

Shadow Ridge Condominiums

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category	Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
HVAC Electric Baseboard Heaters					\$ 30,000.00	\$ 42,478.76
	01/01/2029	Level B1	01/01/2012	17:00	\$ 1,800.00	\$ 2,348.59
	01/01/2046	Level B1	01/01/2029	17:00	1,800.00	3,881.86
					\$ 3,600.00	\$ 6,230.45
Internet/WiFi System Components						
	08/01/2025	Building Interior	08/01/2013	12:00	\$ 20,000.00	\$ 23,588.73
	08/01/2037	Building Interior	08/01/2025	12:00	20,000.00	33,631.88
	08/01/2049	Building Interior	08/01/2037	12:00	20,000.00	47,951.02
					\$ 60,000.00	\$ 105,171.63
Locker Room Lockers						
	08/01/2025	Locker Room	08/01/2015	10:00	\$ 11,400.00	\$ 13,445.57
	08/01/2035	Locker Room	08/01/2025	10:00	11,400.00	18,069.73
	08/01/2045	Locker Room	08/01/2035	10:00	11,400.00	24,284.20
					\$ 34,200.00	\$ 55,799.50
Mitel NuPoint Messenger SX200 Phone System						
	01/01/2020	Phone Room	01/01/2005	15:00	\$ 30,000.00	\$ 30,000.00
	01/01/2035	Phone Room	01/01/2020	15:00	30,000.00	46,739.02
					\$ 60,000.00	\$ 76,739.02
Office Equipment						
	08/01/2022	Building Office	08/01/2014	8:00	\$ 2,500.00	\$ 2,698.38
	08/01/2030	Building Office	08/01/2022	8:00	2,500.00	3,418.22
	08/01/2038	Building Office	08/01/2030	8:00	2,500.00	4,330.11
	08/01/2046	Building Office	08/01/2038	8:00	2,500.00	5,485.25
					\$ 10,000.00	\$ 15,931.96
Sauna Heater						
	08/01/2029	Sauna Room	08/01/2014	15:00	\$ 1,500.00	\$ 1,991.20
	08/01/2044	Sauna Room	08/01/2029	15:00	1,500.00	3,102.22
					\$ 3,000.00	\$ 5,093.42
Seimens MDP1 & MDP2 Power Controllers						
	08/01/2020	Mechanical Room	08/01/2000	20:00	\$ 20,000.00	\$ 20,347.84
	08/01/2040	Mechanical Room	08/01/2020	20:00	20,000.00	36,750.47
					\$ 40,000.00	\$ 57,098.31
Snow Blowers						
	08/01/2021	Mechanical Room	08/01/2013	8:00	\$ 1,296.00	\$ 1,358.10
	08/01/2022	Mechanical Room	08/01/2014	8:00	702.00	757.70
	08/01/2029	Mechanical Room	08/01/2021	8:00	1,296.00	1,720.40
	08/01/2030	Mechanical Room	08/01/2022	8:00	702.00	959.84
	08/01/2037	Mechanical Room	08/01/2029	8:00	1,296.00	2,179.35
	08/01/2038	Mechanical Room	08/01/2030	8:00	702.00	1,215.89

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Snow Blowers						
	08/01/2045	Mechanical Room	08/01/2037	8:00	\$ 1,296.00	\$ 2,760.73
	08/01/2046	Mechanical Room	08/01/2038	8:00	702.00	1,540.26
					<u>\$ 7,992.00</u>	<u>\$ 12,492.27</u>
Steel Bollards						
	08/01/2024	Grounds	08/01/2012	12:00	\$ 1,000.00	\$ 1,145.08
	08/01/2036	Grounds	08/01/2024	12:00	1,000.00	1,632.62
	08/01/2048	Grounds	08/01/2036	12:00	1,000.00	2,327.72
					<u>\$ 3,000.00</u>	<u>\$ 5,105.42</u>
Televisions						
	01/01/2024	Lobby & Fitness Roo	01/01/2016	8:00	\$ 1,000.00	\$ 1,125.51
	01/01/2032	Lobby & Fitness Roo	01/01/2024	8:00	1,000.00	1,425.76
	01/01/2040	Lobby & Fitness Roo	01/01/2032	8:00	1,000.00	1,806.11
	01/01/2048	Lobby & Fitness Roo	01/01/2040	8:00	1,000.00	2,287.93
					<u>\$ 4,000.00</u>	<u>\$ 6,645.31</u>
Trash Enclosure						
	08/01/2020	Grounds	08/01/2012	8:00	\$ 1,500.00	\$ 1,526.09
	08/01/2028	Grounds	08/01/2020	8:00	1,500.00	1,933.20
	08/01/2036	Grounds	08/01/2028	8:00	1,500.00	2,448.92
	08/01/2044	Grounds	08/01/2036	8:00	1,500.00	3,102.22
					<u>\$ 6,000.00</u>	<u>\$ 9,010.43</u>
Fences/Gates/Railings/Walls						
Lattice Fencing						
	01/01/2026	Trash Enclosure	01/01/2018	8:00	\$ 1,500.00	\$ 1,791.08
	01/01/2034	Trash Enclosure	01/01/2026	8:00	1,500.00	2,268.88
	01/01/2042	Trash Enclosure	01/01/2034	8:00	1,500.00	2,874.16
					<u>\$ 4,500.00</u>	<u>\$ 6,934.12</u>
Metal Rail Fencing						
	08/01/2025	Pool Area/Grounds	08/01/1995	30:00	\$ 14,875.00	\$ 17,544.12
					<u>\$ 14,875.00</u>	<u>\$ 17,544.12</u>
Fences/Gates/Rails						
Concrete Retaining Wall						
	08/01/2024	Garage-Grounds	08/01/2012	12:00	\$ 8,000.00	\$ 9,160.67
	08/01/2036	Garage-Grounds	08/01/2024	12:00	8,000.00	13,060.93
	08/01/2048	Garage-Grounds	08/01/2036	12:00	8,000.00	18,621.76
					<u>\$ 24,000.00</u>	<u>\$ 40,843.36</u>
Pool Gate						
	08/01/2030	Pool Area	08/01/2010	20:00	\$ 1,000.00	\$ 1,367.29
					<u>\$ 1,000.00</u>	<u>\$ 1,367.29</u>
Fire Safety						

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Fire Extinguishers					
08/01/2022	Building Exterior	08/01/2012	10:00	\$ 3,825.00	\$ 4,128.52
08/01/2032	Building Exterior	08/01/2022	10:00	3,825.00	5,548.38
08/01/2042	Building Exterior	08/01/2032	10:00	3,825.00	7,456.56
				\$ 11,475.00	\$ 17,133.46
Fire Riser-Pipes-Valves/Sprinklers					
08/01/2020	Fire Riser Room	08/01/2000	20:00	\$ 25,000.00	\$ 25,434.80
08/01/2040	Fire Riser Room	08/01/2020	20:00	25,000.00	45,938.08
				\$ 50,000.00	\$ 71,372.88
Jenny Compressor					
08/01/2030	Fire Riser Room	08/01/2015	15:00	\$ 1,700.00	\$ 2,324.39
08/01/2045	Fire Riser Room	08/01/2030	15:00	1,700.00	3,621.33
				\$ 3,400.00	\$ 5,945.72
Thorn Fire Protection System					
08/01/2034	Mechanical Room	08/01/2014	20:00	\$ 50,000.00	\$ 76,944.85
				\$ 50,000.00	\$ 76,944.85
Flooring					
Carpeting - Meeting Rooms-Hallways					
08/01/2020	Meeting Rooms	08/01/2010	10:00	\$ 17,775.00	\$ 18,084.15
08/01/2030	Meeting Rooms	08/01/2020	10:00	17,775.00	24,303.58
08/01/2040	Meeting Rooms	08/01/2030	10:00	17,775.00	32,661.98
				\$ 53,325.00	\$ 75,049.71
Carpeting -B1					
08/01/2020	B1	08/01/2010	10:00	\$ 16,875.00	\$ 17,168.49
08/01/2030	B1	08/01/2020	10:00	16,875.00	23,073.02
08/01/2040	B1	08/01/2030	10:00	16,875.00	31,008.21
				\$ 50,625.00	\$ 71,249.72
Carpeting- 2nd, 3rd, 4th Floors					
08/01/2022	2-3-4 Floors	08/01/2012	10:00	\$ 41,175.00	\$ 44,442.29
08/01/2032	2-3-4 Floors	08/01/2022	10:00	41,175.00	59,726.72
08/01/2042	2-3-4 Floors	08/01/2032	10:00	41,175.00	80,267.72
				\$ 123,525.00	\$ 184,436.73
Carpeting-1st Floor					
08/01/2020	1st Floor	08/01/2010	10:00	\$ 18,250.00	\$ 18,567.41
08/01/2030	1st Floor	08/01/2020	10:00	18,250.00	24,953.04
08/01/2040	1st Floor	08/01/2030	10:00	18,250.00	33,534.80
				\$ 54,750.00	\$ 77,055.25
Rubber Floor Fitness Center					
01/01/2024	Fitness Center	01/01/2014	10:00	\$ 4,050.00	\$ 4,558.31
01/01/2034	Fitness Center	01/01/2024	10:00	4,050.00	6,125.99
01/01/2044	Fitness Center	01/01/2034	10:00	4,050.00	8,232.82

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Safety Flooring -B1-Stairwell					\$ 12,150.00	\$ 18,917.12
	08/01/2020	B1	08/01/2005	15:00	\$ 1,980.00	\$ 2,014.44
	08/01/2035	B1	08/01/2020	15:00	1,980.00	3,138.43
					\$ 3,960.00	\$ 5,152.87
Tile-1st Floor						
	08/01/2026	1st Floor	08/01/2011	15:00	\$ 6,800.00	\$ 8,260.77
	08/01/2041	1st Floor	08/01/2026	15:00	6,800.00	12,870.01
					\$ 13,600.00	\$ 21,130.78
Furnishings						
Furniture-1st Floor/Lobby						
	06/01/2020	1st Floor	06/01/2010	10:00	\$ 10,000.00	\$ 10,123.92
	06/01/2030	1st Floor	06/01/2020	10:00	10,000.00	13,605.71
	06/01/2040	1st Floor	06/01/2030	10:00	10,000.00	18,284.93
					\$ 30,000.00	\$ 42,014.56
Meeting Room Furniture						
	08/01/2020	Meeting Rooms	08/01/2015	5:00	\$ 3,000.00	\$ 3,052.18
	08/01/2025	Meeting Rooms	08/01/2020	5:00	3,000.00	3,538.31
	08/01/2030	Meeting Rooms	08/01/2025	5:00	3,000.00	4,101.87
	08/01/2035	Meeting Rooms	08/01/2030	5:00	3,000.00	4,755.19
	08/01/2040	Meeting Rooms	08/01/2035	5:00	3,000.00	5,512.57
	08/01/2045	Meeting Rooms	08/01/2040	5:00	3,000.00	6,390.58
					\$ 18,000.00	\$ 27,350.70
Outdoor Benches						
	08/01/2025	Grounds	08/01/2015	10:00	\$ 1,000.00	\$ 1,179.44
	08/01/2035	Grounds	08/01/2025	10:00	1,000.00	1,585.06
	08/01/2045	Grounds	08/01/2035	10:00	1,000.00	2,130.19
					\$ 3,000.00	\$ 4,894.69
Interior Surfaces						
Acoustic Ceiling Tiles						
	08/01/2022	Interior Ceilings	08/01/2015	7:00	\$ 2,000.00	\$ 2,158.70
	08/01/2029	Interior Ceilings	08/01/2022	7:00	2,000.00	2,654.93
	08/01/2036	Interior Ceilings	08/01/2029	7:00	2,000.00	3,265.23
	08/01/2043	Interior Ceilings	08/01/2036	7:00	2,000.00	4,015.82
					\$ 8,000.00	\$ 12,094.68
Ceiling Leak Repair-Paint						
	08/01/2020	Interior-Garage	08/01/2017	3:00	\$ 15,000.00	\$ 15,260.88
	08/01/2023	Interior-Garage	08/01/2020	3:00	15,000.00	16,675.98
	08/01/2026	Interior-Garage	08/01/2023	3:00	15,000.00	18,222.29
	08/01/2029	Interior-Garage	08/01/2026	3:00	15,000.00	19,911.99

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Ceiling Leak Repair-Paint					
08/01/2032	Interior-Garage	08/01/2029	3:00	\$ 15,000.00	\$ 21,758.37
08/01/2035	Interior-Garage	08/01/2032	3:00	15,000.00	23,775.96
08/01/2038	Interior-Garage	08/01/2035	3:00	15,000.00	25,980.63
08/01/2041	Interior-Garage	08/01/2038	3:00	15,000.00	28,389.74
08/01/2044	Interior-Garage	08/01/2041	3:00	15,000.00	31,022.23
08/01/2047	Interior-Garage	08/01/2044	3:00	15,000.00	33,898.83
				\$ 150,000.00	\$ 234,896.90
Landscaping					
Flowers, Plants					
01/01/2021	Grounds	01/01/2018	3:00	\$ 1,000.00	\$ 1,030.00
01/01/2024	Grounds	01/01/2021	3:00	1,000.00	1,125.51
01/01/2027	Grounds	01/01/2024	3:00	1,000.00	1,229.87
01/01/2030	Grounds	01/01/2027	3:00	1,000.00	1,343.92
01/01/2033	Grounds	01/01/2030	3:00	1,000.00	1,468.53
01/01/2036	Grounds	01/01/2033	3:00	1,000.00	1,604.71
01/01/2039	Grounds	01/01/2036	3:00	1,000.00	1,753.51
01/01/2042	Grounds	01/01/2039	3:00	1,000.00	1,916.10
01/01/2045	Grounds	01/01/2042	3:00	1,000.00	2,093.78
01/01/2048	Grounds	01/01/2045	3:00	1,000.00	2,287.93
				\$ 10,000.00	\$ 15,853.86
Irrigation-Sprinklers-Pipes/Valves					
08/01/2031	Grounds	08/01/2016	15:00	\$ 3,500.00	\$ 4,929.08
08/01/2046	Grounds	08/01/2031	15:00	3,500.00	7,679.35
				\$ 7,000.00	\$ 12,608.43
Landscape Hardscape					
08/01/2024	Grounds	08/01/2017	7:00	\$ 3,000.00	\$ 3,435.25
08/01/2031	Grounds	08/01/2024	7:00	3,000.00	4,224.93
08/01/2038	Grounds	08/01/2031	7:00	3,000.00	5,196.13
08/01/2045	Grounds	08/01/2038	7:00	3,000.00	6,390.58
				\$ 12,000.00	\$ 19,246.89
Tree Removal and Trimming					
08/01/2020	Grounds	08/01/2015	5:00	\$ 3,000.00	\$ 3,052.18
08/01/2025	Grounds	08/01/2020	5:00	3,000.00	3,538.31
08/01/2030	Grounds	08/01/2025	5:00	3,000.00	4,101.87
08/01/2035	Grounds	08/01/2030	5:00	3,000.00	4,755.19
08/01/2040	Grounds	08/01/2035	5:00	3,000.00	5,512.57
08/01/2045	Grounds	08/01/2040	5:00	3,000.00	6,390.58
				\$ 18,000.00	\$ 27,350.70
Lighting					
Exterior Light Fixtures					
08/01/2031	Building Exterior	08/01/2015	16:00	\$ 3,000.00	\$ 4,224.93

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Exterior Light Fixtures						
	08/01/2047	Building Exterior	08/01/2031	16:00	\$ 3,000.00	\$ 6,779.77
					<u>\$ 6,000.00</u>	<u>\$ 11,004.70</u>
Masonry						
Brick Tuck Pointing/Repair						
	01/01/2021	Building Exterior/Gr	01/01/2017	4:00	\$ 15,000.00	\$ 15,450.00
	01/01/2025	Building Exterior/Gr	01/01/2021	4:00	15,000.00	17,389.11
	01/01/2029	Building Exterior/Gr	01/01/2025	4:00	15,000.00	19,571.60
	01/01/2033	Building Exterior/Gr	01/01/2029	4:00	15,000.00	22,028.01
	01/01/2037	Building Exterior/Gr	01/01/2033	4:00	15,000.00	24,792.71
	01/01/2041	Building Exterior/Gr	01/01/2037	4:00	15,000.00	27,904.42
	01/01/2045	Building Exterior/Gr	01/01/2041	4:00	15,000.00	31,406.67
	01/01/2049	Building Exterior/Gr	01/01/2045	4:00	15,000.00	35,348.48
					<u>\$ 120,000.00</u>	<u>\$ 193,891.00</u>
Fireplace Hearth-Lobby Stacked Rock						
	08/01/2025	Lobby	08/01/2010	15:00	\$ 2,500.00	\$ 2,948.59
	08/01/2040	Lobby	08/01/2025	15:00	2,500.00	4,593.81
					<u>\$ 5,000.00</u>	<u>\$ 7,542.40</u>
Painting						
1st Floor						
	08/01/2024	Building Interior	08/01/2014	10:00	\$ 5,280.00	\$ 6,046.04
	08/01/2034	Building Interior	08/01/2024	10:00	5,280.00	8,125.38
	08/01/2044	Building Interior	08/01/2034	10:00	5,280.00	10,919.83
					<u>\$ 15,840.00</u>	<u>\$ 25,091.25</u>
2nd, 3rd, 4th Floor						
	08/01/2025	Building Interior	08/01/2015	10:00	\$ 24,780.00	\$ 29,226.43
	08/01/2035	Building Interior	08/01/2025	10:00	24,780.00	39,277.88
	08/01/2045	Building Interior	08/01/2035	10:00	24,780.00	52,786.19
					<u>\$ 74,340.00</u>	<u>\$ 121,290.50</u>
B1 - Repaint						
	08/01/2025	Building Interior	08/01/2015	10:00	\$ 6,935.00	\$ 8,179.39
	08/01/2035	Building Interior	08/01/2025	10:00	6,935.00	10,992.42
	08/01/2045	Building Interior	08/01/2035	10:00	6,935.00	14,772.89
					<u>\$ 20,805.00</u>	<u>\$ 33,944.70</u>
Building Exterior						
	08/01/2025	Building Exterior	08/01/2017	8:00	\$ 7,222.50	\$ 8,518.48
	08/01/2033	Building Exterior	08/01/2025	8:00	7,222.50	10,790.95
	08/01/2041	Building Exterior	08/01/2033	8:00	7,222.50	13,669.66
	08/01/2049	Building Exterior	08/01/2041	8:00	7,222.50	17,316.31
					<u>\$ 28,890.00</u>	<u>\$ 50,295.40</u>
Fitness Center						

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Fitness Center					
08/01/2023	Building Interior	08/01/2013	10:00	\$ 980.00	\$ 1,089.50
08/01/2033	Building Interior	08/01/2023	10:00	980.00	1,464.19
08/01/2043	Building Interior	08/01/2033	10:00	980.00	1,967.75
				\$ 2,940.00	\$ 4,521.44
Garage Walls and Surfaces					
08/01/2024	Garage B1-B2	08/01/2014	10:00	\$ 23,220.00	\$ 26,588.85
08/01/2034	Garage B1-B2	08/01/2024	10:00	23,220.00	35,733.19
08/01/2044	Garage B1-B2	08/01/2034	10:00	23,220.00	48,022.41
				\$ 69,660.00	\$ 110,344.45
Interior Wall Trim - Wood					
08/01/2020	Spa/Fitness Center	08/01/2015	5:00	\$ 3,500.00	\$ 3,560.87
08/01/2025	Spa/Fitness Center	08/01/2020	5:00	3,500.00	4,128.03
08/01/2030	Spa/Fitness Center	08/01/2025	5:00	3,500.00	4,785.51
08/01/2035	Spa/Fitness Center	08/01/2030	5:00	3,500.00	5,547.72
08/01/2040	Spa/Fitness Center	08/01/2035	5:00	3,500.00	6,431.33
08/01/2045	Spa/Fitness Center	08/01/2040	5:00	3,500.00	7,455.68
				\$ 21,000.00	\$ 31,909.14
Meeting Rooms					
08/01/2020	Building Interior	08/01/2010	10:00	\$ 8,095.00	\$ 8,235.79
08/01/2030	Building Interior	08/01/2020	10:00	8,095.00	11,068.21
08/01/2040	Building Interior	08/01/2030	10:00	8,095.00	14,874.75
				\$ 24,285.00	\$ 34,178.75
Metal Railing - Repaint					
08/01/2021	Stairwells	08/01/2016	5:00	\$ 7.00	\$ 7.34
08/01/2026	Stairwells	08/01/2021	5:00	7.00	8.50
08/01/2031	Stairwells	08/01/2026	5:00	7.00	9.86
08/01/2036	Stairwells	08/01/2031	5:00	7.00	11.43
08/01/2041	Stairwells	08/01/2036	5:00	7.00	13.25
08/01/2046	Stairwells	08/01/2041	5:00	7.00	15.36
				\$ 42.00	\$ 65.74
Metal Fencing & Railing					
08/01/2020	Pool Area	08/01/2015	5:00	\$ 2,975.00	\$ 3,026.74
08/01/2025	Pool Area	08/01/2020	5:00	2,975.00	3,508.82
08/01/2030	Pool Area	08/01/2025	5:00	2,975.00	4,067.69
08/01/2035	Pool Area	08/01/2030	5:00	2,975.00	4,715.56
08/01/2040	Pool Area	08/01/2035	5:00	2,975.00	5,466.63
08/01/2045	Pool Area	08/01/2040	5:00	2,975.00	6,337.32
				\$ 17,850.00	\$ 27,122.76
Parking Level Floor					
08/01/2024	Garage B1-B2	08/01/2012	12:00	\$ 48,750.00	\$ 55,822.84
08/01/2036	Garage B1-B2	08/01/2024	12:00	48,750.00	79,590.02

Shadow Ridge Condominiums

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Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category	Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Parking Level Floor						
	08/01/2048	Garage B1-B2	08/01/2036	12:00	\$ 48,750.00	\$ 113,476.33
					<u>\$ 146,250.00</u>	<u>\$ 248,889.19</u>
Stairwell Ceiling/Walls						
	08/01/2020	Building Int/Ext	08/01/2015	5:00	\$ 8,230.00	\$ 8,373.14
	08/01/2025	Building Int/Ext	08/01/2020	5:00	8,230.00	9,706.76
	08/01/2030	Building Int/Ext	08/01/2025	5:00	8,230.00	11,252.80
	08/01/2035	Building Int/Ext	08/01/2030	5:00	8,230.00	13,045.08
	08/01/2040	Building Int/Ext	08/01/2035	5:00	8,230.00	15,122.82
	08/01/2045	Building Int/Ext	08/01/2040	5:00	8,230.00	17,531.49
					<u>\$ 49,380.00</u>	<u>\$ 75,032.09</u>
Plumbing						
Bradford White- Commercial Water Heater						
	08/01/2032	Mechanical Room	08/01/2017	15:00	\$ 6,000.00	\$ 8,703.35
	08/01/2047	Mechanical Room	08/01/2032	15:00	6,000.00	13,559.53
					<u>\$ 12,000.00</u>	<u>\$ 22,262.88</u>
Drinking Fountain						
	06/01/2022	Hallways	06/01/2007	15:00	\$ 2,400.00	\$ 2,577.71
	06/01/2037	Hallways	06/01/2022	15:00	2,400.00	4,015.99
					<u>\$ 4,800.00</u>	<u>\$ 6,593.70</u>
Mechanical Room Drains						
	08/01/2031	Mechanical Room	08/01/2011	20:00	\$ 500.00	\$ 704.15
					<u>\$ 500.00</u>	<u>\$ 704.15</u>
Misc Valves-Pumps						
	08/01/2022	Mechanical-Pool Roo	08/01/2017	5:00	\$ 1,000.00	\$ 1,079.35
	08/01/2027	Mechanical-Pool Roo	08/01/2022	5:00	1,000.00	1,251.26
	08/01/2032	Mechanical-Pool Roo	08/01/2027	5:00	1,000.00	1,450.56
	08/01/2037	Mechanical-Pool Roo	08/01/2032	5:00	1,000.00	1,681.59
	08/01/2042	Mechanical-Pool Roo	08/01/2037	5:00	1,000.00	1,949.43
	08/01/2047	Mechanical-Pool Roo	08/01/2042	5:00	1,000.00	2,259.92
					<u>\$ 6,000.00</u>	<u>\$ 9,672.11</u>
Storm Drains						
	08/01/2031	Grounds	08/01/2011	20:00	\$ 1,100.00	\$ 1,549.14
					<u>\$ 1,100.00</u>	<u>\$ 1,549.14</u>
Water Softener System-Tanks-Salt Pumping						
	08/01/2031	Mechanical Room	08/01/2011	20:00	\$ 2,000.00	\$ 2,816.62
					<u>\$ 2,000.00</u>	<u>\$ 2,816.62</u>
Pool/Spa						
Coates Swim Pool Heater						
	08/01/2025	Pool Mechanical Roo	08/01/2010	15:00	\$ 1,800.00	\$ 2,122.99
	08/01/2040	Pool Mechanical Roo	08/01/2025	15:00	1,800.00	3,307.54

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Expenditures

Category	Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Hayward Aqua Rite Pro Salt Chlorine Generator					\$ 3,600.00	\$ 5,430.53
	08/01/2026	Pool Mechanical Roo	08/01/2011	15:00	\$ 900.00	\$ 1,093.34
	08/01/2041	Pool Mechanical Roo	08/01/2026	15:00	900.00	1,703.38
					\$ 1,800.00	\$ 2,796.72
Pentair Intelliflo Variable Speed Pump						
	08/01/2022	Pool Equipment Roo	08/01/2010	12:00	\$ 1,000.00	\$ 1,079.35
	08/01/2034	Pool Equipment Roo	08/01/2022	12:00	1,000.00	1,538.90
	08/01/2046	Pool Equipment Roo	08/01/2034	12:00	1,000.00	2,194.10
					\$ 3,000.00	\$ 4,812.35
Pentair Triton II Sand Filter						
	08/01/2029	Pool Equipment Roo	08/01/2017	12:00	\$ 2,400.00	\$ 3,185.92
	08/01/2041	Pool Equipment Roo	08/01/2029	12:00	2,400.00	4,542.36
					\$ 4,800.00	\$ 7,728.28
Pentair Whisperflo Pool-Spa Pumps						
	08/01/2022	Pool Mechanical Roo	08/01/2012	10:00	\$ 1,200.00	\$ 1,295.22
	08/01/2032	Pool Mechanical Roo	08/01/2022	10:00	1,200.00	1,740.67
	08/01/2042	Pool Mechanical Roo	08/01/2032	10:00	1,200.00	2,339.31
					\$ 3,600.00	\$ 5,375.20
Pool - Resurface						
	08/01/2024	Pool	08/01/2012	12:00	\$ 7,500.00	\$ 8,588.13
	08/01/2036	Pool	08/01/2024	12:00	7,500.00	12,244.62
	08/01/2048	Pool	08/01/2036	12:00	7,500.00	17,457.90
					\$ 22,500.00	\$ 38,290.65
Pool Cover						
	08/01/2025	Pool/Spa	08/01/2018	7:00	\$ 1,300.00	\$ 1,533.27
	08/01/2032	Pool/Spa	08/01/2025	7:00	1,300.00	1,885.73
	08/01/2039	Pool/Spa	08/01/2032	7:00	1,300.00	2,319.20
	08/01/2046	Pool/Spa	08/01/2039	7:00	1,300.00	2,852.33
					\$ 5,200.00	\$ 8,590.53
Pool Furniture						
	01/01/2024	Pool Area	01/01/2019	5:00	\$ 2,500.00	\$ 2,813.77
	01/01/2029	Pool Area	01/01/2024	5:00	2,500.00	3,261.93
	01/01/2034	Pool Area	01/01/2029	5:00	2,500.00	3,781.47
	01/01/2039	Pool Area	01/01/2034	5:00	2,500.00	4,383.77
	01/01/2044	Pool Area	01/01/2039	5:00	2,500.00	5,081.99
	01/01/2049	Pool Area	01/01/2044	5:00	2,500.00	5,891.41
					\$ 15,000.00	\$ 25,214.34
Pool Rails/Ladders						
	08/01/2025	Pool/Spa	08/01/2010	15:00	\$ 1,000.00	\$ 1,179.44

Shadow Ridge Condominiums

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Expenditures

Category		Service	Estimated		
Date	Location	Date	Life	Current Cost	Expenditure
Pool Rails/Ladders					
08/01/2040	Pool/Spa	08/01/2025	15:00	\$ 1,000.00	\$ 1,837.52
				\$ 2,000.00	\$ 3,016.96
Raypack Pool-Spa Heater					
06/01/2027	Pool Mechanical Roo	06/01/2015	12:00	\$ 4,000.00	\$ 4,980.46
06/01/2039	Pool Mechanical Roo	06/01/2027	12:00	4,000.00	7,100.94
				\$ 8,000.00	\$ 12,081.40
Spa - Resurface					
08/01/2026	Pool	08/01/2014	12:00	\$ 3,500.00	\$ 4,251.87
08/01/2038	Pool	08/01/2026	12:00	3,500.00	6,062.15
				\$ 7,000.00	\$ 10,314.02
Universal Water Heater					
01/01/2024	Mechanical Room	01/01/2012	12:00	\$ 1,100.00	\$ 1,238.06
01/01/2036	Mechanical Room	01/01/2024	12:00	1,100.00	1,765.18
01/01/2048	Mechanical Room	01/01/2036	12:00	1,100.00	2,516.72
				\$ 3,300.00	\$ 5,519.96
Renovation					
Balcony & Railing-Repair/Repaint					
07/04/2020	Balconies	07/04/1995	25:00	\$ 115,000.00	\$ 116,712.25
08/01/2021	Balconies	08/01/1996	25:00	115,000.00	120,510.10
08/01/2022	Balconies	08/01/1997	25:00	115,000.00	124,125.40
08/01/2023	Balconies	08/01/1998	25:00	115,000.00	127,849.16
08/01/2024	Balconies	08/01/1999	25:00	115,000.00	131,684.64
07/04/2045	Balconies	07/04/2020	25:00	115,000.00	244,369.54
08/01/2046	Balconies	08/01/2021	25:00	115,000.00	252,321.39
08/01/2047	Balconies	08/01/2022	25:00	115,000.00	259,891.03
08/01/2048	Balconies	08/01/2023	25:00	115,000.00	267,687.76
08/01/2049	Balconies	08/01/2024	25:00	115,000.00	275,718.39
				\$ 1,150,000.00	\$ 1,920,869.66
Business Center					
08/01/2030	1st Floor	08/01/2012	18:00	\$ 7,500.00	\$ 10,254.67
08/01/2048	1st Floor	08/01/2030	18:00	7,500.00	17,457.90
				\$ 15,000.00	\$ 27,712.57
Clementine-Eureka Storage Rooms					
08/01/2025	Floor B1	08/01/2005	20:00	\$ 10,000.00	\$ 11,794.36
08/01/2045	Floor B1	08/01/2025	20:00	10,000.00	21,301.93
				\$ 20,000.00	\$ 33,096.29
Front Desk Area - Remodel					
08/01/2031	Front Desk	08/01/2011	20:00	\$ 18,000.00	\$ 25,349.56
				\$ 18,000.00	\$ 25,349.56
Front Desk- Managers Office					

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Expenditures

Category		Service	Estimated		
Date	Location	Date	Life	Current Cost	Expenditure
Front Desk- Managers Office					
08/01/2033	Front Desk Rear	08/01/2013	20:00	\$ 6,000.00	\$ 8,964.45
				<u>\$ 6,000.00</u>	<u>\$ 8,964.45</u>
Front Entry Awnings					
08/01/2024	Entrance & Garage	08/01/2014	10:00	\$ 9,000.00	\$ 10,305.75
08/01/2034	Entrance & Garage	08/01/2024	10:00	9,000.00	13,850.07
08/01/2044	Entrance & Garage	08/01/2034	10:00	9,000.00	18,613.34
				<u>\$ 27,000.00</u>	<u>\$ 42,769.16</u>
Housekeeping/Maintenance Offices					
01/01/2023	Floor B1	01/01/2005	18:00	\$ 10,000.00	\$ 10,927.27
01/01/2041	Floor B1	01/01/2023	18:00	10,000.00	18,602.95
				<u>\$ 20,000.00</u>	<u>\$ 29,530.22</u>
Laundry Room					
08/01/2020	Laundry Room	08/01/2000	20:00	\$ 6,000.00	\$ 6,104.35
08/01/2040	Laundry Room	08/01/2020	20:00	6,000.00	11,025.14
				<u>\$ 12,000.00</u>	<u>\$ 17,129.49</u>
Lobby Renovation					
08/01/2026	Lobby	08/01/2011	15:00	\$ 6,000.00	\$ 7,288.92
08/01/2041	Lobby	08/01/2026	15:00	6,000.00	11,355.89
				<u>\$ 12,000.00</u>	<u>\$ 18,644.81</u>
Locker Rooms					
08/01/2023	Locker Rooms	08/01/2005	18:00	\$ 20,000.00	\$ 22,234.64
08/01/2041	Locker Rooms	08/01/2023	18:00	20,000.00	37,852.98
				<u>\$ 40,000.00</u>	<u>\$ 60,087.62</u>
Rear Front Desk-Manager's Office Renovation					
08/01/2030	Rear Front Desk	08/01/2010	20:00	\$ 6,000.00	\$ 8,203.74
				<u>\$ 6,000.00</u>	<u>\$ 8,203.74</u>
Restroom-Fitness Center					
08/01/2020	Fitness Center	08/01/2000	20:00	\$ 4,000.00	\$ 4,069.57
08/01/2040	Fitness Center	08/01/2020	20:00	4,000.00	7,350.09
				<u>\$ 8,000.00</u>	<u>\$ 11,419.66</u>
Restrooms					
01/01/2024	Spa	01/01/2014	10:00	\$ 5,000.00	\$ 5,627.54
08/01/2025	First Floor-B1	08/01/2015	10:00	20,000.00	23,588.73
01/01/2034	Spa	01/01/2024	10:00	5,000.00	7,562.95
08/01/2035	First Floor-B1	08/01/2025	10:00	20,000.00	31,701.28
01/01/2044	Spa	01/01/2034	10:00	5,000.00	10,163.97
08/01/2045	First Floor-B1	08/01/2035	10:00	20,000.00	42,603.86
				<u>\$ 75,000.00</u>	<u>\$ 121,248.33</u>
Sauna Room					
08/01/2020	Floor B1	08/01/2000	20:00	\$ 4,500.00	\$ 4,578.26

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Expenditures

Category	Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Sauna Room						
	08/01/2040	Floor B1	08/01/2020	20:00	\$ 4,500.00	\$ 8,268.86
					<u>\$ 9,000.00</u>	<u>\$ 12,847.12</u>
Spa Room						
	08/01/2034	Spa/Fitness Center	08/01/2014	20:00	\$ 8,000.00	\$ 12,311.18
					<u>\$ 8,000.00</u>	<u>\$ 12,311.18</u>
Roof						
Flat Roof - EPDM						
	08/01/2042	Roof	08/01/2017	25:00	\$ 209,400.00	\$ 408,210.34
					<u>\$ 209,400.00</u>	<u>\$ 408,210.34</u>
Metal Parapet Roof						
	08/01/2030	Roof	08/01/2010	20:00	\$ 68,750.00	\$ 94,001.19
					<u>\$ 68,750.00</u>	<u>\$ 94,001.19</u>
Soffit-Fascia-Flashing Repair						
	08/01/2023	Roof/Building Ext	08/01/2015	8:00	\$ 3,000.00	\$ 3,335.20
	08/01/2031	Roof/Building Ext	08/01/2023	8:00	3,000.00	4,224.93
	08/01/2039	Roof/Building Ext	08/01/2031	8:00	3,000.00	5,352.01
	08/01/2047	Roof/Building Ext	08/01/2039	8:00	3,000.00	6,779.77
					<u>\$ 12,000.00</u>	<u>\$ 19,691.91</u>
Security						
Security Camera System						
	08/01/2022	Building-Garage	08/01/2010	12:00	\$ 10,000.00	\$ 10,793.51
	08/01/2034	Building-Garage	08/01/2022	12:00	10,000.00	15,388.97
	08/01/2046	Building-Garage	08/01/2034	12:00	10,000.00	21,940.99
					<u>\$ 30,000.00</u>	<u>\$ 48,123.47</u>
Security Key Pad						
	08/01/2022	Garage	08/01/2010	12:00	\$ 2,000.00	\$ 2,158.70
	08/01/2034	Garage	08/01/2022	12:00	2,000.00	3,077.79
	08/01/2046	Garage	08/01/2034	12:00	2,000.00	4,388.20
					<u>\$ 6,000.00</u>	<u>\$ 9,624.69</u>
Signage						
Building Signage						
	08/01/2030	Building Exterior	08/01/2015	15:00	\$ 10,000.00	\$ 13,672.90
	08/01/2045	Building Exterior	08/01/2030	15:00	10,000.00	21,301.93
					<u>\$ 20,000.00</u>	<u>\$ 34,974.83</u>
Community Monument Sign						
	08/01/2029	Grounds	08/01/2011	18:00	\$ 8,000.00	\$ 10,619.73
	08/01/2047	Grounds	08/01/2029	18:00	8,000.00	18,079.38
					<u>\$ 16,000.00</u>	<u>\$ 28,699.11</u>
Misc. Signage						

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Expenditures

Category	Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Misc. Signage						
	08/01/2024	Building/Grounds	08/01/2017	7:00	\$ 2,000.00	\$ 2,290.17
	08/01/2031	Building/Grounds	08/01/2024	7:00	2,000.00	2,816.62
	08/01/2038	Building/Grounds	08/01/2031	7:00	2,000.00	3,464.08
	08/01/2045	Building/Grounds	08/01/2038	7:00	2,000.00	4,260.39
					\$ 8,000.00	\$ 12,831.26
Stairwells						
Stair Rails/Bannisters - Metal						
	08/01/2030	Interior/Exterior	08/01/2010	20:00	\$ 15,000.00	\$ 20,509.35
					\$ 15,000.00	\$ 20,509.35
Stair Rails/Bannisters - Wood						
	08/01/2020	Stairwells Int Ext	08/01/2010	10:00	\$ 2,500.00	\$ 2,543.48
	08/01/2030	Stairwells Int Ext	08/01/2020	10:00	2,500.00	3,418.22
	08/01/2040	Stairwells Int Ext	08/01/2030	10:00	2,500.00	4,593.81
					\$ 7,500.00	\$ 10,555.51
Stairwells - Metal Steps/Stringers						
	08/01/2030	Stairwells Int/Ext	08/01/2010	20:00	\$ 7,500.00	\$ 10,254.67
					\$ 7,500.00	\$ 10,254.67
Stairwells/Walls -Repair- Resurface						
	08/01/2022	Building Exterior	08/01/2015	7:00	\$ 5,000.00	\$ 5,396.76
	08/01/2029	Building Exterior	08/01/2022	7:00	5,000.00	6,637.33
	08/01/2036	Building Exterior	08/01/2029	7:00	5,000.00	8,163.08
	08/01/2043	Building Exterior	08/01/2036	7:00	5,000.00	10,039.56
					\$ 20,000.00	\$ 30,236.73