

STEPHANIE TERRACE CONDOMINIUM OWNERS' ASSOCIATION
MAINTENANCE PLAN & RESERVE STUDY
WITH VISUAL SITE INSPECTION
Year Built: **1984**

Prepared by:



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Stephanie Terrace Condominium Owners' Association - RESERVE STUDY: Component Summary By Year

Reviewed: 10/24/2024

Description	Year	Serv.	Rep.	Adj.	Rem.	Units	Cost	Actual	Previous	Revision	Expenditures	Proj. Balance	Act. Balance	Year
													678,545.51	2021
Bark Mulch 1	2022	2017	5	0	5	1	4,308.70	3,017.00	4,308.70	-1,291.70				
Capital Improvement - Shed	2022	2022	10	0	10	1	4,673.00	4,673.00	0.00	4,673.00				
Concrete Curbs & Sidewalks - Repair/Replace	2022	2007	15	0	15	1	11,000.00	10,860.00	3,649.00	7,211.00				
Dryer Vent Cleaning	2022	2020	2	0	2	1	1,600.00	1,339.17	0.00	1,339.17				
Gutter Repairs & Maintenance	2022	2019	3	0	3	1	3,500.00	4,895.00	0.00	4,895.00				
Pressure Washing	2022	2017	5	0	5	1	5,000.00	10,395.17	5,000.00	5,395.17				
Tree Trimming & Pruning (Elevated)	2022	2019	3	0	3	1	5,000.00	4,800.00	0.00	4,800.00	39,979.34	709,991.17	726,223.93	2022
Asphalt Striping, Numbering, Lettering, Curbs	2023	2018	5	0	5	1	1,938.00	3,323.46	1,938.00	1,385.46				
Bark Mulch 2	2023	2018	5	0	5	1	15,000.00	15,896.10	15,000.00	896.10				
Dryer Vent Cleaning	2023	2021	2	0	2	1	1,700.00	1,351.17	0.00	1,351.17				
Electrical (Upgrades)	2023	2021	2	0	2	1	1,500.00	1,136.00	0.00	1,136.00				
Roof (Repairs, Cleaning, Maintenance)	2023	1980	10	0	10	1	5,795.01	4,621.25	0.00	4,621.25	26,327.98	778,216.32	821,539.70	2023
Asphalt - Striping & Curb Painting	2024	2021	3	0	3	1	3,600.00	3,569.86	0.00	3,569.86				
Bark Mulch 3	2024	2021	3	0	3	1	5,500.00	5,146.90	4,500.00	646.90				
Building Lights - Replacement	2024	1994	30	0	30	240	86.92	0.00	20,860.80	-20,860.80				
Common Area Lights - Repair/Replace	2024	1999	25	0	25	1	29,510.08	0.00	29,510.08	-29,510.08				
Concrete Curbs & Sidewalks - R&R 4 of 5	2024	2019	5	0	5	1	11,512.00	0.00	11,512.00	-11,512.00				
Dryer Vent Cleaning	2024	2022	2	0	2	1	1,500.00	1,100.00	1,500.00	-400.00				
Entry Monument (Renovation)	2024	2014	10	0	10	1	15,000.00	0.00	15,000.00	-15,000.00				
Exterior Building Repairs	2024	2017	7	0	7	1	35,000.00	0.00	35,000.00	-35,000.00				
Exterior Lighting - Replacement	2024	2017	7	0	7	1	35,000.00	19,105.20	35,000.00	-15,894.80				
Fence Repairs	2024	2014	10	0	10	1	3,000.00	0.00	3,000.00	-3,000.00				
FHA Approval	2024	2021	3	0	3	1	800.00	795.00	800.00	-5.00				
Garage Repairs & Maintenance	2024	2023	1	0	1	1	7,936.00	0.00	7,936.00	-7,936.00				
Gutter Maintenance & Cleaning	2024	2023	1	0	1	1	3,000.00	1,995.00	0.00	1,995.00				
Irrigation - System Upgrades	2024	2019	5	0	5	1	4,789.00	0.00	4,789.00	-4,789.00				
Landscaping - Renovation	2024	2019	5	0	5	1	10,000.00	0.00	0.00	0.00				
Lighting Unit Sign Lights Replace	2024	1994	30	0	30	80	150.00	0.00	0.00	0.00				
Pressure Washing - Sidewalks	2024	2020	4	0	4	1	7,823.00	225.50	7,823.00	-7,597.50				
Retaining Walls & Handrails - Repair	2024	1980	10	0	10	1	5,795.01	0.00	5,795.01	-5,795.01				
Sewer Line Repair/Replace	2024	2009	15	0	15	1	15,000.00	0.00	15,000.00	-15,000.00				
Tree Trimming & Pruning (Moderate)	2024	2021	3	0	3	1	2,000.00	0.00	2,000.00	-2,000.00	31,937.46	875,363.04	875,363.04	2024

