

Shadow Run

Reserve Management Plan

Type 3

Reserve Study update

For 30-Year Projection Period Beginning January 1, 2021



Draft Rev2

Shadow Run
January 1, 2021

Shadow Run
Reserve Management Plan

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Draft Rev2



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Preparer's Report on Reserve Study 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

Description of Reserve Management Plan Engagement and Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of Shadow Run by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type I reserve study engagement is based on an on-site analysis. The on-site analysis of Shadow Run upon which this reserve management plan is based was performed by Greg Libke of Facilities Advisors Arizona LLC on August 21, 2020.

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report of Shadow Run. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2021, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2021, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of Shadow Run is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

Report on Reserve Study

Our reserve management plan engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial projection. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying reserve study report of Shadow Run, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles.

This reserve study report is restricted to the management and members of the Shadow Run, and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding the reserve study report.

Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the Shadow Run's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the Shadow Run's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the 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

Shadow Run
January 1, 2021

Statement of Position

Projection period: January 1, 2021 to 2050
 Type of Project: Condominium
 Number of Units: 77
 On-Site analysis performed by: Greg Libke
 Component analysis performed by: Greg Libke
 Report prepared by: Greg Libke

No special assessments are considered necessary during the 30-year projection period.

Current Replacement Cost of All Components	\$ 697,368
Future Replacement Cost of All Components	\$ 784,230
Projected Balance of Reserve Funds at January 1, 2021	\$ 40,000
100% Funded Amount at January 1, 2021	\$ 545,086
Percent Funded at January 1, 2021	7.33 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2021	\$ 6,559
Projected Reserve Contribution	\$ 530,570
Average Annual Reserve Contribution Per Unit	\$ 397
Monthly Reserve Contribution First Year of Projection	\$ 2,547
Average Monthly Reserve Contribution Per Unit	\$ 33
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.00 %
Projected Interest Rate	0.10 %

Components Excluded from This Report

Major Component	Reason Excluded
Building Structures	Lifetime Component
Utilities - Underground and in Structure	Long-lived Component – Never previously included in study, and Excluded per Board decision
Street Base	Lifetime Component
Landscape / Plant Replacement	Included in Operating Budget
Roof Repair	Included in Operating Budget - \$12,000 (2020)

See Summary of Significant Assumptions

Shadow Run

Analysis Date - January 1, 2021

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

Summary of Major Components

Categories	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
Equipment	2- 6	\$ 4,537
Furniture	1	2,575
Landscaping	0-11	26,756
Lighting	4- 5	40,227
Painting	2- 5	100,815
Pavement	0- 8	208,635
Pool	2-13	27,493
Remodel	0-14	68,539
Roof	0	285,084
Walls & Fencing	1- 9	19,571
		<u>\$ 784,232</u>

