

# RESERVE STUDY WORSHIP FACILITIES



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Serving the Nation

# Welcome to your Reserve Study!

**A** Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

**R**egardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because *planning for the inevitable* is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Reserve Funding Plan**  
A multi-year funding plan based on current Reserve Fund strength that allows for component repairs & replacements to be completed in a timely manner, with an emphasis on avoiding "catch-up" funding sources.
- **Reserve Fund Strength**  
A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Component List**  
Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

## Questions?

Please contact your Project Manager directly.



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## Table of Contents

<b>Executive Summary</b>	<b>1</b>
Findings & Recommendations	1
Component List	2
<b>Introduction, Objectives, and Methodology</b>	<b>4</b>
Which Physical Assets are Funded by Reserves?	5
How do we establish Useful Life and Remaining Useful Life estimates?	5
How do we establish Current Repair/Replacement Cost Estimates?	5
How much Reserves are enough?	6
How much should we contribute?	7
What is our Recommended Funding Goal?	7
<b>Site Inspection Notes</b>	<b>8</b>
<b>Projected Expenses</b>	<b>9</b>
Annual Reserve Expenses Graph	9
<b>Reserve Fund Status &amp; Recommended Funding Plan</b>	<b>10</b>
Annual Reserve Funding Graph	10
30-Yr Cash Flow Graph	11
Percent Funded Graph	11
<b>Table Descriptions</b>	<b>12</b>
Reserve Component List Detail	13
Fully Funded Balance	15
Component Significance	17
30-Year Reserve Plan Summary	19
30-Year Income/Expense Detail	20
<b>Accuracy, Limitations, and Disclosures</b>	<b>26</b>
<b>Terms and Definitions</b>	<b>27</b>
<b>Component Details</b>	<b>28</b>



[YOUR PROPERTY NAME]

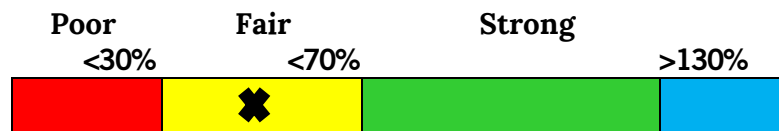
Report #: 17918-0

[Anywhere in the world]

# of Units: 1

Level of Service: **Reserve Study- FULL****July 1, 2019 through June 30, 2020****Findings & Recommendations****as of July 1, 2019**

Starting Reserve Balance .....	\$280,000
Fully Funded Reserve Balance .....	\$560,123
Average Reserve Deficit (Surplus) per Unit.....	\$280,123
%-Funded .....	50.0%
Recommended 2019 Annual "Full Funding" Reserve Contribution .....	\$98,800
Recommended 2019 "Additional Funding" for Reserves .....	\$0
Most recent Reserve Contribution Rate .....	\$60,000

**Reserve Fund Strength (%-Funded)**

**Risk of Cash Flow Problems** ----- **High**      **Medium**      **Low**

**Economic Assumptions:**Net Annual "After Tax" Interest Earnings, accruing to Reserves ----- **1.00%**Annual Inflation Rate ----- **3.00%****Comments:**

This is a "Full" Reserve Study (also called a Capital Plan), which means it is based entirely on our site inspection on 10/8/2018. No significant Reserve planning has been done in prior years, so this represents the church's first effort to find the actual cost of deterioration, and make sure they are being good stewards of this nice facility.

This Reserve Study was prepared by a credentialed Reserve Specialist (RS).

Because your Reserve Fund is above the 0-30% "weak" range but below the 70% level that typifies Reserve Fund "strength" at 50.0 % Funded, this represents a fair Reserve position. Properties in this range have a Medium risk of Reserve cash-flow problems (running out of funds to perform predictable Reserve projects) in the near future.

While it is good you've been setting aside funds towards Reserves in the last few years and have a "substantial" Reserve Fund, based on our evaluation of your anticipated future expenses, our recommendation is to significantly increase your Reserve contribution rate. This is to prepare for upcoming predictable and inevitable expenses and avoid a significant fundraising effort in less than ten years.

Your multi-year Funding Plan is designed to provide for timely execution of Reserve projects and gradually bring your level of financial preparedness closer to the "Fully Funded" (100%-funded) level.

#	Component	Useful Life UL (years)	Remaining Useful Life RUL (years)	Current Average Cost (\$)
<b>General Common</b>				
201	Asphalt (Main Lot) - Reconstruction	30	25	\$106,400
202	Asphalt - Seal/Repair	5	0	\$7,450
206	Stamped Concrete - Replace	40	22	\$108,550
320	Pole Lights - Replace	25	7	\$25,200
412	Play Surface - Remove/Replace	12	8	\$2,950
502	Chain Link Fence - Replace	30	26	\$5,600
700	Doors - Re-Key	10	6	\$2,200
701	Over-Sized Doors - Replace	20	16	\$42,000
701	Standard Doors - Partial Replace	15	11	\$25,000
1402	Directional Signs - Replace	15	11	\$4,000
1810	Chevrolet Astro (2010) - Replace	10	2	\$40,000
1810	Ford Transit (2016) - Replace	15	12	\$40,000
<b>Building Exteriors</b>				
324	Wall Lights - Replace	20	16	\$6,450
325	Recessed Lights - Replace	20	16	\$3,500
1113	Metal Trim - Repair/Replace	20	16	\$15,000
1115	Exterior Surfaces- Repaint/Refinish	5	1	\$13,000
1126	Stone Veneer - Replace	40	31	\$250,000
1307	Single Ply Roof (Admin) - Replace	25	16	\$54,200
1308	Metal Roof (Church) - Replace	40	31	\$85,300
1309	Metal Roof (Church) - Recoat	10	1	\$19,000
1310	Gutters/Downspouts - Replace	40	31	\$9,100
<b>Building Interiors</b>				
325	Fluorescent Lights - Replace	25	16	\$30,600
326	Exit Signs - Replace	20	11	\$4,500
411	Drinking Fountains - Replace	20	11	\$5,200
601	Office Carpet - Replace	12	9	\$12,450
601	Sanctuary Carpet - Replace	6	3	\$16,100
602	Vinyl Flooring - Replace	20	11	\$28,950
603	Tile Floor - Replace	40	31	\$78,000
903	Sanctuary Seating - Replace	15	6	\$70,550
904	Kitchen Equipment - Replace	10	1	\$12,000
909	Bathrooms - Refurbish	12	3	\$21,000
916	Movable Stage - Replace	20	11	\$8,000
917	Acoustic Ceiling Tiles - Replace	30	21	\$30,450
918	Built-In Cabinetry - Partial Refurb	10	1	\$17,500
920	Retractable Divider Walls - Replace	20	11	\$18,750
1110	Fellowship Hall/Offices - Repaint	12	9	\$7,700

1110	Sanctuary - Repaint/Refinish	12	9	\$8,450
1110	Sunday School Interiors - Repaint	12	9	\$6,500
1802	Elevator Cab - Remodel	15	6	\$8,500
<b>Mechanical</b>				
303	Packaged HVAC Units - Replace	15	7	\$37,200
303	Split HVAC Units - Replace	12	8	\$53,650
306	Exhaust Fans - Replace	20	13	\$9,000
803	Water Heater/Tank - Replace	15	11	\$1,325
1801	Elevator - Modernize	25	16	\$60,000
1803	Fire Alarm Panels - Replace	10	1	\$8,000
1803	Fire Alarm System - Modernize	20	11	\$80,000
46	Total Funded Components			

**Yellow highlights** indicate items with RUL = 0 years, requiring attention in 2019.

## Introduction



A Capital Plan is the art and science of anticipating, and preparing for, a property major predictable repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Capital Plan is your Component List (what you are reserving for). This is because the Component List defines the *scope and schedule* of all your anticipated upcoming major, predictable capital projects. Based on that List and your starting balance, we calculate the property Capital Fund Strength (reported in terms of "Percent Funded"). Then we compute a Funding Plan to provide for the needs of the property. These form the three results of your Capital Plan.



Capital contributions are not "for the future". Capital contributions are designed to offset the ongoing, daily deterioration of your Capital assets. Done well, a stable, budgeted Capital Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the property is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

## Methodology



For this [Capital Plan](#), we started with a review of ownership boundaries, as detailed by property, recent Capital expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Capital), and research into any well-established historical precedents. We performed

an on-site inspection to quantify and evaluate your major predictable, creating your Reserve Component List *from scratch*.

## *Which Physical Assets are Funded by Reserves?*

There is a national-standard four-part test to determine which expenses should appear in your Component List. First, it must be a maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an property total budget). This limits Capital Components to major, predictable expenses.



RESERVE COMPONENT "FOUR-PART TEST"

Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

## *How do we establish Useful Life and Remaining Useful Life estimates?*

- 1) Visual Inspection (observed wear and age)
- 2) Property Reserves database of experience
- 3) Property History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

## *How do we establish Current Repair/Replacement Cost Estimates?*

In this order...

- 1) Actual property cost history, or current proposals
- 2) Comparison to Property Reserves database of work done at similar properties
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks



## *How much Reserves are enough?*

Capital Fund adequacy is not measured in cash terms. Capital Fund adequacy is found when the *amount* of current Capital cash is compared to Capital asset component deterioration (the *needs of the property*). Having *enough* means the property can execute its projects in a timely manner with existing Capital funds. Not having *enough* typically creates deferred maintenance or special funding needs.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the property (called Fully Funded Balance, or FFB).
- 2) Compare that to the Capital Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the property changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special funding needs and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all properties are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special funding needs).

Measuring your Capital Funds by Percent Funded tells how well prepared your property is for upcoming Reserve expenses. Those charged with maintaining the physical property should be very aware of this important figure!

## How much should we contribute?



RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the property's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their property. Remember, it is the Board's job to provide for the ongoing care of the real property that supports your entity mission.

## What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the value of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that properties in the 70 - 130% range *enjoy a low risk of special funding needs or deferred maintenance.*



FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special funding needs & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

## Site Inspection Notes

During our site visit on 10/8/2018, we started with a brief meeting with pastor Bob Stein and a member of the Board of Elders (Sam Johnson), and then started the site inspection beginning with the roof and mechanical areas. We visually inspected all areas of the building. We were not able to inspect the attic storage rm, but were advised that space just held seasonal decorations.

Please refer to the Photographic Inventory Appendix for additional information on each of your Reserve components.



## Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your facility as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table. Note the future years of high projected Reserve expenses. Since your facility is relatively new, you have another ten years or so until some of your large projects become due. So fortunately, you have plenty of time to prepare.

