

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

*Prepared by:*



Sellers. Buyers. Property Management.  
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Stephanie Terrace Condominium Owners' Association - RESERVE STUDY: Component Summary By Year

Reviewed: 10/20/2022

Description	Year	Serv.	Rep.	Adj.	Rem.	Units	Cost	Actual	Previous	Revision	Expenditures	Proj. Balance	Act. Balance	Year
													678,545.51	2021
Asphalt Repairs	2022	2017	5	0	5	1	4,259.34	0.00	0.00	0.00				
Asphalt Striping, Numbering, Lettering, Curbs	2022	2017	5	0	5	1	1,938.00	4,827.13	0.00	4,827.13				
Bark Mulch 1	2022	2017	5	0	5	1	4,308.70	4,308.70	1,938.00	2,370.70				
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	10,260.00	3,649.00	6,611.00				
Dryer Vent Cleaning	2022	2020	2	0	2	1	1,600.00	1,339.17	0.00	1,339.17				
Exterior Building Repairs (2022)	2022	2015	7	0	7	1	35,000.00	0.00	0.00	0.00				
Fence Repairs	2022	2012	10	0	10	1	3,000.00	0.00	0.00	0.00				
Garage Repairs & Maintenance	2022	2021	1	0	1	1	7,936.00	0.00	0.00	0.00				
Gutter Repairs & Maintenance	2022	2019	3	0	3	1	3,500.00	1,395.00	0.00	1,395.00				
Lighting Unit Sign Lights Replace	2022	1992	30	0	30	80	150.00	0.00	0.00	0.00				
Pressure Washing	2022	2017	5	0	5	1	5,000.00	10,395.17	5,000.00	5,395.17				
Retaining Walls & Handrails - Repair	2022	1980	10	0	10	1	5,795.01	0.00	0.00	0.00				
Sewer Line Repair/Replace	2022	2007	15	0	15	1	15,000.00	0.00	0.00	0.00				
Storage Closet Door Repair/Replace	2022	2007	15	0	15	7	1,430.00	0.00	0.00	0.00				
Tree Trimming & Pruning (Elevated)	2022	2019	3	0	3	1	5,000.00	4,800.00	0.00	4,800.00				
Wood Trash/Recycle Enclosures - Repair	2022	2012	5	0	5	1	2,500.00	0.00	0.00	0.00	41,998.17	707,972.34	707,972.34	2022
Asphalt - Seal Coat 1	2023	2018	5	0	5	49,250	0.22	10,835.00	0.00	10,835.00				
Bark Mulch 2	2023	2018	5	0	5	1	5,000.00	5,000.00	0.00	5,000.00				
Building Lights - Replacement	2023	1993	30	0	30	240	86.92	20,860.80	0.00	20,860.80				
Common Area Lights - Replacement	2023	1998	25	0	25	1	29,510.08	29,510.08	0.00	29,510.08				
Concrete Curbs & Sidewalks - Repair/Replace	2023	2008	15	0	15	1	7,500.00	7,500.00	0.00	7,500.00				
FHA Approval	2023	2020	3	0	3	1	800.00	800.00	0.00	800.00				
Garage Repairs & Maintenance	2023	2022	1	0	1	1	7,936.00	7,936.00	0.00	7,936.00				
Gutter Repairs & Maintenance	2023	2020	3	0	3	1	3,750.00	3,750.00	0.00	3,750.00				
Irrigation - System Upgrades	2023	2018	5	0	5	1	4,789.00	4,789.00	4,789.00	0.00				
Plumbing Study	2023	2003	20	0	20	1	11,590.04	11,590.04	0.00	11,590.04				
Pressure Washing - Sidewalks	2023	2018	5	0	5	1	3,863.00	3,863.00	0.00	3,863.00				
Tree Trimming & Pruning (Moderate)	2023	2020	3	0	3	1	2,000.00	2,000.00	0.00	2,000.00	108,433.92	677,858.79	677,858.79	2023
Bark Mulch 3	2024	2019	5	0	5	1	4,500.00	4,500.00	0.00	4,500.00				
Building Envelope Inspection	2024	2014	10	0	10	1	5,868.00	5,868.00	5,868.00	0.00				
Chimney Inspections & Cleaning - Exterior	2024	2021	3	0	80	100	8,000.00	8,000.00	0.00	8,000.00				
Concrete Curbs & Sidewalks - Repair/Replace	2024	2009	15	0	15	1	7,500.00	7,500.00	0.00	7,500.00				
Dryer Vent Cleaning	2024	2022	2	0	2	1	1,700.00	1,700.00	0.00	1,700.00				

Entry Monument (Renovation)	2024	2014	10	0	10	1	9,500.00	9,500.00	0.00	9,500.00				
Landscaping - Renovation	2024	2019	5	0	5	1	10,000.00	10,000.00	0.00	10,000.00				
Plumbing & Electrical Survey	2024	2014	10	0	10	1	5,433.00	5,433.00	5,433.00	0.00				
Pressure Washing - Stairways & Landings	2023	2018	5	0	5	1	3,960.00	3,960.00	0.00	3,960.00				
Sewer Line Repair/Replace	2024	2009	15	0	15	1	15,000.00	15,000.00	0.00	15,000.00	71,461.00	692,158.59	692,158.59	2024
Bark Mulch 1	2025	2020	5	0	5	1	5,000.00	5,000.00	0.00	5,000.00				
Concrete Curbs & Sidewalks - Repair/Replace	2025	2010	15	0	15	1	7,500.00	7,500.00	0.00	7,500.00				
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				
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 - Curbs & Garbage Areas	2025	2022	3	0	3	1	4,059.00	4,059.00	0.00	4,059.00				
Roof & Gutter - Replacement (Phase 1)	2025	1995	30	0	30	1	0.00	0.00	0.00	0.00	104,301.70	681,764.98	681,764.98	2025
Bark Mulch 2	2026	2021	5	0	5	1	5,500.00	5,500.00	0.00	5,500.00				
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	4,000.00	4,000.00	0.00	4,000.00				
Landscaping - Renovation	2026	2021	5	0	5	1	5,664.00	5,664.00	5,664.00	0.00				
Pressure Washing - Sidewalks	2026	2021	5	0	5	1	4,160.00	4,160.00	0.00	4,160.00				
Sewer Line Repair/Replace	2026	2011	15	0	15	1	15,000.00	15,000.00	0.00	15,000.00				
Tree Trimming & Pruning (Elevated)	2026	2023	3	0	3	1	3,500.00	3,500.00	0.00	3,500.00	40,449.00	744,145.32	744,145.32	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	6,000.00	6,000.00	0.00	6,000.00				
Building Envelope Inspection	2027	2017	10	0	10	1	6,246.00	6,246.00	6,246.00	0.00				
Concrete Curbs & Sidewalks - Repair/Replace	2027	2012	15	0	15	1	4,048.00	4,048.00	4,048.00	0.00				
Electrical Study	2027	2017	10	0	10	1	11,590.00	11,590.00	0.00	11,590.00				
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 - Stairways & Landings	2027	2024	3	0	3	1	4,059.00	4,059.00	0.00	4,059.00				
Roof & Gutter - Replacement (Phase 2)	2027	1997	30	0	30	1	0.00	0.00	0.00	0.00	180,918.41	675,825.05	675,825.05	2027
Bark Mulch 1	2028	2023	5	0	5	1	6,500.00	6,500.00	0.00	6,500.00				
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	120,814.64	678,305.37	678,305.37	2028
Bark Mulch 2	2029	2024	5	0	5	1	7,000.00	7,000.00	0.00	7,000.00				
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 - Curbs & Garbage Areas	2029	2027	2	0	2	1	4,480.00	4,480.00	0.00	4,480.00				

Roof & Gutter - Replacement (Phase 3)	2029	1999	30	0	30	1	0.00	0.00	0.00	0.00				
Tree Trimming & Pruning (Moderate)	2029	2026	3	0	3	1	2,500.00	2,500.00	0.00	2,500.00	51,427.00	761,886.35	761,886.35	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	7,500.00	7,500.00	0.00	7,500.00				
Building Envelope Inpsection	2030	2020	10	0	10	1	6,647.00	6,647.00	6,647.00	0.00				
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 - Sidewalks	2030	2027	3	0	3	1	4,592.00	4,592.00	0.00	4,592.00				
Signage Replacement - Entryway	2030	2020	10	0	10	1	3,077.00	3,077.00	3,077.00	0.00	223,317.83	686,402.26	686,402.26	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				
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 - Stairways & Landings	2031	2029	2	0	2	1	4,707.00	4,707.00	0.00	4,707.00				
Tree Trimming & Pruning (Elevated)	2031	2028	3	0	3	1	4,000.00	4,000.00	0.00	4,000.00	125,237.52	723,042.69	723,042.69	2031
Bark Mulch 2	2032	2027	5	0	5	1	8,500.00	8,500.00	0.00	8,500.00				
Concrete Curbs & Sidewalks - Repair/Replace	2032	2017	15	0	15	1	20,000.00	20,000.00	4,491.00	15,509.00				
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				
Tree Trimming & Pruning (Moderate)	2032	2029	3	0	3	1	3,000.00	3,000.00	0.00	3,000.00	39,060.00	861,239.03	861,239.03	2032
Bark Mulch 3	2033	2028	5	0	5	1	9,000.00	2,543.00	0.00	2,543.00				
Building Envelope Inpsection	2033	2023	10	0	10	1	7,075.00	7,075.00	7,075.00	0.00				
Irrigation - System Upgrades	2033	2023	10	0	10	1	5,896.00	5,896.00	5,896.00	0.00				
Pressure Washing - Curbs & Garbage Areas	2033	2031	2	0	2	1	3,532.00	3,532.00	0.00	3,532.00	187,809.00	867,525.74	867,525.74	2033
Asphalt - Overlay	2034	2029	5	0	5	1	120,929.00	120,929.00	120,929.00	0.00				
Asphalt - Seal/Stripe/Repair	2034	2029	5	0	5	1	38,334.00	38,334.00	38,334.00	0.00				
Bark Mulch 1	2034	2029	5	0	5	1	9,500.00	9,500.00	2,672.00	6,828.00				
Composition Roofing - Building Repl. Phase 1	2034	2009	25	0	25	1	362,572.00	110,357.00	362,572.00	-252,215.00				
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 - Sidewalks	2034	2029	5	0	5	1	3,677.00	3,677.00	0.00	3,677.00	296,872.00	783,188.53	783,188.53	2034
Bark Mulch 2	2035	2030	5	0	5	1	10,000.00	2,672.00	0.00	2,672.00				
Composition Roofing - Building Repl. Phase 2	2035	2010	25	0	25	1	204,919.00	113,668.00	204,919.00	-91,251.00				
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 - Stairways & Landings	2035	2032	3	0	3	1	5,196.00	5,196.00	0.00	5,196.00				
Tree Trimming & Pruning (Moderate)	2035	2032	3	0	3	1	3,500.00	3,500.00	0.00	3,500.00	133,553.00	894,050.54	894,050.54	2035
Bark Mulch 3	2036	2031	5	0	5	1	10,500.00	2,739.00	0.00	2,739.00				
Building Envelope Inspection	2036	2026	10	0	10	1	7,530.00	7,530.00	7,530.00	0.00				
Composition Roofing - Building Repl. Phase 3	2036	2011	25	0	25	1	42,536.00	117,078.00	42,536.00	74,542.00				
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				
Tree Trimming & Pruning (Elevated)	2036	2031	5	0	5	1	4,500.00	4,500.00	0.00	4,500.00	259,134.00	915,993.81	915,993.81	2036
Bark Mulch 1	2037	2032	5	0	5	1	11,000.00	2,807.00	0.00	2,807.00				
Composition Roofing - Garage Repl. Phase 1	2037	2012	25	0	25	1	151,280.00	75,640.00	151,280.00	-75,640.00				
Concrete Curbs & Sidewalks - Repair/Replace	2037	2022	15	0	15	1	4,983.00	4,983.00	4,983.00	0.00				
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 - Curbs & Garbage Areas	2037	2034	3	0	3	1	2,899.00	2,899.00	0.00	2,899.00				
Sewer Line Repair/Replace	2037	2022	15	0	15	1	15,000.00	15,000.00	0.00	15,000.00	212,433.00	1,026,799.66	1,026,799.66	2037
Bark Mulch 2	2038	2033	5	0	5	1	11,500.00	11,500.00	0.00	11,500.00				
Composition Roofing - Garage Repl. Phase 2	2038	2013	25	0	25	1	75,640.00	77,909.00	75,640.00	2,269.00				
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				
Tree Trimming & Pruning (Moderate)	2038	2035	3	0	3	1	4,000.00	4,000.00	0.00	4,000.00	118,465.00	1,280,059.35	1,280,059.35	2038
Bark Mulch 3	2039	2034	5	0	5	1	12,000.00	12,000.00	0.00	12,000.00				
Building Envelope Inspection	2039	2036	3	0	3	1	8,015.00	8,015.00	8,015.00	0.00	20,015.00	1,687,527.73	1,687,527.73	2039
Bark Mulch 1	2040	2035	5	0	5	1	12,500.00	12,500.00	0.00	12,500.00				
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				
Siding - Replacement - Buildings Phase 1	2040	2000	40	0	40	1	613,719.00	613,719.00	1,841,158.00	-1,227,439.00				
Siding - Replacement - Garages Phase 1	2040	2000	40	0	40	1	204,573.00	68,191.00	204,573.00	-136,382.00	699,941.00	1,479,192.63	1,479,192.63	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				
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				
Siding - Replacement - Buildings Phase 2	2041	2001	40	0	40	1	632,131.00	632,131.00	1,227,439.00	-595,308.00				

Siding - Replacement - Garages Phase 2	2041	2001	40	0	40	1	136,382.00	70,237.00	136,382.00	-66,145.00				
Tree Trimming & Pruning (Moderate)	2041	2036	5	0	5	1	5,000.00	5,000.00	0.00	5,000.00	1,010,253.00	1,034,286.40	1,034,286.40	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				
Building Envelope Inspection	2042	2039	3	0	3	1	8,530.00	8,530.00	8,530.00	0.00				
Concrete Curbs & Sidewalks - Repair/Replace	2042	2039	3	0	3	1	5,529.00	5,529.00	5,529.00	0.00				
Dryer Vent Cleaning	2042	2040	2	0	2	1	2,600.00	2,600.00	0.00	2,600.00				
Siding - Replacement - Buildings Phase 3	2042	2002	40	0	40	1	651,094.00	651,094.00	595,308.00	55,786.00				
Siding - Replacement - Garages Phase 3	2042	2002	40	0	40	1	136,382.00	70,237.00	66,145.00	4,092.00	1,333,613.00	350,822.20	350,822.20	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				
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				
Tree Trimming & Pruning (Moderate)	2043	2040	3	0	3	1	4,500.00	4,500.00	0.00	4,500.00	123,881.00	779,567.67	779,567.67	2043
Bark Mulch 2	2044	2039	5	0	5	1	2,878.00	3,337.00	0.00	3,337.00				
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	22,177.00	798,377.70	798,377.70	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				
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	10,000.00	10,000.00	0.00	10,000.00				
Mailboxes	2047	2042	5	0	5	1	11,720.00	11,720.00	11,720.00	0.00	48,662.00	1,148,988.33	1,148,988.33	2047
Bark Mulch 1	2046	2041	5	0	5	1	2,950.00	3,506.00	0.00	3,506.00				
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				
Tree Trimming & Pruning (Elevated)	2046	2041	5	0	5	1	5,500.00	5,500.00	0.00	5,500.00	5,500.00	1,482,870.07	1,482,870.07	2046
Bark Mulch 2	2047	2042	5	0	5	1	15,000.00	15,000.00	0.00	15,000.00				
Concrete Curbs & Sidewalks - Repair/Replace	2047	2044	3	0	3	1	6,134.00	6,134.00	6,134.00	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	28,274.00	1,743,070.54	1,743,070.54	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				
Building Envelope Inspection	2048	1980	10	0	10	1	9,663.00	9,663.00	9,663.00	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	141,267.00	1,847,006.84	1,847,006.84	2048

Bark Mulch 1	2049	2044	5	0	5	1	16,000.00	16,000.00	0.00	16,000.00				
Concrete Walkway - Repairs	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 - Curbs & Garbage Areas	2049	2046	3	0	3	1	6,125.00	6,125.00	0.00	6,125.00				
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	232,853.92	1,822,575.73	1,822,575.73	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				
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 - Sidewalks	2050	2045	5	0	5	1	6,279.00	6,279.00	0.00	6,279.00				
Signage Replacement - Entryway	2050	2030	20	0	20	1	4,664.00	4,664.00	0.00	4,664.00	123,666.00	1,876,069.12	1,876,069.12	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				
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 - Stairways & Landings	2051	2046	5	0	5	1	2,692.00	2,692.00	0.00	2,692.00				
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	273,627.04	1,753,027.55	1,753,027.55	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				
Carport Support Poles - Replacement 3	2052	2022	30	0	30	1	43,750.00	43,750.00	0.00	43,750.00				
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 - Curbs & Garbage Areas	2052	2047	5	0	5	1	3,677.00	3,677.00	0.00	3,677.00				
Tree Trimming & Pruning (Moderate)	2052	2049	3	0	3	1	5,500.00	5,500.00	0.00	5,500.00	112,786.34	1,768,238.87	1,768,238.87	2052
Bark Mulch 2	2053	2048	5	0	5	1	18,000.00	18,000.00	0.00	18,000.00				

FHA Approval	2053	2050	3	0	3	1	1,495.00	1,495.00	0.00	1,495.00				
Gutter Repairs & Maintenance	2053	2050	3	0	3	1	6,000.00	6,000.00	0.00	6,000.00	25,495.00	1,851,541.88	1,851,541.88	2053
Bark Mulch 3	2054	2049	5	0	5	1	2,878.00	3,684.00	0.00	3,684.00				
Dryer Vent Cleaning	2054	2052	2	0	2	1	3,200.00	3,200.00	0.00	3,200.00				
Entry Monument (Renovation)	2054	2044	10	0	10	1	18,565.00	18,565.00	0.00	18,565.00				
Roof - Replacement (Phase 1)	2054	2024	30	0	30	1	322,501.00	322,501.00	0.00	322,501.00	347,950.00	1,596,070.19	1,596,070.19	2054
Bark Mulch 1	2055	2050	5	0	5	1	18,500.00	18,500.00	0.00	18,500.00				
Roof - Replacement (Phase 2)	2055	2025	30	0	30	1	338,626.00	338,626.00	0.00	338,626.00	357,126.00	1,317,550.75	1,317,550.75	2055
Bark Mulch 2	2056	2051	5	0	5	1	19,000.00	19,000.00	0.00	19,000.00				
Dryer Vent Cleaning	2056	2054	2	0	2	1	3,300.00	3,300.00	0.00	3,300.00				
FHA Approval	2056	2053	3	0	3	1	1,610.00	1,610.00	0.00	1,610.00				
Gutter Repairs & Maintenance	2056	2053	3	0	3	1	6,250.00	6,250.00	0.00	6,250.00				
Landscaping - Renovation	2056	2051	5	0	5	1	15,000.00	15,000.00	0.00	15,000.00				
Roof - Replacement (Phase 3)	2056	2026	30	0	30	1	355,557.00	355,557.00	0.00	355,557.00				
Tree Trimming & Pruning (Elevated)	2056	2051	5	0	5	1	6,000.00	6,000.00	0.00	6,000.00	406,717.00	977,649.32	977,649.32	2056

**Total Asset Summary**..... **7,514,770** **6,290,857** **1,223,913** **7,479,057** |||

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

\*\* Minimum projected Reserve balance threshold..... Year: **2042** Amount: **350,822.20**

**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: 10/20/2022



Stephanie Terrace Condominiums Association of Unit Owners - RESERVE STUDY: Contribution Summary By Year

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	93,908	1.095	4	9.50%	144.92	12.57
2026	102,829	1.095	5	9.50%	158.69	13.77
2027	112,598	1.095	6	9.50%	173.76	15.08
2028	123,295	1.095	7	9.50%	190.27	16.51
2029	135,008	1.095	8	9.50%	208.35	18.08
2030	147,834	1.095	9	9.50%	228.14	19.79
2031	161,878	1.095	10	9.50%	249.81	21.67
2032	177,256	1.095	11	9.50%	273.54	23.73
2033	194,096	1.095	12	9.50%	299.53	25.99
2034	212,535	1.095	13	9.50%	327.99	28.46
2035	244,415	1.150	14	15.00%	377.18	49.20
2036	281,077	1.150	15	15.00%	433.76	56.58
2037	323,239	1.150	16	15.00%	498.83	65.06
2038	371,725	1.150	17	15.00%	573.65	74.82
2039	427,483	1.150	18	15.00%	659.70	86.05
2040	491,606	1.150	19	15.00%	758.65	98.95
2041	565,347	1.150	20	15.00%	872.45	113.80
2042	650,149	1.150	21	15.00%	1,003.32	130.87
2043	552,626	0.850	22	-15.00%	852.82	-150.50
2044	469,733	0.850	23	-15.00%	724.90	-127.92
2045	399,273	0.850	24	-15.00%	616.16	-108.73
2046	339,382	0.850	25	-15.00%	523.74	-92.42
2047	288,474	0.850	26	-15.00%	445.18	-78.56
2048	245,203	0.850	27	-15.00%	378.40	-66.78
2049	208,423	0.850	28	-15.00%	321.64	-56.76
2050	177,159	0.850	29	-15.00%	273.39	-48.25
2051	150,585	0.850	30	-15.00%	232.38	-41.01
2052	127,998	0.850	31	-15.00%	197.53	-34.86
2053	108,798	0.850	32	-15.00%	167.90	-29.63
2054	92,478	0.850	33	-15.00%	142.71	-25.18
2055	78,607	0.850	34	-15.00%	121.31	-21.41
2056	66,816	0.850	35	-15.00%	103.11	-18.20

2057	56,793	0.850	<b>36</b>	-15.00%	87.64	-15.47
2058	48,274	0.850	<b>37</b>	-15.00%	74.50	-13.15
2059	41,033	0.850	<b>38</b>	-15.00%	63.32	-11.17
2060	34,878	0.850	<b>39</b>	-15.00%	53.82	-9.50
2061	29,646	0.850	<b>40</b>	-15.00%	45.75	-8.07
2062	25,199	0.850	<b>41</b>	-15.00%	38.89	-6.86

Prepared by:



Reviewed: 10/20/2022