Shadow Run

Analysis Date - January 1, 2021

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

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/21 - 12/21	\$ 40,000.00	\$ 530,570.96	\$ 245.86	\$ 301,253.75	\$ 269,563.07
01/22 - 12/22	269,563.07	32,099.52	277.96	8,111.25	293,829.30
01/23 - 12/23	293,829.30	33,704.52	280.60	31,508.73	296,305.69
01/24 - 12/24	296,305.69	35,389.68	302.06	12,593.68	319,403.75
01/25 - 12/25	319,403.75	37,159.20	241.58	100,682.39	256,122.14
01/26 - 12/26	256,122.14	39,017.16	231.14	46,527.46	248,842.98
01/27 - 12/27	248,842.98	40,968.00	258.71	11,194.24	278,875.45
01/28 - 12/28	278,875.45	43,016.40	280.70	20,661.88	301,510.67
01/29 - 12/29	301,510.67	45,167.28	117.68	215,445.92	131,349.71
01/30 - 12/30	131,349.71	47,425.56	136.17	19,767.32	159,144.12
	<u>40,000.00</u>	<u>884,518.28</u>	<u>2,372.46</u>	<u>767,746.62</u>	<u>159,144.12</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/31 - 12/31	\$ 159,144.12	\$ 49,796.88	\$ 184.12	\$ 0.00	\$ 209,125.12
01/32 - 12/32	209,125.12	52,286.76	208.99	27,511.65	234,109.22
01/33 - 12/33	234,109.22	54,901.08	165.09	100,737.17	188,438.22
01/34 - 12/34	188,438.22	57,646.08	170.09	49,306.02	196,948.37
01/35 - 12/35	196,948.37	60,528.36	156.33	74,041.27	183,591.79
01/36 - 12/36	183,591.79	63,554.88	205.72	10,165.74	237,186.65
01/37 - 12/37	237,186.65	66,732.60	270.67	0.00	304,189.92
01/38 - 12/38	304,189.92	70,069.20	325.34	14,627.69	359,956.77
01/39 - 12/39	359,956.77	73,572.72	376.26	21,535.78	412,369.97
01/40 - 12/40	412,369.97	77,251.32	427.98	24,198.38	465,850.89
	<u>159,144.12</u>	<u>626,339.88</u>	<u>2,490.59</u>	<u>322,123.70</u>	<u>465,850.89</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/41 - 12/41	\$ 465,850.89	\$ 81,113.88	\$ 366.53	\$ 146,123.43	\$ 401,207.87
01/42 - 12/42	401,207.87	85,169.52	402.26	43,530.89	443,248.76
01/43 - 12/43	443,248.76	89,428.08	478.53	10,059.54	523,095.83
01/44 - 12/44	523,095.83	93,899.40	558.00	12,828.31	604,724.92
01/45 - 12/45	604,724.92	98,594.40	627.32	28,154.21	675,792.43
01/46 - 12/46	675,792.43	103,524.12	712.08	16,488.50	763,540.13
01/47 - 12/47	763,540.13	108,700.32	770.21	50,086.84	822,923.82
01/48 - 12/48	822,923.82	114,135.36	860.11	21,157.78	916,761.51
01/49 - 12/49	916,761.51	119,842.08	826.31	157,306.50	880,123.40
01/50 - 12/50	880,123.40	125,834.16	842.47	105,338.49	901,461.54
	<u>465,850.89</u>	<u>1,020,241.32</u>	<u>6,443.82</u>	<u>591,074.49</u>	<u>901,461.54</u>

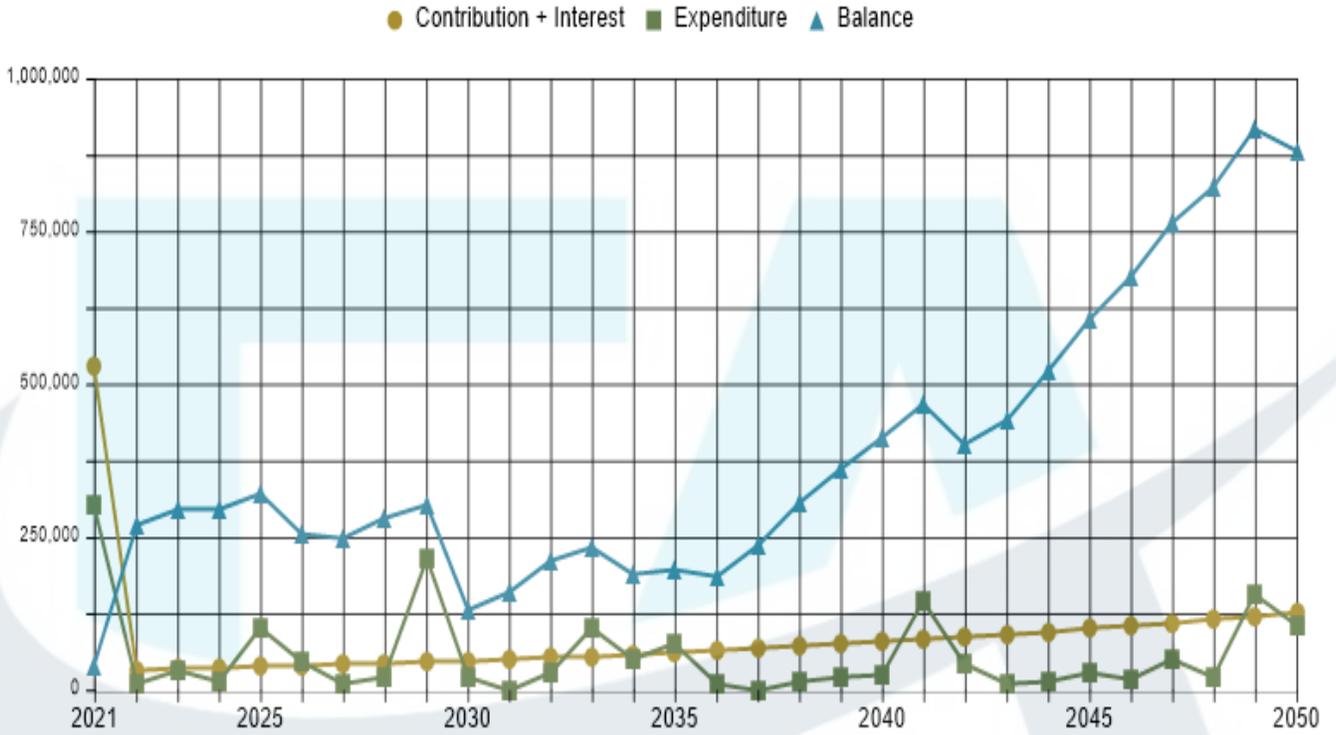


Shadow Run

Analysis Date - January 1, 2021

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

Cash Flow - Chart



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Shadow Run

Analysis Date - January 1, 2021

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

Expenditures - Matrix

Category	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Equipment			1,432				3,104			
Furniture		2,575								
Landscaping	6,000		4,774	5,463	2,588	5,216		3,689	10,609	
Lighting					19,696	20,530				
Painting			6,710	7,130	69,646	17,331				8,513
Pavement	5,775		16,337				8,089		204,836	
Pool			2,254			666		16,972		
Remodel	4,400				8,750					
Roof	285,078									
Walls & Fencing		5,536				2,782				11,253
	301,253	8,111	31,508	12,593	100,682	46,527	11,194	20,661	215,445	19,767

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Shadow Run

Analysis Date - January 1, 2021

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

Expenditures - Matrix

Category	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Equipment					1,890			2,231		
Furniture				3,671						
Landscaping		4,152	4,277	7,342	5,747			12,396	11,704	
Painting			88,226	21,954	9,567	10,165				
Pavement			8,233		24,806				9,831	
Pool				8,444						24,198
Remodel		23,358			32,029					
Walls & Fencing				7,893						
	0	27,511	100,737	49,306	74,041	10,165	0	14,627	21,535	24,198

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Shadow Run

Analysis Date - January 1, 2021

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Expenditures - Matrix

Category	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Equipment		2,511	2,395							
Furniture						5,234				
Landscaping	2,709		5,748	12,828	4,675		3,234	6,663	15,729	10,604
Lighting										41,239
Painting	111,762	39,949					13,640	14,493	141,577	35,230
Pavement	27,814		1,916		11,739		33,211			
Pool	3,837	1,069								13,550
Remodel					11,739					4,713
Walls & Fencing						11,254				
	146,123	43,530	10,059	12,828	28,154	16,488	50,086	21,157	157,306	105,338

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Shadow Run

Analysis Date - January 1, 2021

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

Component List - Summary

Category	Replace Date	Replace Life	Current Cost	Future Cost
Equipment	01/23-01/27	2:00 - 6:00	\$ 3,950.00	\$ 4,536.76
Furniture	01/22-01/22	1:00 - 1:00	2,500.00	2,575.00
Landscaping	01/21-01/32	0:00 -11:00	24,175.00	26,755.72
Lighting	01/25-01/26	4:00 - 5:00	35,210.00	40,227.14
Painting	01/23-01/26	2:00 - 5:00	89,680.00	100,817.87
Pavement	01/21-01/29	0:00 - 8:00	168,475.00	208,635.37
Pool	01/23-01/34	2:00 -13:00	21,675.00	27,492.91
Remodel	01/21-01/35	0:00 -14:00	50,225.00	68,538.87
Roof	01/21-01/21	0:00 - 0:00	285,078.75	285,078.75
Walls & Fencing	01/22-01/30	1:00 - 9:00	16,400.00	19,572.18
			<u>697,368.75</u>	<u>784,230.57</u>

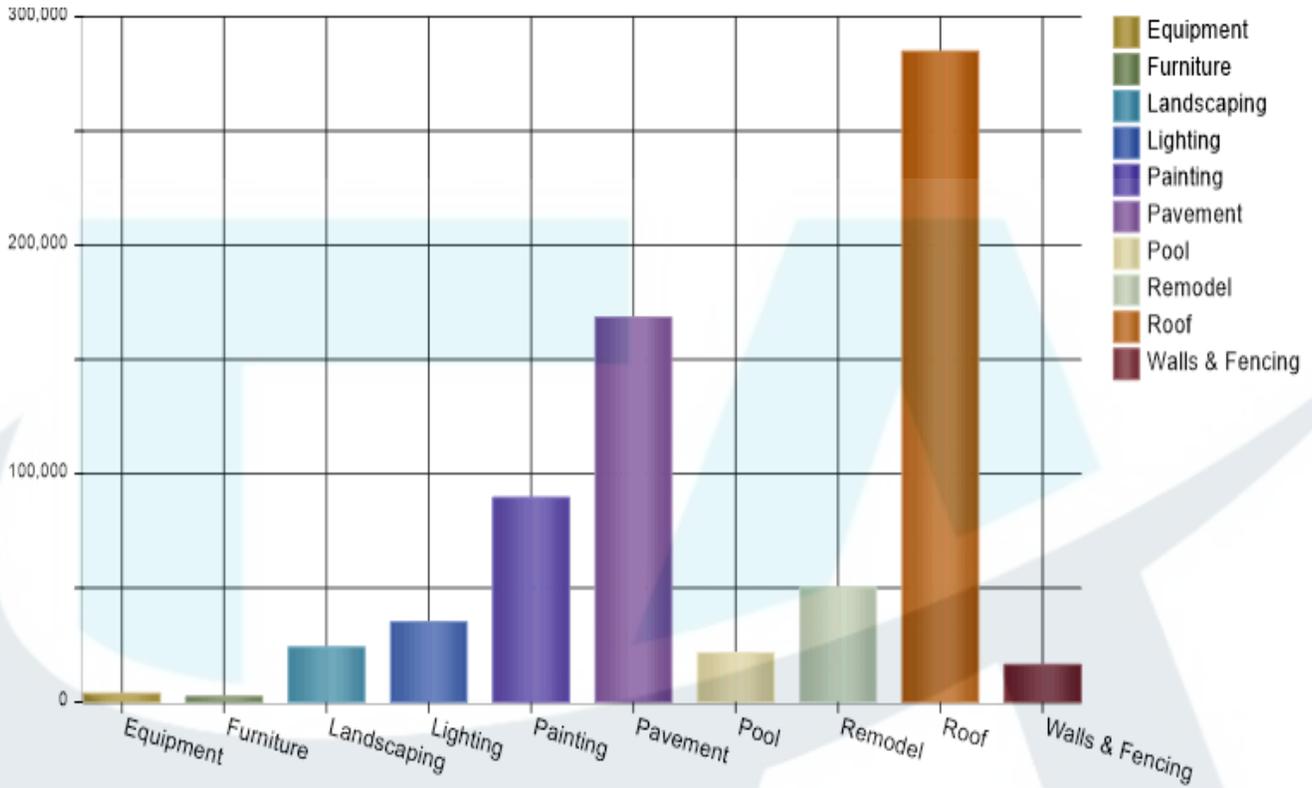
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Shadow Run

Analysis Date - January 1, 2021

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

Component List - Category - Chart



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Shadow Run
January 1, 2021

Disclosures

Site Analysis

Shadow Run is a planned development association located in Chandler, AZ. The Association consists of 77 units located near the corner of Elliot Rd and Dobson Rd, encompassing approximately 4.75 acres. The units were constructed in two phases in January 1, 1985. The project consists of (10) two story buildings, Pool/Spa, and covered parking. Construction is wood frame with stucco exterior cladding. Roofs are clay tile.

The site analysis was performed on August 21, 2020 by Greg Libke of Facilities Advisors Arizona LLC. The Association manager was interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components
- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of \$1,000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the previous reserve study, the tour of association common areas, inquiry of Association management and maintenance staff, and selected vendors providing maintenance services to the Association. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 3.00% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management's estimates, Facilities Advisors International's cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.

See Preparer's Report
See Summary of Significant Assumptions

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General Exclusions from the analysis are:

Excluded Conditions	Reason for Exclusion
Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study
Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of efficiency of any system or component	Outside scope of study
Information not provided by the association necessary to identify all components	Outside scope of study

* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 3.00%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 0.10%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Replacement reserves are funded at a level of 7.33% as of January 1, 2021 using the inflation adjusted method of calculating percent funded.

The beginning balance of reserve funds was estimated at \$ 40,000, based on information provided by management. The beginning balance of reserve funds was provided by Association management.

Total Funds available for reserves beginning balance \$ 40,000

See Preparer’s Report
 See Summary of Significant Assumptions

Significant Assumptions

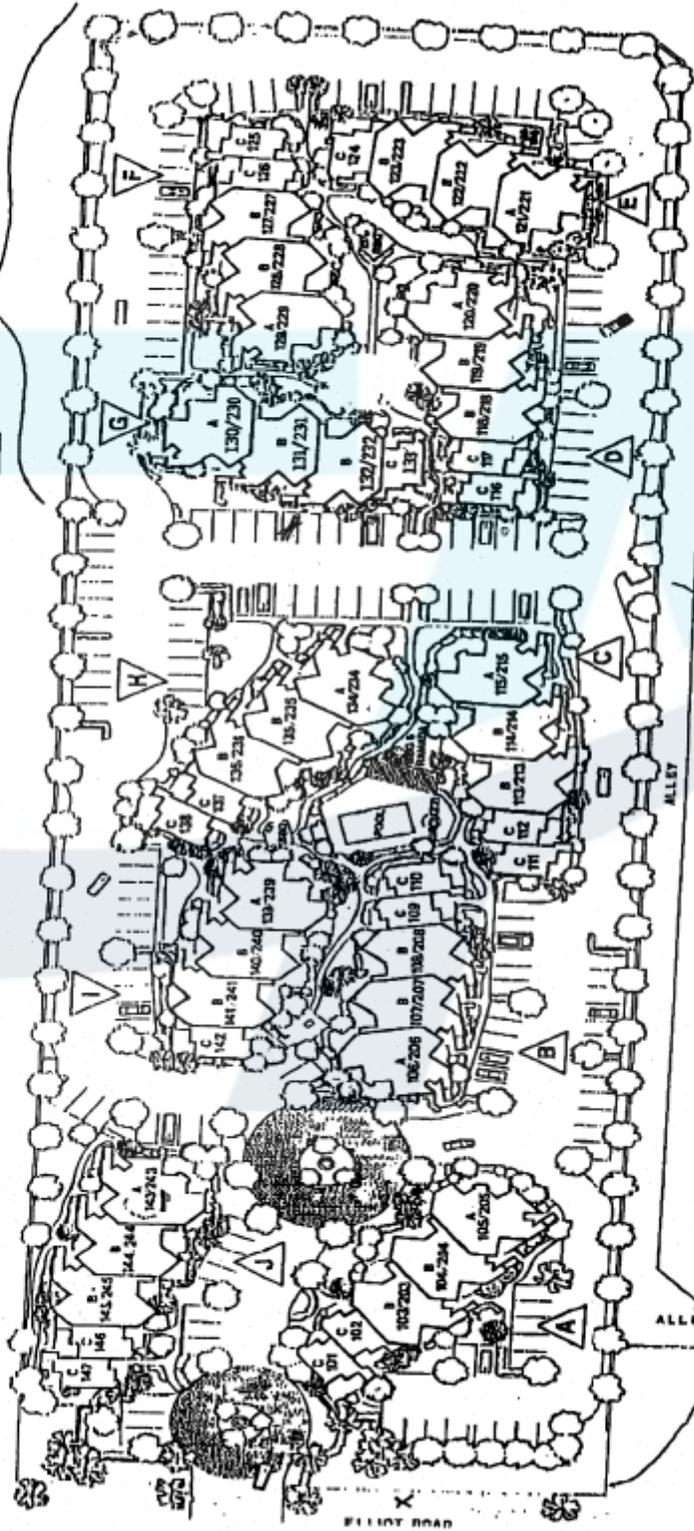
The following significant assumptions were used in the preparation of this reserve study report. If the actual replacement costs or remaining lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. Accordingly, an annual review of the analysis is necessary to see if the Board, within its authority, should increase the regular assessments, pass special assessments or reschedule future replacement dates.

- Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.
- The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.
- The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.
- Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted, and are assumed to be a close approximation to actual.
- Proper construction and installation of all improvements is assumed, unless otherwise noted.
- This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.
- The Association carries comprehensive property insurance to cover most insurable property risks.
- Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.
- The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.
- The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.
- Interest rate of 0.10% is used in the funding plan.
- Inflation rate of 3.00% is used in the funding plan.

See Preparer's Report
See Summary of Significant Assumptions

SHADOW RUN

"NEW"



EXISTING UNITS
BUILT IN 1985-1986
INCLUDE POOL + SPA
water
Mater E-116 - X703616

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Shadow Run

Analysis Date - January 1, 2021

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

Supplementary Information on Future Major Repairs and Replacements

Category	Estimated Useful Lives Life YY:MM	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost
Equipment	8:00 -15:00	2:00 - 6:00	\$ 4,537
Furniture	12:00	1:00	2,575
Landscaping	3:00 -20:00	0:00 -11:00	26,756
Lighting	25:00 -35:00	4:00 - 5:00	40,227
Painting	6:00 -12:00	2:00 - 5:00	100,815
Pavement	6:00 -24:00	0:00 - 8:00	208,635
Pool	8:00 -18:00	2:00 -13:00	27,493
Remodel	5:00 -30:00	0:00 -14:00	68,539
Roof	30:00	0:00	285,084
Walls & Fencing	12:00 -45:00	1:00 - 9:00	19,571
			<u>784,232</u>

Draft Rev2

Shadow Run

Analysis Date - January 1, 2021

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

Component List - Detail

Component Code	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Artificial Turf - Refurbish								
910-000-0001	01/01/2032	\$ 22.50	750 Sq. Ft	\$ 16,875	20:00	20:00	11:00	\$ 23,358
			750 Sq. Ft	16,875				23,358
Asphalt - Crack Fill								
910-000-0002	01/01/2021	\$ 0.07	77,000 Sq. Ft	\$ 5,775	6:00	6:00	0:00	\$ 5,775
			77,000 Sq. Ft	5,775				5,775
Asphalt - Mill & Overlay								
910-000-0003	01/01/2029	\$ 1.90	77,000 Sq. Ft	\$ 146,300	24:00	24:00	8:00	\$ 185,328
			77,000 Sq. Ft	146,300				185,328
Asphalt - Repair & Reseal								
910-000-0004	01/01/2023	\$ 0.20	77,000 Sq. Ft	\$ 15,400	6:00	6:00	2:00	\$ 16,337
			77,000 Sq. Ft	15,400				16,337
Balcony & Patio - Refurbish								
910-000-0005	01/01/2035	\$ 125.00	77 Each	\$ 9,625	30:00	30:00	14:00	\$ 14,558
			77 Each	9,625				14,558
Bldg Exterior Lighting - Replace								
920-001-0006	01/01/2026	\$ 115.00	94 Each	\$ 10,810	35:00	35:00	5:00	\$ 12,531
920-002-0006	01/01/2026	115.00	60 Each	6,900	35:00	35:00	5:00	7,998
			154 Each	17,710				20,530
Bldg Exterior Surfaces - Repaint								
920-001-0007	01/01/2025	\$ 0.85	7,400 Sq. Ft	\$ 6,290	8:00	8:00	4:00	\$ 7,079
920-002-0007	01/01/2025	0.85	7,400 Sq. Ft	6,290	8:00	8:00	4:00	7,079
920-003-0007	01/01/2025	0.85	7,400 Sq. Ft	6,290	8:00	8:00	4:00	7,079
920-004-0007	01/01/2025	0.85	7,400 Sq. Ft	6,290	8:00	8:00	4:00	7,079
920-005-0007	01/01/2025	0.85	7,000 Sq. Ft	5,950	8:00	8:00	4:00	6,696
920-006-0007	01/01/2025	0.85	7,400 Sq. Ft	6,290	8:00	8:00	4:00	7,079
920-007-0007	01/01/2025	0.85	7,000 Sq. Ft	5,950	8:00	8:00	4:00	6,696
920-008-0007	01/01/2025	0.85	7,400 Sq. Ft	6,290	8:00	8:00	4:00	7,079
920-009-0007	01/01/2025	0.85	7,000 Sq. Ft	5,950	8:00	8:00	4:00	6,696
920-010-0007	01/01/2025	0.85	7,400 Sq. Ft	6,290	8:00	8:00	4:00	7,079
			72,800 Sq. Ft	61,880				69,646
Block Walls - Inspect/Repair								
910-000-0008	01/01/2022	\$ 2.50	2,150 LF	\$ 5,375	12:00	12:00	1:00	\$ 5,536
			2,150 LF	5,375				5,536
Block Walls - Repaint								
910-000-0009	01/01/2024	\$ 0.45	14,500 Sq. Ft	\$ 6,525	6:00	6:00	3:00	\$ 7,130
			14,500 Sq. Ft	6,525				7,130



Shadow Run

Analysis Date - January 1, 2021

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

Component List - Detail

Component Code	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Concrete - Partial Replace								
910-000-0010	01/01/2027	\$ 0.20	5,000 Sq. Ft	\$ 1,000	8:00	8:00	6:00	\$ 1,194
			5,000 Sq. Ft	1,000				1,194
Doors Frames - Repair & Replace								
910-000-0011	01/01/2035	\$ 150.00	77 Job	\$ 11,550	30:00	30:00	14:00	\$ 17,470
			77 Job	11,550				17,470
Drywells - Clean/Inspect								
910-000-0012	01/01/2023	\$ 1,500.00	1 Job	\$ 1,500	3:00	3:00	2:00	\$ 1,591
			1 Job	1,500				1,591
Drywells - Major Clean								
910-000-0039	01/01/2021	\$ 6,000.00	1 Job	\$ 6,000	5:00	5:00	0:00	\$ 6,000
			1 Job	6,000				6,000
Fence Metal - Replace								
910-000-0013	01/01/2030	\$ 60.00	50 LF	\$ 3,000	45:00	45:00	9:00	\$ 3,914
			50 LF	3,000				3,914
Fence Metal View - Replace								
910-000-0014	01/01/2030	\$ 45.00	125 LF	\$ 5,625	45:00	45:00	9:00	\$ 7,339
			125 LF	5,625				7,339
Fountain - Refurbish/Planter								
910-000-0015	01/01/2021	\$ 4,400.00	1 Job	\$ 4,400	5:00	5:00	0:00	\$ 4,400
			1 Job	4,400				4,400
Gate Metal Pedestrian - Replace								
920-001-0016	01/01/2026	\$ 800.00	2 Each	\$ 1,600	25:00	25:00	5:00	\$ 1,854
920-002-0016	01/01/2026	800.00	1 Each	800	25:00	25:00	5:00	927
			3 Each	2,400				2,782
Irrigation Controller - Replace								
910-000-0017	01/01/2025	\$ 1,150.00	2 Job	\$ 2,300	10:00	10:00	4:00	\$ 2,588
			2 Job	2,300				2,588
Irrigation System - Refurbish								
910-000-0018	01/01/2023	\$ 3,000.00	1 Job	\$ 3,000	5:00	5:00	2:00	\$ 3,182
			1 Job	3,000				3,182
Landscape - Tree Trim								
910-000-0019	01/01/2024	\$ 5,000.00	1 Job	\$ 5,000	5:00	5:00	3:00	\$ 5,463
			1 Job	5,000				5,463

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Shadow Run

Analysis Date - January 1, 2021

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

Component List - Detail

Component Code	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Landscape Backflow - Refurbish								
910-000-0020	01/01/2026	\$ 1,500.00	2 Each	\$ 3,000	12:00	12:00	5:00	\$ 3,477
			2 Each	3,000				3,477
Landscape Granite - Replenish								
910-000-0021	01/01/2029	\$ 75.00	25 Ton	\$ 1,875	10:00	10:00	8:00	\$ 2,375
			25 Ton	1,875				2,375
Metal Surfaces - Repaint								
910-000-0022	01/01/2023	\$ 5.50	1,150 LF	\$ 6,325	12:00	12:00	2:00	\$ 6,710
			1,150 LF	6,325				6,710
Monument - Refurbish								
910-000-0023	01/01/2025	\$ 2,000.00	1 Job	\$ 2,000	25:00	25:00	4:00	\$ 2,251
			1 Job	2,000				2,251
Pet Station - Replace								
910-000-0024	01/01/2032	\$ 750.00	2 Job	\$ 1,500	20:00	20:00	11:00	\$ 2,076
			2 Job	1,500				2,076
Pole Mounted Lighting - Refurbish								
910-000-0026	01/01/2025	\$ 500.00	35 Each	\$ 17,500	25:00	25:00	4:00	\$ 19,696
			35 Each	17,500				19,696
Pool - Resurface								
910-000-0027	01/01/2028	\$ 115.00	120 LF	\$ 13,800	12:00	12:00	7:00	\$ 16,972
			120 LF	13,800				16,972
Pool - Spa - Retile								
910-000-0028	01/01/2023	\$ 25.00	85 Sq. Ft	\$ 2,125	18:00	18:00	2:00	\$ 2,254
			85 Sq. Ft	2,125				2,254
Pool Deck - Reseal								
910-000-0029	01/01/2026	\$ 0.50	1,150 Sq. Ft	\$ 575	8:00	8:00	5:00	\$ 666
			1,150 Sq. Ft	575				666
Pool Deck - Resurface								
910-000-0030	01/01/2034	\$ 4.50	1,150 Sq. Ft	\$ 5,175	16:00	16:00	13:00	\$ 7,599
			1,150 Sq. Ft	5,175				7,599
Pool Filter - Replace								
920-001-0031	01/01/2027	\$ 1,350.00	1 Each	\$ 1,350	15:00	15:00	6:00	\$ 1,611
920-002-0031	01/01/2023	1,350.00	1 Each	1,350	15:00	15:00	2:00	1,432
			2 Each	2,700				3,044

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Shadow Run

Analysis Date - January 1, 2021

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

Component List - Detail

Component Code	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Pool Furniture - Replace								
910-000-0032	01/01/2022	\$ 2,500.00	1 Job	\$ 2,500	12:00	12:00	1:00	\$ 2,575
			1 Job	2,500				2,575
Pool Pump - Replace								
910-000-0034	01/01/2027	\$ 1,250.00	1 Job	\$ 1,250	8:00	8:00	6:00	\$ 1,492
			1 Job	1,250				1,492
Roof Tile Underlayment - Replace								
920-001-0035	01/01/2021	\$ 3.75	6,482 Sq. Ft	\$ 24,307	30:00	30:00	0:00	\$ 24,307
920-002-0035	01/01/2021	3.75	6,482 Sq. Ft	24,307	30:00	30:00	0:00	24,307
920-003-0035	01/01/2021	3.75	6,482 Sq. Ft	24,307	30:00	30:00	0:00	24,307
920-004-0035	01/01/2021	3.75	6,482 Sq. Ft	24,307	30:00	30:00	0:00	24,307
920-005-0035	01/01/2021	3.75	5,750 Sq. Ft	21,562	30:00	30:00	0:00	21,562
920-006-0035	01/01/2021	3.75	6,482 Sq. Ft	24,307	30:00	30:00	0:00	24,307
920-007-0035	01/01/2021	3.75	5,750 Sq. Ft	21,562	30:00	30:00	0:00	21,562
920-008-0035	01/01/2021	3.75	6,482 Sq. Ft	24,307	30:00	30:00	0:00	24,307
920-009-0035	01/01/2021	3.75	5,750 Sq. Ft	21,562	30:00	30:00	0:00	21,562
920-010-0035	01/01/2021	3.75	6,482 Sq. Ft	24,307	30:00	30:00	0:00	24,307
920-011-0035	01/01/2021	3.75	7,762 Sq. Ft	29,107	30:00	30:00	0:00	29,107
920-012-0035	01/01/2021	3.75	5,175 Sq. Ft	19,406	30:00	30:00	0:00	19,406
920-013-0035	01/01/2021	3.75	460 Sq. Ft	1,725	30:00	30:00	0:00	1,725
			76,021 Sq. Ft	285,078				285,078
Window Shades - Replace								
910-000-0037	01/01/2025	\$ 75.00	77 Each	\$ 5,775	20:00	20:00	4:00	\$ 6,499
			77 Each	5,775				6,499
Wood Surfaces - Repaint								
910-000-0038	01/01/2026	\$ 1.15	13,000 Sq. Ft	\$ 14,950	8:00	8:00	5:00	\$ 17,331
			13,000 Sq. Ft	14,950				17,331
				697,368				784,230

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