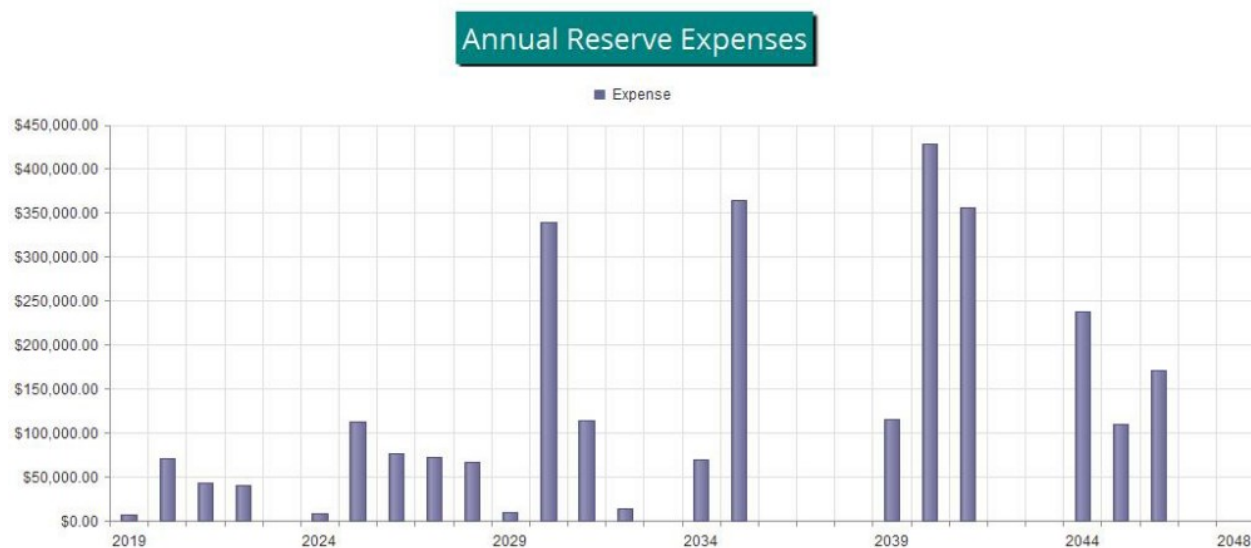


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$280,000 as-of the start of your Fiscal Year on 7/1/2019. This is based on your actual balance on 10/31/2018 of \$261,592 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$560,123. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 50.0 % Funded. Across the country approximately 13% of our clients that are between 40%-50%, Funded experience cash flow problems due to being unprepared financially for their predictable Reserve projects.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$98,800 beginning this Fiscal Year. It has been nice to find you've been making estimated annual Reserve contributions, but the bottom line is that your contributions need to be closer to \$100k per year rather than \$60k/yr. Your facility was expensive to build, and it will require Reserve set-asides in order to perform your necessary repair and replacement projects. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

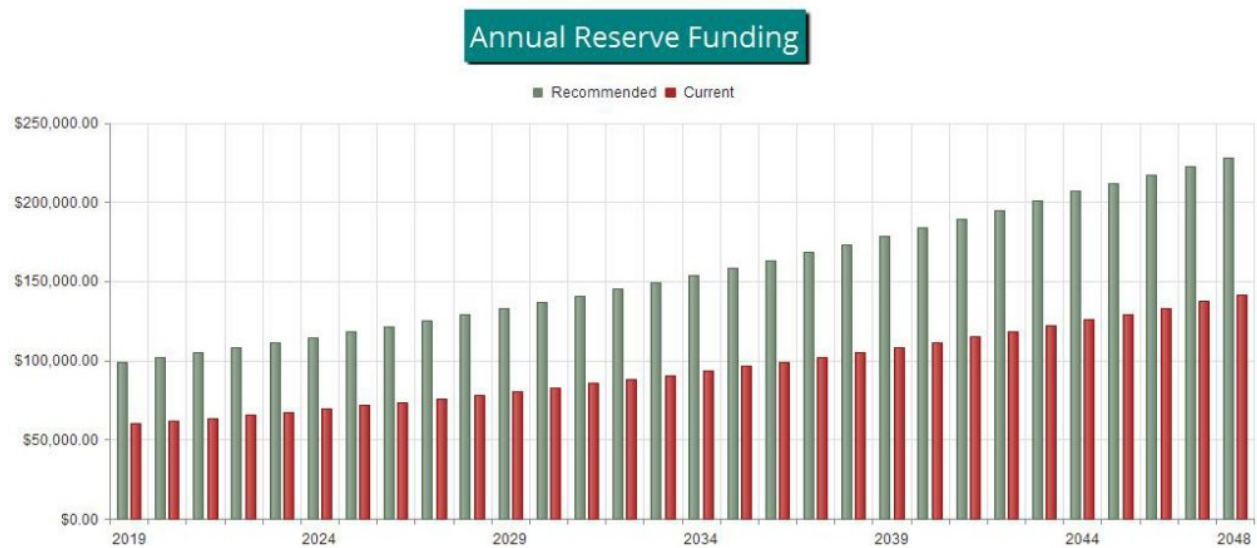


Figure 2



The following chart shows your Reserve balance under our recommended Full Funding Plan and at your current budgeted contribution rate, compared to your always-changing Fully Funded Balance target. Note how your Reserve Fund is entirely depleted in just a few years at your current rate of Reserve contributions.

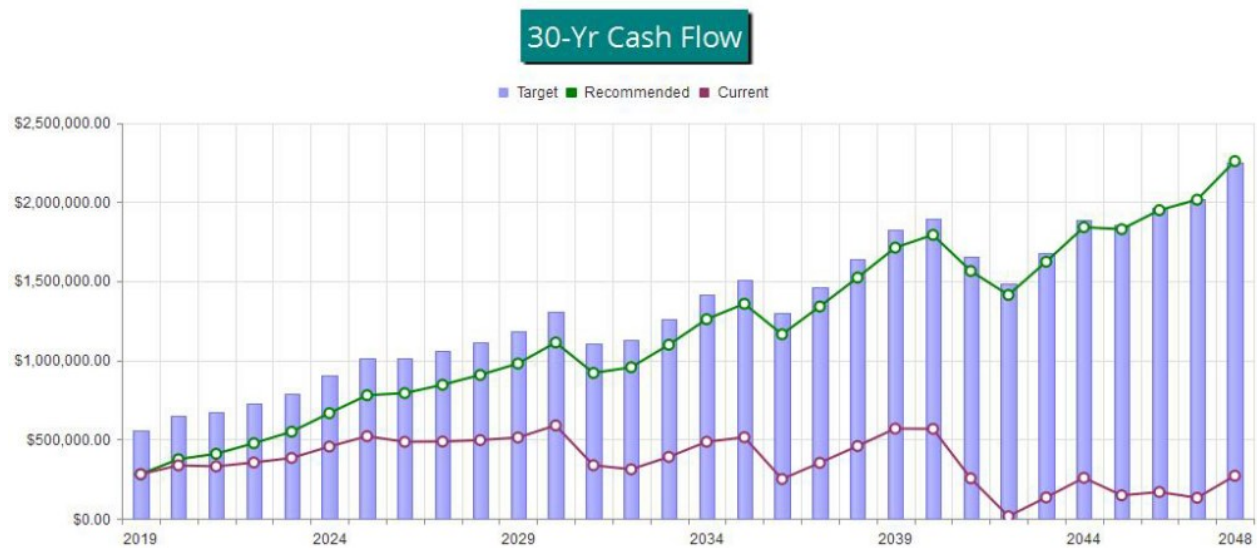


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan, ensuring you have sufficient funds to perform all your scheduled projects and have some "margin" for surprises that always tend to occur.



Figure 4

## Table Descriptions

The tabular information in this Report is broken down into nine tables, not all which may have been chosen by your Project Manager to appear in your report. Tables are listed in the order in which they appear in your Report.

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Analysis Summary provides a summary of the starting financial information and your Project Manager's Financial Analysis decision points.

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the your property, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

Accounting-Tax Summary provides information on each Component's proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special funding needs risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

# Reserve Component List Detail

17918-0  
Full

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
General Common						
201	Asphalt (Main Lot) - Reconstruction	Approx 35500 GSF	30	25	\$88,800	\$124,000
202	Asphalt - Seal/Repair	Approx 35500 GSF	5	0	\$6,000	\$8,900
206	Stamped Concrete - Replace	Approx 5170 GSF	40	22	\$93,100	\$124,000
320	Pole Lights - Replace	(14) Fixtures	25	7	\$22,400	\$28,000
412	Play Surface - Remove/Replace	Approx 210 GSF	12	8	\$2,500	\$3,400
502	Chaink Link Fence - Replace	Approx 400 LF	30	26	\$4,800	\$6,400
700	Doors - Re-Key	(72) Doors	10	6	\$2,000	\$2,400
701	Over-Sized Doors - Replace	(8) Doors	20	16	\$36,000	\$48,000
701	Standard Doors - Partial Replace	(64) Doors	15	11	\$20,000	\$30,000
1402	Directional Signs - Replace	(40) Assorted Signs	15	11	\$3,200	\$4,800
1810	Chevrolet Astro (2010) - Replace	(1) Van	10	2	\$30,000	\$50,000
1810	Ford Transit (2016) - Replace	(1) Van	15	12	\$30,000	\$50,000
Building Exteriors						
324	Wall Lights - Replace	(19) Fixtures	20	16	\$4,900	\$8,000
325	Recessed Lights - Replace	(20) Fixtures	20	16	\$3,000	\$4,000
1113	Metal Trim - Repair/Replace	Approx 300 LF	20	16	\$13,000	\$17,000
1115	Exterior Surfaces- Repaint/Refinish	Railings Overhangs Etc.	5	1	\$10,000	\$16,000
1126	Stone Veneer - Replace	Approx 11,100 GSF	40	31	\$222,000	\$278,000
1307	Single Ply Roof (Admin) - Replace	Approx 4170 GSF	25	16	\$50,000	\$58,400
1308	Metal Roof (Church) - Replace	Approx 6330 GSF	40	31	\$69,600	\$101,000
1309	Metal Roof (Church) - Recoat	Approx 6330 GSF	10	1	\$15,800	\$22,200
1310	Gutters/Downspouts - Replace	Approx 535 LF	40	31	\$8,600	\$9,600
Building Interiors						
325	Fluorescent Lights - Replace	Approx (133) Fixtures	25	16	\$26,600	\$34,600
326	Exit Signs - Replace	(23) Fixtures	20	11	\$4,100	\$4,900
411	Drinking Fountains - Replace	(2) Double Fountains	20	11	\$4,600	\$5,800
601	Office Carpet - Replace	Approx 355 GSY	12	9	\$10,700	\$14,200
601	Sanctuary Carpet - Replace	Approx 460 GSY	6	3	\$13,800	\$18,400
602	Vinyl Flooring - Replace	Approx 5260 GSF	20	11	\$26,300	\$31,600
603	Tile Floor - Replace	Approx 5200 GSF	40	31	\$62,400	\$93,600
903	Sanctuary Seating - Replace	(217) Chairs	15	6	\$65,100	\$76,000
904	Kitchen Equipment - Replace	(10) Assorted Pieces	10	1	\$10,000	\$14,000
909	Bathrooms - Refurbish	(10) Bathrooms	12	3	\$16,000	\$26,000
916	Movable Stage - Replace	(1) 12x4 Stage	20	11	\$6,000	\$10,000
917	Acoustic Ceiling Tiles - Replace	Approx 4350 GSF	30	21	\$28,300	\$32,600
918	Built-In Cabinetry - Partial Refurb	Cabinets Counters Etc.	10	1	\$14,000	\$21,000
920	Retractable Divider Walls - Replace	(2) 20 LF 5-Panel Walls	20	11	\$15,000	\$22,500
1110	Fellowship Hall/Offices - Repaint	Approx 12300 GSF	12	9	\$6,200	\$9,200
1110	Sanctuary - Repaint/Refinish	Approx 7500 GSF	12	9	\$7,500	\$9,400
1110	Sunday School Interiors - Repaint	Approx 7000 GSF	12	9	\$5,500	\$7,500
1802	Elevator Cab - Remodel	(1) Std Cab	15	6	\$7,000	\$10,000
Mechanical						
303	Packaged HVAC Units - Replace	(6) Bard 4-Ton Units	15	7	\$32,000	\$42,400
303	Split HVAC Units - Replace	(10) Assorted Units	12	8	\$45,500	\$61,800

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
306	Exhaust Fans - Replace	(6) Units	20	13	\$8,000	\$10,000
803	Water Heater/Tank - Replace	(1) AO Smith 30 Gallon	15	11	\$1,150	\$1,500
1801	Elevator - Modernize	(1) 3-Stop Hydraulic	25	16	\$50,000	\$70,000
1803	Fire Alarm Panels - Replace	(1) Silent Knight System	10	1	\$6,000	\$10,000
1803	Fire Alarm System - Modernize	(1) Silent Knight System	20	11	\$70,000	\$90,000
46	Total Funded Components					

#	Component	Current	X	Effective	Age	/	Useful	Life	=	Fully
		Cost								Funded
		Estimate								Balance
General Common										
201	Asphalt (Main Lot) - Reconstruction	\$106,400	X	5	/	30	=			\$17,733
202	Asphalt - Seal/Repair	\$7,450	X	5	/	5	=			\$7,450
206	Stamped Concrete - Replace	\$108,550	X	18	/	40	=			\$48,848
320	Pole Lights - Replace	\$25,200	X	18	/	25	=			\$18,144
412	Play Surface - Remove/Replace	\$2,950	X	4	/	12	=			\$983
502	Chaink Link Fence - Replace	\$5,600	X	4	/	30	=			\$747
700	Doors - Re-Key	\$2,200	X	4	/	10	=			\$880
701	Over-Sized Doors - Replace	\$42,000	X	4	/	20	=			\$8,400
701	Standard Doors - Partial Replace	\$25,000	X	4	/	15	=			\$6,667
1402	Directional Signs - Replace	\$4,000	X	4	/	15	=			\$1,067
1810	Chevrolet Astro (2010) - Replace	\$40,000	X	8	/	10	=			\$32,000
1810	Ford Transit (2016) - Replace	\$40,000	X	3	/	15	=			\$8,000
Building Exteriors										
324	Wall Lights - Replace	\$6,450	X	4	/	20	=			\$1,290
325	Recessed Lights - Replace	\$3,500	X	4	/	20	=			\$700
1113	Metal Trim - Repair/Replace	\$15,000	X	4	/	20	=			\$3,000
1115	Exterior Surfaces- Repaint/Refinish	\$13,000	X	4	/	5	=			\$10,400
1126	Stone Veneer - Replace	\$250,000	X	9	/	40	=			\$56,250
1307	Single Ply Roof (Admin) - Replace	\$54,200	X	9	/	25	=			\$19,512
1308	Metal Roof (Church) - Replace	\$85,300	X	9	/	40	=			\$19,193
1309	Metal Roof (Church) - Recoat	\$19,000	X	9	/	10	=			\$17,100
1310	Gutters/Downspouts - Replace	\$9,100	X	9	/	40	=			\$2,048
Building Interiors										
325	Fluorescent Lights - Replace	\$30,600	X	9	/	25	=			\$11,016
326	Exit Signs - Replace	\$4,500	X	9	/	20	=			\$2,025
411	Drinking Fountains - Replace	\$5,200	X	9	/	20	=			\$2,340
601	Office Carpet - Replace	\$12,450	X	3	/	12	=			\$3,113
601	Sanctuary Carpet - Replace	\$16,100	X	3	/	6	=			\$8,050
602	Vinyl Flooring - Replace	\$28,950	X	9	/	20	=			\$13,028
603	Tile Floor - Replace	\$78,000	X	9	/	40	=			\$17,550
903	Sanctuary Seating - Replace	\$70,550	X	9	/	15	=			\$42,330
904	Kitchen Equipment - Replace	\$12,000	X	9	/	10	=			\$10,800
909	Bathrooms - Refurbish	\$21,000	X	9	/	12	=			\$15,750
916	Movable Stage - Replace	\$8,000	X	9	/	20	=			\$3,600
917	Acoustic Ceiling Tiles - Replace	\$30,450	X	9	/	30	=			\$9,135
918	Built-In Cabinetry - Partial Refurb	\$17,500	X	9	/	10	=			\$15,750
920	Retractable Divider Walls - Replace	\$18,750	X	9	/	20	=			\$8,438
1110	Fellowship Hall/Offices - Repaint	\$7,700	X	3	/	12	=			\$1,925
1110	Sanctuary - Repaint/Refinish	\$8,450	X	3	/	12	=			\$2,113
1110	Sunday School Interiors - Repaint	\$6,500	X	3	/	12	=			\$1,625
1802	Elevator Cab - Remodel	\$8,500	X	9	/	15	=			\$5,100
Mechanical										
303	Packaged HVAC Units - Replace	\$37,200	X	8	/	15	=			\$19,840
303	Split HVAC Units - Replace	\$53,650	X	4	/	12	=			\$17,883



#	Component	Current			Useful			Fully
		Cost	Effective		Life	=	Funded	
		Estimate	X	Age	/			Balance
306	Exhaust Fans - Replace	\$9,000	X	7	/	20	=	\$3,150
803	Water Heater/Tank - Replace	\$1,325	X	4	/	15	=	\$353
1801	Elevator - Modernize	\$60,000	X	9	/	25	=	\$21,600
1803	Fire Alarm Panels - Replace	\$8,000	X	9	/	10	=	\$7,200
1803	Fire Alarm System - Modernize	\$80,000	X	9	/	20	=	\$36,000
								\$560,123

# Component Significance

17918-0  
Full

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
General Common					
201	Asphalt (Main Lot) - Reconstruction	30	\$106,400	\$3,547	4.77 %
202	Asphalt - Seal/Repair	5	\$7,450	\$1,490	2.00 %
206	Stamped Concrete - Replace	40	\$108,550	\$2,714	3.65 %
320	Pole Lights - Replace	25	\$25,200	\$1,008	1.36 %
412	Play Surface - Remove/Replace	12	\$2,950	\$246	0.33 %
502	Chaink Link Fence - Replace	30	\$5,600	\$187	0.25 %
700	Doors - Re-Key	10	\$2,200	\$220	0.30 %
701	Over-Sized Doors - Replace	20	\$42,000	\$2,100	2.82 %
701	Standard Doors - Partial Replace	15	\$25,000	\$1,667	2.24 %
1402	Directional Signs - Replace	15	\$4,000	\$267	0.36 %
1810	Chevrolet Astro (2010) - Replace	10	\$40,000	\$4,000	5.38 %
1810	Ford Transit (2016) - Replace	15	\$40,000	\$2,667	3.59 %
Building Exteriors					
324	Wall Lights - Replace	20	\$6,450	\$323	0.43 %
325	Recessed Lights - Replace	20	\$3,500	\$175	0.24 %
1113	Metal Trim - Repair/Replace	20	\$15,000	\$750	1.01 %
1115	Exterior Surfaces- Repaint/Refinish	5	\$13,000	\$2,600	3.50 %
1126	Stone Veneer - Replace	40	\$250,000	\$6,250	8.40 %
1307	Single Ply Roof (Admin) - Replace	25	\$54,200	\$2,168	2.92 %
1308	Metal Roof (Church) - Replace	40	\$85,300	\$2,133	2.87 %
1309	Metal Roof (Church) - Recoat	10	\$19,000	\$1,900	2.56 %
1310	Gutters/Downspouts - Replace	40	\$9,100	\$228	0.31 %
Building Interiors					
325	Fluorescent Lights - Replace	25	\$30,600	\$1,224	1.65 %
326	Exit Signs - Replace	20	\$4,500	\$225	0.30 %
411	Drinking Fountains - Replace	20	\$5,200	\$260	0.35 %
601	Office Carpet - Replace	12	\$12,450	\$1,038	1.40 %
601	Sanctuary Carpet - Replace	6	\$16,100	\$2,683	3.61 %
602	Vinyl Flooring - Replace	20	\$28,950	\$1,448	1.95 %
603	Tile Floor - Replace	40	\$78,000	\$1,950	2.62 %
903	Sanctuary Seating - Replace	15	\$70,550	\$4,703	6.32 %
904	Kitchen Equipment - Replace	10	\$12,000	\$1,200	1.61 %
909	Bathrooms - Refurbish	12	\$21,000	\$1,750	2.35 %
916	Movable Stage - Replace	20	\$8,000	\$400	0.54 %
917	Acoustic Ceiling Tiles - Replace	30	\$30,450	\$1,015	1.36 %
918	Built-In Cabinetry - Partial Refurb	10	\$17,500	\$1,750	2.35 %
920	Retractable Divider Walls - Replace	20	\$18,750	\$938	1.26 %
1110	Fellowship Hall/Offices - Repaint	12	\$7,700	\$642	0.86 %
1110	Sanctuary - Repaint/Refinish	12	\$8,450	\$704	0.95 %
1110	Sunday School Interiors - Repaint	12	\$6,500	\$542	0.73 %
1802	Elevator Cab - Remodel	15	\$8,500	\$567	0.76 %
Mechanical					
303	Packaged HVAC Units - Replace	15	\$37,200	\$2,480	3.33 %
303	Split HVAC Units - Replace	12	\$53,650	\$4,471	6.01 %
306	Exhaust Fans - Replace	20	\$9,000	\$450	0.61 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
803	Water Heater/Tank - Replace	15	\$1,325	\$88	0.12 %
1801	Elevator - Modernize	25	\$60,000	\$2,400	3.23 %
1803	Fire Alarm Panels - Replace	10	\$8,000	\$800	1.08 %
1803	Fire Alarm System - Modernize	20	\$80,000	\$4,000	5.38 %
46	Total Funded Components			\$74,363	100.00 %

# 30-Year Reserve Plan Summary

17918-0  
Full

Fiscal Year Start: 2019	Interest: 1.00 %	Inflation: 3.00 %
Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)	Projected Reserve Balance Changes	

Year	Starting	Fully	Percent	Special Funding Needs	% Increase In Annual Reserve	Reserve	Loan or Special Funding Needs	Interest Income	Reserve Expenses
	Reserve Balance	Funded Balance							
2019	\$280,000	\$560,123	50.0 %	Medium	64.67 %	\$98,800	\$0	\$3,272	\$7,450
2020	\$374,622	\$645,847	58.0 %	Medium	3.00 %	\$101,764	\$0	\$3,915	\$71,585
2021	\$408,716	\$670,381	61.0 %	Medium	3.00 %	\$104,817	\$0	\$4,419	\$42,436
2022	\$475,516	\$728,042	65.3 %	Medium	3.00 %	\$107,961	\$0	\$5,116	\$40,540
2023	\$548,053	\$791,823	69.2 %	Medium	3.00 %	\$111,200	\$0	\$6,064	\$0
2024	\$665,317	\$901,785	73.8 %	Low	3.00 %	\$114,536	\$0	\$7,216	\$8,637
2025	\$778,433	\$1,008,736	77.2 %	Low	3.00 %	\$117,972	\$0	\$7,847	\$112,539
2026	\$791,713	\$1,014,539	78.0 %	Low	3.00 %	\$121,512	\$0	\$8,178	\$76,744
2027	\$844,659	\$1,060,130	79.7 %	Low	3.00 %	\$125,157	\$0	\$8,754	\$71,699
2028	\$906,871	\$1,115,110	81.3 %	Low	3.00 %	\$128,912	\$0	\$9,422	\$66,804
2029	\$978,400	\$1,179,692	82.9 %	Low	3.00 %	\$132,779	\$0	\$10,446	\$10,012
2030	\$1,111,612	\$1,307,706	85.0 %	Low	3.00 %	\$136,762	\$0	\$10,149	\$339,449
2031	\$919,075	\$1,103,329	83.3 %	Low	3.00 %	\$140,865	\$0	\$9,368	\$114,061
2032	\$955,247	\$1,128,151	84.7 %	Low	3.00 %	\$145,091	\$0	\$10,259	\$13,217
2033	\$1,097,380	\$1,260,863	87.0 %	Low	3.00 %	\$149,444	\$0	\$11,775	\$0
2034	\$1,258,599	\$1,414,543	89.0 %	Low	3.00 %	\$153,927	\$0	\$13,068	\$69,407
2035	\$1,356,187	\$1,504,821	90.1 %	Low	3.00 %	\$158,545	\$0	\$12,591	\$364,188
2036	\$1,163,135	\$1,297,762	89.6 %	Low	3.00 %	\$163,301	\$0	\$12,505	\$0
2037	\$1,338,942	\$1,463,293	91.5 %	Low	3.00 %	\$168,200	\$0	\$14,296	\$0
2038	\$1,521,438	\$1,637,587	92.9 %	Low	3.00 %	\$173,246	\$0	\$16,155	\$0
2039	\$1,710,839	\$1,821,023	93.9 %	Low	3.00 %	\$178,444	\$0	\$17,502	\$115,681
2040	\$1,791,103	\$1,894,839	94.5 %	Low	3.00 %	\$183,797	\$0	\$16,766	\$428,240
2041	\$1,563,426	\$1,653,084	94.6 %	Low	3.00 %	\$189,311	\$0	\$14,869	\$355,916
2042	\$1,411,690	\$1,482,844	95.2 %	Low	3.00 %	\$194,990	\$0	\$15,161	\$0
2043	\$1,621,842	\$1,678,494	96.6 %	Low	3.00 %	\$200,840	\$0	\$17,302	\$0
2044	\$1,839,984	\$1,884,548	97.6 %	Low	3.00 %	\$206,865	\$0	\$18,326	\$238,377
2045	\$1,826,798	\$1,855,927	98.4 %	Low	2.50 %	\$212,037	\$0	\$18,863	\$110,256
2046	\$1,947,443	\$1,963,223	99.2 %	Low	2.50 %	\$217,338	\$0	\$19,795	\$171,261
2047	\$2,013,315	\$2,015,858	99.9 %	Low	2.50 %	\$222,771	\$0	\$21,345	\$0
2048	\$2,257,430	\$2,251,574	100.3 %	Low	2.50 %	\$228,341	\$0	\$23,825	\$0

# 30-Year Income/Expense Detail (yrs 0 through 4)

17918-0  
Full

Fiscal Year	2019	2020	2021	2022	2023
Starting Reserve Balance	\$280,000	\$374,622	\$408,716	\$475,516	\$548,053
Annual Reserve Contribution	\$98,800	\$101,764	\$104,817	\$107,961	\$111,200
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,272	\$3,915	\$4,419	\$5,116	\$6,064
Total Income	\$382,072	\$480,301	\$517,952	\$588,593	\$665,317
# Component					
<b>General Common</b>					
201 Asphalt (Main Lot) - Reconstruction	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$7,450	\$0	\$0	\$0	\$0
206 Stamped Concrete - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
412 Play Surface - Remove/Replace	\$0	\$0	\$0	\$0	\$0
502 Chaink Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
700 Doors - Re-Key	\$0	\$0	\$0	\$0	\$0
701 Over-Sized Doors - Replace	\$0	\$0	\$0	\$0	\$0
701 Standard Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
1402 Directional Signs - Replace	\$0	\$0	\$0	\$0	\$0
1810 Chevrolet Astro (2010) - Replace	\$0	\$0	\$42,436	\$0	\$0
1810 Ford Transit (2016) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
325 Recessed Lights - Replace	\$0	\$0	\$0	\$0	\$0
1113 Metal Trim - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1115 Exterior Surfaces- Repaint/Refinish	\$0	\$13,390	\$0	\$0	\$0
1126 Stone Veneer - Replace	\$0	\$0	\$0	\$0	\$0
1307 Single Ply Roof (Admin) - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Roof (Church) - Replace	\$0	\$0	\$0	\$0	\$0
1309 Metal Roof (Church) - Recoat	\$0	\$19,570	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Interiors</b>					
325 Fluorescent Lights - Replace	\$0	\$0	\$0	\$0	\$0
326 Exit Signs - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
601 Office Carpet - Replace	\$0	\$0	\$0	\$0	\$0
601 Sanctuary Carpet - Replace	\$0	\$0	\$0	\$17,593	\$0
602 Vinyl Flooring - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
903 Sanctuary Seating - Replace	\$0	\$0	\$0	\$0	\$0
904 Kitchen Equipment - Replace	\$0	\$12,360	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$22,947	\$0
916 Movable Stage - Replace	\$0	\$0	\$0	\$0	\$0
917 Acoustic Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
918 Built-In Cabinetry - Partial Refurb	\$0	\$18,025	\$0	\$0	\$0
920 Retractable Divider Walls - Replace	\$0	\$0	\$0	\$0	\$0
1110 Fellowship Hall/Offices - Repaint	\$0	\$0	\$0	\$0	\$0
1110 Sanctuary - Repaint/Refinish	\$0	\$0	\$0	\$0	\$0
1110 Sunday School Interiors - Repaint	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Mechanical</b>					
303 Packaged HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
303 Split HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
306 Exhaust Fans - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$0
1801 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm Panels - Replace	\$0	\$8,240	\$0	\$0	\$0
1803 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$7,450	\$71,585	\$42,436	\$40,540	\$0
Ending Reserve Balance	\$374,622	\$408,716	\$475,516	\$548,053	\$665,317



<b>Fiscal Year</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
Starting Reserve Balance	\$665,317	\$778,433	\$791,713	\$844,659	\$906,871
Annual Reserve Contribution	\$114,536	\$117,972	\$121,512	\$125,157	\$128,912
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,216	\$7,847	\$8,178	\$8,754	\$9,422
Total Income	\$787,069	\$904,253	\$921,403	\$978,570	\$1,045,204
# Component					
<b>General Common</b>					
201 Asphalt (Main Lot) - Reconstruction	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$8,637	\$0	\$0	\$0	\$0
206 Stamped Concrete - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$30,993	\$0	\$0
412 Play Surface - Remove/Replace	\$0	\$0	\$0	\$3,737	\$0
502 Chaink Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
700 Doors - Re-Key	\$0	\$2,627	\$0	\$0	\$0
701 Over-Sized Doors - Replace	\$0	\$0	\$0	\$0	\$0
701 Standard Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
1402 Directional Signs - Replace	\$0	\$0	\$0	\$0	\$0
1810 Chevrolet Astro (2010) - Replace	\$0	\$0	\$0	\$0	\$0
1810 Ford Transit (2016) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
325 Recessed Lights - Replace	\$0	\$0	\$0	\$0	\$0
1113 Metal Trim - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1115 Exterior Surfaces- Repaint/Refinish	\$0	\$15,523	\$0	\$0	\$0
1126 Stone Veneer - Replace	\$0	\$0	\$0	\$0	\$0
1307 Single Ply Roof (Admin) - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Roof (Church) - Replace	\$0	\$0	\$0	\$0	\$0
1309 Metal Roof (Church) - Recoat	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Interiors</b>					
325 Fluorescent Lights - Replace	\$0	\$0	\$0	\$0	\$0
326 Exit Signs - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
601 Office Carpet - Replace	\$0	\$0	\$0	\$0	\$16,244
601 Sanctuary Carpet - Replace	\$0	\$0	\$0	\$0	\$21,007
602 Vinyl Flooring - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
903 Sanctuary Seating - Replace	\$0	\$84,240	\$0	\$0	\$0
904 Kitchen Equipment - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
916 Movable Stage - Replace	\$0	\$0	\$0	\$0	\$0
917 Acoustic Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
918 Built-In Cabinetry - Partial Refurb	\$0	\$0	\$0	\$0	\$0
920 Retractable Divider Walls - Replace	\$0	\$0	\$0	\$0	\$0
1110 Fellowship Hall/Offices - Repaint	\$0	\$0	\$0	\$0	\$10,047
1110 Sanctuary - Repaint/Refinish	\$0	\$0	\$0	\$0	\$11,025
1110 Sunday School Interiors - Repaint	\$0	\$0	\$0	\$0	\$8,481
1802 Elevator Cab - Remodel	\$0	\$10,149	\$0	\$0	\$0
<b>Mechanical</b>					
303 Packaged HVAC Units - Replace	\$0	\$0	\$45,751	\$0	\$0
303 Split HVAC Units - Replace	\$0	\$0	\$0	\$67,962	\$0
306 Exhaust Fans - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$0
1801 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$8,637	\$112,539	\$76,744	\$71,699	\$66,804
Ending Reserve Balance	\$778,433	\$791,713	\$844,659	\$906,871	\$978,400

<b>Fiscal Year</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>
Starting Reserve Balance	\$978,400	\$1,111,612	\$919,075	\$955,247	\$1,097,380
Annual Reserve Contribution	\$132,779	\$136,762	\$140,865	\$145,091	\$149,444
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,446	\$10,149	\$9,368	\$10,259	\$11,775
Total Income	\$1,121,625	\$1,258,524	\$1,069,308	\$1,110,597	\$1,258,599
# Component					
<b>General Common</b>					
201 Asphalt (Main Lot) - Reconstruction	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$10,012	\$0	\$0	\$0	\$0
206 Stamped Concrete - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
412 Play Surface - Remove/Replace	\$0	\$0	\$0	\$0	\$0
502 Chaink Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
700 Doors - Re-Key	\$0	\$0	\$0	\$0	\$0
701 Over-Sized Doors - Replace	\$0	\$0	\$0	\$0	\$0
701 Standard Doors - Partial Replace	\$0	\$34,606	\$0	\$0	\$0
1402 Directional Signs - Replace	\$0	\$5,537	\$0	\$0	\$0
1810 Chevrolet Astro (2010) - Replace	\$0	\$0	\$57,030	\$0	\$0
1810 Ford Transit (2016) - Replace	\$0	\$0	\$57,030	\$0	\$0
<b>Building Exteriors</b>					
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
325 Recessed Lights - Replace	\$0	\$0	\$0	\$0	\$0
1113 Metal Trim - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1115 Exterior Surfaces- Repaint/Refinish	\$0	\$17,995	\$0	\$0	\$0
1126 Stone Veneer - Replace	\$0	\$0	\$0	\$0	\$0
1307 Single Ply Roof (Admin) - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Roof (Church) - Replace	\$0	\$0	\$0	\$0	\$0
1309 Metal Roof (Church) - Recoat	\$0	\$26,300	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Interiors</b>					
325 Fluorescent Lights - Replace	\$0	\$0	\$0	\$0	\$0
326 Exit Signs - Replace	\$0	\$6,229	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$7,198	\$0	\$0	\$0
601 Office Carpet - Replace	\$0	\$0	\$0	\$0	\$0
601 Sanctuary Carpet - Replace	\$0	\$0	\$0	\$0	\$0
602 Vinyl Flooring - Replace	\$0	\$40,074	\$0	\$0	\$0
603 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
903 Sanctuary Seating - Replace	\$0	\$0	\$0	\$0	\$0
904 Kitchen Equipment - Replace	\$0	\$16,611	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
916 Movable Stage - Replace	\$0	\$11,074	\$0	\$0	\$0
917 Acoustic Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
918 Built-In Cabinetry - Partial Refurb	\$0	\$24,224	\$0	\$0	\$0
920 Retractable Divider Walls - Replace	\$0	\$25,954	\$0	\$0	\$0
1110 Fellowship Hall/Offices - Repaint	\$0	\$0	\$0	\$0	\$0
1110 Sanctuary - Repaint/Refinish	\$0	\$0	\$0	\$0	\$0
1110 Sunday School Interiors - Repaint	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Mechanical</b>					
303 Packaged HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
303 Split HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
306 Exhaust Fans - Replace	\$0	\$0	\$0	\$13,217	\$0
803 Water Heater/Tank - Replace	\$0	\$1,834	\$0	\$0	\$0
1801 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm Panels - Replace	\$0	\$11,074	\$0	\$0	\$0
1803 Fire Alarm System - Modernize	\$0	\$110,739	\$0	\$0	\$0
Total Expenses	\$10,012	\$339,449	\$114,061	\$13,217	\$0
Ending Reserve Balance	\$1,111,612	\$919,075	\$955,247	\$1,097,380	\$1,258,599

<b>Fiscal Year</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>
Starting Reserve Balance	\$1,258,599	\$1,356,187	\$1,163,135	\$1,338,942	\$1,521,438
Annual Reserve Contribution	\$153,927	\$158,545	\$163,301	\$168,200	\$173,246
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$13,068	\$12,591	\$12,505	\$14,296	\$16,155
Total Income	\$1,425,595	\$1,527,323	\$1,338,942	\$1,521,438	\$1,710,839
# Component					
<b>General Common</b>					
201 Asphalt (Main Lot) - Reconstruction	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$11,607	\$0	\$0	\$0	\$0
206 Stamped Concrete - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
412 Play Surface - Remove/Replace	\$0	\$0	\$0	\$0	\$0
502 Chaink Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
700 Doors - Re-Key	\$0	\$3,530	\$0	\$0	\$0
701 Over-Sized Doors - Replace	\$0	\$67,398	\$0	\$0	\$0
701 Standard Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
1402 Directional Signs - Replace	\$0	\$0	\$0	\$0	\$0
1810 Chevrolet Astro (2010) - Replace	\$0	\$0	\$0	\$0	\$0
1810 Ford Transit (2016) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
324 Wall Lights - Replace	\$0	\$10,350	\$0	\$0	\$0
325 Recessed Lights - Replace	\$0	\$5,616	\$0	\$0	\$0
1113 Metal Trim - Repair/Replace	\$0	\$24,071	\$0	\$0	\$0
1115 Exterior Surfaces- Repaint/Refinish	\$0	\$20,861	\$0	\$0	\$0
1126 Stone Veneer - Replace	\$0	\$0	\$0	\$0	\$0
1307 Single Ply Roof (Admin) - Replace	\$0	\$86,975	\$0	\$0	\$0
1308 Metal Roof (Church) - Replace	\$0	\$0	\$0	\$0	\$0
1309 Metal Roof (Church) - Recoat	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Interiors</b>					
325 Fluorescent Lights - Replace	\$0	\$49,104	\$0	\$0	\$0
326 Exit Signs - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
601 Office Carpet - Replace	\$0	\$0	\$0	\$0	\$0
601 Sanctuary Carpet - Replace	\$25,083	\$0	\$0	\$0	\$0
602 Vinyl Flooring - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
903 Sanctuary Seating - Replace	\$0	\$0	\$0	\$0	\$0
904 Kitchen Equipment - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$32,717	\$0	\$0	\$0	\$0
916 Movable Stage - Replace	\$0	\$0	\$0	\$0	\$0
917 Acoustic Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
918 Built-In Cabinetry - Partial Refurb	\$0	\$0	\$0	\$0	\$0
920 Retractable Divider Walls - Replace	\$0	\$0	\$0	\$0	\$0
1110 Fellowship Hall/Offices - Repaint	\$0	\$0	\$0	\$0	\$0
1110 Sanctuary - Repaint/Refinish	\$0	\$0	\$0	\$0	\$0
1110 Sunday School Interiors - Repaint	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Mechanical</b>					
303 Packaged HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
303 Split HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
306 Exhaust Fans - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$0
1801 Elevator - Modernize	\$0	\$96,282	\$0	\$0	\$0
1803 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$69,407	\$364,188	\$0	\$0	\$0
Ending Reserve Balance	\$1,356,187	\$1,163,135	\$1,338,942	\$1,521,438	\$1,710,839

<b>Fiscal Year</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>
Starting Reserve Balance	\$1,710,839	\$1,791,103	\$1,563,426	\$1,411,690	\$1,621,842
Annual Reserve Contribution	\$178,444	\$183,797	\$189,311	\$194,990	\$200,840
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$17,502	\$16,766	\$14,869	\$15,161	\$17,302
Total Income	\$1,906,785	\$1,991,666	\$1,767,606	\$1,621,842	\$1,839,984
# Component					
<b>General Common</b>					
201 Asphalt (Main Lot) - Reconstruction	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$13,456	\$0	\$0	\$0	\$0
206 Stamped Concrete - Replace	\$0	\$0	\$207,993	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
412 Play Surface - Remove/Replace	\$5,328	\$0	\$0	\$0	\$0
502 Chaink Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
700 Doors - Re-Key	\$0	\$0	\$0	\$0	\$0
701 Over-Sized Doors - Replace	\$0	\$0	\$0	\$0	\$0
701 Standard Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
1402 Directional Signs - Replace	\$0	\$0	\$0	\$0	\$0
1810 Chevrolet Astro (2010) - Replace	\$0	\$0	\$76,644	\$0	\$0
1810 Ford Transit (2016) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
325 Recessed Lights - Replace	\$0	\$0	\$0	\$0	\$0
1113 Metal Trim - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1115 Exterior Surfaces- Repaint/Refinish	\$0	\$24,184	\$0	\$0	\$0
1126 Stone Veneer - Replace	\$0	\$0	\$0	\$0	\$0
1307 Single Ply Roof (Admin) - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Roof (Church) - Replace	\$0	\$0	\$0	\$0	\$0
1309 Metal Roof (Church) - Recoat	\$0	\$35,346	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Interiors</b>					
325 Fluorescent Lights - Replace	\$0	\$0	\$0	\$0	\$0
326 Exit Signs - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
601 Office Carpet - Replace	\$0	\$23,161	\$0	\$0	\$0
601 Sanctuary Carpet - Replace	\$0	\$29,951	\$0	\$0	\$0
602 Vinyl Flooring - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
903 Sanctuary Seating - Replace	\$0	\$131,244	\$0	\$0	\$0
904 Kitchen Equipment - Replace	\$0	\$22,324	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
916 Movable Stage - Replace	\$0	\$0	\$0	\$0	\$0
917 Acoustic Ceiling Tiles - Replace	\$0	\$56,646	\$0	\$0	\$0
918 Built-In Cabinetry - Partial Refurb	\$0	\$32,555	\$0	\$0	\$0
920 Retractable Divider Walls - Replace	\$0	\$0	\$0	\$0	\$0
1110 Fellowship Hall/Offices - Repaint	\$0	\$14,324	\$0	\$0	\$0
1110 Sanctuary - Repaint/Refinish	\$0	\$15,719	\$0	\$0	\$0
1110 Sunday School Interiors - Repaint	\$0	\$12,092	\$0	\$0	\$0
1802 Elevator Cab - Remodel	\$0	\$15,813	\$0	\$0	\$0
<b>Mechanical</b>					
303 Packaged HVAC Units - Replace	\$0	\$0	\$71,279	\$0	\$0
303 Split HVAC Units - Replace	\$96,898	\$0	\$0	\$0	\$0
306 Exhaust Fans - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$0
1801 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm Panels - Replace	\$0	\$14,882	\$0	\$0	\$0
1803 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$115,681	\$428,240	\$355,916	\$0	\$0
Ending Reserve Balance	\$1,791,103	\$1,563,426	\$1,411,690	\$1,621,842	\$1,839,984

<b>Fiscal Year</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>
Starting Reserve Balance	\$1,839,984	\$1,826,798	\$1,947,443	\$2,013,315	\$2,257,430
Annual Reserve Contribution	\$206,865	\$212,037	\$217,338	\$222,771	\$228,341
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$18,326	\$18,863	\$19,795	\$21,345	\$23,825
Total Income	\$2,065,175	\$2,057,699	\$2,184,576	\$2,257,430	\$2,509,596
# Component					
<b>General Common</b>					
201 Asphalt (Main Lot) - Reconstruction	\$222,778	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$15,599	\$0	\$0	\$0	\$0
206 Stamped Concrete - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
412 Play Surface - Remove/Replace	\$0	\$0	\$0	\$0	\$0
502 Chaink Link Fence - Replace	\$0	\$12,077	\$0	\$0	\$0
700 Doors - Re-Key	\$0	\$4,745	\$0	\$0	\$0
701 Over-Sized Doors - Replace	\$0	\$0	\$0	\$0	\$0
701 Standard Doors - Partial Replace	\$0	\$53,915	\$0	\$0	\$0
1402 Directional Signs - Replace	\$0	\$8,626	\$0	\$0	\$0
1810 Chevrolet Astro (2010) - Replace	\$0	\$0	\$0	\$0	\$0
1810 Ford Transit (2016) - Replace	\$0	\$0	\$88,852	\$0	\$0
<b>Building Exteriors</b>					
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
325 Recessed Lights - Replace	\$0	\$0	\$0	\$0	\$0
1113 Metal Trim - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1115 Exterior Surfaces- Repaint/Refinish	\$0	\$28,036	\$0	\$0	\$0
1126 Stone Veneer - Replace	\$0	\$0	\$0	\$0	\$0
1307 Single Ply Roof (Admin) - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Roof (Church) - Replace	\$0	\$0	\$0	\$0	\$0
1309 Metal Roof (Church) - Recoat	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Interiors</b>					
325 Fluorescent Lights - Replace	\$0	\$0	\$0	\$0	\$0
326 Exit Signs - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
601 Office Carpet - Replace	\$0	\$0	\$0	\$0	\$0
601 Sanctuary Carpet - Replace	\$0	\$0	\$35,763	\$0	\$0
602 Vinyl Flooring - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
903 Sanctuary Seating - Replace	\$0	\$0	\$0	\$0	\$0
904 Kitchen Equipment - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$46,647	\$0	\$0
916 Movable Stage - Replace	\$0	\$0	\$0	\$0	\$0
917 Acoustic Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
918 Built-In Cabinetry - Partial Refurb	\$0	\$0	\$0	\$0	\$0
920 Retractable Divider Walls - Replace	\$0	\$0	\$0	\$0	\$0
1110 Fellowship Hall/Offices - Repaint	\$0	\$0	\$0	\$0	\$0
1110 Sanctuary - Repaint/Refinish	\$0	\$0	\$0	\$0	\$0
1110 Sunday School Interiors - Repaint	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Mechanical</b>					
303 Packaged HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
303 Split HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
306 Exhaust Fans - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater/Tank - Replace	\$0	\$2,857	\$0	\$0	\$0
1801 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$238,377	\$110,256	\$171,261	\$0	\$0
Ending Reserve Balance	\$1,826,798	\$1,947,443	\$2,013,315	\$2,257,430	\$2,509,596



## Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Robert M. Nordlund, P.E., R.S., company Founder/CEO, is a California licensed Professional Engineer (Mechanical, #22322), and credentialed Reserve Specialist (#5). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

## Terms and Definitions

<b>BTU</b>	British Thermal Unit (a standard unit of energy)
<b>DIA</b>	Diameter
<b>GSF</b>	Gross Square Feet (area). Equivalent to Square Feet
<b>GSY</b>	Gross Square Yards (area). Equivalent to Square Yards
<b>HP</b>	Horsepower
<b>LF</b>	Linear Feet (length)
<b>Effective Age</b>	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
<b>Fully Funded Balance (FFB)</b>	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an property total.
<b>Inflation</b>	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
<b>Interest</b>	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
<b>Percent Funded</b>	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
<b>Remaining Useful Life (RUL)</b>	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
<b>Useful Life (UL)</b>	The estimated time, in years, that a common area component can be expected to serve its intended function.

## Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

- 1) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

## General Common

### Comp #: 201 Asphalt (Main Lot) - Reconstruction

Quantity: Approx 35500 GSF

Location: Perimeter areas of church building

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Last overlay in approx 2014

Comments: The useful life is based on the assumption that the association will reseal and repair the asphalt on schedule. We also recommend that the association hire an asphalt consultant to gather the proper specifications of your asphalt project to insure that the association is planning properly. For long-term budget stability it is best to fund for complete reconstruction projects rather than overlay projects.

Useful Life:  
30 years

Remaining Life:  
25 years



Best Case: \$ 88,800

Worst Case: \$ 124,000

Lower estimate to grind and re-apply surface  
layer, \$2.50/GSF

Higher estimate, \$3.50/GSF

Cost Source: ARI Cost Database

**Comp #: 202 Asphalt - Seal/Repair****Quantity: Approx 35500 GSF**

Location: Meets National Reserve Study Standards four-part test

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Last sealed in approx 2014

Comments: General dryness, poor surface finish (lack of protection against moisture intrusion). Some local cracked and failed areas (see photo). Asphalt should be sealed regularly to ensure a full useful life. Sealing at regular intervals restores the appearance and minimizes penetration of water and other surface contaminants. Seal coating is essential preventive maintenance and should not be deferred.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 6,000

Worst Case: \$ 8,900

Lower estimate to seal/repair, \$.17/GSF

Higher estimate, includes some crack repairs,  
\$.25/GSF

Cost Source:

---

**Comp #: 206 Stamped Concrete - Replace****Quantity: Approx 5170 GSF**

Location: Entry area

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in approx 2001

Comments: The stamped concrete appears to be aging well. These surfaces should be expected to reach a very long useful life. Best to clean and repair regularly to maintain good aesthetics and to eliminate any hazards. This project should be completed alongside the asphalt when possible.

Useful Life:  
40 years

Remaining Life:  
22 years



Best Case: \$ 93,100

Worst Case: \$ 124,000

Lower estimate to replace, \$18/GSF

Higher estimate, \$24/GSF

Cost Source: ARI Cost Database

---

**Comp #: 320 Pole Lights - Replace****Quantity: (14) Fixtures**

Location: Walkway areas, parking lot, church perimeter

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in approx 2001

Comments: Includes (11) standard and (3) decorative fixtures. Inspected during daylight hours but assumed to be functional. No discoloration or rusting noted, but some noted fading and age. All lights appear to be aging well. Plan to eventually replace all of the pole lights at the same time to maintain a uniform appearance. Best to clean the fixtures on a regular basis to ensure full illumination.

Useful Life:  
25 years

Remaining Life:  
7 years



Best Case: \$ 22,400

Worst Case: \$ 28,000

Lower estimate to remove and replace, \$1600  
ea

Higher estimate, \$200 ea

Cost Source: ARI Cost Database

---

**Comp #: 412 Play Surface - Remove/Replace****Quantity: Approx 210 GSF**

Location: Adjacent to nursery school classrooms

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in approx 2015

Comments: The play surface displays typical signs of usage (minor wear, no cracking or loss). No hard or abnormally worn areas noted. Expect a full useful life.

Useful Life:  
12 years

Remaining Life:  
8 years



Best Case: \$ 2,500

Worst Case: \$ 3,400

Lower estimate for replacement, \$11/GSF

Higher estimate, \$16/GSF

Cost Source: ARI Cost Database

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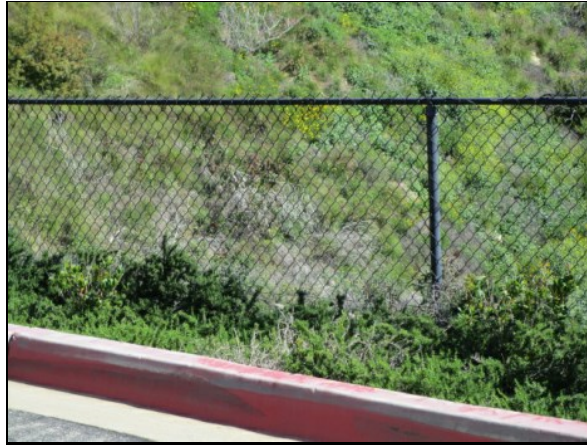
**Comp #: 502 Chaink Link Fence - Replace****Quantity: Approx 400 LF**

Location: Perimeter of grounds, road side

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in approx 2015

Comments: The chain link fence is aging normally. No heavy warping or leaning noted. Good apparent conditions. Chain link typically requires very little maintenance.

Useful Life:  
30 yearsRemaining Life:  
26 years

Best Case: \$ 4,800

Worst Case: \$ 6,400

Lower estimate to replace, \$12/LF

Higher estimate, \$16/LF

Cost Source: ARI Cost Database

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**Comp #: 700 Doors - Re-Key****Quantity: (72) Doors**

Location: Perimeter of building

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Last accomplished in 2015

Comments: This component provides funding for periodic re-keying to ensure the site remains secure with all keys accounted for. Plan to complete any necessary door replacements alongside this project for efficiency.

Useful Life:  
10 yearsRemaining Life:  
6 years

Best Case: \$ 2,000

Worst Case: \$ 2,400

Lower estimate for re-keying project

Higher estimate

Cost Source: Client Cost History

---



**Comp #: 701 Over-Sized Doors - Replace****Quantity: (8) Doors**

Location: Main entry areas to facility

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in approx 2015

Comments: Currently in good condition. No significant deterioration to note. No heavy scuffing or damage noted. The exterior church entry doors are a custom size and design. As these doors will likely need to be special ordered in future years and replacement costs can be expected to be higher than normal. It will be best to replace all of these doors at one time to maintain a uniform aesthetic.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$ 36,000

Worst Case: \$ 48,000

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History

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**Comp #: 701 Standard Doors - Partial Replace****Quantity: (64) Doors**

Location: Building exterior access points

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in approx 2015

Comments: Includes (26) metal/glass doors (19) wood/glass doors (16) wood doors and (3) metal doors. The doors vary in material and level of usage but appear to all be serviceable. The church will likely not have to replace all of the doors at one time. As such funding has been provided for periodic larger replacements which should be coordinated with the periodic re-keying project (refer to #700).

Useful Life:  
15 years

Remaining Life:  
11 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History

**Comp #: 1402 Directional Signs - Replace****Quantity: (40) Assorted Signs**

Location: Building exterior surfaces

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2015

Comments: The directional signs are intact and legible. Generally attractive (presenting a good first impression). No tarnishing or abuse observed. Plan to replace all of the signs at one time to maintain the aesthetic uniformity.

Useful Life:  
15 yearsRemaining Life:  
11 years

Best Case: \$ 3,200

Worst Case: \$ 4,800

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History

---

**Comp #: 1810 Chevrolet Astro (2010) - Replace****Quantity: (1) Van**

Location: Parking Lot

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2010

Comments: The van is older but appears to be fully serviceable. At long intervals plan to replace the van to ensure continued good operation.

Useful Life:  
10 yearsRemaining Life:  
2 years

Best Case: \$ 30,000

Worst Case: \$ 50,000

Lower estimate to replace, including trade-in

Higher estimate, including handicap features

Cost Source: ARI Cost Database

---

**Comp #: 1810 Ford Transit (2016) - Replace**

**Quantity: (1) Van**

Location: Parking Lot

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2016

Comments: The van is a relatively recent purchase and appears to be aging well. No problems reported or noted. Plan to replace at long intervals.

Useful Life:  
15 years

Remaining Life:  
12 years



Best Case: \$ 30,000

Worst Case: \$ 50,000

Lower estimate to replace, including trade-in

Higher estimate, includes handicap capabilities

Cost Source: Client Cost History

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## Building Exteriors

### Comp #: 324 Wall Lights - Replace

Quantity: (19) Fixtures

Location: Building exterior surfaces

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2015

Comments: Inspected during daylight hours but assumed to be functional. Typical minor aging and weathering observed. Plan to eventually replace all fixtures at the same time to maintain a uniform appearance. Best to clean the fixtures on a regular basis to ensure full illumination.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$ 4,900

Worst Case: \$ 8,000

Lower estimate to replace with similar  
decorative fixtures

Higher estimate

Cost Source: Client Cost History

---

### Comp #: 325 Recessed Lights - Replace

Quantity: (20) Fixtures

Location: Building overhang entry areas

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2015

Comments: Includes (14) mounted fixtures and (6) in-ground fixtures. Local areas of grime build up observed but no missing or broken fixtures noted. No problems reported. Plan to replace all of these lights at one time for better economies of scale.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Lower estimate to replace, installed @ \$150  
ea

Higher estimate, \$200 ea

Cost Source: ARI Cost Database

**Comp #: 1113 Metal Trim - Repair/Replace****Quantity: Approx 300 LF**

Location: Rooftop and building edge areas

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2015

Comments: Metal trim will typically reach a very long useful life. Plan to touch up and complete minor repairs alongside the #1115 exterior surfaces component. Best to eventually replace alongside the #1308 metal roof.

Useful Life:

20 years

Remaining Life:

16 years



Best Case: \$ 13,000

Worst Case: \$ 17,000

Lower estimate to replace

Higher estimate

Cost Source: Consultation with building architect

---

**Comp #: 1115 Exterior Surfaces- Repaint/Refinish****Quantity: Railings Overhangs Etc.**

Location: Extensive exterior areas

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2015

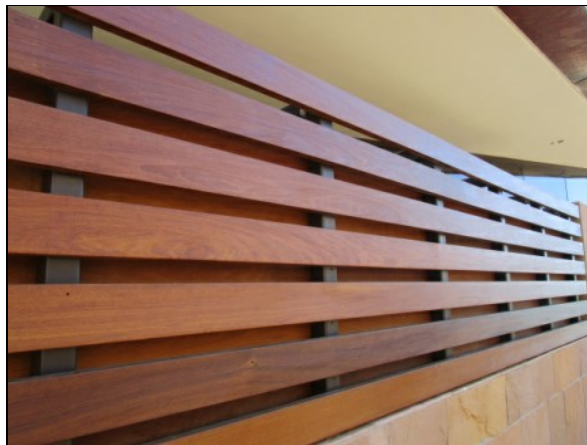
Comments: Includes approximately 330 GSF of roof overhangs 50 LF of HVAC well wood railing and 910 LF of wood/metal railing. The exterior surfaces appear to be in fair condition. Local areas of weathering and fading noted but no severe paint loss or structural damage. This project should be completed on schedule to maintain good aesthetics and to help reduce the need for costly repairs.

Useful Life:

5 years

Remaining Life:

1 years



Best Case: \$ 10,000

Worst Case: \$ 16,000

Lower estimate to prep and seal

Higher estimate

Cost Source: ARI Cost Estimate

---



**Comp #: 1126 Stone Veneer - Replace****Quantity: Approx 11,100 GSF**

Location: Building exterior surfaces

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2010

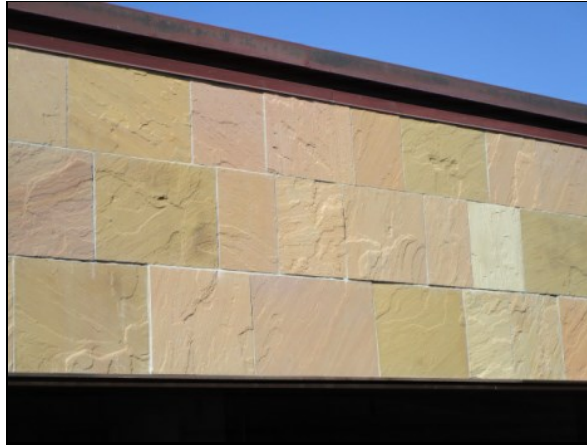
Comments: Some local areas of advanced deterioration. Expect those to be resolved with architect and contractor. Generally intact and attractive, long life anticipated.

Useful Life:

40 years

Remaining Life:

31 years



Best Case: \$ 222,000

Worst Case: \$ 278,000

Lower estimate for replacement project,  
\$20/GSF

Higher estimate, \$25/GSF

Cost Source: Estimate by church architect

---

**Comp #: 1307 Single Ply Roof (Admin) - Replace****Quantity: Approx 4170 GSF**

Location: Rooftop of Admin wing

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in approx 2010

Comments: The roof appears to be aging normally. No reports of any water penetration and no signs of any ponding. Single ply materials can sometimes be sealed to help extend the useful life. Best to have the roof cleaned and inspected regularly.

Useful Life:

25 years

Remaining Life:

16 years



Best Case: \$ 50,000

Worst Case: \$ 58,400

Lower estimate to replace, \$12/GSF

Higher estimate, \$14/GSF

Cost Source: ARI Cost Database

---

**Comp #: 1308 Metal Roof (Church) - Replace****Quantity: Approx 6330 GSF**

Location: Main sanctuary building rooftop

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2010

Comments: No access to closely inspect but the roof appears to be aging normally. No signs of abnormal damage or wear. Plan to recoat regularly to ensure a full useful life is reached.

Useful Life:

40 years

Remaining Life:

31 years



Best Case: \$ 69,600

Worst Case: \$ 101,000

Lower estimate to replace, \$11/GSF

Higher estimate, \$16/GSF

Cost Source: ARI Cost Database

---

**Comp #: 1309 Metal Roof (Church) - Recoat****Quantity: Approx 6330 GSF**

Location: Main sanctuary rooftop

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2010

Comments: Periodic recoating is a process that will help protect the metal surfaces from damaging weather elements. Plan to execute on schedule for best results.

Useful Life:

10 years

Remaining Life:

1 years



Best Case: \$ 15,800

Worst Case: \$ 22,200

Lower estimate to prep and coat, \$2.50/GSF

Higher estimate, \$3.50/GSF

Cost Source: ARI Cost Database

---



**Comp #: 1310 Gutters/Downspouts - Replace**

**Quantity: Approx 535 LF**

Location: Building exterior surfaces

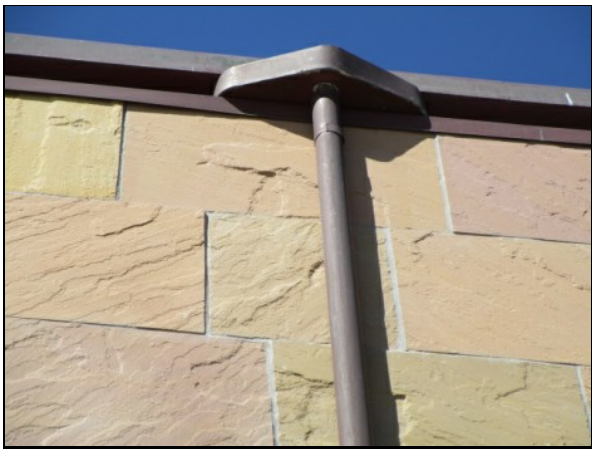
Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2010

Comments: The gutters are intact and assumed to be functional. Best to clean on a regular basis. Plan to completely replace at long intervals to ensure continued good drainage.

Useful Life:  
40 years

Remaining Life:  
31 years



Best Case: \$ 8,600

Worst Case: \$ 9,600

Lower estimate to replace, \$16/LF

Higher estimate, \$18/LF

Cost Source: ARI Cost Database

---

## Building Interiors

### Comp #: 325 Fluorescent Lights - Replace

Quantity: Approx (133) Fixtures

Location: Building interior surfaces

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in approx 2010

Comments: The fluorescent lights vary in style but appear to all be operational. Periodic replacement will help ensure adequate illumination is available throughout the property.

Useful Life:  
25 years

Remaining Life:  
16 years



Best Case: \$ 26,600

Worst Case: \$ 34,600

Lower estimate to replace, \$200 ea

Higher estimate, \$260 ea

Cost Source: ARI Cost Databases

---

### Comp #: 326 Exit Signs - Replace

Quantity: (23) Fixtures

Location: Scattered areas throughout property

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2010

Comments: The exit signs are functional and fully visible. No abuse or wear observed. Expect the fixtures to reach full useful lives.

Useful Life:  
20 years

Remaining Life:  
11 years



Best Case: \$ 4,100

Worst Case: \$ 4,900

Lower estimate to replace, \$180 ea

Higher estimate, \$210 ea

Cost Source: ARI Cost Database

---

**Comp #: 411 Drinking Fountains - Replace****Quantity: (2) Double Fountains**

Location: Main entry and bathroom areas

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2010

Comments: The water fountains are clean and serviceable. No mold or grime build up noted. With regular cleaning expect a full useful life.

Useful Life:

20 years

Remaining Life:

11 years



Best Case: \$ 4,600

Worst Case: \$ 5,800

Lower estimate to replace, \$2300 ea area

Higher estimate

Cost Source: ARI Cost Database

---

**Comp #: 601 Office Carpet - Replace****Quantity: Approx 355 GSY**

Location: Office/Admin areas

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2016

Comments: The carpet is clean and aging normally. No fraying or widespread staining noted. Best to cycle the replacement projects with the interior repainting projects (refer to #1110).

Useful Life:

12 years

Remaining Life:

9 years



Best Case: \$ 10,700

Worst Case: \$ 14,200

Lower estimate to replace, \$30/GSY

Higher estimate, \$40/GSY

Cost Source: ARI Cost Database

---

**Comp #: 601 Sanctuary Carpet - Replace****Quantity: Approx 460 GSY**

Location: Sanctuary other public areas

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2016

Comments: The carpet appears to be aging normally. Due to heavier traffic and usage the sanctuary carpet will likely need to be replaced more frequently than the office carpet. Best to do all sections at one time to maintain a uniform appearance.

Useful Life:  
6 years

Remaining Life:  
3 years



Best Case: \$ 13,800

Worst Case: \$ 18,400

Lower estimate to replace, \$30/GSY

Higher estimate, \$40/GSY

Cost Source: ARI Cost Database

---

**Comp #: 602 Vinyl Flooring - Replace****Quantity: Approx 5260 GSF**

Location: Hallways, and through-spaces etc.

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2010

Comments: The vinyl floors are intact and free of peeling. Normal scuffing and signs of usage observed. No heavy gashes or stains present. Overall good to fair conditions.

Useful Life:  
20 years

Remaining Life:  
11 years



Best Case: \$ 26,300

Worst Case: \$ 31,600

Lower estimate to replace, \$5/GSF

Higher estimate, \$6/GSF

Cost Source: ARI Cost Database

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**Comp #: 603 Tile Floor - Replace****Quantity: Approx 5200 GSF**

Location: Sanctuary areas, Fellowship Hall, bathroom, and kitchen areas

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2010

Comments: The tile surfaces are intact and free from any staining. No loose or missing tiles observed. All areas appear to be in good aesthetic condition. While these surfaces should reach a long useful life it is best to fund for eventual replacement.

Useful Life:

40 years

Remaining Life:

31 years



Best Case: \$ 62,400

Worst Case: \$ 93,600

Lower estimate to replace, \$12/GSF

Higher estimate, \$18/GSF

Cost Source: ARI Cost Database

---

**Comp #: 903 Sanctuary Seating - Replace****Quantity: (217) Chairs**

Location: Main Sanctuary area

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2010

Comments: The majority of the church seating is bolted to the floor. The furniture appears to be in fair condition. No heavy wear or damage noted, just normal minor age. Best to replace the loose pieces as well as the built-in furniture.

Useful Life:

15 years

Remaining Life:

6 years



Best Case: \$ 65,100

Worst Case: \$ 76,000

Lower estimate to replace, \$300 ea

Higher estimate, \$350 ea

Cost Source: ARI Cost Database

---

**Comp #: 904 Kitchen Equipment - Replace****Quantity: (10) Assorted Pieces**

Location: Kitchen

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Almost all pieces new in 2010

Comments: Includes (2) Frigidaire microwaves (2) Frigidaire ovens (1) ventilation hood (1) Frigidaire dishwasher (1) Summit commercial refrigerator (1) Summit commercial freezer (1) U-Line ice maker and (1) Frigidaire 5-burner electric stove top. The kitchen equipment is in clean good condition. The pieces were not tested but no problems were reported. This component provides funding for periodic replacements to ensure that the commercial style kitchen remains fully operational.

Useful Life:  
10 years

Remaining Life:  
1 years



Best Case: \$ 10,000

Worst Case: \$ 14,000

Lower estimate for new equipment

Higher estimate

Cost Source: ARI Cost Database

---

**Comp #: 909 Bathrooms - Refurbish****Quantity: (10) Bathrooms**

Location: Scattered locations through property

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Most areas new in 2010

Comments: Includes (12) sinks (7) dividers (15) toilets (2) urinal (1) shower and (9) built-in counters. The bathrooms are serviceable and clean. No signs of active leakage. Some signs of high use. This component provides funding for periodic refurbishments and fixture replacements.

Useful Life:  
12 years

Remaining Life:  
3 years



Best Case: \$ 16,000

Worst Case: \$ 26,000

Lower estimate for refurbish project

Higher estimate

Cost Source: ARI Cost Database

---



**Comp #: 911 Office Eqp/Furn - Replace**

**Quantity: Extensive pieces**

Location: Second floor offices

Funded?: No. All pieces subject to replacement on an ongoing basis through operational maintenance budget

History:

Comments: Generally servicable, all functional. High traffic, daily use office areas.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp #: 916 Movable Stage - Replace**

**Quantity: (1) 12x4 Stage**

Location: Sanctuary

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2010

Comments: The movable stage appears to be sturdy and in good condition. No problems observed. Plan to replace at long intervals.

Useful Life:  
20 years

Remaining Life:  
11 years



Best Case: \$ 6,000

Worst Case: \$ 10,000

Lower estimate to replace

Higher estimate

Cost Source: Client Cost Estimate

---



**Comp #: 917 Acoustic Ceiling Tiles - Replace****Quantity: Approx 4350 GSF**

Location: Throughout building

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2010

Comments: Acoustic ceiling tiles typically reach very long useful lives but eventually the fibers and materials begin to break down necessitating replacement. Due to the high cost this component provides funding for periodic replacement.

Useful Life:  
30 yearsRemaining Life:  
21 years

Best Case: \$ 28,300

Worst Case: \$ 32,600

Lower estimate to replace, \$6.50/GSF

Higher estimate, \$7.50/GSF

Cost Source: ARI Cost Database

---

**Comp #: 918 Built-In Cabinetry - Partial Refurb****Quantity: Cabinets Counters Etc.**

Location: Admin areas, Sunday School, and Fellowship Hall

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2010

Comments: Includes approximately 57 LF of upper cabinets 128 LF of base cabinets 30 LF of floor-to-ceiling cabinets and 114 LF of counters. The surfaces vary in condition depending on level of usage but all cabinets and counters appear to be aging well. No broken or inoperable fixtures noted. As complete replacement is highly unlikely funding has been provided for regular refurbishment and repairs.

Useful Life:  
10 yearsRemaining Life:  
1 years

Best Case: \$ 14,000

Worst Case: \$ 21,000

Lower estimate for refurb project

Higher estimate

Cost Source: ARI Cost Database

---

**Comp #: 920 Retractable Divider Walls - Replace****Quantity: (2) 20 LF 5-Panel Walls**

Location: Sunday School wing, Fellowship Hall

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2010

Comments: The divider walls are in good functional condition. No heavy markings or abrasions observed. Periodic replacement will ensure continued reliable operation.

Useful Life:

20 years

Remaining Life:

11 years



Best Case: \$ 15,000

Worst Case: \$ 22,500

Lower estimate to replace

Higher estimate

Cost Source: ARI Cost Database

---

**Comp #: 1110 Fellowship Hall/Offices - Repaint****Quantity: Approx 12300 GSF**

Location: Fellowship Hall and Admin areas

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Repainted in 2016

Comments: The interior surfaces are aging normally. Minor scuffing noted but no signs of any major staining or cracking. Plan to repaint periodically to ensure the interiors remain attractive and inviting.

Useful Life:

12 years

Remaining Life:

9 years



Best Case: \$ 6,200

Worst Case: \$ 9,200

Lower estimate to prep and repaint

Higher estimate

Cost Source: Client Cost History

---

**Comp #: 1110 Sanctuary - Repaint/Refinish****Quantity: Approx 7500 GSF**

Location: Main sanctuary area

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Last repainted in 2016

Comments: The interior surfaces are in good condition. No fading or staining noted. All surfaces are clean and aesthetically pleasing.

Useful Life:

12 years

Remaining Life:

9 years



Best Case: \$ 7,500

Worst Case: \$ 9,400

Lower estimate to prep and paint

Higher estimate

Cost Source: Client Cost History

---

**Comp #: 1110 Sunday School Interiors - Repaint****Quantity: Approx 7000 GSF**

Location: Sunday School rms

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Last repainted in 2016

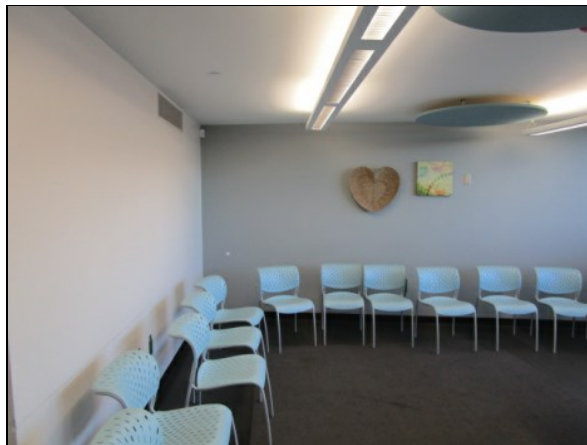
Comments: The Sunday School surfaces are clean and smooth. No heavy scuffing or damage noted except for isolated areas which were damaged by water intrusion. Assuming the damaged areas will be addressed in the immediate future as an Operating expense overall good conditions.

Useful Life:

12 years

Remaining Life:

9 years



Best Case: \$ 5,500

Worst Case: \$ 7,500

Lower estimate to prep and paint

Higher estimate

Cost Source: Client Cost History

**Comp #: 1802 Elevator Cab - Remodel**

**Quantity: (1) Std Cab**

Location: Core of building  
Funded?: Yes. Meets National Reserve Study Standards four-part test  
History: New in 2010  
Comments: The elevator cab is in good condition. No heavy scuffing or marring noted. All surfaces are clean and attractive. Plan to remodel periodically to maintain the quality aesthetics.

Useful Life:  
15 years

Remaining Life:  
6 years



Best Case: \$ 7,000

Worst Case: \$ 10,000

Lower estimate for new cab interior

Higher estimate

Cost Source: ARI Cost Database



## Mechanical

### Comp #: 303 Packaged HVAC Units - Replace

Quantity: (6) Bard 4-Ton Units

Location: Sunday School yard side of building

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2011

Comments: The HVAC units are assumed to be fully functional. No abnormal exterior wear observed. With regular maintenance these units should reach full useful lives. Model #: WH483-A04VP4XXX EHW04-A04 Serial #: 236P072439524-02 236P072439529-02 236P072439531-02.

Useful Life:  
15 years

Remaining Life:  
7 years



Best Case: \$ 32,000

Worst Case: \$ 42,400

Lower estimate to replace

Higher estimate

Cost Source: Cost Estimating Guidebooks

---

### Comp #: 303 Split HVAC Units - Replace

Quantity: (10) Assorted Units

Location: Pkg lot side of bldg

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2015

Comments: Original heat pumps were reportedly installed without the interior component coating that would help protect in an exterior installation. As such the useful life of the original units was rather short. These units are in service on a daily basis. Should achieve full design life.

Useful Life:  
12 years

Remaining Life:  
8 years



Best Case: \$ 45,500

Worst Case: \$ 61,800

Lower estimate for replacement units,  
installed

Higher estimate

Cost Source: ARI Cost Database



**Comp #: 306 Exhaust Fans - Replace****Quantity: (6) Units**

Location: Rooftop of main building area

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2012

Comments: The fans were not tested during the inspection. No problems reported. These fans are designed to ensure safe air quality levels in the utility rooms housing the air handlers.

Useful Life:

20 years

Remaining Life:

13 years



Best Case: \$ 8,000

Worst Case: \$ 10,000

Lower estimate to replace

Higer estimate

Cost Source: ARI Cost Database

---

**Comp #: 803 Water Heater/Tank - Replace****Quantity: (1) AO Smith 30 Gallon**

Location: Utility Closet

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2010

Comments: The water heater appears to be fully functional. No evidence of staining or corrosion. No problems reported. Expect a full useful life.

Useful Life:

15 years

Remaining Life:

11 years



Best Case: \$ 1,150

Worst Case: \$ 1,500

Lower estimate for replacement unit, installed

Higher estimate

Cost Source: ARI Cost Database

---

**Comp #: 1801 Elevator - Modernize****Quantity: (1) 3-Stop Hydraulic**

Location: Central core of building

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2010

Comments: Reported to be in good functional condition. Used on a daily basis. Modernization is typically required at longer intervals and consists primarily of replacing the controller door operator and push-button fixtures as well as any other code changes or upgrades required. Delaying or deferring this project can lead to unexpected failures and lengthy shut-down periods as replacement parts are ordered. Scheduling this project ahead of time will minimize down" period of the elevator and allow for optimal planning. State #: 161952."

Useful Life:  
25 years

Remaining Life:  
16 years



Best Case: \$ 50,000

Worst Case: \$ 70,000

Lower estimate to modernize

Higher estimate

Cost Source: ARI Cost Database

---

**Comp #: 1803 Fire Alarm Panels - Replace****Quantity: (1) Silent Knight System**

Location: Admin area

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New in 2010

Comments: Appeared clean, indicator lights on. We are not licensed to inspect these panels. Fire alarm panels should be inspected and maintained on a regular basis by licensed professionals as an Operating expense. Best to fund for eventual replacement with newer code-compliant technology.

Useful Life:  
10 years

Remaining Life:  
1 years



Best Case: \$ 6,000

Worst Case: \$ 10,000

Lower estimate for new panels

Higher estimate

Cost Source: ARI Cost Database

---



**Comp #: 1803 Fire Alarm System - Modernize**

**Quantity: (1) Silent Knight System**

Location: Admin area  
Funded?: Yes. Meets National Reserve Study Standards four-part test  
History: New in 2010

Comments: Presumed functional, indicator lights on, not tested. Includes (1) annunciator (134) sprinklers and (18) fire lights. Although some systems can last many years with only regular maintenance manufacturers do not make replacement parts for many systems once they reach a certain age. This component represents periodic technology upgrades. Panels and other smart" components should be replaced with more modern technology to ensure a quality

Useful Life:  
20 years

Remaining Life:  
11 years



Best Case: \$ 70,000

Worst Case: \$ 90,000

Lower estimate for modernization project

Higher estimate

Cost Source: ARI Cost Database