	7,711.00	7,711.00	0.00	7,711.00	179,954.10	437,738.79	437,738.79 (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	2012	15	0	15	440	50.20	22,088.00	5,522.00	16,566.00			
Gutter Cleaning & Maintenance	2027	2025	2	0	2	1	3,850.00	3,850.00	0.00	3,850.00			

Pressure Washing	2027	2026	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00				
Window Washing	2027	2026	1	0	1	1	7,904.00	7,904.00	0.00	7,904.00	46,971.00	652,206.45	652,206.45	(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	1998	30	0	30	47	612.17	28,771.99	28,772.00	-0.01				
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				
Dryer Vent Cleaning - Exterior	2028	2026	2	0	2	1	1,600.00	1,600.00	0.00	1,600.00				
Gutter Cleaning & Maintenance	2028	2026	2	0	2	1	3,950.00	3,950.00	0.00	3,950.00				
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				
Window Washing	2028	2027	1	0	1	1	8,101.00	8,101.00	0.00	8,101.00	255,325.04	663,548.84	663,548.84	(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	1999	30	0	30	47	612.17	28,771.99	28,772.00	-0.01				
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	0.00	4,050.00				
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	0.00	7,500.00				
Window Washing	2029	2028	1	0	1	1	8,304.00	8,304.00	0.00	8,304.00	77,384.45	847,498.47	847,498.47	(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	0.00	5,629.00				
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 (Sliding Glass Doors)	2030	2000	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				
Gutter Cleaning & Maintenance	2030	2028	2	0	2	1	4,150.00	4,150.00	0.00	4,150.00				
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	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	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				
Window Washing	2030	2029	1	0	1	1	8,512.00	8,512.00	0.00	8,512.00	369,184.91	734,420.96	734,420.96	(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 Cleaning & Maintenance	2031	2029	2	0	2	1	4,250.00	4,250.00	0.00	4,250.00				
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	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	0.00	8,724.00	80,448.59	894,713.33	894,713.33	(2031)
Bark Mulch 1	2032	2029	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				
Building Envelope Inspection	2032	2017	15	0	15	1	5,228.00	5,228.00	0.00	5,228.00				
Dryer Vent Cleaning - Exterior	2032	2030	2	0	2	1	1,600.00	1,600.00	0.00	1,600.00				
Gutter Cleaning & Maintenance	2032	2030	2	0	2	1	4,350.00	4,350.00	0.00	4,350.00				
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				
Window Washing	2032	2031	1	0	1	1	8,942.00	8,942.00	0.00	8,942.00	37,249.00	1,083,760.83	1,083,760.83	(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	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	0.00	4,450.00				
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				
Window Washing	2033	2032	1	0	1	1	8,942.00	8,942.00	0.00	8,942.00	433,399.00	863,080.54	863,080.54	(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				
Gutter Cleaning & Maintenance	2034	2032	2	0	2	1	4,550.00	4,550.00	0.00	4,550.00				
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	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	0.00	8,942.00	428,677.60	634,358.53	634,358.53	(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	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	0.00	4,650.00				
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	2005	30	0	30	194	597.24	115,864.56	115,864.56	0.00	178,463.15	643,853.63	643,853.63	(2035)
Bark Mulch 2	2036	2033	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				
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				
Gutter Cleaning & Maintenance	2036	2034	2	0	2	1	4,750.00	4,750.00	0.00	4,750.00				

Landscape Improvements	2036	2031	5	0	5	1	12,000.00	12,000.00	0.00	12,000.00				
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	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	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	616,757.49	616,757.49	(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 Cleaning & Maintenance	2037	2035	2	0	2	1	4,850.00	4,850.00	0.00	4,850.00				
Pressure Washing	2037	2036	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00				
Window Replacement - 3	2037	2007	30	0	30	194	597.24	115,864.56	115,864.56	0.00	147,791.16	635,046.24	635,046.24	(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				
Gutter Cleaning & Maintenance	2038	2036	2	0	2	1	5,000.00	5,000.00	0.00	5,000.00				
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	2008	30	0	30	194	597.24	115,864.56	115,864.56	0.00	139,593.56	651,567.79	651,567.79	(2038)
Bark Mulch 2	2039	2036	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				
Gutter Cleaning & Maintenance	2039	2037	2	0	2	1	5,125.00	5,125.00	0.00	5,125.00				
Pressure Washing	2039	2038	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00				
Window Washing	2039	2038	1	0	1	1	9,613.00	9,613.00	0.00	9,613.00	27,867.00	770,449.00	770,449.00	(2039)
Bark Mulch 3	2040	2037	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				
Building Envelope Inspection	2040	2025	15	0	15	1	20,625.00	20,625.00	0.00	20,625.00				
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				
Gutter Cleaning & Maintenance	2040	2038	2	0	2	1	5,250.00	5,250.00	0.00	5,250.00				
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				
Window Washing	2040	2039	1	0	1	1	9,853.00	9,853.00	0.00	9,853.00	112,357.00	796,035.32	796,035.32	(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 Cleaning & Maintenance	2041	2039	2	0	2	1	5,375.00	5,375.00	0.00	5,375.00				

