Shadow Creek Condos	ETA	Annual	2021 end					
Reserves Study 2022		Req'ment	balance	2023	2024	2025	2026	2027
315 Boiler // 50 YR // \$25,000	2036	\$500	\$17,300	\$18,500	\$19,000	\$19,500	\$20,000	\$20,500
ORIGINAL in good shape								
315 Water Heater // 15 YR // \$12,000	2021	\$800		\$12,000	\$1,000	\$2,000	\$3,000	\$4,000
2000 \$6500	0000	0.450		# 40.050	#47.400	047.550	# 40.000	#40.450l
337 Boiler // 40 YR // \$18,000	2026	\$450		\$16,650	\$17,100	\$17,550	\$18,000	\$18,450
Original 337 Water Heater // 15 YR // \$13,000	2031	\$870		\$6,040	\$6,910	\$7,780	\$8,650	\$9,520
2016 \$10,000	2031	φ670		\$0,040	φο,910	\$7,780	φο,030	φ9,320
337 Water heater tank // 20 // \$12,000	2025	\$600		\$10,800	\$11,400	\$12,000	\$750	1500
2005 \$9000								
Pool heater // 40 YR // \$5000	2022	\$125		\$150	\$300	\$450	\$600	\$750
ORIGINAL	000=	* 4 == 0	^ = 0.1=	4.7				
Carpet // 20YR // \$25,000 Tile \$10,000	2025	\$1,750	\$7,215	\$45,000	2000	\$4,000	6000	\$8,000
2005 \$28,800 (inc tile) Concrete // 10YR // \$15,000	2027	\$1,500	\$3,209	\$9,000	\$10,500	\$12,000	\$13,500	\$15,000
Repairs 2010 \$10 K, 2017 18K	2021	Ψ1,300	ψ5,209	ψ9,000	Ψ10,300	Ψ12,000	\$13,300	φ13,000
Elevators // 25YR // \$200,000	2045	\$8,000	\$4,405	\$24,000	\$32,000	\$40,000	\$48,000	\$56,000
337 2017 \$60,000		40,000	¥ 1, 100	Ψ= 1,000	4 0	4 10,000	¥ 10,000	4 00,000
Garage Doors // 25 YR // \$30,000	2030	\$1,200	\$1,467	\$21,600	\$22,800	\$24,000	\$25,200	\$26,400
315 2002 \$5,000, 2019 \$9,300 / 337 2008 \$8,00	•							
Landscaping	2021	\$5,000	\$0	\$2,000	\$3,000	\$4,000	\$5,000	\$6,000
337 2019 \$25K // 315 2020 \$15K, 2021 \$6K	0005	Фооо	Φ0	#05.000	0 4 000		Φο οοο	1000
Painting (hallways) // 8 YR // \$8,000	2025	\$800	\$0	\$25,000	\$1,200	2400	\$3,600	4800
2015 \$3,500 (walls only Painting // 10YR // \$90,000	2022	\$9,000	\$42,546	\$15,000	\$30,000	\$45,000	\$60,000	\$75,000
2011 \$40,000	2022	ψ9,000	Ψ42,340	\$15,000	ψ30,000	ψ 4 5,000	\$00,000	Ψ7 3,000
Pool // 10 YR // \$20,000	2026	\$2,000	\$4,757	\$7,000	\$8,000	\$9,000	\$10,000	\$11,000
2016 researl \$10,600		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	* , -	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	+ - ,	+ - ,	, ,,,,,,	* ,
Roofs // 25 YR // \$150,000	2035	\$8,000	\$12,737	\$54,000	\$62,000	\$70,000	\$78,000	\$86,000
315 2013 \$50,380 / 337 2008 \$44250								
Siding // 10 YR // \$10,000	2022	\$1,500	\$2	\$3,000	\$4,500	\$6,000	\$7,500	\$9,000
2011 \$18K, 2018 \$?, 2019 \$?	0004	04 500	04.400	#4 7 000	040.500	***	# 4.500	Φο οοο
Sprinkler System // 30YR // \$31,500	2024	\$1,500	\$1,180	\$17,000	\$18,500	\$20,000	\$1,500	\$3,000
21 zones x \$1500 / zone, 8 replaced already UNALLOCATED (eg 337 in-floor heating, third floor	r vonto)	\$10,000	\$0	\$10,000	\$10,000	\$10,000	\$10,000	10000
Total Minimum Annual Requirement	/ venta <i>j</i>	\$53,595	φυ	φ10,000	φ10,000	φιο,σοσ	φιο,σοσ	10000
	ĺ	Ψ33,333		امم مما	640.000	£40.000	640.000	40000
Projected Expenditures (total of items in bold)			\$92,000	\$10,000 \$240,240		\$10,000	10000
Remaining Reserve Commitment				\$194,740	\$240,210	\$253,680	\$299,300	\$344,920
	l			l .	I	L		

Reserves transfer \$65000							
Reserves Year Beginning Balance			\$107,910	\$80,910	\$135,910	\$158,910	\$213,910
Less Projected Expeditures (items in bold)			\$92,000	\$10,000	\$42,000	\$10,000	\$10,000
Plus Deposits (Annual Reserve Transfer)			\$65,000	\$65,000	\$65,000	\$65,000	\$65,000
Reserves Year End Balance		\$107,910	\$80,910	\$135,910	\$158,910	\$213,910	\$268,910
Percentage of Full Funding (should be 70% +)	·		42%	57%	63%	71%	78%

Notes:

Reserve accounts for water heaters & boilers is combined. Each has different useful life

Annual reserve amount required based on estimated replacement cost divided by number of years in useful life.

Remaining Reserve Commitment = Total reserves required at year end for full funding of project at current lifespan = total of all each years' figures for all line items

Percentage of Full Funding = responsible fiscal goal is to have a minimum of 60% of full funding; ideally it should be or equal to or greater than 70% fo full funding

Projected Expenses for 2022 (marked in bold in 2021 column)

1. 315 Water Heater - \$12,000 Last replaced 2000 with 15 year lifespan, could need replacing anytime

2. Paint buildings - \$85,000 Estimate from contractor

3. Unallocated Expense - \$10,000 For unknown capital expenses
4. Pool Heater - \$5,000 Proposal from pool contractor