

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

Year Built: 2003

Prepared by:



Sexton Place Condominiums Association of Unit Owners - RESERVE STUDY: Component Summary By Year												Reviewed:		11/4/2025	
Beginning Balance.....														556,032.30	
Asphalt Replacement (Partial)	2025	2020	5	0	5	1	15,000.00	15,000.00	15,000.00	0.00					
Bark Mulch 1	2025	2023	2	0	2	1	12,720.00	8,026.69	8,026.69	0.00					
Concrete Curbs & Sidewalks - Partial Repl.	2025	2022	3	0	3	1	15,000.00	15,000.00	15,000.00	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					
Drainage Repairs (Artesian Spring)	2025	2010	15	0	15	1	50,000.00	50,000.00	50,000.00	0.00					
Dryer Vent Cleaning - Exterior	2025	2023	2	0	2	1	1,600.00	1,600.00	1,600.00	0.00					
Electrical Repairs & Upgrades	2025	2020	5	0	5	1	6,000.00	6,000.00	6,000.00	0.00					
Gutters - R&R	2025	2010	15	0	15	1	4,000.00	3,250.00	0.00	3,250.00					
Irrigation Repairs	2025	2020	5	0	5	1	3,075.00	3,075.00	3,075.00	0.00					
Landscape Improvements	2025	2020	5	0	5	1	11,467.04	11,467.04	11,467.04	0.00					
Painting - Entry Signs	2025	2019	6	0	6	1	313.74	313.74	313.74	0.00					
Mailboxes - Replacement (Partial)	2025	2022	3	0	3	1	5,000.00	5,000.00	5,000.00	0.00					
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					
Roof - Moss Treatment	2025	2023	2	0	2	1	1,600.00	1,595.00	0.00	1,595.00					
Siding & Trim Repair & Replace	2025	2010	15	0	15	14,490	4.30	62,307.00	62,307.00	0.00					
Window Washing	2025	2023	2	0	2	1	7,523.00	7,523.00	7,523.00	0.00	269,509.12	461,584.70	461,584.70	2025	
Bark Mulch 2	2026	2024	2	0	2	1	5,967.00	5,967.00	5,967.00	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	1,696.00	1,696.00	1,696.00	0.00					
Electrical Repairs & Upgrades	2026	2021	5	0	5	1	6,000.00	6,000.00	6,000.00	0.00					
Exterior Building Lighting - Replacement	2026	2011	15	0	15	210	122.43	25,710.30	25,710.30	0.00					
Exterior Grounds Lighting - Replacement	2026	2011	15	0	15	4	250.00	1,000.00	1,000.00	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					
Insurance Deductible	2026	2021	5	0	5	1	25,000.00	25,000.00	25,000.00	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					
Storm Water Retention Pond Maintenance	2026	2021	5	0	5	1	5,449.00	5,449.00	5,449.00	0.00					
Treework - Pruning and Replacement	2026	2024	2	0	2	1	4,000.00	4,000.00	4,000.00	0.00					
Trellis - Wood Replacement	2026	2011	15	0	15	1	25,412.85	25,412.85	25,412.85	0.00					
Window Washing	2026	2024	2	0	2	1	7,523.00	7,523.00	7,523.00	0.00	351,898.61	293,500.69	293,500.69	2026	
Bark Mulch 1	2027	2025	2	0	2	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				
Roof - Moss Treatment	2027	2025	2	0	2	1	1,691.00	1,691.00	0.00	1,691.00				
Window Washing	2027	2025	2	0	2	1	7,904.00	7,904.00	7,904.00	0.00	67,808.22	418,697.79	418,697.79	2027
Bark Mulch 2	2028	2025	3	0	3	1	7,500.00	7,500.00	7,500.00	0.00				
Building Envelope Inspection	2028	2026	2	0	2	1	1,798.00	1,798.00	1,798.00	0.00				
Concrete Curbs & Sidewalks - Partial Repl.	2028	2022	6	0	6	3,133	7.34	22,996.22	22,996.22	0.00				
Dryer Vent Cleaning - Exterior	2028	2025	3	0	3	1	2,500.00	2,500.00	2,500.00	0.00				
Gutter Replacement - 2028 Ph-3	2028	2027	1	0	1	1	7,500.00	7,500.00	7,500.00	0.00				
Mailboxes - Replacement (Partial)	2028	2026	2	0	2	1	4,000.00	4,000.00	4,000.00	0.00				
Pressure Washing	2028	2027	1	0	1	1	7,725.00	7,725.00	7,725.00	0.00				
Treework - Pruning and Replacement	2028	2026	2	0	2	1	4,240.00	4,240.00	4,240.00	0.00	58,259.22	563,094.16	563,094.16	2028
Bark Mulch 1	2029	2027	2	0	2	1	5,629.00	5,629.00	5,629.00	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				
Pressure Washing	2029	2028	1	0	1	1	7,500.00	7,500.00	7,500.00	0.00				
Roof - Moss Treatment	2029	2027	2	0	2	1	1,793.00	1,793.00	0.00	1,793.00				
Window Washing	2029	2027	2	0	2	1	8,304.00	8,304.00	8,304.00	0.00	28,867.64	747,014.90	747,014.90	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	2028	2	0	2	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				
Dryer Vent Cleaning - Exterior	2030	2028	2	0	2	1	1,906.00	1,906.00	1,906.00	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				
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	266,474.51	703,968.18	703,968.18	2030
Bark Mulch 1	2031	2026	5	0	5	1	14,901.48	14,901.48	14,901.48	0.00				
Concrete Curbs & Sidewalks - Partial Repl.	2031	2029	2	0	2	1	5,629.00	5,629.00	5,629.00	0.00				
Electrical Repairs & Upgrades	2031	2028	3	0	3	1	7,500.00	7,500.00	7,500.00	0.00				
Fence Dividers - Wood Stained	2031	2026	5	0	5	1	6,000.00	6,000.00	6,000.00	0.00				
Gutter Cleaning & Maintenance	2031	2025	6	0	6	2,160	1.47	3,175.20	3,175.20	0.00				
Landscape Improvements	2031	2029	2	0	2	1	4,250.00	4,250.00	4,250.00	0.00				
Mailboxes - Replacement (Partial)	2031	2026	5	0	5	1	12,000.00	12,000.00	12,000.00	0.00				

Pressure Washing	2031	2028	3	0	3	1	5,000.00	5,000.00	5,000.00	0.00				
Roof - Moss Treatment	2031	2029	2	0	2	1	1,901.00	1,901.00	0.00	1,901.00				
Window Washing	2031	2029	2	0	2	1	8,724.00	8,724.00	8,724.00	0.00	69,080.68	869,486.68	869,486.68	2031
Bark Mulch 2	2032	2030	2	0	2	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	2,020.00	2,020.00	2,020.00	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	28,727.00	1,087,088.82	1,087,088.82	2032
Bark Mulch 1	2033	2031	2	0	2	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				
Door Replacement (Entry)	2033	2003	30	0	30	94	612.17	57,543.98	57,543.98	0.00				
Door Replacement (Garage Overhead)	2033	2003	30	0	30	94	1,224.33	115,087.02	115,087.02	0.00				
Door Replacement (Sliding Glass Doors)	2033	2003	30	0	30	94	1,224.33	115,087.02	115,087.02	0.00				
Electrical Study	2033	2003	30	0	30	1	10,768.91	10,768.91	10,768.91	0.00				
Gutter Cleaning & Maintenance	2033	2031	2	0	2	1	4,450.00	4,450.00	4,450.00	0.00				
Plumbing Study	2033	2003	30	0	30	1	10,768.91	10,768.91	10,768.91	0.00				
Pressure Washing	2033	2032	1	0	1	1	7,500.00	7,500.00	7,500.00	0.00				
Roof - Moss Treatment	2033	2031	2	0	2	1	2,015.00	2,015.00	0.00	2,015.00				
Sign Replacement	2033	2003	30	0	30	2	7,833.00	15,666.00	15,666.00	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	2031	2	0	2	1	8,942.00	8,942.00	8,942.00	0.00	760,335.84	585,398.57	585,398.57	2033
Bark Mulch 2	2034	2032	2	0	2	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	2,141.00	2,141.00	2,141.00	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	2,500.00	0.00				
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	422,776.60	427,733.71	427,733.71	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	2033	2	0	2	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				

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				
Roof - Moss Treatment	2035	2033	2	0	2	1	2,136.00	2,136.00	0.00	2,136.00				
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	180,599.15	518,874.09	518,874.09	2035
Bark Mulch 2	2036	2034	2	0	2	1	5,629.00	5,629.00	5,629.00	0.00				
Dryer Vent Cleaning - Exterior	2036	2034	2	0	2	1	2,270.00	2,270.00	2,270.00	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	204,446.90	578,014.53	578,014.53	2036
Bark Mulch 1	2037	2035	2	0	2	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	5,000.00	0.00				
Pressure Washing	2037	2036	1	0	1	1	7,500.00	7,500.00	7,500.00	0.00				
Roof - Moss Treatment	2037	2035	2	0	2	1	2,264.00	2,264.00	0.00	2,264.00				
Window Replacement - 3	2037	2007	30	0	30	194	597.24	115,864.56	115,864.56	0.00	155,055.16	678,639.09	678,639.09	2037
Bark Mulch 2	2038	2036	2	0	2	1	5,629.00	5,629.00	5,629.00	0.00				
Dryer Vent Cleaning - Exterior	2038	2036	2	0	2	1	2,406.00	2,406.00	2,406.00	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	140,399.56	786,248.87	786,248.87	2038
Bark Mulch 1	2039	2037	2	0	2	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				
Roof - Moss Treatment	2039	2037	2	0	2	1	2,400.00	2,400.00	0.00	2,400.00				

Window Washing	2039	2037	2	0	2	1	9,613.00	9,613.00	9,613.00	0.00	30,267.00	996,550.92	996,550.92	2039
Bark Mulch 2	2040	2038	2	0	2	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	2,551.00	2,551.00	2,551.00	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	2,500.00	0.00				
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	105,955.00	1,119,136.52	1,119,136.52	2040
Bark Mulch1	2041	2039	2	0	2	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				
Roof - Moss Treatment	2041	2039	2	0	2	1	2,541.00	2,541.00	0.00	2,541.00				
Window Washing	2041	2039	2	0	2	1	9,853.00	9,853.00	9,853.00	0.00	48,898.00	1,287,352.08	1,287,352.08	2041
Bark Mulch 2	2042	2040	2	0	2	1	5,629.00	5,629.00	5,629.00	0.00				
Dryer Vent Cleaning - Exterior	2042	2040	2	0	2	1	2,704.00	2,704.00	2,704.00	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	25,333.00	1,468,276.98	1,468,276.98	2042
Bark Mulch 1	2043	2041	2	0	2	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	5,000.00	0.00				
Pressure Washing	2043	2042	1	0	1	1	7,500.00	7,500.00	7,500.00	0.00				
Roof - Moss Treatment	2043	2041	2	0	2	1	2,696.00	2,696.00	0.00	2,696.00				
Window Washing	2043	2041	2	0	2	1	10,099.00	10,099.00	10,099.00	0.00	47,224.20	1,616,997.77	1,616,997.77	2043

Bark Mulch 2	2044	2042	2	0	2	1	5,629.00	5,629.00	5,629.00	0.00				
Dryer Vent Cleaning - Exterior	2044	2042	2	0	2	1	2,866.00	2,866.00	2,866.00	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	25,745.00	1,777,400.52	1,777,400.52	2044
Bark Mulch 1	2045	2043	2	0	2	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				
Roof - Moss Treatment	2045	2043	2	0	2	1	2,858.00	2,858.00	0.00	2,858.00				
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	2043	2	0	2	1	10,611.00	10,611.00	10,611.00	0.00	51,473.00	1,902,767.88	1,902,767.88	2045
Bark Mulch 2	2046	2044	2	0	2	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	3,038.00	3,038.00	3,038.00	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	2,500.00	0.00				
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	54,042.00	2,016,724.22	2,016,724.22	2046
Bark Mulch 1	2047	2045	2	0	2	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				
Roof - Moss Treatment	2047	2045	2	0	2	1	3,030.00	3,030.00	0.00	3,030.00				
Window Washing	2047	2045	2	0	2	1	11,148.00	11,148.00	11,148.00	0.00	33,307.00	2,143,015.64	2,143,015.64	2047
Bark Mulch 2	2048	2046	2	0	2	1	5,629.00	5,629.00	5,629.00	0.00				
Dryer Vent Cleaning - Exterior	2048	2046	2	0	2	1	3,221.00	3,221.00	3,221.00	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	26,475.00	2,268,159.14	2,268,159.14	2048
Bark Mulch 1	2049	2047	2	0	2	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	47,252.60	2,364,944.12	2,364,944.12	2049
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	2,500.00	0.00				
Pressure Washing	2049	2048	1	0	1	1	7,500.00	7,500.00	7,500.00	0.00				
Window Washing	2049	2047	2	0	2	1	11,426.00	11,426.00	11,426.00	0.00				
Bark Mulch 2	2050	2048	2	0	2	1	5,629.00	5,629.00	5,629.00	0.00	416,263.00	2,085,516.82	2,085,516.82	2050
Dryer Vent Cleaning - Exterior	2050	2048	2	0	2	1	3,414.00	3,414.00	3,414.00	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				
Asphalt Replacement (Partial)	2051	2046	5	0	5	1	13,794.18	13,794.18	13,794.18	0.00	258,952.89	1,956,557.84	1,956,557.84	2051
Bark Mulch 1	2051	2049	2	0	2	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				
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				
Asphalt Seal Coat	2052	2047	5	0	5	1	14,901.48	14,901.48	14,901.48	0.00				
Bark Mulch 2	2052	2050	2	0	2	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	3,619.00	3,619.00	3,619.00	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	5,000.00	0.00				
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	248,615.82	1,831,436.24	1,831,436.24	2052
Bark Mulch 1	2053	2051	2	0	2	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	2051	2	0	2	1	7,160.00	7,160.00	7,160.00	0.00	114,644.80	1,834,110.95	1,834,110.95	2053
Bark Mulch 2	2054	2052	2	0	2	1	10,695.00	10,695.00	10,695.00	0.00				
Decks & Landings - Coating Renewal	2054	2049	5	0	5	58	2,288.00	132,704.00	132,704.00	0.00				
Decks & Landings Phase 1 of 2	2054	2039	15	0	15	20	5,815.00	116,300.00	116,300.00	0.00				
Drainage Repairs (Artisian Spring)	2054	2039	15	0	15	1	50,000.00	50,000.00	50,000.00	0.00				
Dryer Vent Cleaning - Exterior	2054	2052	2	0	2	1	3,836.00	3,836.00	3,836.00	0.00				
Electrical Repairs & Upgrades	2054	2049	5	0	5	1	6,000.00	6,000.00	6,000.00	0.00				
Gutter Replacement - 2024 Ph-2	2054	2024	30	0	30	3,133	13.95	43,705.35	43,705.35	0.00				
Irrigation Repairs	2054	2049	5	0	5	1	3,075.00	3,075.00	3,075.00	0.00				
Landscape Improvements	2054	2049	5	0	5	1	11,467.04	11,467.04	11,467.04	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				
Storm Water Retention Pond Maintenance	2054	2049	5	0	5	1	2,449.00	2,449.00	2,449.00	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	524,083.80	1,421,480.68	1,421,480.68	2054
Asphalt Replacement (Partial)	2055	2050	5	0	5	1	28,500.00	28,500.00	28,500.00	0.00				
Bark Mulch 1	2055	2053	2	0	2	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				

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:



2054	111,454	0.950	34	-5.00%	-5,866	-5.00%
2055	105,881	0.950	35	-5.00%	-5,573	-5.00%
2056	105,881	1.000	36	0.00%	0	0.00%

Reviewed: 11/4/2025

Description	Year	Serv.	Rep.	Adj.	Rem.	Units	Cost	Current	Previous	Revision	Expenditures	Proj. Balance	Act. Balance	Year
Beginning Balance	2019	2019	>>											

Bark Mulch 2	2024	2022	2	0	2	20	3,060.84	3,435.30	3,500.00	-64.70			
Decks & Landings Phase 1 of 2	2024	2009	15	0	15	20	3,060.84	8,712.15	61,216.80	-52,504.65			
Fence Repairs & Replacement	2024	2019	5	0	5	1	500.00	179.30	6,000.00	-5,820.70			
Painting - Siding, Trim, Exterior Utility Doors	2024	2023	1	0	1	1	5,000.00	707.85	5,000.00	-4,292.15			
Pressure Washing	2024	2023	1	0	1	1	9,334.50	8,890.00	9,334.50	-444.50			
Treework - Pruning and Replacement	2024	2022	2	0	2	1	7,000.00	9,180.50	7,000.00	2,180.50	50,066.78	526,192.12	556,032.30 2024