Asphalt - Seal Coat 1	2025	2020	5	0	5	49,250	0.22	10,835.00	0.00	10,835.00				
Bark Mulch 1	2025	2020	5	0	5	1	5,500.00	5,500.00	0.00	5,500.00				
Concrete Curbs & Sidewalks - R&R 5 of 5	2025	2020	5	0	5	1	11,857.00	11,857.00	0.00	11,857.00				
Decks & Landings	2025	2015	10	0	10	1	74,891.00	74,891.00	74,891.00	0.00				
Garbage Enclosures	2025	2020	5	0	5	1	2,219.00	2,219.00	2,219.00	0.00				
Gutter Maintenance & Cleaning	2025	2024	1	0	1	1	3,090.00	3,090.00	0.00	3,090.00				
Insurance Deductible	2025	2024	1	0	1	1	10,000.00	10,000.00	0.00	10,000.00				
Mailboxes - Repair	2025	2021	4	0	4	1	632.70	632.70	0.00	632.70				
Pressure Washing 1 of 4 - Buildings	2025	2021	4	0	4	1	8,058.00	8,058.00	4,035.00	4,023.00				
Roof & Gutter - Replacement (Phase 1)	2025	1995	30	0	30	1	165,000.00	165,000.00	0.00	165,000.00	292,082.70	677,617.23	677,617.23	2025
Bark Mulch 2	2026	2021	5	0	5	1	6,000.00	6,000.00	0.00	6,000.00				
Building Envelope Inspection	2026	2016	10	0	10	1	15,000.00	15,000.00	5,868.00	9,132.00				
Concrete Curbs & Sidewalks - R&R 1 of 5	2026	2021	5	0	5	1	12,213.00	12,213.00	0.00	12,213.00				
Dryer Vent Cleaning	2026	2024	2	0	2	1	1,800.00	1,800.00	0.00	1,800.00				
FHA Approval	2026	2023	3	0	3	1	825.00	825.00	0.00	825.00				
Gutter Repairs & Maintenance	2026	2023	3	0	3	1	3,183.00	3,183.00	0.00	3,183.00				
Landscaping - Renovation	2026	2021	5	0	5	1	5,664.00	5,664.00	5,664.00	0.00				
Plumbing & Electrical Survey	2026	2016	10	0	10	1	20,000.00	20,000.00	20,000.00	0.00				
Pressure Washing 2 of 4- Stairs & Landings	2026	2022	4	0	4	1	8,300.00	8,300.00	4,160.00	4,140.00				
Sewer Line Repair/Replace	2026	2011	15	0	15	1	15,000.00	15,000.00	0.00	15,000.00				
Storage Closet Door Repair/Replace	2026	2011	15	0	15	54	1,000.00	54,000.00	0.00	54,000.00				
Tree Trimming & Pruning (Elevated)	2026	2023	3	0	3	1	3,500.00	3,500.00	0.00	3,500.00	145,485.00	635,902.80	635,902.80	2026
Asphalt - Seal, Strip, Repair	2027	2022	5	0	5	1	33,144.00	33,144.00	33,144.00	0.00				
Bark Mulch 3	2027	1987	40	0	40	1	6,500.00	6,500.00	0.00	6,500.00				
Concrete Curbs & Sidewalks - R&R 2 of 5	2027	2022	5	0	5	1	12,579.00	12,579.00	4,048.00	8,531.00				
Gutter Maintenance & Cleaning	2027	2026	1	0	1	1	3,278.00	3,278.00	0.00	3,278.00				
Painting - Exterior Siding, Trim, & Garages (P1)	2027	2020	7	0	7	1	115,831.41	115,831.41	0.00	115,831.41				
Pressure Washing 3 of 4 - Sidewalks	2027	2023	4	0	4	1	8,550.00	8,550.00	0.00	8,550.00				
Roof & Gutter - Replacement (Phase 2)	2027	1997	30	0	30	1	174,900.00	174,900.00	0.00	174,900.00	354,782.41	400,456.55	400,456.55	2027
Bark Mulch 1	2028	2023	5	0	5	1	7,000.00	7,000.00	0.00	7,000.00				
Concrete Curbs & Sidewalks - R&R 3 of 5	2028	2023	5	0	5	1	12,956.00	12,956.00	4,048.00	8,908.00				
Dryer Vent Cleaning	2028	2026	2	0	2	1	1,900.00	1,900.00	0.00	1,900.00				
Irrigation - System Upgrades	2028	2023	5	0	5	1	5,314.00	5,314.00	5,314.00	0.00				
Metal Chimney Caps - Replacement	2028	2013	15	0	15	1	7,162.64	7,162.64	0.00	7,162.64				

Painting - Exterior Siding, Trim, & Garages (P2)	2028	2020	8	0	8	1	99,938.00	99,938.00	99,938.00	0.00				
Pressure Washing 4 of 4 - Curbs/Garbage Areas	2026	2022	4	0	4	1	8,805.00	8,805.00	4,160.00	4,645.00	143,075.64	394,617.50	394,617.50	2026
Bark Mulch 2	2029	2024	5	0	5	1	7,500.00	7,500.00	0.00	7,500.00				
Concrete Curbs & Sidewalks - R&R 4 of 5	2029	2024	5	0	5	1	13,345.00	13,345.00	4,048.00	9,297.00				
Fencing - Chain Link	2029	2024	5	0	5	1	32,307.00	32,307.00	32,307.00	0.00				
FHA Approval	2029	2026	3	0	3	1	890.00	890.00	0.00	890.00				
Gutter Repairs & Maintenance	2029	2026	3	0	3	1	4,250.00	4,250.00	0.00	4,250.00				
Pressure Washing 1 of 4 - Buildings	2029	2025	4	0	4	1	9,070.00	9,070.00	0.00	9,070.00				
Roof & Gutter - Replacement (Phase 3)	2029	1999	30	0	30	1	185,500.00	185,500.00	0.00	185,500.00				
Tree Trimming & Pruning (Moderate)	2029	2026	3	0	3	1	2,500.00	2,500.00	0.00	2,500.00	255,362.00	297,077.57	297,077.57	2029
Asphalt - Overlay	2030	2006	24	0	24	49,250	2.32	114,260.00	0.00	114,260.00				
Bark Mulch 3	2030	2025	5	0	5	1	8,000.00	8,000.00	0.00	8,000.00				
Building Envelope Inpsection	2030	2020	10	0	10	1	15,000.00	15,000.00	6,647.00	8,353.00				
Concrete Curbs & Sidewalks - R&R 5 of 5	2030	2025	5	0	5	1	13,745.00	13,745.00	4,048.00	9,697.00				
Garbage Enclosures	2030	2025	5	0	5	1	2,462.00	2,462.00	2,462.00	0.00				
Chain Link Fence - Replacement	2030	1980	50	0	50	911	30.13	27,448.43	0.00	27,448.43				
Dryer Vent Cleaning	2030	2028	2	0	2	1	2,000.00	2,000.00	0.00	2,000.00				
Gutters & Downspouts - Partial Replacement	2030	1980	50	0	50	1	55,331.40	55,331.40	0.00	55,331.40				
Pressure Washing 2 of 4- Stairs & Landings	2030	2026	4	0	4	1	9,342.00	9,342.00	0.00	9,342.00				
Signage Replacement - Entryway	2030	2020	10	0	10	1	3,077.00	3,077.00	3,077.00	0.00	250,665.83	227,907.12	227,907.12	2030
Asphalt - Seal Coat 2	2031	2026	5	0	5	49,250	0.22	7,409.52	0.00	7,409.52				
Bark Mulch 1	2031	2026	5	0	5	1	8,000.00	8,000.00	0.00	8,000.00				
Concrete Curbs & Sidewalks - R&R 1 of 5	2031	2026	5	0	5	1	14,158.00	14,158.00	4,048.00	10,110.00				
Decks & Landings	2031	2021	10	0	10	1	84,837.00	84,837.00	84,837.00	0.00				
Insurance Deductible	2031	2030	1	0	1	1	10,000.00	10,000.00	0.00	10,000.00				
Landscaping - Renovation	2031	2026	5	0	5	1	6,284.00	6,284.00	6,284.00	0.00				
Pressure Washing 3 of 4 - Sidewalks	2031	2027	4	0	4	1	9,622.00	9,622.00	0.00	9,622.00				
Composition Roofing - Garage Repl. Phase 1	2031	2006	25	0	25	1	151,280.00	75,640.00	151,280.00	-75,640.00				
Tree Trimming & Pruning (Elevated)	2031	2028	3	0	3	1	4,000.00	4,000.00	0.00	4,000.00	219,950.52	216,676.29	216,676.29	2031
Bark Mulch 2	2032	2027	5	0	5	1	8,500.00	8,500.00	0.00	8,500.00				
Concrete Curbs & Sidewalks - R&R 2 of 5	2032	2027	5	0	5	1	14,583.00	14,583.00	4,048.00	10,535.00				
Dryer Vent Cleaning	2032	2030	2	0	2	1	2,100.00	2,100.00	0.00	2,100.00				
FHA Approval	2032	2029	3	0	3	1	960.00	960.00	0.00	960.00				
Gutter Repairs & Maintenance	2032	2029	3	0	3	1	4,500.00	4,500.00	0.00	4,500.00				
Composition Roofing - Garage Repl. Phase 2	2032	2007	25	0	25	1	75,640.00	77,909.00	75,640.00	2,269.00				