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				
Window Washing	2041	2040	1	0	1	1	9,853.00	9,853.00	0.00	9,853.00	46,357.00	879,345.04	879,345.04	(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				
Gutter Cleaning & Maintenance	2042	2040	2	0	2	1	5,500.00	5,500.00	0.00	5,500.00				
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				
Window Washing	2042	2041	1	0	1	1	9,853.00	9,853.00	0.00	9,853.00	34,082.00	967,149.75	967,149.75	(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 Cleaning & Maintenance	2043	2041	2	0	2	1	5,625.00	5,625.00	0.00	5,625.00				
Pressure Washing	2043	2042	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00				
Window Washing	2043	2042	1	0	1	1	10,099.00	10,099.00	0.00	10,099.00	39,528.20	1,042,195.06	1,042,195.06	(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				
Gutter Cleaning & Maintenance	2044	2042	2	0	2	1	5,750.00	5,750.00	0.00	5,750.00				
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				
Window Washing	2044	2043	1	0	1	1	10,352.00	10,352.00	0.00	10,352.00	34,831.00	1,115,063.17	1,115,063.17	(2044)
Bark Mulch 2	2045	2042	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				
Gutter Cleaning & Maintenance	2045	2043	2	0	2	1	5,875.00	5,875.00	0.00	5,875.00				
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				
Window Washing	2045	2044	1	0	1	1	10,611.00	10,611.00	0.00	10,611.00	48,615.00	1,174,147.27	1,174,147.27	(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				
Gutter Cleaning & Maintenance	2046	2044	2	0	2	1	5,875.00	5,875.00	0.00	5,875.00				
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				
Window Washing	2046	2045	1	0	1	1	10,876.00	10,876.00	0.00	10,876.00	60,980.00	1,220,866.37	1,220,866.37	(2046)
Bark Mulch 2	2047	2044	3	0	3	1	5,629.00	5,629.00	0.00	5,629.00				
Gutter Cleaning & Maintenance	2047	2045	2	0	2	1	6,000.00	6,000.00	0.00	6,000.00				

Pressure Washing	2047	2046	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00				
Window Washing	2047	2046	1	0	1	1	11,148.00	11,148.00	0.00	11,148.00	30,277.00	1,298,288.47	1,298,288.47	(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				
Gutter Cleaning & Maintenance	2048	2046	2	0	2	1	6,125.00	6,125.00	0.00	6,125.00				
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				
Window Washing	2048	2047	1	0	1	1	11,148.00	11,148.00	0.00	11,148.00	36,002.00	1,369,985.57	1,369,985.57	(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 Cleaning & Maintenance	2049	2047	2	0	2	1	6,250.00	6,250.00	0.00	6,250.00				
Pressure Washing	2049	2048	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00				
Window Washing	2049	2048	1	0	1	1	11,426.00	11,426.00	0.00	11,426.00	44,752.60	1,432,932.07	1,432,932.07	(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				
Gutter Cleaning & Maintenance	2050	2048	2	0	2	1	6,250.00	6,250.00	0.00	6,250.00				
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				
Window Washing	2050	2049	1	0	1	1	11,712.00	11,712.00	0.00	11,712.00	426,161.00	1,114,470.17	1,114,470.17	(2050)
Asphalt Replacement (Partial)	2051	2046	5	0	5	1	13,794.18	13,794.18	0.00	13,794.18				
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				
Decks & Landings	2051	2036	15	0	15	1	2,795.21	2,795.21	0.00	2,795.21				
Dryer Vent Cleaning - Exterior	2051	2049	2	0	2	1	1,600.00	1,600.00	0.00	1,600.00				
Electrical Repairs & Upgrades	2051	2046	5	0	5	1	6,000.00	6,000.00	0.00	6,000.00				
Fence Dividers - Wood Stained	2051	2045	6	0	6	2,160	1.47	3,175.20	0.00	3,175.20				
Gutter Cleaning & Maintenance	2051	2045	6	0	6	1	6,375.00	6,375.00	0.00	6,375.00				
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	8,890.00	0.00	8,890.00				
Roof Replacement - 2021 Ph-2	2051	2021	30	0	30	230	786.11	180,805.30	0.00	180,805.30				
Storm Water Retention Pond Maintenance	2051	2046	5	0	5	1	2,449.00	2,449.00	0.00	2,449.00				
Treework - Pruning and Replacement	2051	2048	3	0	3	1	5,000.00	5,000.00	0.00	5,000.00				
Window Washing	2051	2049	2	0	2	1	6,812.00	6,812.00	0.00	6,812.00	260,552.89	961,616.39	961,616.39	(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	0.00	5,358.00				

Building Envelope Inspection	2052	2042	10	0	10	1	5,228.00	5,228.00	0.00	5,228.00			
Concrete Curbs & Sidewalks - Partial Repl.	2052	2049	3	0	3	1	7,500.00	7,500.00	5,125.00	2,375.00			
Dryer Vent Cleaning - Exterior	2052	2050	2	0	2	1	1,600.00	1,600.00	0.00	1,600.00			
Gutter Cleaning & Maintenance	2052	2046	6	0	6	1	3,332.00	3,332.00	0.00	3,332.00			
Landscape Improvements	2052	2047	5	0	5	1	11,467.04	11,467.04	11,467.04	0.00			
Pressure Washing	2052	2051	1	0	1	1	7,500.00	7,500.00	0.00	7,500.00			
Roof Replacement - 2023 Ph-3	2052	2022	30	0	30	230	786.11	180,805.30	135,300.00	45,505.30			
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	0.00	6,985.00	248,581.82	820,733.67	820,733.67 (2052)
Bark Mulch 1	2053	2050	3	0	3	1	5,492.00	5,492.00	0.00	5,492.00			
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	17,249.00	5,747.22			
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	0.00	7,500.00			
Window Washing	2053	2052	1	0	1	1	7,160.00	7,160.00	0.00	7,160.00	114,644.80	813,787.97	813,787.97 (2053)

Total Asset Summary..... **4,839,852** **2,806,545** **2,033,307**

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

** Minimum projected Reserve balance threshold..... Year: **2022** Amount: **264,900.19**

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



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%
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	171,780	1.170	3	17.00%	33,743	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	256,312	1.090	6	9.00%	21,163	9.00%
2027	261,439	1.020	7	2.00%	5,126	2.00%
2028	266,667	1.020	8	2.00%	5,229	2.00%
2029	261,334	0.980	9	-2.00%	-5,333	-2.00%
2030	256,107	0.980	10	-2.00%	-5,227	-2.00%
2031	240,741	0.940	11	-6.00%	-15,366	-6.00%
2032	226,296	0.940	12	-6.00%	-14,444	-6.00%
2033	212,719	0.940	13	-6.00%	-13,578	-6.00%
2034	199,956	0.940	14	-6.00%	-12,763	-6.00%
2035	187,958	0.940	15	-6.00%	-11,997	-6.00%
2036	176,681	0.940	16	-6.00%	-11,277	-6.00%
2037	166,080	0.940	17	-6.00%	-10,601	-6.00%
2038	156,115	0.940	18	-6.00%	-9,965	-6.00%
2039	146,748	0.940	19	-6.00%	-9,367	-6.00%
2040	137,943	0.940	20	-6.00%	-8,805	-6.00%
2041	129,667	0.940	21	-6.00%	-8,277	-6.00%
2042	121,887	0.940	22	-6.00%	-7,780	-6.00%
2043	114,574	0.940	23	-6.00%	-7,313	-6.00%
2044	107,699	0.940	24	-6.00%	-6,874	-6.00%
2045	107,699	1.000	25	0.00%	0	0.00%
2046	107,699	1.000	26	0.00%	0	0.00%
2047	107,699	1.000	27	0.00%	0	0.00%
2048	107,699	1.000	28	0.00%	0	0.00%
2049	107,699	1.000	29	0.00%	0	0.00%
2050	107,699	1.000	30	0.00%	0	0.00%
2051	107,699	1.000	31	0.00%	0	0.00%
2052	107,699	1.000	32	0.00%	0	0.00%
2053	107,699	1.000	33	0.00%	0	0.00%

Prepared by:

