

MURRAYHILL WOODS CONDOMINIUM ASSOCIATION
MAINTENANCE PLAN & RESERVE STUDY
WITH VISUAL SITE INSPECTION

Year Built: **1986**

Prepared by:



Sellers. Buyers. Property Management.
503-319-5848 Cell-Text-MMS/SMS

Reviewed: 11/17/2025

Murrayhill Woods Condominium Association - RESERVE STUDY: Component Summary By Year

Reviewed: 11/17/2025

Beginning Balance.....										Projected >	763,746.42	Actual >	821,193.70	(2024)
Description	Year	Serv.	Rep.	Adj.	Rem.	Units	Cost	Current	Previous	Revision	Expenditures	Proj. Balance	Act. Balance	Year
Barkdust Replacement 1	2025	2022	3	0	3	800	20.00	23,913.40	16,000.00	7,913.40				
Brick Façade - Maintenance	2025	2020	5	0	5	1	5,000.00	5,717.33	3,637.20	2,080.13				
Carports - Repair/Replace	2025	2006	3	0	3	1	15,000.00	15,000.00	10,000.00	5,000.00				
Chimney Cleanings	2025	2022	3	0	3	50	105.00	5,250.00	5,250.00	0.00				
Clubhouse - Interior Renovation	2025	2015	10	0	10	1	20,000.00	15,602.33	0.00	15,602.33				
Concrete Curbs & Sidewalks - Partial Repl.	2025	2010	15	0	15	1	13,250.00	13,250.00	13,250.00	0.00				
Concrete Pool Area - Partial Replacement	2025	1995	30	0	30	1	25,000.00	32,045.34	25,000.00	7,045.34				
Concrete Sidewalks - Partial Replacement	2025	1995	30	0	30	1	47,208.00	47,208.00	47,208.00	0.00				
Dryer Vent Cleaning	2025	2023	2	0	2	1	2,000.00	1,740.00	2,000.00	-260.00				
Electrical System Improvvements	2025	2020	5	0	5	1	15,000.00	15,000.00	15,000.00	0.00				
Exercise Room Equipment - R&R	2025	2020	5	0	5	1	250.00	179.30	15,000.00	-14,820.70				
Fence - Painting	2025	2021	4	26	-22	200	13.11	2,622.00	2,622.00	0.00				
Fences - Replacement	2025	2009	16	14	2	200	29.49	5,898.00	5,898.00	0.00				
Gutter Maintenance	2025	2022	3	0	3	1	3,980.00	5,220.00	3,980.00	1,240.00				
Handrails - Metal Exterior Repair or Replace	2025	2015	10	0	10	1	3,980.00	8,500.00	3,980.00	4,520.00				
Irrigation System - Upgrade & Repair	2025	2015	10	0	10	1	7,868.00	7,868.00	7,868.00	0.00				
Landscaping - Renovation	2025	2022	3	0	3	1	5,384.00	2,475.00	5,384.00	-2,909.00				
Pool/Spa - Repairs	2025	2015	10	0	10	1	8,500.00	8,275.00	0.00	8,275.00				
Pool/Spa - Equipment Replace	2025	2015	10	0	10	1	6,000.00	5,057.00	6,001.00	-944.00				
Pool & Spa - Drain & Epoxy Paint	2025	2010	15	0	15	1	8,000.00	6,595.00	8,000.00	-1,405.00				
Pool/Spa - U.G. Pipe/Backflow Valve - Replace	2025	2015	10	0	10	1	6,001.10	6,001.10	6,001.00	0.10				
Pressure Washing - 2025 Phase 3 of 3	2025	2022	3	0	3	1	25,000.00	29,570.04	25,000.00	4,570.04				
Roof - Moss Treatment	2025	2022	3	0	3	1	10,600.00	3,795.00	10,600.00	-6,805.00				
Siding & Trim, Wood - Replacement 2025	2025	1995	30	0	30	30,600	2.77	2,382.58	84,762.00	-82,379.42				
Signage Replacement - Pool Areas	2025	2020	5	0	5	16	125.00	2,000.00	2,000.00	0.00				
Spa Heater - Replacement	2025	2019	6	0	6	1	6,000.00	5,057.00	0.00	5,057.00				
Storm Drain Basin Cleaning	2025	2023	2	0	2	12	150.00	1,800.00	1,800.00	0.00				
Trash Receptacle Cubicles R&R	2026	2016	10	0	10	12	159.00	2,916.00	2,916.00	0.00				
Tree (Arborist Treatment) - 2025	2025	2020	5	0	5	1	3,350.00	3,350.00	0.00	3,350.00				
Tree Trimming - Level 2 Moderate	2025	2020	5	0	5	1	4,500.00	13,770.40	13,770.40	0.00			743,217.94	Proj.
Underground Plumbing/Sanitary Sewers	2025	2010	15	0	15	1	30,000.00	30,000.00	30,000.00	0.00	328,057.82	743,217.94	743,217.94	2025
Asphalt - Sealcoat 2	2026	2021	5	0	5	105,000	0.20	21,000.00	21,000.00	0.00				
Barkdust Replacement 2	2026	2023	3	0	3	9	1,145.00	10,305.00	10,305.00	0.00				
Carports - Repair/Replace	2026	2023	3	0	3	1	15,000.00	15,000.00	15,000.00	0.00				

Concrete Curbs & Sidewalks - Partial Repl.	2026	1996	30	0	30	1	13,600.00	13,600.00	13,600.00	0.00					
Dryer Vent Cleaning - Exterior	2026	2024	2	0	2	174	22.25	3,871.50	3,871.50	0.00					
Dumpster Gate Replacement	2026	2006	20	0	20	1	3,289.69	3,289.69	3,289.69	0.00					
Fitness Equipment Replacement	2026	2011	15	0	15	1	30,000.00	30,000.00	30,000.00	0.00					
Electrical System Inspection	2026	1986	40	0	40	1	10,250.00	10,250.00	10,250.00	0.00					
Grading & Drainage	2026	2014	12	0	12	1	7,868.00	7,868.00	7,868.00	0.00					
Gutter Maintenance	2026	2023	3	0	3	1	4,080.00	4,080.00	4,080.00	0.00					
Pressure Washing - 2026 Phase 1 of 3	2026	2023	3	0	3	1	9,500.00	9,500.00	9,500.00	0.00					
Roof - Maintenance	2026	2016	10	0	10	1	12,050.00	12,050.00	12,050.00	0.00					
Siding & Trim, Wood - Maintenance 2026	2026	1996	30	30	0	30,600	2.84	86,904.00	86,904.00	0.00					
Storm Drain Basin Cleaning	2026	2024	2	0	2	12	159.00	1,908.00	1,908.00	0.00				761,425.86	Proj.
Tree Trimming - Level 3 (Elevated)	2026	2023	3	0	3	1	8,500.00	8,500.00	8,500.00	0.00	238,126.19	761,425.86	761,425.86	(2026)	
Barkdust Replacement	2027	2024	3	0	3	1	6,955.00	6,955.00	6,955.00	0.00					
Chimney Inspections	2027	2024	3	0	3	175	24.00	4,200.00	4,200.00	0.00					
Chimney Cleanings	2027	2024	3	0	3	50	110.00	5,500.00	5,500.00	0.00					
Concrete Curbs & Sidewalks - Partial Repl.	2027	2012	15	0	15	1	14,000.00	14,000.00	14,000.00	0.00					
Fire & Life (Extinguisher Updates)	2027	2021	6	0	6	1	1,100.00	1,100.00	1,100.00	0.00					
Gutter Maintenance	2027	2024	3	0	3	1	4,182.00	4,182.00	4,182.00	0.00					
Pool Cover Replacement	2027	2017	10	0	10	1	1,200.00	1,200.00	1,200.00	0.00					
Pressure Washing - 2027 Phase 2 of 3	2027	2024	3	0	3	1	10,000.00	10,000.00	10,000.00	0.00					
Roof - Maintenance	2027	2022	5	0	5	1	12,351.00	12,351.00	12,351.00	0.00					
Siding & Trim, Wood - Replacement 2027	2027	1997	30	30	0	30,600	2.91	89,046.00	89,046.00	0.00					
Tree (Arborist Treatment) - 2027	2027	2022	5	0	5	1	2,127.00	2,127.00	2,127.00	0.00				870,507.32	Proj.
Tree Trimming - Level 1 (Minimal)	2027	2024	3	0	3	1	3,000.00	3,000.00	3,000.00	0.00	153,661.00	870,507.32	870,507.32	(2027)	
Activities Building - Workout Room Equipment	2028	2013	15	0	15	1	4,589.65	4,589.65	4,589.65	0.00					
Barkdust Replacement	2028	2025	3	0	3	1	7,164.00	7,164.00	7,164.00	0.00					
Concrete Curbs & Sidewalks - Partial Repl.	2028	2013	15	0	15	1	14,300.00	14,300.00	14,300.00	0.00					
Dryer Vent Cleaning - Exterior	2028	2026	2	0	2	174	23.75	4,132.50	4,132.50	0.00					
Gutter Maintenance	2028	2025	3	0	3	1	4,286.00	4,286.00	4,286.00	0.00					
Landscaping - Renovation	2028	2025	3	1	2	1	5,798.00	5,798.00	5,798.00	0.00					
Pool & Spa - Resurfacing	2028	2013	15	0	15	1	15,000.00	22,000.00	22,000.00	0.00					
Pressure Washing - 2028 Phase 3 of 3	2028	2025	3	0	3	1	5,765.00	10,500.00	10,500.00	0.00					
Roof - Moss Treatment	2028	2025	3	0	3	1	5,940.00	5,940.00	5,940.00	0.00					
Siding & Trim, Wood - Maintenance 2028	2028	1998	30	30	0	30,600	2.99	91,494.00	91,494.00	0.00					
Storm Drain Basin Cleaning	2028	2026	2	0	2	12	169.00	2,028.00	2,028.00	0.00					
Tree (Arborist Treatment) - 2028	2028	2023	5	0	5	1	2,180.00	2,180.00	2,180.00	0.00				960,406.20	Proj.
Tree Trimming - Level 2 (Moderate)	2028	2025	3	0	3	1	5,000.00	5,000.00	5,000.00	0.00	179,412.15	960,406.20	960,406.20	(2028)	

Asphalt Parking & Driveways - Partial Repl.	2029	2009	20	20	0	28,056	3.94	110,638.00	110,638.00	0.00			
Barkdust Replacement	2029	2026	3	0	3	1	7,379.00	7,379.00	7,379.00	0.00			
Carports - Repair/Replace	2029	2026	3	0	3	1	20,000.00	20,000.00	20,000.00	0.00			
Concrete Curbs & Sidewalks - Partial Repl.	2029	2014	15	0	15	1	14,600.00	14,600.00	14,600.00	0.00			
Dumpster Enclosure - Repair/Rebuild	2029	2019	10	0	10	1	15,000.00	15,000.00	15,000.00	0.00			
Gutter Maintenance	2029	2026	3	0	3	1	4,393.00	4,393.00	4,393.00	0.00			
Plumbing & Sewer Inspection	2029	2014	15	0	15	1	10,250.00	10,250.00	10,250.00	0.00			
Pool Pump - Replacement	2029	2014	15	0	15	1	1,499.08	1,499.08	1,499.08	0.00			
Siding & Trim, Wood - Replacement 2029	2029	1999	30	0	30	30,600	3.06	93,636.00	93,636.00	0.00			
Tree (Arborist Treatment) - 2029	2029	2024	5	0	5	1	2,235.00	2,235.00	2,235.00	0.00			947,819.92 Proj.
Tree Trimming - Level 3 (Elevated)	2029	2026	3	0	3	1	9,000.00	9,000.00	9,000.00	0.00	288,630.08	947,819.92	947,819.92 (2029)
Asphalt - Sealcoat 2	2030	2025	5	0	5	125,197	0.21	25,923.00	25,923.00	0.00			
Barkdust Replacement	2030	2027	3	0	3	1	7,600.00	7,600.00	7,600.00	0.00			
Chimney Inspections	2030	2027	3	0	3	175	25.00	4,375.00	4,375.00	0.00			
Chimney Cleanings	2030	2027	3	0	3	50	115.00	5,750.00	5,750.00	0.00			
Concrete Curbs & Sidewalks - Partial Repl.	2030	2015	15	0	15	1	15,000.00	15,000.00	15,000.00	0.00			
Dryer Vent Cleaning - Exterior	2030	2028	2	0	2	174	23.75	4,132.50	4,132.50	0.00			
Gutter Maintenance	2030	2027	3	0	3	1	4,503.00	4,503.00	4,503.00	0.00			
Painting - Siding & Trim	2030	2022	8	0	8	1	434,000.00	434,000.00	434,000.00	0.00			
Siding & Trim, Wood - Replacement 2030	2030	2000	30	0	30	30,600	3.14	96,084.00	96,084.00	0.00			
Spa - Resurfacing	2030	2020	10	0	10	1	9,601.00	9,601.00	9,601.00	0.00			
Storm Sewer Cleanouts	2030	2028	2	0	2	12	179.00	2,148.00	2,148.00	0.00			
Tree Trimming - Level 1 (Minimal)	2030	2025	5	0	5	1	3,500.00	3,500.00	3,500.00	0.00			581,219.32 Proj.
Unit Decks - Maintenance	2030	2020	10	0	10	1	36,929.00	36,929.00	36,929.00	0.00	649,545.50	581,219.32	581,219.32 (2030)
Barkdust Replacement	2031	2028	3	0	3	1	7,828.00	7,828.00	7,828.00	0.00			
Concrete Curbs & Sidewalks - Partial Repl.	2031	2016	15	0	15	1	15,400.00	15,400.00	15,400.00	0.00			
Entry Monument & Sign - Renovation	2031	2021	10	0	10	1	5,000.00	5,000.00	5,000.00	0.00			
Gutter Maintenance	2031	2028	3	0	3	1	4,616.00	4,616.00	4,616.00	0.00			
Landscaping - Renovation	2031	2028	3	1	2	1	6,244.00	6,244.00	6,244.00	0.00			
Pressure Washing	2031	2028	3	3	0	1	6,208.00	6,208.00	6,208.00	0.00			
Roof - Moss Treatment	2031	2028	3	0	3	1	0.00	6,475.00	6,475.00	0.00			
Spa Heater Replacement	2031	2016	15	15	0	1	5,944.69	5,944.69	5,944.69	0.00			808,022.14 Proj.
Tree Trimming - Level 2 (Moderate)	2031	2028	3	0	3	1	5,500.00	5,500.00	5,500.00	0.00	63,215.69	808,022.14	808,022.14 (2031)
Barkdust Replacement	2032	2029	3	0	3	1	8,063.00	8,063.00	8,063.00	0.00			
Carports - Repair/Replace	2032	2029	3	0	3	1	25,000.00	25,000.00	25,000.00	0.00			

Concrete Curbs & Sidewalks - Partial Repl.	2032	2017	15	0	15	1	15,800.00	15,800.00	15,800.00	0.00				
Dryer Vent Cleaning - Exterior	2032	2029	3	0	3	174	15.00	3,510.00	3,510.00	0.00				
Gutter Maintenance	2032	2029	3	0	3	1	4,731.00	4,731.00	4,731.00	0.00				
Storm Sewer Cleanouts	2032	2030	2	0	2	12	189.00	2,268.00	2,268.00	0.00			1,029,168.66	Proj.
Tree Trimming - Level 3 (Elevated)	2032	2029	3	0	3	1	9,500.00	9,500.00	9,500.00	0.00	68,872.00	1,029,168.66	1,029,168.66	(2032)
Chimney Inspections	2033	2030	3	0	3	175	26.00	4,550.00	4,550.00	0.00				
Chimney Cleanings	2033	2030	3	0	3	50	120.00	6,000.00	6,000.00	0.00				
Concrete Curbs & Sidewalks - Partial Repl.	2033	2018	15	0	15	1	16,200.00	16,200.00	16,200.00	0.00				
Electrical System Improvements	2033	2023	10	0	10	1	20,000.00	20,000.00	20,000.00	0.00				
Exterior Lighting Fixtures - Replacement	2033	2018	15	15	0	1	10,470.00	10,470.00	10,470.00	0.00				
Fire & Life (Extinguisher Updates)	2033	2027	6	0	6	1	1,275.00	1,275.00	1,275.00	0.00				
Gutter Maintenance	2033	2030	3	1	2	1	4,850.00	4,850.00	4,850.00	0.00				
Plumbing - Clubhouse HW Heater Replace	2033	2023	10	0	10	1	2,210.00	2,210.00	2,210.00	0.00				
Pool Heater Replacement	2033	2018	15	0	15	1	6,876.66	6,876.66	6,876.66	0.00			1,242,755.52	Proj.
Tree Trimming - Level 1 (Minimal)	2033	2030	3	0	3	1	4,000.00	4,000.00	4,000.00	0.00	76,431.66	1,242,755.52	1,242,755.52	(2033)
Barkdust Replacement	2034	2031	3	0	3	1	8,305.00	8,305.00	8,305.00	0.00				
Building Landings - Replacement	2034	2014	20	0	20	1	30,750.00	30,750.00	30,750.00	0.00				
Concrete Curbs & Sidewalks - Partial Repl.	2034	2019	15	0	15	1	16,600.00	16,600.00	16,600.00	0.00				
Gutter Maintenance	2034	2031	3	0	3	1	4,971.00	4,971.00	4,971.00	0.00				
Landscaping - Renovation	2034	2031	3	1	2	1	6,724.00	6,724.00	6,724.00	0.00				
Pressure Washing	2034	2031	3	0	3	1	6,685.00	6,685.00	6,685.00	0.00				
Roof - Moss Treatment	2034	2031	3	0	3	1	0.00	7,057.00	7,057.00	0.00				
Siding & Trim, Wood - Maintenance 2034	2034	2004	30	30	0	30,600	8.52	487,633.00	487,633.00	0.00				
Spa Pump - Replacement	2034	2024	10	0	10	1	2,515.00	2,515.00	2,515.00	0.00				
Storm Sewer Cleanouts	2034	2032	2	0	2	12	201.00	2,412.00	2,412.00	0.00				
Tree (Arborist Treatment) - 2034	2034	2029	5	0	5	1	2,514.00	2,514.00	2,514.00	0.00			950,608.04	Proj.
Tree Trimming - Level 2 (Moderate)	2034	2031	3	0	3	1	6,000.00	6,000.00	6,000.00	0.00	582,166.00	950,608.04	950,608.04	(2034)
Activities Building - Mini-Split Repair/Replace	2035	2020	15	0	15	1	9,414.00	9,414.00	9,414.00	0.00				
Asphalt Parking & Driveways - Partial Repl.	2035	2020	10	0	10	29,180	1.00	131,565.00	131,565.00	0.00				
Barkdust Replacement	2035	2032	3	0	3	1	8,554.00	8,554.00	8,554.00	0.00				
Carports - Repair/Replace	2035	2032	3	0	3	1	30,000.00	30,000.00	30,000.00	0.00				
Concrete Curbs & Sidewalks - Partial Repl.	2035	2020	15	0	15	1	10,338.00	10,338.00	10,338.00	0.00				
Dryer Vent Cleaning - Exterior	2035	2032	3	0	3	174	15.00	3,780.00	3,780.00	0.00				
Exterior Building Lighting - Replacement	2035	2020	15	0	15	350	182.23	63,781.00	63,781.00	0.00				
Exterior Lighting Fixtures - Replacement	2035	2020	15	0	15	50	62.08	3,104.00	3,104.00	0.00				
Gutter Maintenance	2035	2032	3	0	3	1	5,095.00	5,095.00	5,095.00	0.00				

Tree (Arborist Treatment) - 2035	2035	2030	5	0	5	1	2,577.00	2,577.00	2,577.00	0.00				961,284.56	Proj.
Tree Trimming - Elevated	2035	2030	5	0	5	1	11,134.00	11,134.00	11,134.00	0.00	279,342.00	961,284.56		961,284.56	(2035)
Asphalt - Sealcoat 1	2036	2031	5	0	5	125,197	1.00	36,259.00	36,259.00	0.00					
Barkdust Replacement	2036	2033	3	0	3	1	8,811.00	8,811.00	8,811.00	0.00					
Chimney Inspections	2036	2033	3	0	3	175	27.00	4,725.00	4,725.00	0.00					
Chimney Cleanings	2036	2033	3	0	3	50	125.00	6,250.00	6,250.00	0.00					
Concrete Curbs & Sidewalks - Partial Repl.	2036	2021	15	0	15	1	10,596.00	10,596.00	10,596.00	0.00					
Gutter Maintenance	2036	2033	3	0	3	1	5,222.00	5,222.00	5,222.00	0.00					
Pool - Resurfacing	2036	2021	15	0	15	1	21,724.00	21,724.00	21,724.00	0.00					
Roof - Maintenance	2036	2026	10	0	10	1	15,425.00	15,425.00	15,425.00	0.00					
Storm Sewer Cleanouts	2036	2034	2	0	2	12	213.00	2,556.00	2,556.00	0.00				1,137,158.08	Proj.
Tree (Arborist Treatment) - 2036	2036	2031	5	0	5	1	2,577.00	2,577.00	2,577.00	0.00	114,145.00	1,137,158.08		1,137,158.08	(2036)
Barkdust Replacement	2037	2034	3	0	3	1	5,540.00	5,540.00	5,540.00	0.00					
Concrete Curbs & Sidewalks - Partial Repl.	2037	2022	15	0	15	1	10,861.00	10,861.00	10,861.00	0.00					
Gutter Maintenance	2037	2034	3	0	3	1	5,353.00	5,353.00	5,353.00	0.00					
Landscaping - Renovation	2037	2034	3	1	2	1	7,241.00	7,241.00	7,241.00	0.00					
Pool Cover Replacement	2037	2027	10	0	10	1	1,215.70	1,215.70	1,215.70	0.00					
Pressure Washing	2037	2034	3	3	0	1	7,199.00	7,199.00	7,199.00	0.00					
Roof - Maintenance	2037	2027	10	0	10	1	15,811.00	15,811.00	15,811.00	0.00				1,366,262.89	Proj.
Roof - Moss Treatment	2037	2034	3	0	3	1	0.00	7,693.00	7,693.00	0.00	60,913.70	1,366,262.89		1,366,262.89	(2037)
Retaining Walls - Repair	2038	2008	30	0	30	1	3,933.99	3,933.99	3,933.99	0.00					
Barkdust Replacement	2038	2035	3	0	3	1	9,075.00	9,075.00	9,075.00	0.00					
Carports - Repair/Replace	2038	2035	3	0	3	1	35,000.00	35,000.00	35,000.00	0.00					
Clubhouse - Entry Door Replacements	2038	2023	15	0	15	1	25,000.00	25,000.00	25,000.00	0.00					
Concrete Curbs & Sidewalks - Partial Repl.	2038	2023	15	0	15	1	11,133.00	11,133.00	11,133.00	0.00					
Dryer Vent Cleaning - Exterior	2038	2035	3	0	3	174	15.00	4,071.00	4,071.00	0.00					
Fitness Equipment Replacement	2038	2023	15	0	15	1	44,535.00	44,535.00	44,535.00	0.00					
Gutter Maintenance	2038	2035	3	0	3	1	5,487.00	5,487.00	5,487.00	0.00					
Painting - Siding & Trim	2038	2030	8	0	8	1	538,160.00	538,160.00	538,160.00	0.00					
Roof - Maintenance	2038	2028	10	0	10	1	16,206.00	16,206.00	16,206.00	0.00				960,968.42	Proj.
Storm Sewer Cleanouts	2038	2036	2	0	2	12	226.00	2,712.00	2,712.00	0.00	695,312.99	960,968.42		960,968.42	(2038)
Asphalt Parking & Driveways - Partial Repl.	2039	2024	15	15	0	28,056	5.05	141,626.00	141,626.00	0.00					
Barkdust Replacement	2039	2036	3	0	3	1	9,347.00	9,347.00	9,347.00	0.00					
Clubhouse - Maint. Closet Door Replacements	2039	2024	15	0	15	1	20,000.00	20,000.00	20,000.00	0.00					
Concrete Curbs & Sidewalks - Partial Repl.	2039	2024	15	0	15	1	11,133.00	11,133.00	11,133.00	0.00					

Chimney Inspections	2039	2036	3	0	3	175	28.00	4,900.00	4,900.00	0.00				
Chimney Cleanings	2039	2036	3	0	3	50	130.00	6,500.00	6,500.00	0.00				
Dumpster Enclosure - Repair/Rebuild	2039	2029	10	0	10	1	15,000.00	15,000.00	15,000.00	0.00				
Fire & Life (Extinguisher Updates)	2039	2033	6	0	6	1	1,475.00	1,475.00	1,475.00	0.00			1,035,381.94	Proj.
Gutter Maintenance	2039	2036	3	0	3	1	5,624.00	5,624.00	5,624.00	0.00	215,605.00	1,035,381.94	1,035,381.94	(2039)
Asphalt - Sealcoat 1	2040	2030	10	0	10	125,197	0.25	31,183.00	31,183.00	0.00				
Barkdust Replacement	2040	2037	3	0	3	1	9,628.00	9,628.00	9,628.00	0.00				
Concrete Curbs & Sidewalks - Partial Repl.	2040	2025	15	0	15	1	11,411.00	11,411.00	11,411.00	0.00				
Gutter Maintenance	2040	2037	3	0	3	1	5,765.00	5,765.00	5,765.00	0.00				
Landscaping - Renovation	2040	2037	3	0	3	1	7,798.00	7,798.00	7,798.00	0.00				
Pressure Washing	2040	2037	3	0	3	1	7,753.00	7,753.00	7,753.00	0.00				
Spa - Resurfacing	2040	2030	10	0	10	1	12,290.00	12,290.00	12,290.00	0.00				
Storm Sewer Cleanouts	2040	2038	2	0	2	12	239.00	2,868.00	2,868.00	0.00				
Tree Trimming - Elevated	2040	2035	5	0	5	1	12,597.00	12,597.00	12,597.00	0.00				
Underground Plumbing/Sanitary Sewers	2040	2025	15	0	15	1	40,000.00	40,000.00	40,000.00	0.00			1,145,536.02	Proj.
Unit Decks - Maintenance	2040	2030	10	0	10	1	47,272.00	47,272.00	47,272.00	0.00	188,565.00	1,145,536.02	1,145,536.02	(2040)
Barkdust Replacement	2041	2038	3	0	3	1	9,917.00	9,917.00	9,917.00	0.00				
Carports - Repair/Replace	2041	2038	3	0	3	1	40,000.00	40,000.00	40,000.00	0.00				
Concrete Curbs & Sidewalks - Partial Repl.	2041	2026	15	0	15	1	11,696.00	11,696.00	11,696.00	0.00				
Dryer Vent Cleaning - Exterior	2041	2038	3	0	3	174	15.00	4,384.00	4,384.00	0.00				
Entry Monument & Sign - Renovation	2041	2031	10	0	10	1	5,000.00	5,000.00	5,000.00	0.00				
Gutter Maintenance	2041	2038	3	0	3	1	5,909.00	5,909.00	5,909.00	0.00			1,373,410.66	Proj.
Tree (Arborist Treatment) - 2041	2041	2036	5	0	5	1	2,900.00	2,900.00	2,900.00	0.00	79,806.00	1,373,410.66	1,373,410.66	(2041)
Barkdust Replacement	2042	2039	3	0	3	1	10,214.00	10,214.00	10,214.00	0.00				
Chimney Inspections	2042	2039	3	0	3	175	29.00	5,075.00	5,075.00	0.00				
Chimney Cleanings	2042	2039	3	0	3	50	135.00	6,750.00	6,750.00	0.00				
Concrete Curbs & Sidewalks - Partial Repl.	2042	2027	15	0	15	1	11,988.00	11,988.00	11,988.00	0.00				
Gutter Maintenance	2042	2039	3	0	3	1	6,056.00	6,056.00	6,056.00	0.00				
Storm Sewer Cleanouts	2042	2040	2	0	2	12	254.00	3,048.00	3,048.00	0.00			1,644,217.73	Proj.
Tree (Arborist Treatment) - 2042	2042	2037	5	0	5	1	2,973.00	2,973.00	2,973.00	0.00	46,104.00	1,644,217.73	1,644,217.73	(2042)
Barkdust Replacement	2043	2040	3	0	3	1	10,521.00	10,521.00	10,521.00	0.00				
Concrete Curbs & Sidewalks - Partial Repl.	2043	2028	15	0	15	1	12,288.00	12,288.00	12,288.00	0.00				
Electrical System Improvements	2043	2033	10	0	10	1	25,000.00	25,000.00	25,000.00	0.00				
Gutter Maintenance	2043	2040	3	0	3	1	6,208.00	6,208.00	6,208.00	0.00				
Painting - Siding & Trim	2043	2033	10	10	0	1	194,025.34	194,025.34	194,025.34	0.00				

Plumbing - Clubhouse HW Heater Replace	2043	2033	10	0	10	1	2,873.00	2,873.00	2,873.00	0.00				
Landscaping - Renovation	2043	2040	3	0	3	1	8,398.00	8,398.00	8,398.00	0.00				
Pressure Washing	2043	2040	3	3	0	1	8,349.00	8,349.00	8,349.00	0.00				
Tree (Arborist Treatment) - 2043	2043	2038	5	0	5	1	3,047.00	3,047.00	3,047.00	0.00			1,249,155.78	Proj.
Window Replacement (Phase 1 of 2)	2043	2013	30	30	0	1	450,771.00	450,771.00	450,771.00	0.00	721,480.34	1,249,155.78	1,249,155.78	(2043)
Barkdust Replacement	2044	2041	3	0	3	1	10,836.00	10,836.00	10,836.00	0.00				
Carports - Repair/Replace	2044	2041	3	0	3	1	45,000.00	45,000.00	45,000.00	0.00				
Concrete Curbs & Sidewalks - Partial Repl.	2044	2029	15	0	15	1	12,595.00	12,595.00	12,595.00	0.00				
Dryer Vent Cleaning - Exterior	2044	2041	3	0	3	174	15.00	4,721.00	4,721.00	0.00				
Gutter Maintenance	2044	2041	3	0	3	1	6,363.00	6,363.00	6,363.00	0.00				
Spa Pump - Replacement	2044	2034	10	0	10	1	2,515.00	2,515.00	2,515.00	0.00				
Storm Sewer Cleanouts	2044	2042	2	0	2	12	166.00	1,992.00	1,992.00	0.00			1,050,573.73	Proj.
Window Replacement (Phase 2 of 2)	2044	2014	30	30	0	1	450,771.00	450,771.00	450,771.00	0.00	534,793.00	1,050,573.73	1,050,573.73	(2044)
Barkdust Replacement	2045	2042	3	0	3	1	11,616.00	11,616.00	11,616.00	0.00				
Chimney Inspections & Cleaning	2045	2042	3	0	3	175	30.00	5,250.00	5,250.00	0.00				
Chimney Cleanings	2045	2042	3	0	3	50	140.00	7,000.00	7,000.00	0.00				
Concrete Curbs & Sidewalks - Partial Repl.	2045	2030	15	0	15	1	12,910.00	12,910.00	12,910.00	0.00				
Fire & Life (Extinguisher Updates)	2045	2039	6	0	6	1	1,700.00	1,700.00	1,700.00	0.00				
Gutter Maintenance	2045	2042	3	0	3	1	6,522.00	6,522.00	6,522.00	0.00			1,347,706.34	Proj.
Tree Trimming - Elevated	2045	2040	5	0	5	1	14,253.00	14,253.00	14,253.00	0.00	59,251.00	1,347,706.34	1,347,706.34	(2045)
Asphalt - Sealcoat 1	2046	2041	5	0	5	125,197	1.00	41,024.00	41,024.00	0.00				
Barkdust Replacement	2046	2043	3	0	3	1	11,496.00	11,496.00	11,496.00	0.00				
Concrete Curbs & Sidewalks - Partial Repl.	2046	2031	15	0	15	1	13,233.00	13,233.00	13,233.00	0.00				
Gutter Maintenance	2046	2043	3	0	3	1	6,685.00	6,685.00	6,685.00	0.00				
Landscaping - Renovation	2046	2043	3	0	3	1	9,044.00	9,044.00	9,044.00	0.00				
Painting - Siding & Trim	2046	2038	8	0	8	1	667,318.00	667,318.00	667,318.00	0.00				
Pressure Washing	2046	2043	3	0	3	1	8,991.00	8,991.00	8,991.00	0.00				
Roof - Replacement - 2046 Phase 1 of 3	2046	2046	0	0	0	1	346,168.00	346,168.00	346,168.00	0.00				
Spa Heater Replacement	2046	2031	15	15	0	1	7,134.94	7,134.94	7,134.94	0.00			611,151.02	Proj.
Storm Sewer Cleanouts	2046	2044	2	0	2	12	269.00	3,228.00	3,228.00	0.00	1,114,321.94	611,151.02	611,151.02	(2046)
Barkdust Replacement	2047	2044	3	0	3	1	11,841.00	11,841.00	11,841.00	0.00				
Carports - Repair/Replace	2047	2042	5	0	5	1	50,000.00	50,000.00	50,000.00	0.00				
Concrete Curbs & Sidewalks - Partial Repl.	2047	2032	15	0	15	1	13,564.00	13,564.00	13,564.00	0.00				
Dryer Vent Cleaning - Exterior	2047	2044	3	0	3	174	15.00	5,084.00	5,084.00	0.00				
Gutter Maintenance	2047	2044	3	0	3	1	6,852.00	6,852.00	6,852.00	0.00				

Pool Cover Replacement	2047	2037	10	0	10	1	1,375.25	1,375.25	1,375.25	0.00				547,494.39	Proj.
Roof - Replacement - 2047 Phase 2 of 3	2047	2046	1	0	1	1	375,373.00	375,373.00	375,373.00	0.00	464,089.25	547,494.39		547,494.39	(2047)
Barkdust Replacement	2048	2045	3	0	3	1	12,196.00	12,196.00	12,196.00	0.00					
Roof - Replacement - 2048 Phase 3 of 3	2048	2046	2	0	2	1	424,088.00	424,088.00	424,088.00	0.00					
Chimney Inspections	2048	2045	3	0	3	175	31.00	5,425.00	5,425.00	0.00					
Chimney Cleanings	2048	2045	3	0	3	50	145.00	7,250.00	7,250.00	0.00					
Concrete Curbs & Sidewalks - Partial Repl.	2048	2033	15	0	15	1	13,903.00	13,903.00	13,903.00	0.00					
Gutter Maintenance	2048	2045	3	0	3	1	7,024.00	7,024.00	7,024.00	0.00					
Pool Heater Replacement	2048	2033	15	0	15	1	10,208.00	10,208.00	10,208.00	0.00					
Siding & Trim, Wood - Replacement 2048	2048	2018	30	30	0	1	49,932.00	49,932.00	49,932.00	0.00					
Storm Sewer Cleanouts	2048	2046	2	0	2	12	285.00	3,420.00	3,420.00	0.00				435,078.97	Proj.
Tree (Arborist Treatment) - 2048	2048	2043	5	0	5	1	3,428.00	3,428.00	3,428.00	0.00	536,874.00	435,078.97		435,078.97	(2048)
Asphalt Parking & Driveways - Partial Repl.	2049	2034	15	15	0	28,056	5.05	141,626.00	141,626.00	0.00					
Barkdust Replacement	2049	2046	3	0	3	1	12,562.00	12,562.00	12,562.00	0.00					
Concrete Curbs & Sidewalks - Partial Repl.	2049	2039	10	0	10	1	14,251.00	14,251.00	14,251.00	0.00					
Dumpster Enclosure - Repair/Rebuild	2049	2039	10	0	10	1	15,000.00	15,000.00	15,000.00	0.00					
Gutter Maintenance	2049	2046	3	0	3	1	7,199.00	7,199.00	7,199.00	0.00					
Landscaping - Renovation	2049	2046	3	0	3	1	9,739.00	9,739.00	9,739.00	0.00					
Pressure Washing	2049	2046	3	0	3	1	8,991.00	8,991.00	8,991.00	0.00				672,123.06	Proj.
Tree (Arborist Treatment) - 2049	2049	2044	5	0	5	1	3,514.00	3,514.00	3,514.00	0.00	212,882.00	672,123.06		672,123.06	(2049)
Activities Building - Mini-Split Repair/Replace	2050	2035	15	0	15	1	9,414.00	9,414.00	9,414.00	0.00					
Asphalt - Crackseal	2050	2043	7	0	7	1,880	2.73	5,132.40	5,132.40	0.00					
Asphalt - Sealcoat 1	2050	2040	10	0	10	125,197	0.15	19,275.33	19,275.33	0.00					
Asphalt - Striping	2050	2043	7	0	7	1	4,549.00	4,549.00	4,549.00	0.00					
Barkdust Replacement	2050	2047	3	0	3	1	12,939.00	12,939.00	12,939.00	0.00					
Brick Façade - Maintenance	2050	2045	5	0	5	1	6,365.00	6,365.00	6,365.00	0.00					
Concrete Curbs & Sidewalks - Partial Repl.	2050	2035	15	0	15	1	25,562.00	25,562.00	25,562.00	0.00					
Deck Carpet - Replacement	2050	2035	15	15	0	66	371.25	24,502.50	24,502.50	0.00					
Dumpster Enclosure - Repair/Rebuild	2050	2040	10	0	10	1	17,500.00	17,500.00	17,500.00	0.00					
Dryer Vent Cleaning - Exterior	2050	2047	3	0	3	174	15.00	5,084.00	5,084.00	0.00					
Exterior Building Lighting - Replacement	2050	2035	15	0	15	350	270.52	94,683.00	94,683.00	0.00					
Exterior Lighting Fixtures - Replacement	2050	2035	15	0	15	50	104.28	5,214.00	5,214.00	0.00					
Fence - Painting	2050	2046	4	26	-22	200	22.94	4,588.00	4,588.00	0.00					
Fences - Replacement	2050	2034	16	14	2	200	51.61	10,322.00	10,322.00	0.00					
Gutter Maintenance	2050	2047	3	0	3	1	7,379.00	7,379.00	7,379.00	0.00					
Pool - Underground Pipe - Replacement	2050	2035	15	0	15	1	10,501.93	10,501.93	10,501.93	0.00					

Roof - Maintenance	2050	2046	4	0	4	1,620	10.17	16,475.40	16,475.40	0.00			
Siding & Trim, Wood - Replacement 2020	2050	2020	30	4	26	30,600	4.29	131,274.00	131,274.00	0.00			
Spa - Resurfacing	2050	2040	10	0	10	1	27,531.00	27,531.00	27,531.00	0.00			
Storm Sewer Cleanouts	2050	2048	2	0	2	12	302.00	3,624.00	3,624.00	0.00			
Tree (Arborist Treatment) - 2050	2050	2045	5	0	5	1	6,149.50	6,149.50	6,149.50	0.00			
Tree Trimming - Elevated	2050	2045	5	0	5	1	13,125.00	13,125.00	13,125.00	0.00			627,342.66 Proj.
Unit Decks - Maintenance	2050	2040	10	0	10	1	60,512.00	60,512.00	60,512.00	0.00	521,702.06	627,342.66	627,342.66 (2050)
Barkdust Replacement	2051	2048	3	0	3	1	13,327.00	13,327.00	13,327.00	0.00			
Chimney Inspections	2051	2048	3	0	3	175	32.00	5,600.00	5,600.00	0.00			
Chimney Cleanings	2051	2048	3	0	3	50	150.00	7,500.00	7,500.00	0.00			
Concrete Curbs & Sidewalks - Partial Repl.	2051	2036	15	14	1	1	13,125.00	13,125.00	13,125.00	0.00			
Entry Monument & Sign - Renovation	2051	2041	10	0	10	1	13,125.00	13,125.00	13,125.00	0.00			
Gutter Maintenance	2051	2048	3	0	3	1	6,310.50	6,310.50	6,310.50	0.00			
Plumbing & Sewer Inspection	2051	2016	35	0	35	1	17,937.50	17,937.50	17,937.50	0.00			
Pool - Resurfacing	2051	2036	15	0	15	1	26,250.00	26,250.00	26,250.00	0.00			
Siding & Trim, Wood - Replacement 2021	2051	2021	30	5	25	30,600	4.40	134,640.00	134,640.00	0.00			891,835.87 Proj.
Tree (Arborist Treatment) - 2021	2051	2046	5	0	5	1	3,228.75	3,228.75	3,228.75	0.00	241,043.75	891,835.87	891,835.87 (2051)
Barkdust Replacement	2052	2049	3	0	3	1	13,727.00	13,727.00	13,727.00	0.00			
Carports - Repair/Replace	2052	2047	5	0	5	1	50,000.00	50,000.00	50,000.00	0.00			
Concrete Curbs & Sidewalks - Partial Repl.	2052	2037	15	0	1	1	13,454.00	13,454.00	13,454.00	0.00			
Fire & Life (Extinguisher Updates)	2052	2046	6	0	6	1	1,955.00	1,955.00	1,955.00	0.00			
Gutter Maintenance	2052	2049	3	0	3	1	6,468.00	6,468.00	6,468.00	0.00			
Landscaping - Renovation	2052	2049	3	1	2	1	8,750.00	8,750.00	8,750.00	0.00			
Painting - Siding & Trim	2052	2044	8	0	8	1	827,474.00	827,474.00	827,474.00	0.00			
Pressure Washing	2052	2049	3	3	0	1	8,700.00	8,700.00	8,700.00	0.00			
Siding & Trim, Wood - Replacement 2022	2052	2022	30	6	24	30,600	4.51	138,006.00	138,006.00	0.00			
Storm Sewer Cleanouts	2052	2050	2	0	2	12	320.00	3,840.00	3,840.00	0.00			321,689.82 Proj.
Tree (Arborist Treatment) - 2022	2052	2047	5	0	5	1	3,309.00	3,309.00	3,309.00	0.00	1,075,683.00	321,689.82	321,689.82 (2052)
Barkdust Replacement	2053	2050	3	0	3	1	26,081.00	13,727.00	13,727.00	0.00			
Carports - Repair/Replace	2053	2048	5	0	5	1	50,000.00	50,000.00	50,000.00	0.00			
Clubhouse - Entry Door Replacements	2053	2038	15	0	15	1	30,000.00	30,000.00	30,000.00	0.00			
Concrete Curbs & Sidewalks - Partial Repl.	2053	2038	15	0	1	1	25,562.00	25,562.00	25,562.00	0.00			
Fire & Life (Extinguisher Updates)	2053	2047	6	0	6	1	3,715.00	3,715.00	3,715.00	0.00			
Gutter Maintenance	2053	2050	3	0	3	1	12,289.00	12,289.00	12,289.00	0.00			
Landscaping - Renovation	2053	2050	3	1	2	1	16,625.00	16,625.00	16,625.00	0.00			
Plumbing - Clubhouse HW Heater Replace	2053	2043	10	0	10	1	3,735.00	3,735.00	3,735.00	0.00			

Pressure Washing	2053	2050	3	3	0	1	16,530.00	16,530.00	16,530.00	0.00			
Siding & Trim, Wood - Replacement 2022	2053	2023	30	6	24	30,600	8.57	262,242.00	262,242.00	0.00			386,513.78 Proj.
Tree (Arborist Treatment) - 2022	2053	2048	5	0	5	1	6,288.00	6,288.00	6,288.00	0.00	440,713.00	386,513.78	386,513.78 (2053)
Barkdust Replacement	2054	2051	3	0	3	1	11,742.00	6,180.00	6,180.00	0.00			
Brick Façade - Maintenance	2054	2049	5	0	5	1	6,911.00	6,180.00	6,180.00	0.00			
Carports - Repair/Replace	2054	2006	3	0	3	1	10,000.00	10,000.00	10,000.00	0.00			
Clubhouse - Maint. Closet Door Replacements	2054	2039	15	0	15	1	25,000.00	25,000.00	25,000.00	0.00			
Concrete Curbs & Sidewalks - Partial Repl.	2054	2039	15	0	1	1	23,940.00	23,940.00	23,940.00	0.00			
Dryer Vent Cleaning - Exterior	2054	2051	3	0	3	174	38.00	6,612.00	6,612.00	0.00			
Dumpster Enclosure - Repair/Rebuild	2054	2044	10	0	10	1	12,730.00	12,730.00	12,730.00	0.00			
Entry Monument & Sign - Renovation	2054	2044	10	0	10	1	14,250.00	14,250.00	14,250.00	0.00			
Gutter Maintenance	2054	2051	3	0	3	1	7,198.00	7,198.00	7,198.00	0.00			
Irrigation System - Upgrade & Repair	2054	2044	10	0	10	1	14,949.00	14,949.00	14,949.00	0.00			
Plumbing & Sewer Inspection	2054	2024	30	0	30	1	19,475.00	19,475.00	19,475.00	0.00			
Roof - Maintenance	2054	2049	5	0	5	1	19,000.00	19,000.00	19,000.00	0.00			
Siding & Trim, Wood - Replacement 2023	2054	2024	30	0	30	30,600	5.00	153,000.00	153,000.00	0.00			
Storm Sewer Cleanouts	2054	2052	2	0	2	12	339.00	4,068.00	4,068.00	0.00			528,991.89 Proj.
Tree Trimming - Level 3 (Elevated)	2054	2051	3	0	3	1	15,200.00	15,200.00	15,200.00	0.00	337,782.00	528,991.89	528,991.89 (2054)
Barkdust Replacement	2055	2052	3	0	3	1	12,094.00	6,365.00	6,365.00	0.00			
Chimney Inspections	2055	2052	3	0	3	175	44.00	7,700.00	7,700.00	0.00			
Chimney Cleanings	2055	2052	3	0	3	50	200.00	10,000.00	10,000.00	0.00			
Concrete Curbs & Sidewalks - Partial Repl.	2055	2040	15	0	1	1	24,605.00	24,605.00	24,605.00	0.00			
Fitness Equipment Replacement	2055	2040	15	0	15	1	57,000.00	57,000.00	57,000.00	0.00			
Gutter Maintenance	2055	2052	3	0	3	1	7,378.00	7,378.00	7,378.00	0.00			
Pool - Resurfacing	2055	2040	15	0	15	1	28,500.00	22,000.00	22,000.00	0.00			
Pool - Underground Pipe - Replacement	2055	2040	15	0	15	1	11,402.00	11,402.00	11,402.00	0.00			
Siding & Trim, Wood - Replacement 2024	2055	2025	30	0	30	30,600	5.15	157,590.00	157,590.00	0.00			
Spa - Resurfacing	2055	2045	10	0	10	1	14,250.00	7,500.00	7,500.00	0.00			
Tree Trimming - Level 1 (Minimal)	2055	2052	3	0	3	1	4,750.00	4,750.00	4,750.00	0.00			664,169.99 Proj.
Spa Pump - Replacement	2055	2045	10	0	10	1	4,779.00	4,779.00	4,779.00	0.00	321,069.00	664,169.99	664,169.99 (2055)
Barkdust Replacement	2056	2053	3	0	3	1	12,456.00	6,556.00	6,556.00	0.00			
Concrete Curbs & Sidewalks - Partial Repl.	2056	2041	15	0	15	1	25,175.00	25,175.00	25,175.00	0.00			
Concrete Pool Area - Partial Replacement	2056	2026	30	0	30	1	29,898.00	29,898.00	29,898.00	0.00			
Concrete Sidewalks - Partial Replacement	2056	2026	30	0	30	1	86,695.00	86,695.00	86,695.00	0.00			
Gutter Maintenance	2056	2053	3	0	3	1	7,562.00	7,562.00	7,562.00	0.00			
Landscaping - Renovation	2056	2053	3	0	3	1	10,229.00	10,229.00	10,229.00	0.00			

Pressure Washing	2056	2053	3	0	3	1	10,171.00	10,171.00	10,171.00	0.00					
Roof - Moss Treatment	2056	2053	3	0	3	1	10,355.00	10,355.00	10,355.00	0.00					
Siding & Trim, Wood - Replacement 2025	2056	2026	30	0	30	30,600	5.26	160,956.00	160,956.00	0.00					
Storm Sewer Cleanouts	2056	2054	2	0	2	12	360.00	4,320.00	4,320.00	0.00					
Tree Trimming - Level 2 Moderate	2056	2051	5	0	5	1	8,550.00	8,550.00	8,550.00	0.00					
Underground Plumbing/Sanitary Sewers	2056	2041	15	0	15	1	57,000.00	57,000.00	57,000.00	0.00	417,467.00	680,137.74	680,137.74	(2056)	

Total Asset Summary	11,307,063	11,351,933	-44,870	
----------------------------------	-------------------	-------------------	----------------	--

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

Key:



Murrayhill Woods Condominium Association - RESERVE STUDY: Contribution Summary By Year

Reviewed: 11/17/2025

Year	Reserves	Multiplier	Num. Year	% Chg/yr
2013	115,979	1.000	-9	0.00%
2014	133,309	1.130	-8	13.00%
2015	153,229	1.130	-7	13.00%
2016	181,872	1.130	-6	13.00%
2017	201,878	1.110	-5	11.00%
2018	222,066	1.100	-4	10.00%
2019	222,066	1.000	-3	0.00%
2020	290,019	1.025	-2	2.00%
2021	290,019	1.020	-1	2.00%
2022	290,019	1.020	0	2.00%
2023	240,371	1.020	1	2.00%
2024	245,178	1.020	2	2.00%
2025	250,082	1.020	3	2.00%
2026	256,334	1.025	4	2.50%
2027	262,742	1.025	5	2.50%
2028	269,311	1.025	6	2.50%
2029	276,044	1.025	7	2.50%
2030	282,945	1.025	8	2.50%
2031	290,019	1.025	9	2.50%
2032	290,019	1.000	10	0.00%
2033	290,019	1.000	11	0.00%
2034	290,019	1.000	12	0.00%
2035	290,019	1.000	13	0.00%
2036	290,019	1.000	14	0.00%
2037	290,019	1.000	15	0.00%
2038	290,019	1.000	16	0.00%
2039	290,019	1.000	17	0.00%
2040	298,719	1.030	18	3.00%
2041	307,681	1.030	19	3.00%
2042	316,911	1.030	20	3.00%
2043	326,418	1.030	21	3.00%
2044	336,211	1.030	22	3.00%
2045	356,384	1.060	23	6.00%
2046	377,767	1.060	24	6.00%
2047	400,433	1.060	25	6.00%
2048	424,459	1.060	26	6.00%

2049	449,926	1.060	27	6.00%
2050	476,922	1.060	28	6.00%
2051	505,537	1.060	29	6.00%
2052	505,537	1.000	30	0.00%
2053	505,537	1.000	31	0.00%
2054	480,260	0.950	32	-5.00%
2055	456,247	0.950	33	-5.00%
2056	433,435	0.950	34	-5.00%
2057	411,763	0.950	35	-5.00%
2058	391,175	0.950	36	-5.00%
2059	371,616	0.950	37	-5.00%
2060	353,035	0.950	38	-5.00%
2061	335,384	0.950	39	-5.00%
2062	318,614	0.950	40	-5.00%

Murrayhill Woods Condominium Association - RESERVE STUDY: **Historical** Component Summary

Description	Year	Serv.	Rep.	Adj.	Rem.	Units	Cost	Current	Previous	Revision	Expenditures	Proj. Balance	Act. Balance	Year
Painting - Siding & Trim	2013	2006	10	0	10	1	101,123.00	101,123.00	0.00	101,123.00				
Window Replacement	2013	1986	30	1	29	1	354,841.00	354,841.00	0.00	354,841.00	455,964.00	518,303.89	518,303.89	(2013)
Painting - Siding & Trim	2014	2006	10	0	10	1	32,905.00	32,905.00	0.00	32,905.00				
Pool Pump - Replacement	2014	1986	10	0	10	1	1,249.00	1,249.00	0.00	1,249.00				
Window Replacement	2014	1986	30	0	30	1	160,326.00	160,326.00	0.00	160,326.00				
Spa Pump - Replacement	2014	1986	10	0	10	1	1,965.00	1,965.00	6,751.00	-4,786.00	196,445.00	455,167.89	457,593.72	(2014)
Spa Cover - Replacement	2015	2012	3	0	3	1	495.00	495.00	600.00	-105.00	495.00	610,327.72	598,821.19	(2015)
Activities Building - Office Equipment	2016	1986	10	20	-10	1	3,492.92	3,492.92	3,934.00	-441.08				
Barkdust Replacement	2016	2013	3	0	3	1	4,143.28	4,143.28	4,800.00	-656.72				
Concrete - Power Washing	2016	1986	5	25	-20	1	4,286.22	4,286.22	7,538.00	-3,251.78				
Concrete - Replacement Partial (sidewalks)	2016	1986	30	0	30	1	6,450.00	6,450.00	0.00	6,450.00				
Insurance Deductible	2016	2013	1	0	1	1	5,000.00	5,000.00	5,000.00	0.00				
Landscaping - Renovation	2016	2003	10	3	7	1	19,112.89	19,112.89	9,000.00	10,112.89				
Pool Furniture - Replacement	2016	2013	2	1	1	1	1,242.00	1,242.00	800.00	442.00				
Roof & Gutter - Replacement - 2016 Ph-1	2016	1986	30	0	30	1	197,810.00	197,810.00	258,758.00	-60,948.00			534,202.88	Proj.
Spa Heater Replacement	2016	1986	15	15	0	1	4,953.00	4,953.00	5,401.00	-448.00	246,490.31	534,202.88	540,081.49	2016 Act.
Barkdust Replacement	2017	2017	3	0	3	1	2,981.00	2,981.00	0.00	2,981.00				
Building Envelope Inspection	2017	1986	25	5	20	1	11,100.00	11,100.00	10,250.00	850.00				
Concrete - Replacement Partial (sidewalks)	2017	1986	30	0	30	1	6,900.00	6,900.00	0.00	6,900.00				
Pool Cover Replacement	2017	1986	10	0	10	1	950.00	950.00	0.00	950.00			505,529.41	Proj.
Roof & Gutter - Replacement - 2017 Ph-2	2017	1986	3	1	2	1	214,499.00	214,499.00	258,758.00	-44,259.00	236,430.00	505,529.41	628,379.44	2017 Act.
Barkdust Replacement	2018	1986	3	0	3	1	1,500.00	1,500.00	1,500.00	528.00				
Clubhouse Equipment / Furniture	2018	2015	3	0	3	1	3,280.17	3,280.17	0.00	3,280.17				
Office Equipment	2018	1986	15	15	0	1	1,497.00	1,497.00	0.00	1,497.00				
Pool Furniture Replacement	2018	2018	15	0	15	1	1,576.24	1,576.24	5,729.50	-4,153.26				
Pool Heater Replacement	2018	2018	15	0	15	1	5,472.74	5,472.74	3,000.00	2,472.74				
Roof & Gutter - Replacement - 2018 Ph-3	2018	1986	30	2	28	1	242,336.03	242,336.03	258,758.00	-16,421.97				
Siding & Trim, Wood - Replacement 2018	2018	1986	30	30	0	1	24,400.00	24,400.00	24,400.00	0.00				
Security System - Renewal	2018	2018	10	0	10	1	12,750.00	12,750.00	12,750.00	4,528.83				
Spa Cover - Replacement (Winter Cover)	2018	2015	3	0	3	1	1,026.03	1,026.03	525.00	501.03			481,871.56	Proj.
Taxes (Property / 113 Parking Units) - 1-time	2018	2013	5	5	0	1	69,678.55	69,678.55	0.00	69,678.55	368,573.59	481,871.56	559,260.25	2018 Act.
Asphalt Parking & Driveways - Partial Repl.	2019	1999	20	0	20	30,181	3.16	95,373.14	95,373.14	0.00				
Barkdust Replacement	2019	2016	3	0	3	1	6,800.00	6,711.29	0.00	6,711.29				
Concrete Curbs - Partial Repl.	2019	2004	15	14	1	1	9,000.00	6,500.00	0.00	6,500.00				
Gutter Maintenance	2019	2016	3	0	3	1	3,900.00	3,880.40	0.00	3,880.40				
Landscaping - Renovation	2019	2014	5	1	4	1	9,000.00	8,947.75	0.00	8,947.75				
Pool & Spa Equipment	2019	2016	3	3	0	1	1,900.00	1,850.50	1,850.50	0.00				

Pressure Washing	2019	2016	3	3	0	1	4,616.00	2,027.50	2,027.50	0.00			
Mailboxes - Replacement	2019	1989	30	30	0	1	15,000.00	9,891.14	2,622.66	7,268.48			
Siding & Trim, Wood - Replacement 2019	2019	1989	30	30	0	1	521,424.00	97,250.00	61,000.00	36,250.00		545,888.60	Proj.
Unit Decks - Maintenance	2019	2009	10	0	10	1	28,145.70	3,005.64	28,145.00	-25,139.36	235,437.36	545,888.60	563,914.34 2019 Act.
Activities Building - Bath & Kitchen	2020	2005	15	19	-4	1	5,245.32	3,631.79	3,631.79	0.00			
Activities Building - HVAC / Mini-Split Install	2020	2006	15	0	15	1	6,500.00	7,800.00	0.00	7,800.00			
Asphalt - Crackseal	2020	2013	7	0	7	1,880	1.56	2,836.00	2,010.00	826.00			
Asphalt - Sealcoat 1	2020	2013	7	0	7	125,197	0.15	19,343.75	18,990.00	353.75			
Asphalt - Striping	2020	2013	7	0	7	1	2,599.00	2,599.00	2,599.00	0.00			
Barkdust Replacement	2020	2017	3	0	3	1	3,825.00	4,558.00	3,825.00	733.00			
Concrete Curbs & Sidewalks - Partial Repl.	2020	2005	15	0	1	1	7,500.00	2,650.00	7,500.00	-4,850.00			
Dumpster Enclosure - Repair/Rebuild	2020	2010	10	0	10	1	10,000.00	3,300.00	0.00	3,300.00			
Exterior Building Lighting - Replacement	2020	2005	15	19	-4	350	142.36	37,946.64	37,946.64	0.00			
Gutter Maintenance	2020	2017	3	0	3	1	3,518.00	703.26	3,518.00	-2,814.74			
Pressure Washing	2020	2017	3	0	3	1	3,000.00	2,869.22	3,518.00	-648.78			
Retaining Walls & Handrails Repair/Replace	2020	2016	4	0	4	5	354.00	1,768.00	9,412.00	-7,644.00			
Roof Maintenance & Repair	2020	2016	4	0	4	1	1,500.00	78.75	1,500.00	-1,421.25			
Siding & Trim, Wood - Replacement 2020	2020	1990	30	4	26	30,600	2.45	78,968.92	260,712.00	-181,743.08			
Tree Trimming - Level 3 (Elevated)	2020	2015	5	0	5	1	7,500.00	861.25	7,500.00	-6,638.75		618,433.46	Proj.
Unit Decks - Maintenance	2020	2010	10	0	10	1	28,849.00	2,073.33	27,256.55	-25,183.22	171,987.91	618,433.46	619,402.38 2020 Act.
Barkdust Replacement	2021	2018	3	0	3	1	11,000.00	15,356.39	11,000.00	4,356.39			
Capital Improvement - Storage Room Add'n	2021	2006	30	0	30	1	50,000.00	919.75	65,000.00	-64,080.25			
Chimney Inspections	2021	2018	3	0	3	175	22.00	3,850.00	3,850.00	0.00			
Chimney Cleanings	2021	2018	3	0	3	34	99.00	3,667.50	4,287.40	-619.90			
Concrete Curbs & Sidewalks - Partial Repl.	2021	2006	15	0	1	1	12,000.00	12,485.00	12,000.00	485.00			
Fire & Life (Extinguisher Updates)	2021	2015	6	0	6	1	950.00	942.31	0.00	942.31			
Gutter Maintenance	2021	2018	3	0	3	1	3,606.00	1,846.64	3,606.00	-1,759.36			
Lighting - Exterior Building Replacement	2021	2006	15	0	15	174	131.87	22,945.82	22,945.82	0.00			
Pressure Washing	2021	2018	3	0	3	1	11,000.00	10,532.02	11,000.00	-467.98			
Siding & Trim, Wood - Replacement 2021	2021	1991	30	0	30	30,600	2.51	51,382.51	260,712.00	-209,329.49		723,354.22	Proj.
Tree Trimming - Level 1 (Minimal)	2021	2018	3	0	3	1	2,000.00	3,157.39	0.00	3,157.39	127,085.33	723,354.22	842,722.92 2021 Act.
Barkdust Replacement	2022	2019	3	0	3	1	6,000.00	5,154.29	6,000.00	-845.71			
Capital Improvement - Storage Room Add'n	2022	2006	30	0	30	1	65,000.00	44,545.01	64,080.25	-19,535.24			
Concrete Curbs & Sidewalks - Partial Repl.	2022	2007	15	0	1	1	12,300.00	7,100.00	12,300.00	-5,200.00			
Deck Carpet - Replacement	2022	2007	15	0	15	66	212.14	2,016.66	14,001.24	-11,984.58			
Gutter Maintenance	2022	2019	3	0	3	1	3,696.00	1,440.88	3,696.00	-2,255.12			
Lighting - Exterior Building Replacement	2022	2007	15	0	15	1	5,000.00	9,604.80	5,000.00	4,604.80			
Landscaping - Renovation	2022	2019	3	0	3	1	10,000.00	19,455.00	10,000.00	9,455.00			
Painting - Siding & Trim	2022	2014	8	0	8	1	151,617.68	347,434.84	151,617.68	195,817.16			

Pressure Washing	2022	2019	3	0	3	1	4,971.00	6,159.34	6,159.34	0.00						
Roof - Moss Treatment	2022	2019	3	0	3	1	0.00	592.57	0.00	592.57						
Siding & Trim, Wood - Replacement 2022	2022	1992	30	0	30	30,600	0.78	23,943.48	260,712.00	-236,768.52						
Storm Sewer Cleanouts	2022	2020	2	0	2	4	200.00	688.32	0.00	688.32						
Tree (Arborist Treatment) - 2022	2022	2017	5	0	5	1	3,736.00	500.00	0.00	500.00						
Tree Trimming - Level 2 (Moderate)	2022	2019	3	0	3	1	4,000.00	5,138.39	0.00	5,138.39	473,773.58	604,607.25				
Barkdust Replacement 1	2023	2020	3	0	3	15	1,048.00	15,719.00	15,720.00	-1.00						
Capital Improvement - Storage Room Add'n	2023	2006	30	0	30	1	65,000.00	8,897.42	19,535.24	-10,637.82						
Clubhouse - Entry Door Replacements	2023	2008	15	0	15	1	17,500.00	17,529.75	17,500.00	29.75						
Clubhouse - Equipment	2023	2008	15	0	15	1	500.00	429.00	500.00	-71.00						
Clubhouse - Fitness Rm Updates (Elipt & Tread)	2023	2008	15	0	15	1	4,096.99	4,245.49	0.00	4,245.49						
Electrical System Upgrades	2023	2018	5	0	5	1	15,000.00	13,761.34	15,000.00	-1,238.66						
Entry Monument & Sign - Renovation	2023	2013	10	0	10	1	20,000.00	17,803.63	20,000.00	-2,196.37						
Gutter Maintenance	2023	2020	3	0	3	1	25,000.00	23,011.96	25,000.00	-1,988.04						
Landscape - Renovations	2023	2013	10	0	10	1	5,000.00	4,779.00	5,000.00	-221.00						
Painting - Exterior touchups	2023	2015	8	0	8	1	7,500.00	5,418.55	7,500.00	-2,081.45						
Pool & Spa (Repairs / Replace)	2023	2020	3	0	3	1	2,500.00	870.74	0.00	870.74						
Pressure Washing - 2023 Phase 1 of 3	2023	2020	3	0	3	1	8,000.00	973.50	0.00	973.50						
Roof - Maintenance (including moss)	2023	2018	5	0	5	1	10,000.00	734.12	734.12	0.00						
Tree Trimming - Level 3 (Elevated)	2023	2020	3	0	3	1	8,000.00	8,126.15	8,126.15	0.00	122,299.65	692,759.64				
Asphalt & Curb Painting	2024	2021	3	0	3	1	6,000.00	5,480.20	6,000.00	-519.80						
Barkdust Replacement 2	2024	2021	3	0	3	12	810.00	7,676.90	9,720.00	-2,043.10						
Chimney Inspections	2024	2021	3	0	3	175	30.00	5,250.00	4,025.00	1,225.00						
Clubhouse Flooring Replacement Labor	2024	2014	10	0	10	1	8,500.00	7,895.95	8,500.00	-604.05						
Clubhouse Flooring Replacement Materials	2024	2014	10	0	10	1	9,500.00	8,998.65	9,500.00	-501.35						
Clubhouse - Entry/CH/Maint. Door Powder Coat	2024	2009	15	0	15	1	8,000.00	7,414.73	9,000.00	-1,585.27						
Clubhouse - Entry & Maint. Door Replacements	2024	2009	15	0	15	1	30,000.00	27,880.92	30,000.00	-2,119.08						
Clubhouse Renovations	2024	2014	10	0	10	1	10,000.00	22,801.40	0.00	22,801.40						
Clubhouse Window Replacement	2024	2014	10	0	10	4	1,000.00	9,234.97	0.00	9,234.97						
Concrete Curbs & Sidewalks - Partial Repl.	2024	2009	15	0	1	1	12,950.00	11,221.50	25,550.00	-14,328.50						
Decks & Landings - Repair/Replace	2024	2014	10	0	10	1	2,500.00	2,175.99	0.00	2,175.99						
Dryer Vent Cleaning - Exterior	2024	2022	2	0	2	174	20.00	3,324.43	3,480.00	-155.57						
Entry Monument Sign	2024	2014	10	0	10	1	7,000.00	9,337.69	7,000.00	2,337.69						
Gutter Maintenance	2024	2021	3	0	3	1	3,883.00	1,038.40	3,883.00	-2,844.60						
Landscape Renovations	2024	2021	3	0	3	1	5,000.00	3,840.00	0.00	3,840.00						
Painting - Exterior	2024	2021	3	0	3	1	10,000.00	9,843.90	0.00	9,843.90						
Pool/Spa - Equipment Replacement	2024	2019	5	0	5	1	3,500.00	3,321.89	0.00	3,321.89						
Pool/Spa - Resurface / Paint	2024	2021	3	0	3	1	1,200.00	1,186.78	0.00	1,186.78						
Pressure Washing - 2024 Phase 2 of 3	2024	2021	3	0	3	1	12,000.00	4,999.64	12,000.00	-7,000.36						

Siding & Trim, Wood - Replacement 2024	2024	1994	30	0	30	71,120	2.71	15,804.62	534,494.04	-518,689.42			
Trash/Recycl Enclosure - Repair/Replace	2024	2014	10	0	10	1	16,700.00	2,520.65	16,700.00	-14,179.35			763,746.42 Proj.
Tree Trimming - Level 1 (Moderate)	2024	2021	3	0	3	1	15,000.00	21,435.38	2,500.00	18,935.38	192,684.59	763,746.42	821,193.70 (2024)

FRESH

START

REAL ESTATE INC.

Sellers. Buyers. Property Management.

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