Pressure Washing 4 of 4 - Curbs/Garbage Areas	2032	2028	4	0	4	1	9,911.00	9,911.00	0.00	9,911.00				
Tree Trimming & Pruning (Moderate)	2032	2029	3	0	3	1	3,000.00	3,000.00	0.00	3,000.00	121,463.00	335,240.93	335,240.93	2032
Bark Mulch 3	2033	2028	5	0	5	1	9,000.00	2,543.00	0.00	2,543.00				
Concrete Curbs & Sidewalks - R&R 3 of 5	2033	2028	5	0	5	1	15,020.00	15,020.00	4,048.00	10,972.00				
Irrigation - System Upgrades	2033	2023	10	0	10	1	5,896.00	5,896.00	5,896.00	0.00				
Pressure Washing 1 of 4 - Buildings	2033	2029	4	0	4	1	10,207.00	10,207.00	0.00	10,207.00	43,166.00	568,106.72	568,106.72	2033
Bark Mulch 1	2034	2029	5	0	5	1	9,500.00	9,500.00	2,672.00	6,828.00				
Concrete Curbs & Sidewalks - R&R 4 of 5	2034	2029	5	0	5	1	15,471.00	15,471.00	4,048.00	11,423.00				
Dryer Vent Cleaning	2034	2032	2	0	2	1	2,200.00	2,200.00	0.00	2,200.00				
Entry Monument (Renovation)	2034	2024	10	0	10	1	11,875.00	11,875.00	0.00	11,875.00				
Pressure Washing 2 of 4- Stairs & Landings	2034	2030	4	0	4	1	10,514.00	10,514.00	0.00	10,514.00	145,079.00	740,464.28	740,464.28	2034
Bark Mulch 2	2035	2030	5	0	5	1	10,000.00	10,000.00	0.00	10,000.00				
Concrete Curbs & Sidewalks - R&R 5 of 5	2035	2030	5	0	5	1	15,935.00	15,935.00	4,048.00	11,887.00				
FHA Approval	2035	2032	3	0	3	1	1,035.00	1,035.00	0.00	1,035.00				
Garbage Enclosures	2035	2030	5	0	5	1	2,732.00	2,732.00	2,732.00	0.00				
Gutter Repairs & Maintenance	2035	2032	3	0	3	1	4,750.00	4,750.00	0.00	4,750.00				
Pressure Washing 3 of 4 - Sidewalks	2035	2031	4	0	4	1	10,829.00	11,154.00	0.00	11,154.00				
Tree Trimming & Pruning (Moderate)	2035	2032	3	0	3	1	3,500.00	3,500.00	0.00	3,500.00	49,106.00	992,923.01	992,923.01	2035
Bark Mulch 3	2036	2031	5	0	5	1	10,500.00	10,500.00	0.00	10,500.00				
Building Envelope Inspection	2036	2026	10	0	10	1	19,500.00	19,500.00	7,075.00	12,425.00				
Concrete Curbs & Sidewalks - R&R 1 of 5	2036	2031	5	0	5	1	15,935.00	16,413.00	4,048.00	12,365.00				
Dryer Vent Cleaning	2036	2034	2	0	2	1	2,300.00	2,300.00	0.00	2,300.00				
Landscaping - Renovation	2036	2031	5	0	5	1	6,972.00	6,972.00	6,972.00	0.00				
Painting - Exterior Siding, Trim, & Garages	2036	2028	8	0	8	1	118,015.00	118,015.00	118,015.00	0.00				
Pressure Washing 4 of 4 - Curbs/Garbage Areas	2036	2032	4	0	4	1	11,488.00	11,154.00	0.00	11,154.00				
Tree Trimming & Pruning (Elevated)	2036	2031	5	0	5	1	4,500.00	4,500.00	0.00	4,500.00	189,354.00	1,090,055.50	1,090,055.50	2036
Bark Mulch 1	2037	2032	5	0	5	1	11,000.00	11,000.00	0.00	11,000.00				
Concrete Curbs & Sidewalks - R&R 2 of 5	2037	2022	15	0	15	1	16,905.00	16,905.00	4,983.00	11,922.00				
Decks & Landings	2037	2027	10	0	10	1	96,104.00	96,104.00	96,104.00	0.00				
Landscaping - Renovation	2037	2032	5	0	5	1	15,000.00	15,000.00	0.00	15,000.00				
Pressure Washing 1 of 4 - Buildings	2037	2034	3	0	3	1	11,489.00	11,489.00	0.00	11,489.00				
Sewer Line Repair/Replace	2037	2022	15	0	15	1	15,000.00	15,000.00	0.00	15,000.00	165,498.00	1,196,719.67	1,196,719.67	2037
Bark Mulch 2	2038	2033	5	0	5	1	11,500.00	11,500.00	0.00	11,500.00				

Concrete Curbs & Sidewalks - R&R 3 of 5	2038	2023	15	0	15	1	17,412.00	17,412.00	4,983.00	12,429.00				
Dryer Vent Cleaning	2038	2036	2	0	2	1	2,400.00	2,400.00	0.00	2,400.00				
FHA Approval	2038	2035	3	0	3	1	1,115.00	1,115.00	0.00	1,115.00				
Gutter Repairs & Maintenance	2038	2035	3	0	3	1	5,000.00	5,000.00	0.00	5,000.00				
Insurance Deductible	2038	2037	1	0	1	1	10,000.00	10,000.00	0.00	10,000.00				
Irrigation - System Upgrades	2038	2033	5	0	5	1	6,541.00	6,541.00	6,541.00	0.00				
Pressure Washing 2 of 4- Stairs & Landings	2038	2035	3	0	3	1	11,834.00	11,834.00	0.00	11,834.00				
Tree Trimming & Pruning (Moderate)	2038	2035	3	0	3	1	4,000.00	4,000.00	0.00	4,000.00	69,802.00	1,385,471.73	1,385,471.73	2038
Bark Mulch 3	2039	2034	5	0	5	1	12,000.00	12,000.00	0.00	12,000.00				
Concrete Curbs & Sidewalks - R&R 4 of 5	2039	2024	15	0	15	1	17,934.00	17,934.00	4,983.00	12,951.00				
Pressure Washing 3 of 4 - Sidewalks	2039	2036	3	0	3	1	12,189.00	12,189.00	0.00	12,189.00				
Tree Trimming & Pruning (Elevated)	2039	2036	3	0	3	1	10,000.00	10,000.00	0.00	10,000.00	405,642.00	1,225,456.08	1,225,456.08	2039
Bark Mulch 1	2040	2035	5	0	5	1	12,500.00	12,500.00	0.00	12,500.00				
Concrete Curbs & Sidewalks - R&R 5 of 5	2040	2025	15	0	15	1	18,472.00	18,472.00	4,983.00	13,489.00				
Dryer Vent Cleaning	2040	2038	2	0	2	1	2,500.00	2,500.00	0.00	2,500.00				
Garbage Enclosures - Repairs	2040	2035	5	0	5	1	3,031.00	3,031.00	3,031.00	0.00				
Pressure Washing 4 of 4 - Curbs/Garbage Areas	2040	2037	3	0	3	1	12,555.00	12,555.00	0.00	12,555.00				
Tree Trimming & Pruning (Minor)	2040	2037	3	0	3	1	4,000.00	4,000.00	0.00	4,000.00	53,058.00	1,442,587.07	1,442,587.07	2040
Asphalt Seal, Stripe, Repair	2041	2016	25	0	25	1	44,336.00	44,336.00	44,336.00	0.00				
Balcony Deck & Entry Stairs - Repairs 1	2041	2016	25	0	25	1	235,000.00	235,000.00	0.00	235,000.00				
Bark Mulch 2	2041	2036	5	0	5	1	13,000.00	2,099.00	0.00	2,099.00				
Concrete Curbs & Sidewalks - R&R 1 of 5	2041	2026	15	0	15	1	19,026.00	19,026.00	4,983.00	14,043.00				
FHA Approval	2041	2038	3	0	3	1	1,200.00	1,200.00	0.00	1,200.00				
Gutter Repairs & Maintenance	2041	2038	3	0	3	1	5,250.00	5,250.00	0.00	5,250.00				
Landscaping - Renovation	2041	2036	5	0	5	1	15,000.00	15,000.00	7,736.00	7,264.00				
Pressure Washing 1 of 4 - Buildings	2041	2038	3	0	3	1	12,555.00	12,555.00	0.00	12,555.00				
Storage Closet Door Repair/Replace	2041	2026	15	0	15	54	1,450.00	78,300.00	0.00	78,300.00				
Tree Trimming & Pruning (Moderate)	2041	2036	5	0	5	1	5,000.00	5,000.00	0.00	5,000.00	417,766.00	1,322,028.97	1,322,028.97	2041
Balcony Deck & Entry Stairs - Repairs 2	2042	2017	25	0	25	1	235,000.00	235,000.00	0.00	235,000.00				
Bark Mulch 3	2042	2037	5	0	5	1	13,500.00	13,500.00	0.00	13,500.00				
Concrete Curbs & Sidewalks - R&R 2 of 5	2042	2039	3	0	3	1	19,597.00	19,597.00	19,597.00	0.00				
Dryer Vent Cleaning	2042	2040	2	0	2	1	2,600.00	2,600.00	0.00	2,600.00				
Pressure Washing 2 of 4- Stairs & Landings	2042	2039	3	0	3	1	12,932.00	12,932.00	0.00	12,932.00	283,629.00	1,365,328.65	1,365,328.65	2042
Balcony Deck & Entry Stairs - Repairs 3	2043	2018	25	0	25	1	235,000.00	235,000.00	0.00	235,000.00				

Bark Mulch 1	2043	2038	5	0	5	1	14,000.00	3,256.00	0.00	3,256.00				
Concrete Curbs & Sidewalks - R&R 3 of 5	2043	2040	3	0	3	1	20,185.00	20,185.00	20,185.00	0.00				
Decks - Coatings	2043	2040	3	0	3	1	108,867.00	108,867.00	108,867.00	0.00				
Irrigation - System Upgrades	2043	2038	5	0	5	1	7,258.00	7,258.00	6,541.00	717.00				
Pressure Washing 3 of 4 - Sidewalks	2043	2040	3	0	3	1	13,320.00	13,320.00	0.00	13,320.00				
Tree Trimming & Pruning (Moderate)	2043	2040	3	0	3	1	4,500.00	4,500.00	0.00	4,500.00	392,386.00	1,332,564.20	1,332,564.20	2043
Bark Mulch 2	2044	2039	5	0	5	1	2,878.00	3,337.00	0.00	3,337.00				
Concrete Curbs & Sidewalks - R&R 4 of 5	2044	2041	3	0	3	1	20,791.00	20,791.00	20,791.00	0.00				
Dryer Vent Cleaning	2044	2042	2	0	2	1	2,700.00	2,700.00	0.00	2,700.00				
Entry Monument (Renovation)	2044	2034	10	0	10	1	14,850.00	14,850.00	0.00	14,850.00				
FHA Approval	2044	2041	3	0	3	1	1,290.00	1,290.00	0.00	1,290.00				
Gutter Repairs & Maintenance	2044	2041	3	0	3	1	5,500.00	5,500.00	0.00	5,500.00				
Paint	2044	2036	8	0	8	1	139,361.00	139,361.00	139,361.00	0.00				
Pressure Washing 4 of 4 - Curbs/Garbage Areas	2044	2041	3	0	3	1	13,720.00	13,720.00	0.00	13,720.00	201,549.00	1,559,363.35	1,559,363.35	2044
Bark Mulch 3	2045	2040	5	0	5	1	14,500.00	14,500.00	0.00	14,500.00				
Building Envelope Inspection	2045	2042	3	0	3	1	9,079.00	9,079.00	9,079.00	0.00				
Concrete Curbs & Sidewalks - R&R 5 of 5	2045	2042	3	0	3	1	21,415.00	21,415.00	21,415.00	0.00				
Garbage Enclosures - Repairs	2045	2040	5	0	5	1	3,363.00	3,363.00	3,363.00	0.00				
Insurance Deductible	2045	2044	1	0	1	1	25,000.00	25,000.00	0.00	25,000.00				
Mailboxes	2045	2040	5	0	5	1	11,720.00	11,720.00	11,720.00	0.00				
Pressure Washing 1 of 4 - Buildings	2045	2042	3	0	3	1	14,132.00	14,132.00	0.00	14,132.00				
Siding - Replacement - Buildings Phase 1	2045	2005	40	0	40	1	613,719.00	613,719.00	1,841,158.00	-1,227,439.00				
Siding - Replacement - Garages Phase 1	2045	2005	40	0	40	1	204,573.00	68,191.00	204,573.00	-136,382.00	781,119.00	1,213,386.42	1,213,386.42	2045
Bark Mulch 1	2046	2041	5	0	5	1	2,950.00	3,506.00	0.00	3,506.00				
Building Envelope Inspection	2046	2036	10	0	10	1	25,350.00	25,350.00	7,075.00	18,275.00				
Concrete Curbs & Sidewalks - R&R 1 of 5	2046	2043	3	0	3	1	22,058.00	22,058.00	22,058.00	0.00				
Dryer Vent Cleaning	2046	2044	2	0	2	1	2,800.00	2,800.00	0.00	2,800.00				
Landscaping - Renovation	2046	2041	5	0	5	1	15,000.00	15,000.00	8,583.00	6,417.00				
Pressure Washing 2 of 4 - Stairs & Landings	2046	2043	3	0	3	1	14,556.00	14,556.00	0.00	14,556.00				
Siding - Replacement - Buildings Phase 2	2046	2006	40	0	40	1	632,131.00	632,131.00	1,227,439.00	-595,308.00				
Siding - Replacement - Garages Phase 2	2046	2006	40	0	40	1	136,382.00	70,237.00	136,382.00	-66,145.00				
Tree Trimming & Pruning (Elevated)	2046	2041	5	0	5	1	5,500.00	5,500.00	0.00	5,500.00	791,138.00	900,904.71	900,904.71	2046
Bark Mulch 2	2047	2042	5	0	5	1	15,000.00	15,000.00	0.00	15,000.00				
Concrete Curbs & Sidewalks - R&R 2 of 5	2047	2044	3	0	3	1	22,720.00	22,720.00	22,720.00	0.00				
FHA Approval	2047	2044	3	0	3	1	1,390.00	1,390.00	0.00	1,390.00				

Gutter Repairs & Maintenance	2047	2044	3	0	3	1	5,750.00	5,750.00	0.00	5,750.00				
Pressure Washing 3 of 4 - Sidewalks	2047	2044	3	0	3	1	14,993.00	14,993.00	0.00	14,993.00				
Siding - Replacement - Buildings Phase 3	2047	2007	40	0	40	1	651,094.00	651,094.00	595,308.00	55,786.00				
Siding - Replacement - Garages Phase 3	2047	2007	40	0	40	1	136,382.00	136,382.00	66,145.00	70,237.00	847,329.00	484,366.36	484,366.36	2047
Asphalt Seal, Stripe, Repair	2048	2041	7	0	7	1	51,279.00	51,279.00	51,279.00	0.00				
Bark Mulch 3	2048	2043	5	0	5	1	15,500.00	15,500.00	0.00	15,500.00				
Concrete Curbs & Sidewalks - R&R 3 of 5	2048	2045	3	0	3	1	23,402.00	23,402.00	23,402.00	0.00				
Dryer Vent Cleaning	2048	2046	2	0	2	1	2,900.00	2,900.00	0.00	2,900.00				
Exterior Building Repairs (2048)	2048	2013	7	0	7	1	53,872.00	53,872.00	0.00	53,872.00				
Irrigation - System Upgrades	2048	2043	5	0	5	1	8,053.00	8,053.00	8,053.00	0.00				
Pressure Washing 4 of 4 - Curbs/Garbage Areas	2048	2045	3	0	3	1	14,993.00	14,993.00	0.00	14,993.00	169,999.00	702,078.95	702,078.95	2048
Bark Mulch 1	2049	2044	5	0	5	1	16,000.00	16,000.00	0.00	16,000.00				
Concrete Curbs & Sidewalks - R&R 4 of 5	2049	2044	5	0	5	599	20.28	12,147.72	0.00	12,147.72				
Curb Repair	2049	2044	5	0	5	1	5,379.00	5,379.00	0.00	5,379.00				
Contingency Reserve Expenses	2049	2046	3	0	3	1	27,125.00	27,125.00	0.00	27,125.00				
Decks, Landings & Stairs - Repair/Replace	2049	2046	3	0	3	1	123,325.00	123,325.00	123,325.00	0.00				
Fence: Wood - Repairs	2049	2042	7	0	7	240	52.73	12,655.20	0.00	12,655.20				
Irrigation Controller - Replacement	2049	2034	15	-5	20	1	2,028.00	2,028.00	0.00	2,028.00				
Landscaping - Renovation	2049	2044	5	0	5	1	4,375.00	4,375.00	0.00	4,375.00				
Lighting - Exterior Repairs/Replacement	2049	2044	5	0	5	1	4,375.00	4,375.00	0.00	4,375.00				
Pressure Washing 1 of 4 - Buildings	2049	2046	3	0	3	1	15,443.00	15,443.00	0.00	15,443.00				
Retaining Walls & Handrails - Repair	2049	2039	10	0	10	1	10,141.00	10,141.00	0.00	10,141.00				
Tree Trimming & Pruning (Moderate)	2049	2046	3	0	3	1	5,000.00	5,000.00	0.00	5,000.00				
Wood Trash/Recycle Enclosures - Repair	2049	2044	5	0	5	1	4,178.00	4,178.00	0.00	4,178.00	242,171.92	808,847.46	808,847.46	2049
Bark Mulch 2	2050	2045	5	0	5	1	16,500.00	16,500.00	0.00	16,500.00				
Chimney Inspections (Exterior) & Cleaning	2050	2047	3	0	3	1	13,125.00	13,125.00	0.00	13,125.00				
Concrete Curbs & Sidewalks - R&R 1 of 5	2050	2045	5	0	5	1	24,806.12	24,806.12	0.00	24,806.12				
Decks, Landings & Stairs - Repair/Replace	2050	2047	3	0	3	1	38,500.00	15,000.00	0.00	15,000.00				
Dryer Vent Cleaning	2050	2048	2	0	2	1	3,000.00	3,000.00	0.00	3,000.00				
Exterior Building Repairs (2050)	2050	2043	7	0	7	1	53,872.00	53,872.00	0.00	53,872.00				
FHA Approval	2050	2047	3	0	3	1	1,495.00	1,495.00	0.00	1,495.00				
Garbage Enclosures - Repairs	2050	2045	5	0	5	1	3,731.00	3,731.00	3,731.00	0.00				
Gutter Repairs & Maintenance	2050	2047	3	0	3	1	6,000.00	6,000.00	0.00	6,000.00				
Pressure Washing 2 of 4- Stairs & Landings	2050	2045	5	0	5	1	15,906.00	15,906.00	0.00	15,906.00				
Signage Replacement - Entryway	2050	2030	20	0	20	1	4,664.00	4,664.00	0.00	4,664.00	158,099.12	964,794.72	964,794.72	2050

Asphalt - Replacement	2051	2021	30	0	30	49,250	3.54	174,345.00	0.00	174,345.00				
Bark Mulch 3	2051	2046	5	0	5	1	17,000.00	17,000.00	0.00	17,000.00				
Concrete Curbs & Sidewalks - R&R 2 of 5	2051	2046	5	0	5	1	25,550.00	25,550.00	0.00	25,550.00				
Exterior Building Repairs (2021)	2051	2044	7	0	7	1	35,000.00	35,000.00	0.00	35,000.00				
Landscaping - Renovation	2051	2046	5	0	5	1	15,000.00	15,000.00	0.00	15,000.00				
Plumbing Study	2051	2011	40	0	40	1	11,590.04	11,590.04	0.00	11,590.04				
Pressure Washing 3 of 4 - Sidewalks	2051	2046	5	0	5	1	16,383.00	16,383.00	0.00	16,383.00				
Tree Trimming & Pruning (Elevated)	2051	2046	5	0	5	1	6,000.00	6,000.00	0.00	6,000.00				
Unit Sign Lights - Replacement	2051	2021	30	0	30	80	150.00	12,000.00	0.00	12,000.00	312,868.04	934,568.43	934,568.43	2051
Asphalt Repairs	2052	2047	5	0	5	1	4,259.34	4,259.34	0.00	4,259.34				
Bark Mulch 1	2052	2047	5	0	5	1	17,500.00	17,500.00	0.00	17,500.00				
Concrete Curbs & Sidewalks - R&R 2 of 5	2052	2047	5	0	5	1	26,317.00	26,317.00	0.00	26,317.00				
Dryer Vent Cleaning	2052	2050	2	0	2	1	3,100.00	3,100.00	0.00	3,100.00				
Exterior Building Repairs (2022)	2052	2045	7	0	7	1	35,000.00	35,000.00	0.00	35,000.00				
Pressure Washing 4 of 4 - Curbs/Garbage Areas	2052	2047	5	0	5	1	16,875.00	16,875.00	0.00	16,875.00				
Tree Trimming & Pruning (Moderate)	2052	2049	3	0	3	1	5,500.00	5,500.00	0.00	5,500.00	108,551.34	1,080,394.66	1,080,394.66	2052
Asphalt Repairs	2053	2048	5	0	5	1	8,093.00	4,259.34	0.00	4,259.34				
Asphalt - Seal Coat 1	2053	2048	5	0	5	49,250	0.42	20,685.00	0.00	20,685.00				
Asphalt Striping, Numbering, Lettering, Curbs	2053	2048	5	0	5	1	3,685.00	3,685.00	1,938.00	1,747.00				
Bark Mulch 2	2053	2048	5	0	5	1	34,200.00	34,200.00	0.00	34,200.00				
Building Lights - Replacement	2053	2023	30	0	30	240	165.15	39,636.00	0.00	39,636.00				
Common Area Lights - Repair/Replace	2053	2028	25	0	25	1	56,069.00	56,069.00	0.00	56,069.00				
Concrete Curbs & Sidewalks - R&R 3 of 5	2053	2038	15	0	15	1	27,107.00	27,107.00	0.00	27,107.00				
Exterior Building Repairs	2053	2046	7	0	7	1	66,500.00	35,000.00	0.00	35,000.00				
Fence Repairs	2053	2043	10	0	10	1	5,700.00	5,700.00	0.00	5,700.00				
FHA Approval	2053	2050	3	0	3	1	1,495.00	1,495.00	0.00	1,495.00				
Garage Repairs & Maintenance	2053	2052	1	0	1	1	15,078.00	15,078.00	7,936.00	7,142.00				
Gutter Repairs & Maintenance	2053	2050	3	0	3	1	6,000.00	6,000.00	5,145.00	855.00				
Irrigation - System Upgrades	2053	2048	5	0	5	1	9,100.00	9,100.00	4,789.00	4,311.00				
Lighting Unit Sign Lights Replace	2053	2023	30	0	30	80	285.00	22,800.00	0.00	22,800.00				
Plumbing Study	2053	2033	20	0	20	1	41,840.00	41,840.00	0.00	41,840.00				
Pressure Washing 1 of 4 - Buildings	2053	2048	5	0	5	1	17,381.00	17,381.00	0.00	17,381.00				
Retaining Walls & Handrails - Repair	2053	1980	10	0	10	1	11,011.00	11,011.00	0.00	11,011.00				
Sewer Line Repair/Replace	2053	2038	15	0	15	1	28,500.00	28,500.00	0.00	28,500.00				
Tree Trimming & Pruning (Moderate)	2053	2050	3	0	3	1	3,800.00	3,800.00	0.00	3,800.00				
Wood Trash/Recycle Enclosures - Repair	2053	2012	5	0	5	1	4,750.00	4,750.00	0.00	4,750.00	388,096.34	984,832.53	984,832.53	2053

Asphalt - Striping and Curb Painting	2054	2049	5	0	5	1	6,800.00	6,800.00	0.00	6,800.00				
Bark Mulch 3	2054	2049	5	0	5	1	10,450.00	10,450.00	0.00	10,450.00				
Building Lights - Replacement	2054	2024	30	0	30	240	86.92	20,860.80	0.00	20,860.80				
Chimney Inspections & Cleaning - Exterior	2054	2051	3	0	80	100	15,200.00	8,000.00	0.00	8,000.00				
Common Area Lights - Repair/Replace	2054	2029	25	0	25	1	29,510.08	29,510.08	0.00	29,510.08				
Concrete Curbs & Sidewalks - R&R 3 of 5	2054	2039	15	0	15	1	27,920.00	27,920.00	0.00	27,920.00				
Dryer Vent Cleaning	2054	2052	2	0	2	1	3,230.00	3,230.00	0.00	3,230.00				
Entry Monument (Renovation)	2054	2044	10	0	10	1	18,050.00	18,050.00	0.00	18,050.00				
Exterior Building Repairs	2054	2047	7	0	7	1	35,000.00	35,000.00	0.00	35,000.00				
Fence Repairs	2054	2044	10	0	10	1	3,000.00	3,000.00	0.00	3,000.00				
FHA Approval	2054	2051	3	0	3	1	800.00	800.00	0.00	800.00				
Garage Repairs & Maintenance	2054	2053	1	0	1	1	7,936.00	7,936.00	7,936.00	0.00				
Gutter Maintenance & Cleaning	2054	2053	1	0	1	1	3,000.00	3,000.00	0.00	3,000.00				
Irrigation - System Upgrades	2054	2049	5	0	5	1	4,789.00	4,789.00	4,789.00	0.00				
Landscaping - Renovation	2054	2049	5	0	5	1	19,000.00	19,000.00	0.00	19,000.00				
Lighting Unit Sign Lights Replace	2054	2024	30	0	30	80	150.00	12,000.00	0.00	12,000.00				
Plumbing & Electrical Survey	2054	2044	10	0	10	1	10,323.00	10,323.00	5,433.00	4,890.00				
Pressure Washing 2 of 4- Stairs & Landings	2054	2049	5	0	5	1	17,902.00	17,902.00	0.00	17,902.00				
Retaining Walls & Handrails - Repair	2054	1980	10	0	10	1	5,795.01	5,795.01	0.00	5,795.01				
Sewer Line Repair/Replace	2054	2039	15	0	15	1	28,500.00	28,500.00	0.00	28,500.00				
Tree Trimming & Pruning (Moderate)	2054	2051	3	0	3	1	2,000.00	2,000.00	0.00	2,000.00	274,865.89	1,046,380.98	1,046,380.98	2054
Bark Mulch 1	2055	2050	5	0	5	1	9,500.00	9,500.00	0.00	9,500.00				
Concrete Curbs & Sidewalks - R&R 4 of 5	2055	2040	15	0	15	1	28,758.00	28,758.00	0.00	28,758.00				
Decks & Landings	2055	2045	10	0	10	1	142,293.00	142,293.00	74,891.00	67,402.00				
Garbage Enclosures	2055	2050	5	0	5	1	4,216.00	4,216.00	2,219.00	1,997.00				
Insurance Deductible	2055	2045	10	0	10	1	25,000.00	25,000.00	0.00	25,000.00				
Mailboxes - Repair	2055	2051	4	0	4	1	10,000.00	10,000.00	0.00	10,000.00				
Pressure Washing 3 of 4- Stairs & Landings	2055	2052	3	0	3	1	18,439.00	18,439.00	0.00	18,439.00				
Roof & Gutter - Replacement (Phase 1 of 3)	2055	2025	30	0	30	1	436,861.00	436,861.00	1,310,582.00	-873,721.00	675,067.00	758,190.47	758,190.47	2055
Bark Mulch 2	2056	2051	5	0	5	1	10,450.00	10,450.00	0.00	10,450.00				
Building Envelope Inspection	2056	2046	10	0	10	1	32,955.00	32,955.00	7,075.00	25,880.00				
Concrete Curbs & Sidewalks - R&R 5 of 5	2056	2041	15	0	15	1	29,621.00	29,621.00	0.00	29,621.00				
Dryer Vent Cleaning	2056	2054	2	0	2	1	3,420.00	3,420.00	0.00	3,420.00				
FHA Approval	2056	2053	3	0	3	1	1,567.00	1,567.00	0.00	1,567.00				
Gutter Repairs & Maintenance	2056	2053	3	0	3	1	7,600.00	7,600.00	0.00	7,600.00				
Landscaping - Renovation	2056	2051	5	0	5	1	10,761.00	10,761.00	5,664.00	5,097.00				
Pressure Washing 4 of 4 - Curbs/Garbage Areas	2056	2051	5	0	5	1	18,992.00	18,992.00	0.00	18,992.00				

