

# Shadow Run

## Supplementary Schedules Reserve Management Plan Type 3 Reserve Study

For 30-Year Projection Period Beginning January 1, 2021



Attached exhibits consist of component level detail reports. These reports are intended to supplement, but not be a part of the reserve study as of this same date.

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Shadow Run  
January 1, 2021

Shadow Run  
Supplementary Schedules  
Reserve Management Plan  
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**Preparer's Report on Supplemental Information  
Reserve Management Plan**

**Type I Reserve Study with On-Site Analysis  
For 30-Year Projection Period Beginning January 1, 2021**

Board of Directors  
Shadow Run  
Chandler, AZ

**Report on Supplementary Information**

The Supplementary Schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial projection. Such information is the responsibility of the Shadow Run's management and was derived from the underlying component list used to prepare the basic reserve study report. The information has been subjected to the inquiry and other procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Arizona LLC  
Greg Libke  
August 21, 2020

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# Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Percent Funded - Annual - Ending Balance

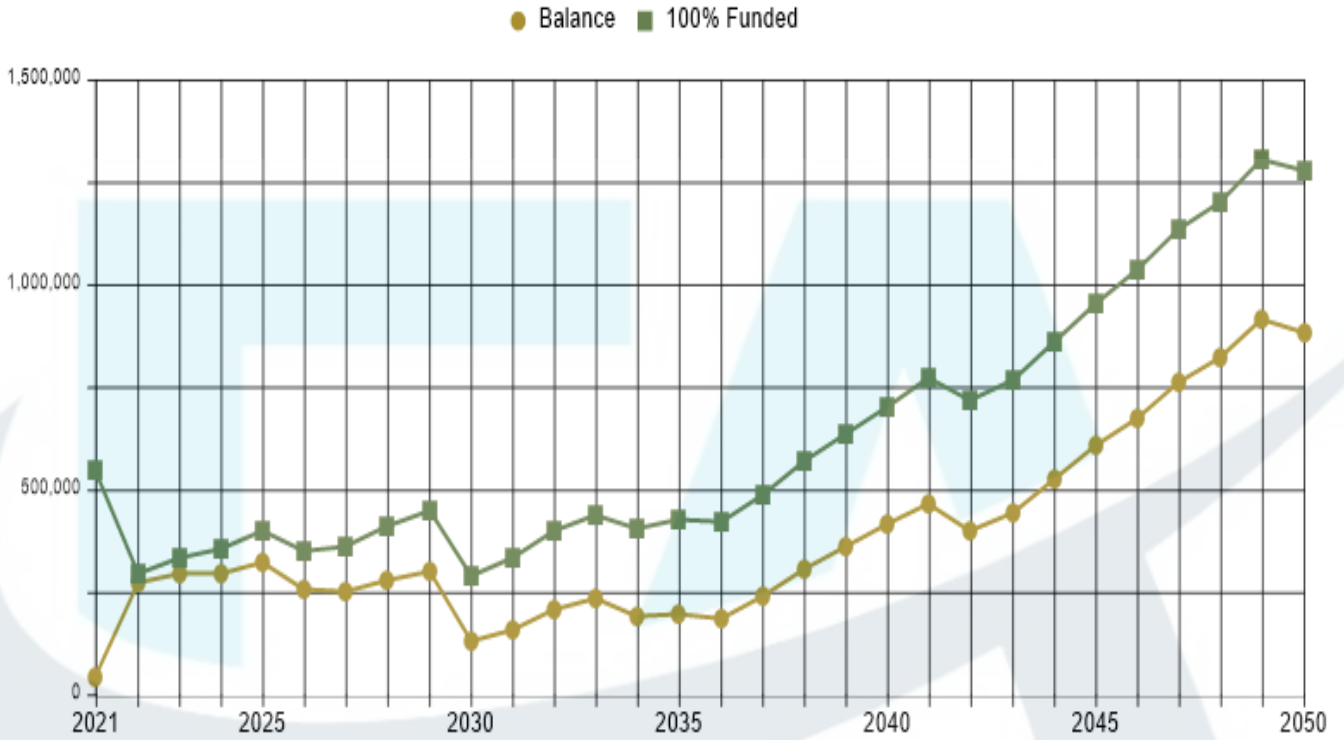
Period	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Time Value
1/21 - 12/21	\$ 40,000	\$ 530,570	0.00 %	\$ 245	\$ 301,253	\$ 269,563	92.40 %	\$ 291,710
1/22 - 12/22	269,563	32,099	-93.95	277	8,111	293,829	88.00	333,886
1/23 - 12/23	293,829	33,704	5.00	280	31,508	296,305	83.58	354,482
1/24 - 12/24	296,305	35,389	5.00	302	12,593	319,403	80.56	396,469
1/25 - 12/25	319,403	37,159	5.00	241	100,682	256,122	73.11	350,314
1/26 - 12/26	256,122	39,017	5.00	231	46,527	248,842	69.13	359,924
1/27 - 12/27	248,842	40,968	5.00	258	11,194	278,875	68.41	407,625
1/28 - 12/28	278,875	43,016	5.00	280	20,661	301,510	67.23	448,459
1/29 - 12/29	301,510	45,167	5.00	117	215,445	131,349	45.07	291,388
1/30 - 12/30	131,349	47,425	5.00	136	19,767	159,144	47.83	332,694
1/31 - 12/31	159,144	49,796	5.00	184	0	209,125	52.65	397,188
1/32 - 12/32	209,125	52,286	5.00	208	27,511	234,109	53.58	436,915
1/33 - 12/33	234,109	54,901	5.00	165	100,737	188,438	46.63	404,096
1/34 - 12/34	188,438	57,646	5.00	170	49,306	196,948	46.34	425,001
1/35 - 12/35	196,948	60,528	5.00	156	74,041	183,591	43.41	422,844
1/36 - 12/36	183,591	63,554	5.00	205	10,165	237,186	48.57	488,254
1/37 - 12/37	237,186	66,732	5.00	270	0	304,189	53.55	567,993
1/38 - 12/38	304,189	70,069	5.00	325	14,627	359,956	56.50	637,010
1/39 - 12/39	359,956	73,572	5.00	376	21,535	412,369	58.65	702,994
1/40 - 12/40	412,369	77,251	5.00	427	24,198	465,850	60.47	770,287
1/41 - 12/41	465,850	81,113	5.00	366	146,123	401,207	56.02	716,149
1/42 - 12/42	401,207	85,169	5.00	402	43,530	443,248	57.69	768,255
1/43 - 12/43	443,248	89,428	5.00	478	10,059	523,095	60.91	858,664
1/44 - 12/44	523,095	93,899	5.00	558	12,828	604,724	63.57	951,265
1/45 - 12/45	604,724	98,594	5.00	627	28,154	675,792	65.40	1,033,260
1/46 - 12/46	675,792	103,524	5.00	712	16,488	763,540	67.43	1,132,204
1/47 - 12/47	763,540	108,700	5.00	770	50,086	822,923	68.45	1,202,058
1/48 - 12/48	822,923	114,135	5.00	860	21,157	916,761	70.17	1,306,429
1/49 - 12/49	916,761	119,842	5.00	826	157,306	880,123	68.95	1,276,401
1/50 - 12/50	880,123	125,834	5.00	842	105,338	901,461	69.02	1,290,634

# Shadow Run

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Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Percent Funded - Annual - Chart



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# Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Expenditure - By Component

Date	Component	Code	Service Date	Estimated Life	Expenditure
Year : 2021					
01/01/2021	Asphalt - Crack Fill	910-000-0002	01/01/2015	6:00	\$ 5,775.00
01/01/2021	Drywells - Major Clean	910-000-0039		5:00	6,000.00
01/01/2021	Fountain - Refurbish/Planter	910-000-0015		5:00	4,400.00
01/01/2021	Roof Tile Underlayment - Replace	920-001-0035	01/01/1991	30:00	24,307.50
01/01/2021	Roof Tile Underlayment - Replace	920-002-0035	01/01/1991	30:00	24,307.50
01/01/2021	Roof Tile Underlayment - Replace	920-003-0035	01/01/1991	30:00	24,307.50
01/01/2021	Roof Tile Underlayment - Replace	920-004-0035	01/01/1991	30:00	24,307.50
01/01/2021	Roof Tile Underlayment - Replace	920-005-0035	01/01/1991	30:00	21,562.50
01/01/2021	Roof Tile Underlayment - Replace	920-006-0035	01/01/1991	30:00	24,307.50
01/01/2021	Roof Tile Underlayment - Replace	920-007-0035	01/01/1991	30:00	21,562.50
01/01/2021	Roof Tile Underlayment - Replace	920-008-0035	01/01/1991	30:00	24,307.50
01/01/2021	Roof Tile Underlayment - Replace	920-009-0035	01/01/1991	30:00	21,562.50
01/01/2021	Roof Tile Underlayment - Replace	920-010-0035	01/01/1991	30:00	24,307.50
01/01/2021	Roof Tile Underlayment - Replace	920-011-0035	01/01/1991	30:00	29,107.50
01/01/2021	Roof Tile Underlayment - Replace	920-012-0035	01/01/1991	30:00	19,406.25
01/01/2021	Roof Tile Underlayment - Replace	920-013-0035	01/01/1991	30:00	1,725.00
					301,253.75
Year : 2022					
01/01/2022	Block Walls - Inspect/Repair	910-000-0008	01/01/2010	12:00	\$ 5,536.25
01/01/2022	Pool Furniture - Replace	910-000-0032	01/01/2010	12:00	2,575.00
					8,111.25
Year : 2023					
01/01/2023	Asphalt - Repair & Reseal	910-000-0004	01/01/2017	6:00	\$ 16,337.86
01/01/2023	Drywells - Clean/Inspect	910-000-0012	01/01/2020	3:00	1,591.35
01/01/2023	Irrigation System - Refurbish	910-000-0018	01/01/2018	5:00	3,182.70
01/01/2023	Metal Surfaces - Repaint	910-000-0022	01/01/2011	12:00	6,710.19
01/01/2023	Pool - Spa - Retile	910-000-0028	01/01/2005	18:00	2,254.41
01/01/2023	Pool Filter - Replace	920-002-0031	01/01/2008	15:00	1,432.22
					31,508.73
Year : 2024					
01/01/2024	Block Walls - Repaint	910-000-0009	01/01/2018	6:00	\$ 7,130.04
01/01/2024	Landscape - Tree Trim	910-000-0019	01/01/2019	5:00	5,463.64
					12,593.68

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## Expenditure - By Component

Date	Component	Code	Service Date	Estimated Life	Expenditure
Year : 2025					
01/01/2025	Bldg Exterior Surfaces - Repaint	920-001-0007	01/01/2017	8:00	\$ 7,079.45
01/01/2025	Bldg Exterior Surfaces - Repaint	920-002-0007	01/01/2017	8:00	7,079.45
01/01/2025	Bldg Exterior Surfaces - Repaint	920-003-0007	01/01/2017	8:00	7,079.45
01/01/2025	Bldg Exterior Surfaces - Repaint	920-004-0007	01/01/2017	8:00	7,079.45
01/01/2025	Bldg Exterior Surfaces - Repaint	920-005-0007	01/01/2017	8:00	6,696.78
01/01/2025	Bldg Exterior Surfaces - Repaint	920-006-0007	01/01/2017	8:00	7,079.45
01/01/2025	Bldg Exterior Surfaces - Repaint	920-007-0007	01/01/2017	8:00	6,696.78
01/01/2025	Bldg Exterior Surfaces - Repaint	920-008-0007	01/01/2017	8:00	7,079.45
01/01/2025	Bldg Exterior Surfaces - Repaint	920-009-0007	01/01/2017	8:00	6,696.78
01/01/2025	Bldg Exterior Surfaces - Repaint	920-010-0007	01/01/2017	8:00	7,079.45
01/01/2025	Irrigation Controller - Replace	910-000-0017	01/01/2015	10:00	2,588.67
01/01/2025	Monument - Refurbish	910-000-0023	01/01/2000	25:00	2,251.02
01/01/2025	Pole Mounted Lighting - Refurbish	910-000-0026	01/01/2000	25:00	19,696.40
01/01/2025	Window Shades - Replace	910-000-0037	01/01/2005	20:00	6,499.81
					100,682.39
Year : 2026					
01/01/2026	Bldg Exterior Lighting - Replace	920-001-0006	01/01/1991	35:00	\$ 12,531.75
01/01/2026	Bldg Exterior Lighting - Replace	920-002-0006	01/01/1991	35:00	7,998.99
01/01/2026	Drywells - Clean/Inspect	910-000-0012	01/01/2023	3:00	1,738.91
01/01/2026	Gate Metal Pedestrian - Replace	920-001-0016	01/01/2001	25:00	1,854.84
01/01/2026	Gate Metal Pedestrian - Replace	920-002-0016	01/01/2001	25:00	927.42
01/01/2026	Landscape Backflow - Refurbish	910-000-0020	01/01/2014	12:00	3,477.82
01/01/2026	Pool Deck - Reseal	910-000-0029	01/01/2018	8:00	666.58
01/01/2026	Wood Surfaces - Repaint	910-000-0038	01/01/2018	8:00	17,331.15
					46,527.46
Year : 2027					
01/01/2027	Asphalt - Crack Fill	910-000-0002	01/01/2021	6:00	\$ 6,895.65
01/01/2027	Concrete - Partial Replace	910-000-0010	01/01/2019	8:00	1,194.05
01/01/2027	Pool Filter - Replace	920-001-0031	01/01/2012	15:00	1,611.97
01/01/2027	Pool Pump - Replace	910-000-0034	01/01/2019	8:00	1,492.57
					11,194.24
Year : 2028					
01/01/2028	Irrigation System - Refurbish	910-000-0018	01/01/2023	5:00	\$ 3,689.62
01/01/2028	Pool - Resurface	910-000-0027	01/01/2016	12:00	16,972.26
					20,661.88

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## Expenditure - By Component

Date	Component	Code	Service Date	Estimated Life	Expenditure
Year : 2029					
01/01/2029	Asphalt - Mill & Overlay	910-000-0003	01/01/2005	24:00	\$ 185,328.46
01/01/2029	Asphalt - Repair & Reseal	910-000-0004	01/01/2023	6:00	19,508.26
01/01/2029	Drywells - Clean/Inspect	910-000-0012	01/01/2026	3:00	1,900.16
01/01/2029	Landscape - Tree Trim	910-000-0019	01/01/2024	5:00	6,333.85
01/01/2029	Landscape Granite - Replenish	910-000-0021	01/01/2019	10:00	2,375.19
					215,445.92
Year : 2030					
01/01/2030	Block Walls - Repaint	910-000-0009	01/01/2024	6:00	\$ 8,513.65
01/01/2030	Fence Metal - Replace	910-000-0013	01/01/1985	45:00	3,914.32
01/01/2030	Fence Metal View - Replace	910-000-0014	01/01/1985	45:00	7,339.35
					19,767.32
Year : 2032					
01/01/2032	Artificial Turf - Refurbish	910-000-0001	01/01/2012	20:00	\$ 23,358.95
01/01/2032	Drywells - Clean/Inspect	910-000-0012	01/01/2029	3:00	2,076.35
01/01/2032	Pet Station - Replace	910-000-0024	01/01/2012	20:00	2,076.35
					27,511.65
Year : 2033					
01/01/2033	Asphalt - Crack Fill	910-000-0002	01/01/2027	6:00	\$ 8,233.77
01/01/2033	Bldg Exterior Surfaces - Repaint	920-001-0007	01/01/2025	8:00	8,968.04
01/01/2033	Bldg Exterior Surfaces - Repaint	920-002-0007	01/01/2025	8:00	8,968.04
01/01/2033	Bldg Exterior Surfaces - Repaint	920-003-0007	01/01/2025	8:00	8,968.04
01/01/2033	Bldg Exterior Surfaces - Repaint	920-004-0007	01/01/2025	8:00	8,968.04
01/01/2033	Bldg Exterior Surfaces - Repaint	920-005-0007	01/01/2025	8:00	8,483.28
01/01/2033	Bldg Exterior Surfaces - Repaint	920-006-0007	01/01/2025	8:00	8,968.04
01/01/2033	Bldg Exterior Surfaces - Repaint	920-007-0007	01/01/2025	8:00	8,483.28
01/01/2033	Bldg Exterior Surfaces - Repaint	920-008-0007	01/01/2025	8:00	8,968.04
01/01/2033	Bldg Exterior Surfaces - Repaint	920-009-0007	01/01/2025	8:00	8,483.28
01/01/2033	Bldg Exterior Surfaces - Repaint	920-010-0007	01/01/2025	8:00	8,968.04
01/01/2033	Irrigation System - Refurbish	910-000-0018	01/01/2028	5:00	4,277.28
					100,737.17
Year : 2034					
01/01/2034	Block Walls - Inspect/Repair	910-000-0008	01/01/2022	12:00	\$ 7,893.37
01/01/2034	Landscape - Tree Trim	910-000-0019	01/01/2029	5:00	7,342.67
01/01/2034	Pool Deck - Reseal	910-000-0029	01/01/2026	8:00	844.41
01/01/2034	Pool Deck - Resurface	910-000-0030	01/01/2018	16:00	7,599.66





# Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Expenditure - By Component

Date	Component	Code	Service Date	Estimated Life	Expenditure
01/01/2034	Pool Furniture - Replace	910-000-0032	01/01/2022	12:00	\$ 3,671.33
01/01/2034	Wood Surfaces - Repaint	910-000-0038	01/01/2026	8:00	21,954.58
					49,306.02
Year : 2035					
01/01/2035	Asphalt - Repair & Reseal	910-000-0004	01/01/2029	6:00	\$ 23,293.88
01/01/2035	Balcony & Patio - Refurbish	910-000-0005	01/01/2005	30:00	14,558.68
01/01/2035	Concrete - Partial Replace	910-000-0010	01/01/2027	8:00	1,512.59
01/01/2035	Doors Frames - Repair & Replace	910-000-0011	01/01/2005	30:00	17,470.41
01/01/2035	Drywells - Clean/Inspect	910-000-0012	01/01/2032	3:00	2,268.88
01/01/2035	Irrigation Controller - Replace	910-000-0017	01/01/2025	10:00	3,478.96
01/01/2035	Metal Surfaces - Repaint	910-000-0022	01/01/2023	12:00	9,567.13
01/01/2035	Pool Pump - Replace	910-000-0034	01/01/2027	8:00	1,890.74
					74,041.27
Year : 2036					
01/01/2036	Block Walls - Repaint	910-000-0009	01/01/2030	6:00	\$ 10,165.74
					10,165.74
Year : 2038					
01/01/2038	Drywells - Clean/Inspect	910-000-0012	01/01/2035	3:00	\$ 2,479.27
01/01/2038	Irrigation System - Refurbish	910-000-0018	01/01/2033	5:00	4,958.54
01/01/2038	Landscape Backflow - Refurbish	910-000-0020	01/01/2026	12:00	4,958.54
01/01/2038	Pool Filter - Replace	920-002-0031	01/01/2023	15:00	2,231.34
					14,627.69
Year : 2039					
01/01/2039	Asphalt - Crack Fill	910-000-0002	01/01/2033	6:00	\$ 9,831.55
01/01/2039	Landscape - Tree Trim	910-000-0019	01/01/2034	5:00	8,512.17
01/01/2039	Landscape Granite - Replenish	910-000-0021	01/01/2029	10:00	3,192.06
					21,535.78
Year : 2040					
01/01/2040	Pool - Resurface	910-000-0027	01/01/2028	12:00	\$ 24,198.38
					24,198.38
Year : 2041					
01/01/2041	Asphalt - Repair & Reseal	910-000-0004	01/01/2035	6:00	\$ 27,814.11
01/01/2041	Bldg Exterior Surfaces - Repaint	920-001-0007	01/01/2033	8:00	11,360.44
01/01/2041	Bldg Exterior Surfaces - Repaint	920-002-0007	01/01/2033	8:00	11,360.44



# Shadow Run

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## Expenditure - By Component

Date	Component	Code	Service Date	Estimated Life	Expenditure
01/01/2041	Bldg Exterior Surfaces - Repaint	920-003-0007	01/01/2033	8:00	\$ 11,360.44
01/01/2041	Bldg Exterior Surfaces - Repaint	920-004-0007	01/01/2033	8:00	11,360.44
01/01/2041	Bldg Exterior Surfaces - Repaint	920-005-0007	01/01/2033	8:00	10,746.36
01/01/2041	Bldg Exterior Surfaces - Repaint	920-006-0007	01/01/2033	8:00	11,360.44
01/01/2041	Bldg Exterior Surfaces - Repaint	920-007-0007	01/01/2033	8:00	10,746.36
01/01/2041	Bldg Exterior Surfaces - Repaint	920-008-0007	01/01/2033	8:00	11,360.44
01/01/2041	Bldg Exterior Surfaces - Repaint	920-009-0007	01/01/2033	8:00	10,746.36
01/01/2041	Bldg Exterior Surfaces - Repaint	920-010-0007	01/01/2033	8:00	11,360.44
01/01/2041	Drywells - Clean/Inspect	910-000-0012	01/01/2038	3:00	2,709.17
01/01/2041	Pool - Spa - Retile	910-000-0028	01/01/2023	18:00	3,837.99
					146,123.43
Year : 2042					
01/01/2042	Block Walls - Repaint	910-000-0009	01/01/2036	6:00	\$ 12,138.42
01/01/2042	Pool Deck - Reseal	910-000-0029	01/01/2034	8:00	1,069.67
01/01/2042	Pool Filter - Replace	920-001-0031	01/01/2027	15:00	2,511.40
01/01/2042	Wood Surfaces - Repaint	910-000-0038	01/01/2034	8:00	27,811.40
					43,530.89
Year : 2043					
01/01/2043	Concrete - Partial Replace	910-000-0010	01/01/2035	8:00	\$ 1,916.10
01/01/2043	Irrigation System - Refurbish	910-000-0018	01/01/2038	5:00	5,748.31
01/01/2043	Pool Pump - Replace	910-000-0034	01/01/2035	8:00	2,395.13
					10,059.54
Year : 2044					
01/01/2044	Drywells - Clean/Inspect	910-000-0012	01/01/2041	3:00	\$ 2,960.38
01/01/2044	Landscape - Tree Trim	910-000-0019	01/01/2039	5:00	9,867.93
					12,828.31
Year : 2045					
01/01/2045	Asphalt - Crack Fill	910-000-0002	01/01/2039	6:00	\$ 11,739.39
01/01/2045	Irrigation Controller - Replace	910-000-0017	01/01/2035	10:00	4,675.43
01/01/2045	Window Shades - Replace	910-000-0037	01/01/2025	20:00	11,739.39
					28,154.21
Year : 2046					
01/01/2046	Block Walls - Inspect/Repair	910-000-0008	01/01/2034	12:00	\$ 11,254.06
01/01/2046	Pool Furniture - Replace	910-000-0032	01/01/2034	12:00	5,234.44

# Shadow Run

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## Expenditure - By Component

Date	Component	Code	Service Date	Estimated Life	Expenditure
					16,488.50
Year : 2047					
01/01/2047	Asphalt - Repair & Reseal	910-000-0004	01/01/2041	6:00	\$ 33,211.51
01/01/2047	Drywells - Clean/Inspect	910-000-0012	01/01/2044	3:00	3,234.89
01/01/2047	Metal Surfaces - Repaint	910-000-0022	01/01/2035	12:00	13,640.44
					50,086.84
Year : 2048					
01/01/2048	Block Walls - Repaint	910-000-0009	01/01/2042	6:00	\$ 14,493.91
01/01/2048	Irrigation System - Refurbish	910-000-0018	01/01/2043	5:00	6,663.87
					21,157.78
Year : 2049					
01/01/2049	Bldg Exterior Surfaces - Repaint	920-001-0007	01/01/2041	8:00	\$ 14,391.07
01/01/2049	Bldg Exterior Surfaces - Repaint	920-002-0007	01/01/2041	8:00	14,391.07
01/01/2049	Bldg Exterior Surfaces - Repaint	920-003-0007	01/01/2041	8:00	14,391.07
01/01/2049	Bldg Exterior Surfaces - Repaint	920-004-0007	01/01/2041	8:00	14,391.07
01/01/2049	Bldg Exterior Surfaces - Repaint	920-005-0007	01/01/2041	8:00	13,613.17
01/01/2049	Bldg Exterior Surfaces - Repaint	920-006-0007	01/01/2041	8:00	14,391.07
01/01/2049	Bldg Exterior Surfaces - Repaint	920-007-0007	01/01/2041	8:00	13,613.17
01/01/2049	Bldg Exterior Surfaces - Repaint	920-008-0007	01/01/2041	8:00	14,391.07
01/01/2049	Bldg Exterior Surfaces - Repaint	920-009-0007	01/01/2041	8:00	13,613.17
01/01/2049	Bldg Exterior Surfaces - Repaint	920-010-0007	01/01/2041	8:00	14,391.07
01/01/2049	Landscape - Tree Trim	910-000-0019	01/01/2044	5:00	11,439.64
01/01/2049	Landscape Granite - Replenish	910-000-0021	01/01/2039	10:00	4,289.86
					157,306.50
Year : 2050					
01/01/2050	Drywells - Clean/Inspect	910-000-0012	01/01/2047	3:00	\$ 3,534.85
01/01/2050	Landscape Backflow - Refurbish	910-000-0020	01/01/2038	12:00	7,069.70
01/01/2050	Monument - Refurbish	910-000-0023	01/01/2025	25:00	4,713.13
01/01/2050	Pole Mounted Lighting - Refurbish	910-000-0026	01/01/2025	25:00	41,239.90
01/01/2050	Pool Deck - Reseal	910-000-0029	01/01/2042	8:00	1,355.03
01/01/2050	Pool Deck - Resurface	910-000-0030	01/01/2034	16:00	12,195.23
01/01/2050	Wood Surfaces - Repaint	910-000-0038	01/01/2042	8:00	35,230.65
					105,338.49



## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Artificial Turf - Refurbish

Item Number	1	Measurement Basis	Sq. Ft
Type	Common Area	Estimated Useful Life	20 Years
Category	Remodel	Basis Cost	\$ 22.50
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2012	01/01/2032	11:00	20:00	750	16,875.00	23,358.95
								16,875.00	23,358.95

#### Comments



Installed in 2012. Funding to fully replace may also be used to refurbish the area or install artificial grass in another area.

# Draft Rev2

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Asphalt - Crack Fill

Item Number	2	Measurement Basis	Sq. Ft
Type	Common Area	Estimated Useful Life	6 Years
Category	Pavement	Basis Cost	\$ 0.07
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Poor	01/01/2015	01/01/2021	0:00	6:00	77,000	5,775.00	5,775.00
								5,775.00	5,775.00

#### Comments



Numerous cracks visible upon inspection. Maintenance to fill cracks helps extend life of the roads. Cycled crack fill offset by the seal component.

# Draft Rev2

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Asphalt - Mill & Overlay

Item Number	3	Measurement Basis	Sq. Ft
Type	Common Area	Estimated Useful Life	24 Years
Category	Pavement	Basis Cost	\$ 1.90
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Fair	01/01/2005	01/01/2029	8:00	24:00	77,000	146,300.00	185,328.46
								146,300.00	185,328.46

#### Comments



Funding to Mill and Overlay asphalt on maintenance cycle every (24) years. Cost reflects funding for all three asphalt components (Crack Fill, Reseal, and Mill & Overlay) to ensure the association has no redundant funding.

# Draft Rev2

# Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Asphalt - Repair & Reseal

Item Number	4	Measurement Basis	Sq. Ft
Type	Common Area	Estimated Useful Life	6 Years
Category	Pavement	Basis Cost	\$ 0.20
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2017	01/01/2023	2:00	6:00	77,000	15,400.00	16,337.86
								15,400.00	16,337.86

### Comments



apply seal coat and restripe parking areas throughout community.

Funding to

# Draft Rev2

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Balcony & Patio - Refurbish

Item Number	5	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	30 Years
Category	Remodel	Basis Cost	\$ 125.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Fair	01/01/2005	01/01/2035	14:00	30:00	77	9,625.00	14,558.68
								9,625.00	14,558.68

#### Comments



Funding to refurbish resident balcony or patio areas.

# Draft Rev2



## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Bldg Exterior Lighting - Replace

Item Number	6	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	35 Years
Category	Lighting	Basis Cost	\$ 115.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Phase 1		Fair	01/01/1991	01/01/2026	5:00	35:00	94	10,810.00	12,531.75
Phase 2		Fair	01/01/1991	01/01/2026	5:00	35:00	60	6,900.00	7,998.99
								17,710.00	20,530.74

#### Comments



Funding to replace bldg exterior lighting at resident entrances and patio/balconies as needed.

# Draft Rev2

# Shadow Run

Analysis Date - January 1, 2021

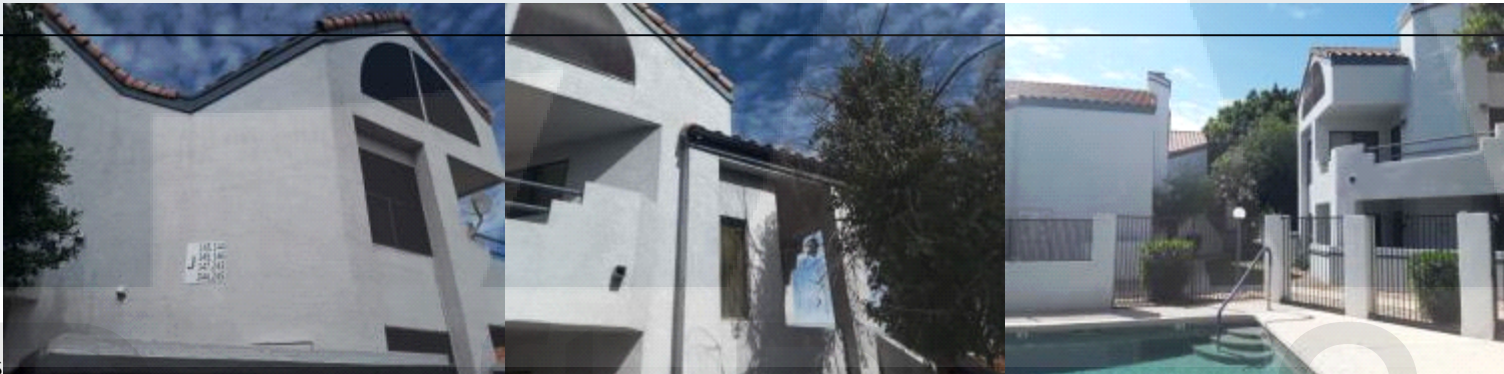
Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Bldg Exterior Surfaces - Repaint

Item Number	7	Measurement Basis	Sq. Ft
Type	Common Area	Estimated Useful Life	8 Years
Category	Painting	Basis Cost	\$ 0.85
Tracking Method	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Phase 1	Bldg A	Fair	01/01/2017	01/01/2025	4:00	8:00	7,400	6,290.00	7,079.45
Phase 1	Bldg B	Fair	01/01/2017	01/01/2025	4:00	8:00	7,400	6,290.00	7,079.45
Phase 1	Bldg C	Fair	01/01/2017	01/01/2025	4:00	8:00	7,400	6,290.00	7,079.45
Phase 2	Bldg D	Fair	01/01/2017	01/01/2025	4:00	8:00	7,400	6,290.00	7,079.45
Phase 2	Bldg E	Fair	01/01/2017	01/01/2025	4:00	8:00	7,000	5,950.00	6,696.78
Phase 2	Bldg F	Fair	01/01/2017	01/01/2025	4:00	8:00	7,400	6,290.00	7,079.45
Phase 2	Bldg G	Fair	01/01/2017	01/01/2025	4:00	8:00	7,000	5,950.00	6,696.78
Phase 1	Bldg H	Fair	01/01/2017	01/01/2025	4:00	8:00	7,400	6,290.00	7,079.45
Phase 1	Bldg I	Fair	01/01/2017	01/01/2025	4:00	8:00	7,000	5,950.00	6,696.78
Phase 1	Bldg J	Fair	01/01/2017	01/01/2025	4:00	8:00	7,400	6,290.00	7,079.45
								61,880.00	69,646.49



Comments

**Funding to repaint entire community resident building exteriors.**

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Block Walls - Inspect/Repair

Item Number	8	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	12 Years
Category	Walls & Fencing	Basis Cost	\$ 2.50
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Fair	01/01/2010	01/01/2022	1:00	12:00	2,150	5,375.00	5,536.25
								5,375.00	5,536.25

#### Comments



Funding to repair as needed walls at perimeter, pool, garbage enclosures and near entry. Some signs of damage noted at inspection.

# Draft Rev2

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Block Walls - Repaint

Item Number	9	Measurement Basis	Sq. Ft
Type	Common Area	Estimated Useful Life	6 Years
Category	Painting	Basis Cost	\$ 0.45
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2018	01/01/2024	3:00	6:00	14,500	6,525.00	7,130.04
								6,525.00	7,130.04

#### Comments



Funding to repaint walls throughout community to include walls at perimeter, pool, garbage enclosures and near entry. Paint appears to be fairly recent.

# Draft Rev2

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

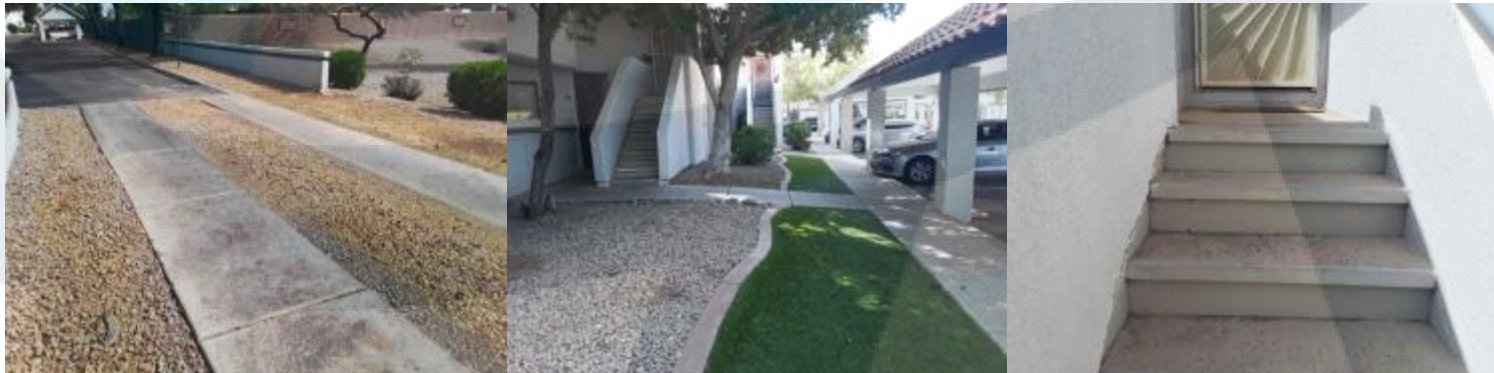
### Component List - Full Detail

#### Concrete - Partial Replace

Item Number	10	Measurement Basis	Sq. Ft
Type	Common Area	Estimated Useful Life	8 Years
Category	Pavement	Basis Cost	\$ 0.20
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2019	01/01/2027	6:00	8:00	5,000	1,000.00	1,194.05
								1,000.00	1,194.05

#### Comments



Funding to repair sidewalks, curbing throughout community. Concrete typically does not need to be fully replaced, rather funds will be allocated to repair as needed.

# Draft Rev2

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Doors Frames - Repair & Replace

Item Number	11	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	30 Years
Category	Remodel	Basis Cost	\$ 150.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Fair	01/01/2005	01/01/2035	14:00	30:00	77	11,550.00	17,470.41
								11,550.00	17,470.41

#### Comments



Allotment to repair or fully replace door frames throughout the community as needed.

# Draft Rev2

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Drywells - Clean/Inspect

Item Number	12	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	3 Years
Category	Landscaping	Basis Cost	\$ 1,500.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2020	01/01/2023	2:00	3:00	1	1,500.00	1,591.35
								1,500.00	1,591.35

#### Comments



Funding to periodically inspect and clean drywells around the community.

# Draft Rev2

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Drywells - Major Clean

Item Number	39	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	5 Years
Category	Landscaping	Basis Cost	\$ 6,000.00
Tracking Method	Logistical One Time		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			/ /	01/01/2021	0:00	5:00	1	6,000.00	6,000.00
								6,000.00	6,000.00

#### Comments

Added for 2021 as a one-time expense.

# Draft Rev2



## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

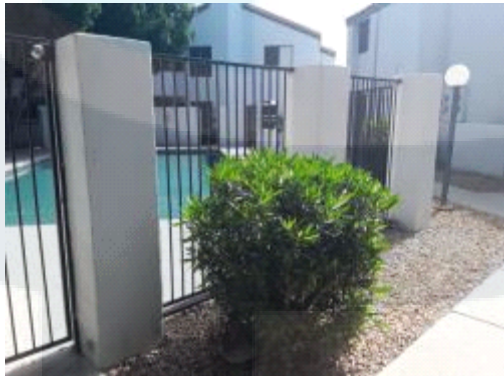
### Component List - Full Detail

#### Fence Metal - Replace

Item Number	13	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	45 Years
Category	Walls & Fencing	Basis Cost	\$ 60.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool	6'	Good	01/01/1985	01/01/2030	9:00	45:00	50	3,000.00	3,914.32
								3,000.00	3,914.32

#### Comments



Funding to replace fencing at the pool

# Draft Rev2

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

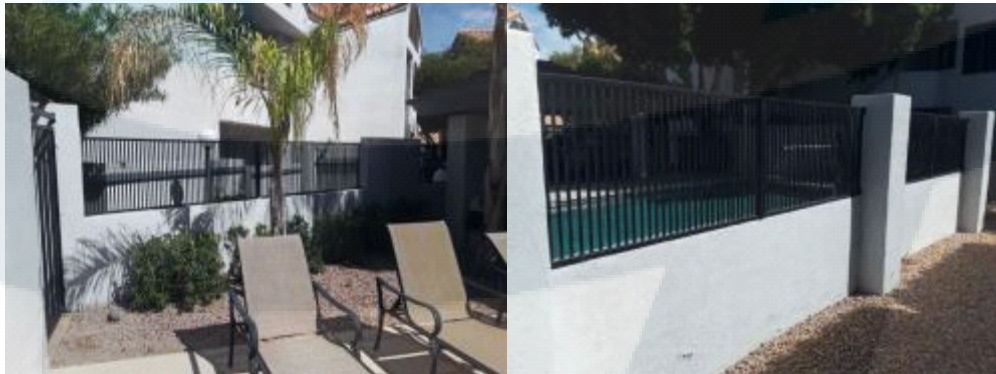
### Component List - Full Detail

#### Fence Metal View - Replace

Item Number	14	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	45 Years
Category	Walls & Fencing	Basis Cost	\$ 45.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool	3'	Good	01/01/1985	01/01/2030	9:00	45:00	125	5,625.00	7,339.35
								5,625.00	7,339.35

#### Comments



Funding to replace fencing at the pool

# Draft Rev2

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

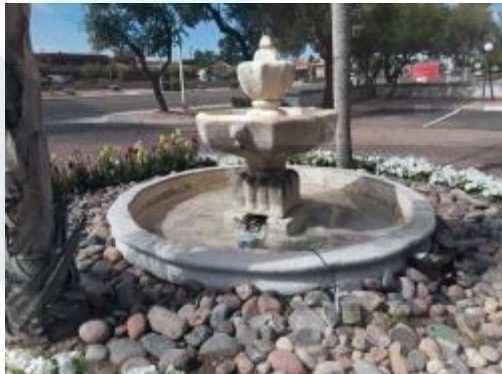
### Component List - Full Detail

#### Fountain - Refurbish/Planter

Item Number	15	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	5 Years
Category	Remodel	Basis Cost	\$ 4,400.00
Tracking Method	Logistical One Time		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Entry		Fair	/ /	01/01/2021	0:00	5:00	1	4,400.00	4,400.00
								4,400.00	4,400.00

#### Comments



Funded as a one-time expense to change the fountain into a large planter.

# Draft Rev2

# Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Gate Metal Pedestrian - Replace

Item Number	16	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Walls & Fencing	Basis Cost	\$ 800.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool	6' x 3'	Fair	01/01/2001	01/01/2026	5:00	25:00	2	1,600.00	1,854.84
Pool	5' x 4'	Fair	01/01/2001	01/01/2026	5:00	25:00	1	800.00	927.42
								2,400.00	2,782.26

### Comments



Funding to replace Pool access and equipment gates as needed.

Draft Rev2

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

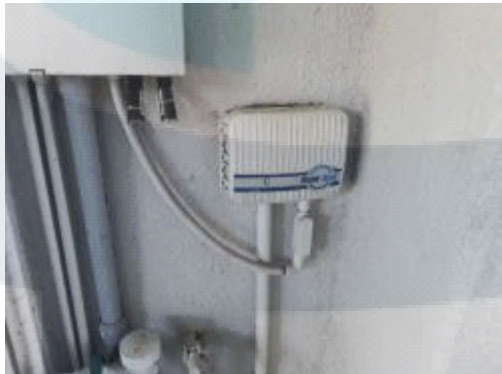
### Component List - Full Detail

#### Irrigation Controller - Replace

Item Number	17	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Landscaping	Basis Cost	\$ 1,150.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Fair	01/01/2015	01/01/2025	4:00	10:00	2	2,300.00	2,588.67
								2,300.00	2,588.67

#### Comments



Funding to replace Rain Dial irrigation controllers as needed.

# Draft Rev2

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Irrigation System - Refurbish

Item Number	18	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	5 Years
Category	Landscaping	Basis Cost	\$ 3,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Fair	01/01/2018	01/01/2023	2:00	5:00	1	3,000.00	3,182.70
								3,000.00	3,182.70

#### Comments



Funding to address irrigation issues as needed to include sprinkler head replacement, line repair, etc.

# Draft Rev2

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Landscape - Tree Trim

Item Number	19	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	5 Years
Category	Landscaping	Basis Cost	\$ 5,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Fair	01/01/2019	01/01/2024	3:00	5:00	1	5,000.00	5,463.64
								5,000.00	5,463.64

#### Comments



Funding for a major tree trim due to hazardous tree removal, dangerous limb trim as needed.

# Draft Rev2

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Landscape Backflow - Refurbish

Item Number	20	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12 Years
Category	Landscaping	Basis Cost	\$ 1,500.00
Tracking Method	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2014	01/01/2026	5:00	12:00	2	3,000.00	3,477.82
								3,000.00	3,477.82

#### Comments



Funding to repair or replace backflow equipment as needed to include removal of expired backflow preventer component, replacement, and testing. The backflow component facilitates water for the landscape irrigation but primarily functions as a safety device that does not allow water to backflow into the potable water system.

# Draft Rev2



## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

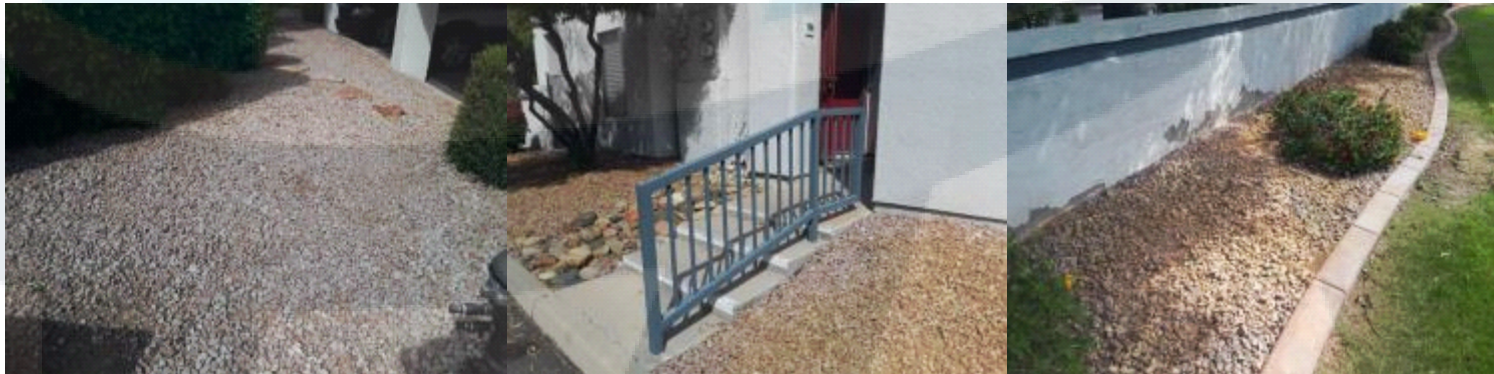
### Component List - Full Detail

#### Landscape Granite - Replenish

Item Number	21	Measurement Basis	Ton
Type	Common Area	Estimated Useful Life	10 Years
Category	Landscaping	Basis Cost	\$ 75.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2019	01/01/2029	8:00	10:00	25	1,875.00	2,375.19
								1,875.00	2,375.19

#### Comments



Funding to replenish landscape granite as needed with 1" topdress. This component funds for granite replenishment in addition to the operating budget.

# Draft Rev2

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

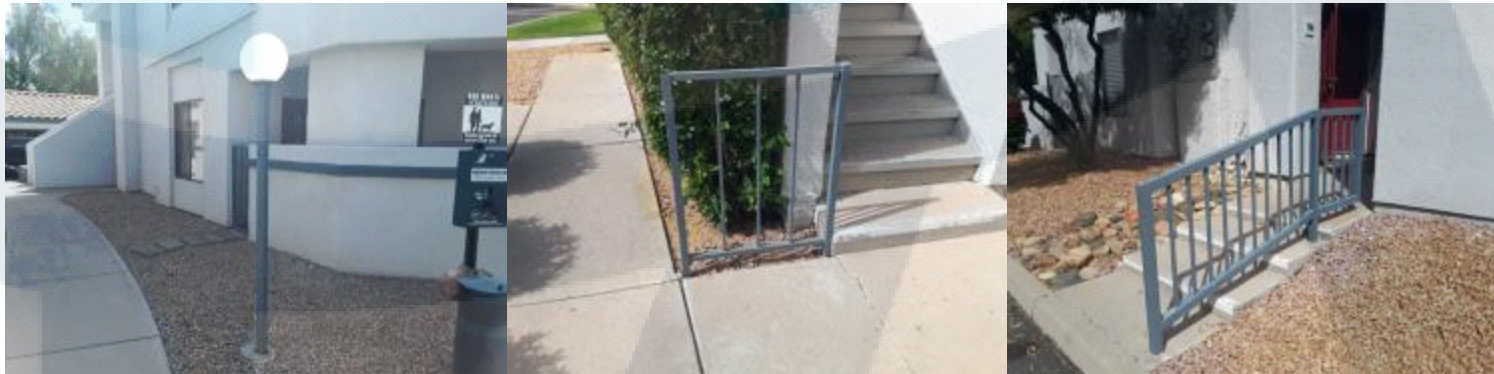
### Component List - Full Detail

#### Metal Surfaces - Repaint

Item Number	22	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	12 Years
Category	Painting	Basis Cost	\$ 5.50
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Fair	01/01/2011	01/01/2023	2:00	12:00	1,150	6,325.00	6,710.19
								6,325.00	6,710.19

#### Comments



Draft Rev2

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future



Funding to paint the balcony metal railing, patio gates, fencing at pool and handrails throughout community.

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

**Monument - Refurbish**

Item Number	23	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	25 Years
Category	Remodel	Basis Cost	\$ 2,000.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Entry		Fair	01/01/2000	01/01/2025	4:00	25:00	1	2,000.00	2,251.02
								2,000.00	2,251.02

**Comments**



Monument lettering intact and painted. Funding allocated to replace lettering, repair monument wall, and repaint as needed.

Draft Rev2

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

Pet Station - Replace

Item Number	24	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Landscaping	Basis Cost	\$ 750.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Fair	01/01/2012	01/01/2032	11:00	20:00	2	1,500.00	2,076.35
								1,500.00	2,076.35

Comments



Funding to repair or replace as needed.

# Draft Rev2

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

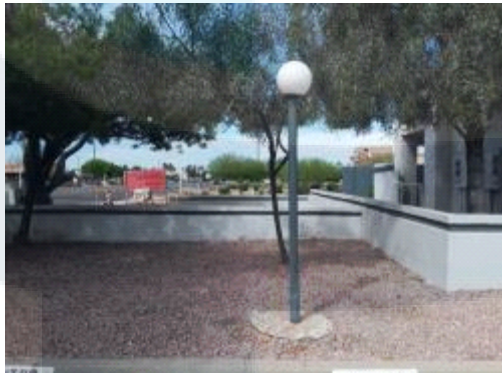
### Component List - Full Detail

#### Pole Mounted Lighting - Refurbish

Item Number	26	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Lighting	Basis Cost	\$ 500.00
Tracking Method	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Poor	01/01/2000	01/01/2025	4:00	25:00	35	17,500.00	19,696.40
								17,500.00	19,696.40

#### Comments



Funding to repair or replace community pole lighting as needed. Project scope is unknown and can vary dramatically. (Repair, Replace, Solar, etc)

# Draft Rev2

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

Pool - Resurface

Item Number	27	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	12 Years
Category	Pool	Basis Cost	\$ 115.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2016	01/01/2028	7:00	12:00	120	13,800.00	16,972.26
								13,800.00	16,972.26

Comments



Funding to resurface pool with pebble tec surface finish as needed. Previously resurfaced in 2017.

# Draft Rev2

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

Pool - Spa - Retile

Item Number	28	Measurement Basis	Sq. Ft
Type	Common Area	Estimated Useful Life	18 Years
Category	Pool	Basis Cost	\$ 25.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Fair	01/01/2005	01/01/2023	2:00	18:00	85	2,125.00	2,254.41
								2,125.00	2,254.41

Comments



Funding to resurface spa tile as needed.

# Draft Rev2



## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Pool Deck - Reseal

Item Number	29	Measurement Basis	Sq. Ft
Type	Common Area	Estimated Useful Life	8 Years
Category	Pool	Basis Cost	\$ 0.50
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2018	01/01/2026	5:00	8:00	1,150	575.00	666.58
								575.00	666.58

#### Comments



Funding to reseal cool deck as needed.

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

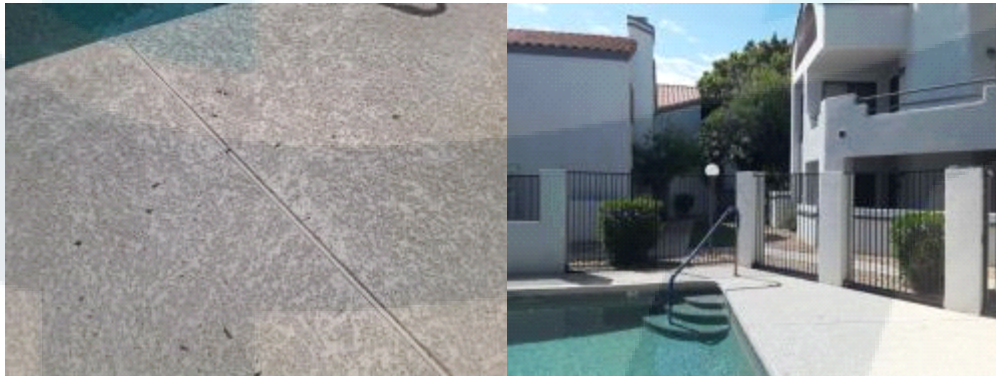
### Component List - Full Detail

#### Pool Deck - Resurface

Item Number	30	Measurement Basis	Sq. Ft
Type	Common Area	Estimated Useful Life	16 Years
Category	Pool	Basis Cost	\$ 4.50
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2018	01/01/2034	13:00	16:00	1,150	5,175.00	7,599.66
								5,175.00	7,599.66

#### Comments



Funding to resurface pool deck. Appears to be in good condition. Cost to resurface in 2034 is adjusted to use allotment funded from Pool Deck - Reseal component.

# Draft Rev2

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Pool Filter - Replace

Item Number	31	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 1,350.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Fair	01/01/2012	01/01/2027	6:00	15:00	1	1,350.00	1,611.97
Spa		Fair	01/01/2008	01/01/2023	2:00	15:00	1	1,350.00	1,432.22
								2,700.00	3,044.19

#### Comments



Filters for Pool and Spa to be replaced as needed.

(1) Hayward sand filter Model#S311SXV Serial#21121807002362002

# Draft Rev2

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Pool Furniture - Replace

Item Number	32	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	12 Years
Category	Furniture	Basis Cost	\$ 2,500.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Fair	01/01/2010	01/01/2022	1:00	12:00	1	2,500.00	2,575.00
								2,500.00	2,575.00

#### Comments



Funding to replace (4) chaise lounges, (2) glass tables, (8) highback chairs as needed.

# Draft Rev2

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Pool Pump - Replace

Item Number	34	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 1,250.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2019	01/01/2027	6:00	8:00	1	1,250.00	1,492.57
								1,250.00	1,492.57

#### Comments



Funding to replace pool pump as needed. Replaced in 2019, single phase Century - 2 HP.

# Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Roof Tile Underlayment - Replace

Item Number	35	Measurement Basis	Sq. Ft
Type	Common Area	Estimated Useful Life	30 Years
Category	Roof	Basis Cost	\$ 3.75
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Phase 1	Bldg A	Fair	01/01/1991	01/01/2021	0:00	30:00	6,482	24,307.50	24,307.50
Phase 1	Bldg B	Fair	01/01/1991	01/01/2021	0:00	30:00	6,482	24,307.50	24,307.50
Phase 1	Bldg C	Fair	01/01/1991	01/01/2021	0:00	30:00	6,482	24,307.50	24,307.50
Phase 2	Bldg D	Fair	01/01/1991	01/01/2021	0:00	30:00	6,482	24,307.50	24,307.50
Phase 2	Bldg E	Fair	01/01/1991	01/01/2021	0:00	30:00	5,750	21,562.50	21,562.50
Phase 2	Bldg F	Fair	01/01/1991	01/01/2021	0:00	30:00	6,482	24,307.50	24,307.50
Phase 2	Bldg G	Fair	01/01/1991	01/01/2021	0:00	30:00	5,750	21,562.50	21,562.50
Phase 1	Bldg H	Fair	01/01/1991	01/01/2021	0:00	30:00	6,482	24,307.50	24,307.50
Phase 1	Bldg I	Fair	01/01/1991	01/01/2021	0:00	30:00	5,750	21,562.50	21,562.50
Phase 1	Bldg J	Fair	01/01/1991	01/01/2021	0:00	30:00	6,482	24,307.50	24,307.50
Phase 1	Carports	Fair	01/01/1991	01/01/2021	0:00	30:00	7,762	29,107.50	29,107.50
Phase 2	Carports	Fair	01/01/1991	01/01/2021	0:00	30:00	5,175	19,406.25	19,406.25
Phase 1	Pool	Fair	01/01/1991	01/01/2021	0:00	30:00	460	1,725.00	1,725.00
								285,078.75	285,078.75

Comments

Draft Rev2

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future



Funding to replace underlayment on all tile roof areas. Tile roof systems are designed to last for the life of the project. However, the integrity of the tile roof is dependent on the condition of the roof underlayment. The tile can last indefinitely but will not keep the building watertight unless the underlayment is intact.

## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

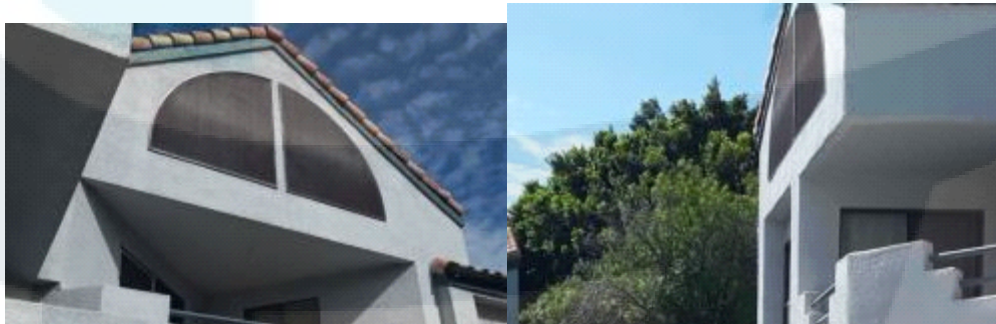
### Component List - Full Detail

#### Window Shades - Replace

Item Number	37	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Remodel	Basis Cost	\$ 75.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Fair	01/01/2005	01/01/2025	4:00	20:00	77	5,775.00	6,499.81
								5,775.00	6,499.81

#### Comments



Allotment to repair or fully replace window shades throughout the community as needed.

# Draft Rev2



## Shadow Run

Analysis Date - January 1, 2021

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Wood Surfaces - Repaint

Item Number	38	Measurement Basis	Sq. Ft
Type	Common Area	Estimated Useful Life	8 Years
Category	Painting	Basis Cost	\$ 1.15
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2018	01/01/2026	5:00	8:00	13,000	14,950.00	17,331.15
								14,950.00	17,331.15

#### Comments



Funding to repaint wood ramada at pool, carport's trim and ceiling.

# Draft Rev2