

Shadow Creek Condos Reserves Study 2022	ETA	Annual Req'ment	2021 end balance	2023	2024	2025	2026	2027
315 Boiler // 50 YR // \$25,000 ORIGINAL in good shape	2036	\$500	\$17,300	\$18,500	\$19,000	\$19,500	\$20,000	\$20,500
315 Water Heater // 15 YR // \$12,000 2000 \$6500	2021	\$800		\$12,000	\$1,000	\$2,000	\$3,000	\$4,000
337 Boiler // 40 YR // \$18,000 Original	2026	\$450		\$16,650	\$17,100	\$17,550	\$18,000	\$18,450
337 Water Heater // 15 YR // \$13,000 2016 \$10,000	2031	\$870		\$6,040	\$6,910	\$7,780	\$8,650	\$9,520
337 Water heater tank // 20 // \$12,000 2005 \$9000	2025	\$600		\$10,800	\$11,400	\$12,000	\$750	1500
Pool heater // 40 YR // \$5000 ORIGINAL	2022	\$125		\$150	\$300	\$450	\$600	\$750
Carpet // 20YR // \$25,000 Tile \$10,000 2005 \$28,800 (inc tile)	2025	\$1,750	\$7,215	\$45,000	2000	\$4,000	6000	\$8,000
Concrete // 10YR // \$15,000 Repairs 2010 \$10 K, 2017 18K	2027	\$1,500	\$3,209	\$9,000	\$10,500	\$12,000	\$13,500	\$15,000
Elevators // 25YR // \$200,000 337 2017 \$60,000	2045	\$8,000	\$4,405	\$24,000	\$32,000	\$40,000	\$48,000	\$56,000
Garage Doors // 25 YR // \$30,000 315 2002 \$5,000, 2019 \$9,300 / 337 2008 \$8,000	2030	\$1,200	\$1,467	\$21,600	\$22,800	\$24,000	\$25,200	\$26,400
Landscaping 337 2019 \$25K // 315 2020 \$15K, 2021 \$6K	2021	\$5,000	\$0	\$2,000	\$3,000	\$4,000	\$5,000	\$6,000
Painting (hallways) // 8 YR // \$8,000 2015 \$3,500 (walls only)	2025	\$800	\$0	\$25,000	\$1,200	2400	\$3,600	4800
Painting // 10YR // \$90,000 2011 \$40,000	2022	\$9,000	\$42,546	\$15,000	\$30,000	\$45,000	\$60,000	\$75,000
Pool // 10 YR // \$20,000 2016 researl \$10,600	2026	\$2,000	\$4,757	\$7,000	\$8,000	\$9,000	\$10,000	\$11,000
Roofs // 25 YR // \$150,000 315 2013 \$50,380 / 337 2008 \$44250	2035	\$8,000	\$12,737	\$54,000	\$62,000	\$70,000	\$78,000	\$86,000
Siding // 10 YR // \$10,000 2011 \$18K, 2018 \$?, 2019 \$?	2022	\$1,500	\$2	\$3,000	\$4,500	\$6,000	\$7,500	\$9,000
Sprinkler System // 30YR // \$31,500 21 zones x \$1500 / zone, 8 replaced already	2024	\$1,500	\$1,180	\$17,000	\$18,500	\$20,000	\$1,500	\$3,000
UNALLOCATED (eg 337 in-floor heating, third floor vents)		\$10,000	\$0	\$10,000	\$10,000	\$10,000	\$10,000	10000
Total Minimum Annual Requirement		\$53,595						
Projected Expenditures (total of items in bold)				\$92,000	\$10,000	\$42,000	\$10,000	10000
Remaining Reserve Commitment				\$194,740	\$240,210	\$253,680	\$299,300	\$344,920