Roof - Replacement (Phase 2 of 3)	2056	2026	30	0	30	1	436,861.00	436,861.00	873,721.00	-436,860.00			
Storage Closet Door Repair/Replace	2056	2041	15	0	15	54	2,105.00	113,670.00	0.00	113,670.00			
Tree Trimming & Pruning (Elevated)	2056	2053	3	0	3	1	6,650.00	6,650.00	0.00	6,650.00	672,547.00	530,551.44	530,551.44 2056
Asphalt - Seal, Strip, Repair	2057	2052	5	0	5	1	62,974.00	62,974.00	33,144.00	29,830.00			
Bark Mulch 3	2057	2017	40	0	40	1	12,350.00	12,350.00	0.00	12,350.00			
Concrete Curbs & Sidewalks - R&R 2 of 5	2057	2052	5	0	5	1	23,900.00	23,900.00	4,048.00	19,852.00			
Gutter Maintenance & Cleaning	2057	2056	1	0	1	1	6,228.00	6,228.00	0.00	6,228.00			
Painting - Exterior Siding, Trim, & Garages (P1)	2057	2050	7	0	7	1	220,080.00	220,080.00	0.00	220,080.00			
Pressure Washing 3 of 4 - Sidewalks	2057	2053	4	0	4	1	16,245.00	16,245.00	0.00	16,245.00			
Roof - Replacement (Phase 3 of 3)	2057	2027	30	0	30	1	436,861.00	436,861.00	436,861.00	0.00	778,638.00	263,557.60	263,557.60 2057

Total Asset Summary..... 9,972,791 8,676,779 1,296,012 10,431,329

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

** Minimum projected Reserve balance threshold..... Year: 2030 Amount: 227,907.12

Key:

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



Reviewed: 10/24/2024

Year	Reserves	Multiplier	Num. Year	% Chg/yr	Avg/Unit/Mo	Chg. Per Unit
2021	58,863	1.090	-1	9.03%	90.84	0.00
2022	71,425	1.046	1	21.34%	110.22	19.39
2023	78,320	1.097	2	9.65%	120.86	10.64
2024	85,761	1.095	3	9.50%	132.35	11.48
2025	94,337	1.100	4	9.50%	145.58	13.23
2026	103,771	1.100	5	9.50%	160.14	14.56
2027	119,336	1.150	6	15.00%	184.16	24.02
2028	137,237	1.150	7	15.00%	211.78	27.62
2029	157,822	1.150	8	15.00%	243.55	31.77
2030	181,495	1.150	9	15.00%	280.09	36.53
2031	208,720	1.150	10	15.00%	322.10	42.01
2032	240,028	1.150	11	15.00%	370.41	48.31
2033	276,032	1.150	12	15.00%	425.97	55.56
2034	317,437	1.150	13	15.00%	489.87	63.90
2035	301,565	0.950	14	0.95%	465.38	-24.49
2036	286,486	0.950	15	0.95%	442.11	-23.27
2037	272,162	0.950	16	0.95%	420.00	-22.11
2038	258,554	0.950	17	0.95%	399.00	-21.00
2039	245,626	0.950	18	0.95%	379.05	-19.95
2040	270,189	1.100	19	1.10%	416.96	37.91
2041	297,208	1.100	20	1.10%	458.65	41.70
2042	326,929	1.100	21	1.10%	504.52	45.87
2043	359,622	1.100	22	1.10%	554.97	50.45
2044	395,584	1.100	23	1.10%	610.47	55.50
2045	435,142	1.100	24	1.10%	671.52	61.05
2046	478,656	1.100	25	1.10%	738.67	67.15
2047	430,791	0.900	26	0.90%	664.80	-73.87
2048	387,712	0.900	27	0.90%	598.32	-66.48
2049	348,940	0.900	28	0.90%	538.49	-59.83
2050	314,046	0.900	29	0.90%	484.64	-53.85
2051	282,642	0.900	30	0.90%	436.18	-48.46
2052	254,378	0.900	31	0.90%	392.56	-43.62
2053	292,534	1.150	32	1.15%	451.44	58.88
2054	336,414	1.150	33	1.15%	519.16	67.72
2055	386,876	1.150	34	1.15%	597.03	77.87

Prepared by: