



RESERVE DATA ANALYST

Sample Reserve Study- Worship

Account Church-- Version Sample
July 01, 2017

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Sample Reserve Study- Worship Introduction

Thank you for utilizing the services of Reserve Data Analyst for your reserve study. We strive to create a comprehensive report that can be utilized for your budgeting needs and for future replacement schedules but above all else we place an emphasis on a high level of customer service. If there are any questions, concerns, corrections or revisions needed please do not hesitate to call or email us. While this study does have some explanations of the methodology used we have kept it to a minimum for brevity. More detailed explanations of methodology & concepts are explained in our Reserve Study Guidebook which can be found on our website at www.reservedataanalyst.com

There are a couple of tips to consider that will help you both navigate this study and understand the different sections within the study:

1. To most easily navigate this study we recommend printing out the Table of Contents page at the beginning of the study and the Component Index pages at the rear of the study. This way you don't need to print out the whole study, you can have the PDF of this study open on the computer and can refer to the printed out Table of Contents and Component Index pages to scroll to or jump to pages within your PDF reader program on the computer.
2. We have created a video summary of a sample study to explain the different pages & reports within this study. You can view this video in a smaller browser window while navigating your study for an explanation of each page in the study. This is extremely helpful and answers the majority of questions that we receive from readers of our reserve studies. *Link here:* www.reservedataanalyst.com/video-reserve-study

The below section summaries touch on the some of the more sought after sections of this study; these can be found on the following Table of Contents page.

Summary Page - The Summary Page is a brief outline of the findings and recommendations found after the due diligence was conducted by the Reserve Analyst. A percent funded and summary of the finding models can be found on this page.

Component List - Perhaps the most important section of the study is the Component List which is the basis for the recommendations found within the study. It is important that this list is comprehensive and accurate so that the funding models are helpful and accurate in their projections.

Funding Plans & Percent Funded - Following the Component List are the Funding Models, Percent Funded Calculations and Projections. These are based on the component list developed earlier and each have a different goal in mind.

Annual Expenditures Report - Following the Funding Plans is the Annual Expenditure Report which shows the projected replacement schedule of the components annually for the next 30 years.

Component Detail Reports - The Component Detail Report section of this study gives recommendations for each component as well as shows the specifics of the component (e.g. – quantity, location, special considerations, etc.).

Sample Reserve Study- Worship Summary Page

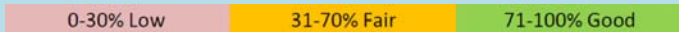
Profile

Name	Sample Reserve Study - Worship
Location	,
Type	Worship Facility
Base Year / Age	June, 1 1988
Fiscal Year Ends	December, 31 2017

Parameters

Level of Service	Level I Full Reserve Study (With Site-Visit)
Prepared for Fiscal Year	2017
On Site Inspection Date	August, 16 2016
Allocation Increase Rate	ref Funding Model Summary
Contingency Rate	ref Component Detail Report
Inflation Rate	3%
Interest Rate	1%
Tax Rate	0% - Non-Profit
Funding Plan - Method	Cash Flow – achieve 100% funded in 30 years

Summary

*Current Reserve Allocation	\$17,000 per year
*Estimated FY Start Balance	\$18,500
Fully Funded Balance	\$1,393,298 <i>(ideal amount in reserve account)</i>
Percent Funded	-> 1% 
(Deficit) or Surplus	(-\$1,374,798)

*Supplied by Client

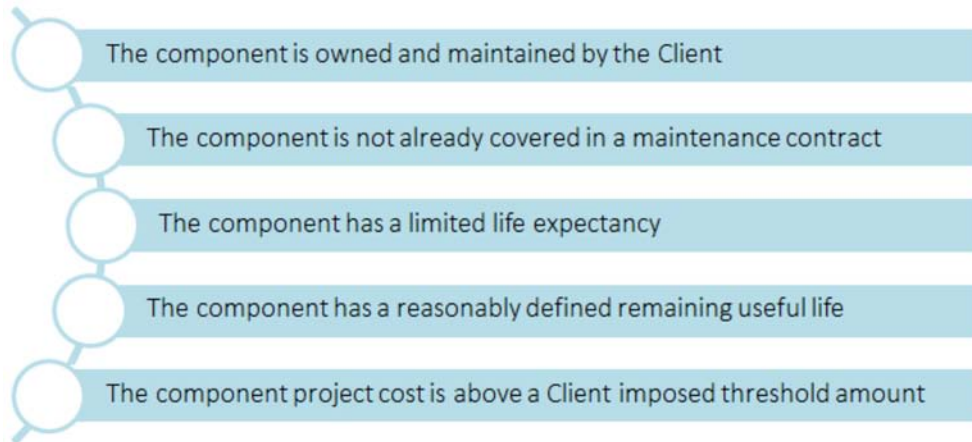
	per year		per month
Recommended Funding -Achieve 100% funded level within 30 years-	\$182,100	\$15,175	
Baseline Funding -Keeps account above \$0 over the 30 years in this study-	\$147,324	\$12,277	
Current Funding -Current data supplied by Client	\$17,000	\$1,417	
5 Year 100% Funded Model -100% Funded Within 5 Years	\$155,000	\$12,917	

Sample Reserve Study- Worship What Components Are Included?

Included Components

Reserve expenses for components are major expenses which must be budgeted for in advance in order to provide the necessary funds in time for their occurrence. Reserve expenses are reasonably predictable both in terms of frequency and cost. They are expenses that when incurred would have a significant impact on the smooth operation of the budgetary process from one year to the next if they were not reserved for in advance.

A common concern when beginning this process is what components are to be included and funded for in the Reserve Study. Nationally recognized Reserve Study Standards indicates reserve components need to meet the following criteria:



Excluded Common Area Components

Some common area components may have been left out of the study or included in the component list but “Unfunded” and not considered in the mathematical models. These components will typically fall into one or more of the categories listed below.

- Below Threshold Costs - Component repair and/or replacement costs that are deemed too small to be considered reserve expenses are typically included in the operational or maintenance budget have not been funded for in this study.
- Operational Expenses - These occur at least annually and can be effectively budgeted for each year. They are characterized as being reasonably predictable both in terms of frequency and cost.
- Very Long or Unpredictable Useful Life Expectancy - Components which, when properly maintained, have a very long useful life with no predictable replacement cycle.
- Unit Improvements - Improvements made to the property that fall within the Governing Documents’ unit description summary (unit owner’s responsibility).
- Other Non-Association/Organization Owned - Improvements installed on the property but which are owned by other parties such as governmental agencies, utility companies, the US Postal Service, etc.

**Sample Reserve Study- Worship
The Component List**

Report Date July 01, 2017
 Beginning Fiscal Year January 01, 2017
 Account Number Church

Version Number Sample

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Administration Building								
Acoustic Ceiling Tile- AdminBldg- Replace	2001	2046	45	0	29	3,200 sf	7.00	22,400
Air Conditioning Port. Unit- AdminBldg- R..	2012	2022	10	0	5	1 ea	740.00	740
Appliances- AdminBldg- Replace	2001	2026	25	0	9		1,250.00	1,250
Bathrooms- AdminBldg- Refurbish	2001	2026	25	0	9		1,325.00	1,325
Computer Equipment- AdminBldg- Replace	2012	2017	5	0	0		13,100.00	13,100
Doors- Ext.- AdminBldg- Replace	1988	2028	40	0	11		7,500.00	7,500
Doors- Int. AdminBldg- Replace	1988	2028	40	0	11		15,400.00	15,400
Ext. Surfaces- AdminBldg- Paint/Seal/Repa..	2010	2017	6	0	0	3,817 sf	3.25	12,405
Fire System- AdminBldg- Modernize	2001	2021	20	0	4		4,200.00	4,200
Fire System Backflow Device- AdminBldg- ..	2001	2021	20	0	4	1 ea	1,500.00	1,500
Fire System Peripherals- AdminBldg- Mod..	2001	2031	30	0	14	14 ea	250.00	3,500
Fire System Sprinkler Heads- AdminBldg- R..	2001	2021	20	0	4	15 ea	100.00	1,500
Flooring- Carpet- AdminBldg- Replace	2001	2021	20	0	4	2,646 sf	7.00	18,522
Flooring- Entry Pad- AdminBldg- Replace	2001	2017	12	0	0	48 sf	15.00	720
Flooring- Polish. Concrete- AdminBldg- Re..	2001	2026	25	0	9	907 sf	5.75	5,215
Flooring- Vinyl- AdminBldg- Replace	2001	2021	20	0	4	96 sf	14.75	1,416
Furniture- AdminBldg- Replace	2001	2026	25	0	9		16,900.00	16,900
Gutters & Downs- AdminBldg- Replace	2001	2026	25	0	9	366 lf	15.50	5,673
HVAC- AdminBldg- Replace	2010	2030	20	0	13		6,100.00	6,100
Int. Surfaces- AdminBldg- Paint/Stain	2010	2020	10	0	3	13,015 sf	1.10	14,316
Kitchen- AdminBldg- Refurbish	2001	2026	25	0	9	1 ls	6,500.00	6,500
Lights- Int. AdminBldg- Replace	2001	2036	35	0	19		9,975.00	9,975
Plumbing Repair- AdminBldg- Contingency	1990	2017	3	0	0	1 ls	4,000.00	4,000
Railing- Int. AdminBldg- Replace	1988	2038	50	0	21	68 lf	25.00	1,700
Roof- CompSh- AdminBldg- Replace	1988	2018	25	5	1	56 squares	456.00	25,536
Siding- Stucco- AdminBldg- Replace	2001	2025	24	0	8	634 sf	11.00	6,976
Trellis- AdminBldg- Replace	2001	2036	35	0	19	19 lf	55.00	1,045
Water Heater- AdminBldg- Replace	2014	2029	15	0	12	1 ea	2,500.00	2,500
Windows- AdminBldg- Replace	1988	2028	40	0	11	873 sf	80.00	69,840
Administration Building- Total								\$281,755

Education Building

Acoustic Ceiling Tile- EducBldg- Replace	2001	2046	45	0	29	6,854 sf	7.00	47,978
Appliances- EducBldg- Replace	2001	2026	25	0	9		6,850.00	6,850
Art- Wall Tapestry Educ Bldg- Replace	2001	2026	25	0	9	1 ls	2,500.00	2,500
Bathrooms- EducBldg- Refurbish	2001	2026	25	0	9		14,950.00	14,950

**Sample Reserve Study- Worship
The Component List**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Education Building continued...</i>								
Bike Rack- EducBldg- Replace	2001	2041	40	0	24	1 ea	500.00	500
Deck- EducBldg- Replace	2001	2031	30	0	14	130 sf	50.00	6,500
Deck- EducBldg- Topcoat	2001	2017	5	0	0	60 sf	5.00	300
Doors- Ext.- EducBldg- Replace	1988	2028	40	0	11		15,400.00	15,400
Doors- Int. EducBldg- Replace	2001	2041	40	0	24		25,800.00	25,800
Drinking Fountains- EducBldg- Replace	2001	2021	20	0	4	2 ea	1,500.00	3,000
Elevator- EducBldg- Cab/Door Refurbish	2001	2021	15	5	4	1 ls	15,000.00	15,000
Elevator- EducBldg- Modernize	2001	2031	30	0	14	1 ls	65,000.00	65,000
Ext. Surfaces- EducBldg- Paint/Seal/Repair	2013	2019	6	0	2	5,425 sf	3.25	17,631
Fire System- EducBldg- Modernize	2001	2021	20	0	4		4,200.00	4,200
Fire System Backflow Device- EducBldg- R..	2001	2021	20	0	4	1 ea	1,500.00	1,500
Fire System Peripherals- EducBldg- Moder..	2001	2031	30	0	14	20 ea	250.00	5,000
Fire System Sprinkler Heads- EducBldg- R..	2001	2021	20	0	4	40 ea	100.00	4,000
Flooring- Carpet- EducBldg- Replace	2001	2021	20	0	4	3,890 sf	7.00	27,230
Flooring- Polish. Concrete- EducBldg- Refi..	2001	2026	25	0	9	2,391 sf	5.75	13,748
Flooring- Tile- EducBldg- Replace	2001	2051	50	0	34	48 sf	22.50	1,080
Flooring- Vinyl- EducBldg- Replace	2001	2021	20	0	4	2,038 sf	14.75	30,060
Furniture- EducBldg- Replace	2001	2026	25	0	9		25,400.00	25,400
Gutters & Downs- EducBldg- Replace	2001	2026	25	0	9	536 lf	15.50	8,308
HVAC- EducBldg- Replace	2001	2021	20	0	4		50,929.00	50,929
Int. Surfaces- EducBldg- Paint/Stain	2010	2020	10	0	3	22,065 sf	1.10	24,271
Kitchen- EducBldg- Refurbish	2001	2026	25	0	9	1 ls	13,000.00	13,000
Kitchenette/Cabinet Sets- EducBldg- Repl..	2001	2036	35	0	19	13 ea	3,000.00	39,000
Lights- Ext. EducBldg- Replace	2001	2031	30	0	14		2,125.00	2,125
Lights- Int. EducBldg- Replace	2001	2036	35	0	19		26,200.00	26,200
Plumbing Repair- EducBldg- Contingency	2001	2017	3	0	0	1 ls	6,000.00	6,000
Railing- Ext. EducBldg- Replace	2001	2031	30	0	14		3,180.00	3,180
Roof- CompSh- EducBldg- Replace	2001	2026	25	0	9	65 squares	456.00	29,640
Siding- Stucco- EducBldg- Replace	2001	2025	24	0	8	665 sf	11.00	7,315
Siding- Wood- EducBldg- Replace	2001	2031	30	0	14	2,300 sf	13.50	31,050
Water Heater- EducBldg- Replace	2001	2021	15	5	4	2 ea	3,600.00	7,200
Windows- EducBldg- Replace	2001	2041	40	0	24		53,477.00	<u>53,477</u>
Education Building- Total								\$635,323
Grounds								
Asphalt- Overlay Lower Lot	1993	2018	25	0	1	1,770 sf	2.30	4,071
Asphalt- Overlay Upper Lot	2006	2031	25	0	14	14,177 sf	2.30	32,607
Asphalt- Seal/Stripe/Repair Lower Lot	1993	2017	5	0	0	1,770 sf	0.40	708
Asphalt- Seal/Stripe/Repair Upper Lot	2013	2018	5	0	1	14,177 sf	0.40	5,671
Backflow Device- Refurbish	2001	2021	20	0	4	1 ea	1,500.00	1,500
Benches- Exterior- Replace	2001	2026	25	0	9	19 ea	400.00	7,600

**Sample Reserve Study- Worship
The Component List**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Grounds continued...</i>								
Concrete Curb- Repair Contingency	2016	2021	5	0	4	80 lf	34.00	2,747
Concrete Parking Stops- Contingency	2016	2021	5	0	4	1 ea	150.00	210
Concrete Surfaces- Repair Contingency	2016	2021	5	0	4	350 sf	12.00	4,201
Fence- Wood- Perim.- Paint/Stain	1980	2017	5	0	0	172 lf	7.00	1,204
Fence- Wood- Perim.- Replace	1980	2017	20	0	0	172 lf	28.00	4,816
Fence- Wood @ HVAC- Paint/Stain	2011	2017	5	0	0	28 lf	7.00	196
Fence- Wood @ HVAC- Replace	2011	2031	20	0	14	28 lf	28.00	784
Gravel Parking Lot- Replenish/Regrade	2015	2030	15	0	13	31,222 sf	1.25	39,027
Gravel Pathways- Replenish/Regrade	2010	2020	10	0	3	4,935 sf	1.25	6,169
Lights- Bollard- Replace	2012	2037	25	0	20	4 ea	400.00	1,600
Lights- Landscape- Replace	1990	2017	25	0	0	11 ea	150.00	1,650
Lights- Pole- Replace	2010	2035	25	0	18	10 ea	1,500.00	15,000
Mailbox- Replace	2010	2030	20	0	13	1 ea	400.00	400
Picnic Table- Composite- Replace	2011	2036	25	0	19	1 ea	850.00	850
Railing- Ext. Metal- Replace	1990	2025	35	0	8	37 lf	47.00	1,739
Railings- Wood Replace	2001	2026	25	0	9	602 lf	15.00	9,030
Railroad Ties- Replace	2001	2017	3	0	0	21 ea	175.00	3,675
Retaining Walls- Concrete Block/Stone- R..	<i>Unfunded</i>							
Shed- Repair Contingency	2001	2017	3	0	0	1 ls	2,000.00	2,000
Sign- Entry- Replace	2016	2041	25	0	24	1 ea	3,000.00	3,000
Sign- Small Parking/Garden- Replace	2012	2032	20	0	15	15 ea	250.00	3,750
Soaker Hoses- Replace	2013	2018	5	0	1	1 ls	500.00	500
Storm Sewer System- Refurbish	2005	2017	10	0	0	1 ls	3,500.00	3,500
Trails- Wood Chips- Replenish	2015	2020	5	0	3	1,774 sf	0.60	1,064
Trash Receptacles- Replace	2001	2021	20	0	4	2 ea	150.00	300
Tree Maintenance	2010	2017	5	0	0	1 ls	3,000.00	3,000
Water Fountain- Refurbish	2017	2017	5	0	0	4 ea	1,500.00	6,000
Well- Refurbish	1955	2017	30	0	0	1 ls	8,000.00	8,000
Grounds- Total								<u>\$176,569</u>
Multipurpose Building								
Acoustic Ceiling Tile- MultiPurp.- Replace	2001	2046	45	0	29	2,500 sf	7.00	17,500
Bathrooms- MultiPurp.- Refurbish	2001	2026	25	0	9		11,950.00	11,950
Doors- Ext.- MultiPurp.- Replace	1988	2028	40	0	11		13,100.00	13,100
Doors- Int. MultiPurp.- Replace	1988	2028	40	0	11		10,300.00	10,300
Drinking Fountains- MultiPurp.- Replace	2001	2021	20	0	4	1 ea	1,500.00	1,500
Ext. Surfaces- MultiPurp.- Paint/Seal/Repair	2010	2017	6	0	0	3,320 sf	3.25	10,790
Fire System- MultiPurp.- Modernize	2001	2021	20	0	4		4,200.00	4,200
Fire System Backflow Device- MultiPurp.- ..	2001	2021	20	0	4	1 ea	1,500.00	1,500
Fire System Peripherals- MultiPurp.- Mode..	2001	2031	30	0	14	20 ea	250.00	5,000
Fire System Sprinkler Heads- MultiPurp.- ..	2001	2021	20	0	4	12 ea	100.00	1,200

**Sample Reserve Study- Worship
The Component List**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Multipurpose Building continued...</i>								
Flooring- Carpet- MultiPurp.- Replace	2001	2021	20	0	4	2,021 sf	7.00	14,147
Flooring- Entry Pad- MutiPurp. Replace	2001	2017	12	0	0	24 sf	15.00	360
Flooring- Polish. Concrete- MultiPurp.- Re..	2001	2026	25	0	9	735 sf	5.75	4,226
Flooring- Vinyl- MultiPurp.- Replace	2001	2021	20	0	4	324 sf	14.75	4,779
Gutters & Downs- MultiPurp.- Replace	2001	2026	25	0	9	344 lf	15.50	5,332
HVAC- MultiPurp.- Replace	2010	2030	20	0	13		6,100.00	6,100
Int. Surfaces- MultiPurp.- Paint/Stain	2010	2020	10	0	3	8,000 sf	1.10	8,800
Kitchenette/Cabinet Sets- MultiPurp.- Rep..	2001	2036	35	0	19	4 ea	2,000.00	8,000
Lights- Ext. AdminBldg- Replace	2001	2031	30	0	14		2,275.00	2,275
Lights- Ext. MultiPurp.- Replace	2001	2031	30	0	14		2,125.00	2,125
Lights- Int. MultiPurp.- Replace	2001	2036	35	0	19		3,475.00	3,475
Plumbing Repair- MultiPurp.- Contingency	1990	2017	3	0	0	1 ls	3,000.00	3,000
Roof- CompSh- MultiPurp.- Replace	1988	2018	25	5	1	45 squares	456.00	20,520
Siding- Stucco- MultiPurp.- Replace	2001	2025	24	0	8	615 sf	11.00	6,772
Water Heater- MultiPurp.- Replace	2014	2029	15	0	12	1 ea	2,500.00	2,500
Windows- MultiPurp.- Replace	1988	2028	40	0	11	405 sf	80.00	<u>32,400</u>
Multipurpose Building- Total								\$201,851
Sanctuary Building								
Acoustic Ceiling Tile- Sanctuary- Replace	2001	2046	45	0	29	4,500 sf	7.00	31,500
Appliances- Sanctuary Ph. II- Replace	2011	2036	25	0	19		36,350.00	36,350
Appliances- Sanctuary Phase I- Replace	2011	2026	15	0	9		32,450.00	32,450
Bathrooms- Sanctuary- Refurbish	2001	2026	25	0	9		19,650.00	19,650
Computer Equipment- Sanctuary- Replace	2011	2017	5	0	0		2,900.00	2,900
Doors- Ext.- Sanctuary- Replace	1990	2030	40	0	13		29,000.00	29,000
Doors- Int. Sanctuary- Replace	1990	2030	40	0	13		29,500.00	29,500
Ext. Surfaces- Sanctuary- Paint-Stain/Seal/..	2013	2019	6	0	2	5,476 sf	3.25	17,797
Fire System- Sanctuary- Modernize	2001	2021	20	0	4		4,200.00	4,200
Fire System Backflow Device- Sanctuary- R..	2001	2021	20	0	4	1 ea	1,500.00	1,500
Fire System Peripherals- Sanctuary- Mode..	2001	2031	30	0	14	20 ea	250.00	5,000
Fire System Sprinkler Heads- Sanctuary- R..	1990	2017	20	0	0	30 ea	100.00	3,000
Flooring- Carpet- Sanctuary- Replace	2001	2021	20	0	4	4,840 sf	7.00	33,880
Flooring- Painted Concrete- Sanctuary- R..	2011	2021	10	0	4	483 sf	5.50	2,656
Flooring- Polish. Concrete- Sanctuary- Ref..	2001	2026	25	0	9	4,807 sf	5.75	27,640
Flooring- Tile- Sanctuary- Replace	2001	2051	50	0	34	137 sf	22.50	3,082
Flooring- Vinyl- Sanctuary- Replace	2001	2021	20	0	4	1,479 sf	14.75	21,815
Furniture- Sanctuary- Replace	2011	2036	25	0	19		106,325.00	106,325
Gutters & Downs- Sanctuary- Replace	2001	2026	25	0	9	153 lf	15.50	2,371
HVAC- Sanctuary- Replace	2012	2032	20	0	15		114,700.00	114,700
Int. Surfaces- Sanctuary- Paint/Stain	2011	2021	10	0	4	21,920 sf	1.10	24,112
Kitchen- Sanctuary- Refurbish	2001	2026	25	0	9	1 ls	6,000.00	6,000

**Sample Reserve Study- Worship
The Component List**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Sanctuary Building continued...</i>								
Lights- Ext. Sanctuary- Replace	2001	2031	30	0	14		2,525.00	2,525
Lights- Int. Sanctuary- Replace	2001	2036	35	0	19		27,150.00	27,150
Organ & Piano- Sanctuary- Replace	2011	2056	45	0	39		40,000.00	40,000
Plumbing Repair- Sanctuary- Contingency	1955	2017	3	0	0	1 ls	6,000.00	6,000
Projection Screen- Sanctuary- Replace	2011	2031	20	0	14	1 ea	3,600.00	3,600
Railing- Ext. SanctBldg- Replace	2011	2036	25	0	19	45 lf	45.00	2,025
Railing- Ext. SanctBldg- Paint/Stain	2011	2017	5	0	0	45 lf	7.00	315
Railing- Int. Mtl Sanctuary- Replace	1990	2040	50	0	23	60 lf	30.00	1,800
Railing- Int. Wd. Sanctuary- Replace	1990	2040	50	0	23	73 lf	25.00	1,825
Roof- Sanctuary- Replace	2012	2037	25	0	20	127 squares	475.00	60,325
Security System- Sanctuary- Replace	2016	2028	12	0	11	1 ls	4,000.00	4,000
Siding- Wood- Sanctuary- Replace	1990	2030	40	0	13	2,300 sf	13.50	31,050
Sound System- Sanctuary- Retrofit	2011	2026	15	0	9	1 ls	25,000.00	25,000
Water Heater- Sanctuary- Replace	2014	2029	15	0	12		5,400.00	5,400
Windows- Sanctuary- Replace	1990	2030	40	0	13		207,355.00	<u>207,355</u>
Sanctuary Building- Total								\$973,800

Holly House

Appliances- Holly Hse- Replace	2009	2034	25	0	17		5,650.00	5,650
Bathrooms- Holly Hse- Refurbish	2009	2034	25	0	17		24,000.00	24,000
Doors- Ext. Holly Hse- Replace	1980	2025	40	5	8	5 ea	1,400.00	7,000
Doors- Int. Holly Hse- Replace	2009	2039	30	0	22	15 ea	450.00	6,750
Ext. Surfaces- Holly Hse- Paint/Seal/Repair	2010	2017	6	0	0	3,300 sf	2.25	7,425
Fence- Wood- Holly Hse- Paint/Stain	1980	2017	5	0	0	280 lf	7.00	1,960
Fence- Wood- Holly Hse- Paint/Stain	2013	2018	5	0	1	85 lf	5.00	425
Fence- Wood- Holly Hse- Replace	1980	2017	20	0	0	280 lf	28.00	7,840
Fence- Wood- Holly Hse- Replace	2010	2030	20	0	13	85 lf	23.00	1,955
Flooring- Carpet- Holly House- Replace	2009	2019	10	0	2	1,200 sf	5.00	6,000
Flooring- Tile- Holly Hse- Replace	2009	2059	50	0	42	98 sf	22.50	2,205
Gravel Driveway- Holly Hse- Replenish/Re..	2015	2030	15	0	13	2,187 sf	1.25	2,734
Gutters & Downs- Holly Hse- Replace	2001	2026	25	0	9	273 lf	11.50	3,139
HVAC- Holly Hse- Replace	2009	2034	25	0	17	1 ea	4,000.00	4,000
Int. Surfaces- Holly Hse- Paint/Stain	2009	2019	10	0	2	13,400 sf	0.98	13,132
Kitchen- Holly Hse- Refurbish	2009	2034	25	0	17	1 ls	14,062.50	14,062
Lights- Ext.- Holly Hse- Replace	2009	2034	25	0	17		1,225.00	1,225
Lights- Int. Holly Hse- Replace	2009	2044	35	0	27	25 ea	125.00	3,125
Mailbox- Holly Hse- Replace	1990	2017	20	0	0	1 ea	150.00	150
Patio- Brick- Holly Hse- Replace	1960	2020	60	0	3	103 sf	75.00	7,725
Porches- Holly Hse- Replace	2009	2039	30	0	22	174 sf	40.00	6,960
Railing- Ext.- Holly Hse- Paint/Stain	2009	2017	5	0	0	24 lf	7.00	168
Railing- Ext.- Holly Hse- Replace	2009	2034	25	0	17	24 lf	72.00	1,728

**Sample Reserve Study- Worship
The Component List**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Holly House continued...</i>								
Roof- CompSh- Holly Hse- Replace	2009	2034	25	0	17	24 squares	456.00	10,944
Roof- Low Slope- Holly Hse- Replace	2009	2029	20	0	12	4 squares	425.00	1,700
Siding- Holly Hse- Replace Conting.	2016	2026	10	0	9	610 sf	10.50	6,405
Water Heater- Holly Hse- Replace	2009	2021	12	0	4	1 ea	2,000.00	2,000
Window Coverings- Holly Hse- Replace	2009	2019	10	0	2	601 sf	1.10	661
Windows- Holly Hse- Replace	1921	2017	60	0	0	601 sf	45.00	<u>27,045</u>
Holly House- Total								\$178,114
Playground								
Play Structure- Replace	2001	2021	20	0	4	1 ls	22,000.00	22,000
Playground Surface- Replenish	2010	2017	3	0	0	1,800 sf	0.95	<u>1,710</u>
Playground- Total								\$23,710
Total Asset Summary								<u>\$2,471,123</u>

Sample Reserve Study- Worship Excluded Components

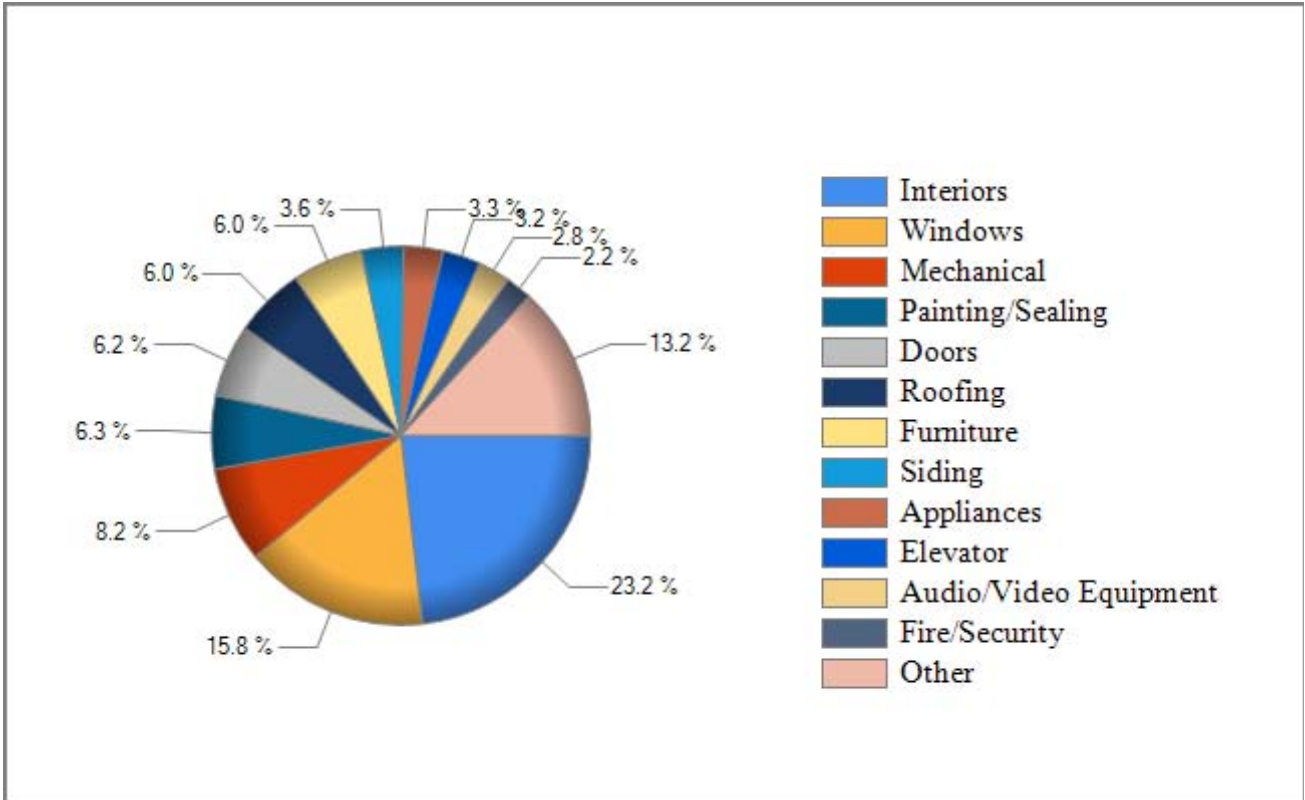
The below components have been excluded from funding in this reserve study. Note that the inclusion of any of these items at a later date via a revision or update to this study will impact the funding strategies developed by the Reserve Analyst.

Long Life Components

The below components are long life components at this time, have no predictable useful life, predictable remaining useful life or associated costs within the timeframe of this reserve study.

1. Electrical System - If at a future date updates to the electrical system appear needed we recommend updating future reserve studies with the estimated cost to do so after bids have been obtained. Note that code changes and upgrades necessary for technological advances are usually the reason for electrical upgrades.

Sample Reserve Study- Worship
 Current Cost by Category Chart

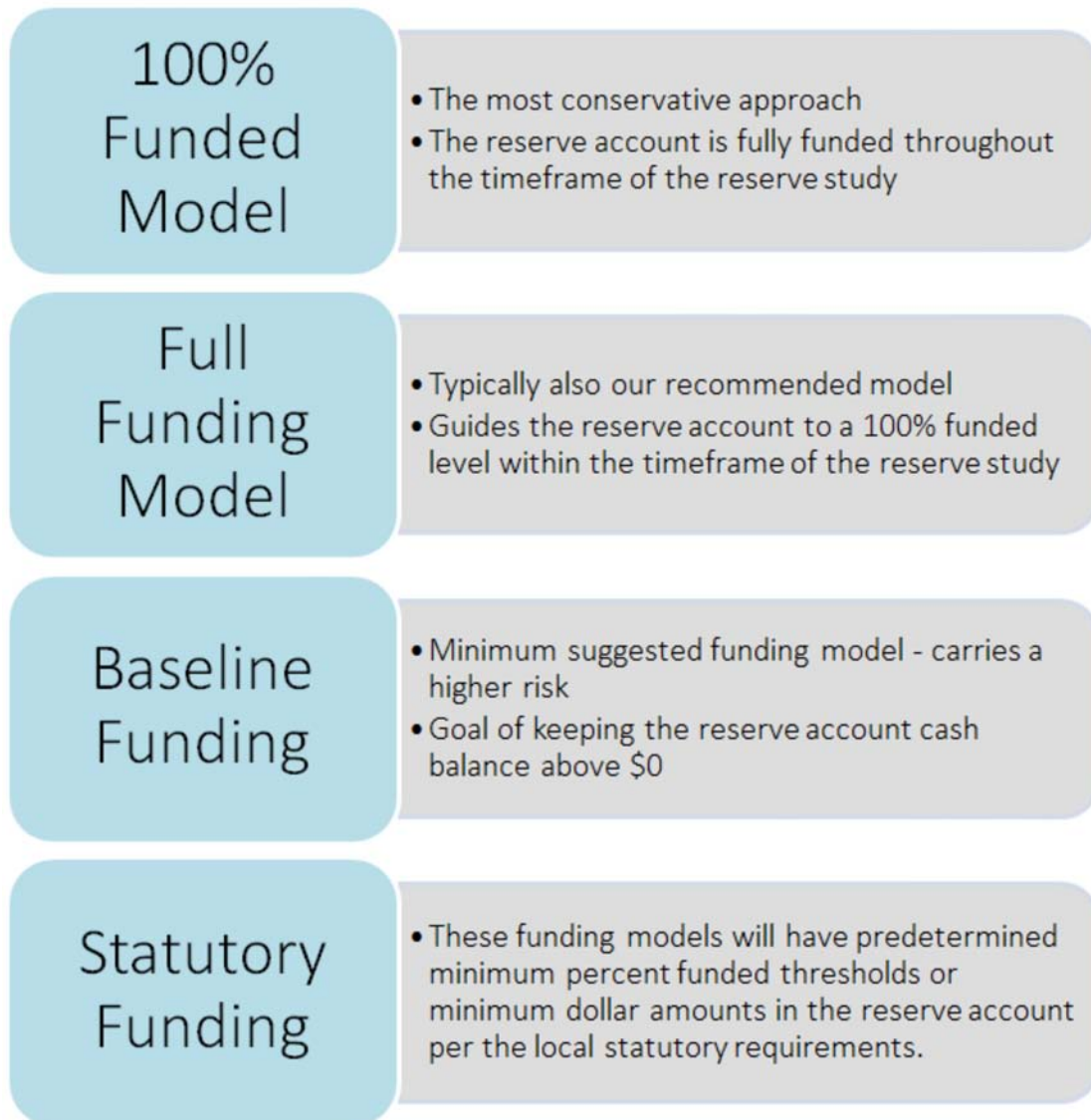


The above chart illustrates the current cost breakdown percentage of the Component Categories in this reserve study. Special attention should be given to those component categories which take up a bulk of the % of the current cost as these may require significant planning to adequately budget for their replacement. These large expenses may be well into the future during "Peak Year" cycles. Refer to the Cash Flow Projections and the Annual Expenditure Report for the projected timeline of expected expenditures.

Sample Reserve Study- Worship How Much To Reserve?

There is no right or wrong answer to “How Much Should We Reserve?” as the reserve contributions in all the funding models in this study are based on different funding goals. Each Client has different risk tolerances and challenges in enacting whatever funding plan is most appropriate to them. This being said any funding model that projects the reserve account balance to dip into a deficit would not, in our opinion, be appropriate or fiscally responsible as future special assessments, loans or deferred maintains are typically the outcome of any funding model that projects a deficit in the reserve account.

Below are some of the more common funding models utilized:



Sample Reserve Study- Worship About Percent Funded

Percent funded is a calculation of how much is in the reserve account versus an ideal amount known as the Fully Funded Balance. The different ranges in levels of funding are explained below.



71 - 100 % Funded - Good

At this level, the reserve balance is considered to be at a good level of funding. The risk for reliance on special assessments, loans and deferred maintenance is minimized. While the goal is to reach and remain at the 100% funded mark the actual funding level will likely fluctuate above and below 100% due to changing component expenses in any given period of time covered in this reserve study.

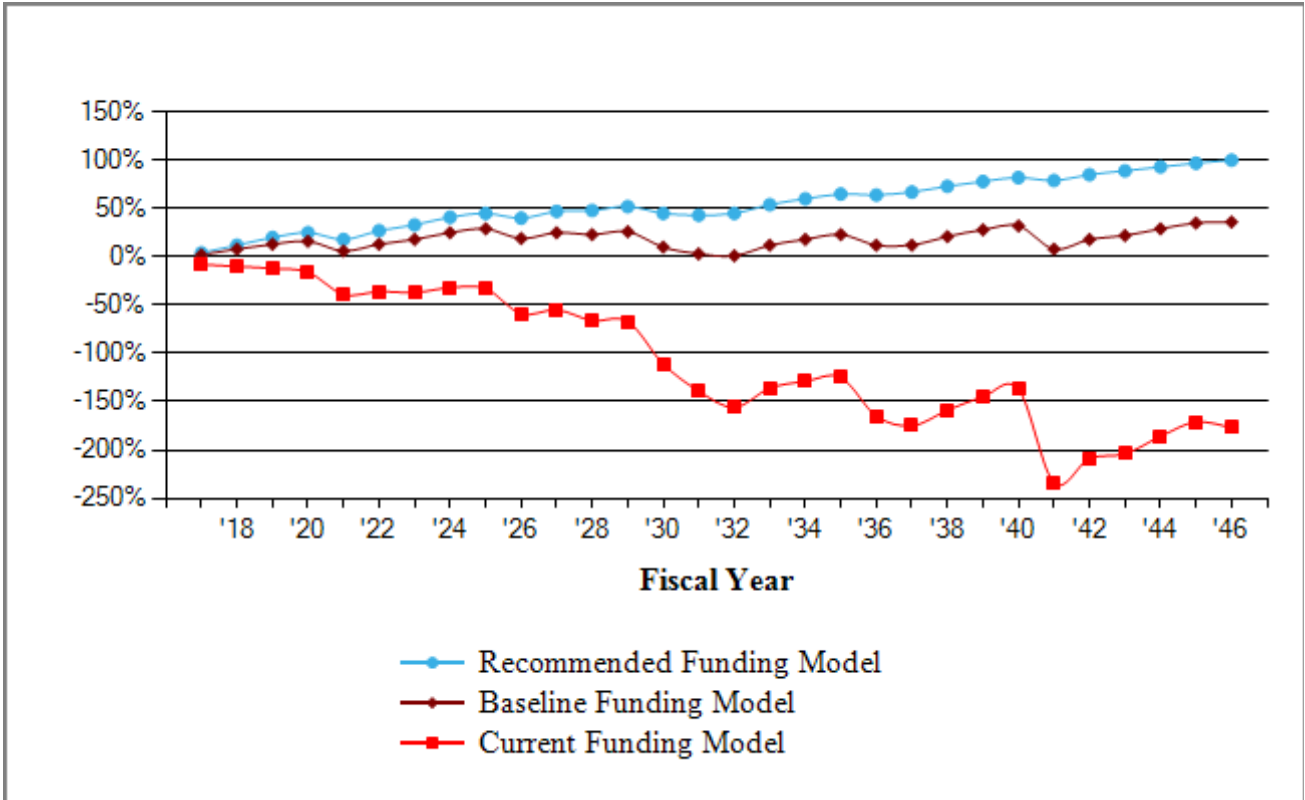
31 – 70 % Funded - Fair

A fairly funded reserve account is typically one on the right path to becoming fully funded but one that can also run into trouble if large expenses arise such as unexpected component failures or rapidly rising costs, specifically in years when large expenditures come to fruition. Additionally it is important that the Client is vigilant with their goal to reach a higher percent funded level as there is often pressure to reduce the reserve allocation rate or utilize money elsewhere as the reserve account balance grows to a level which is perceived to be large. Boards often have difficulties in continuing with the longer term goals in years of economic downturn when there is greater difficulty in continuing to allocation to the reserve account with regular annual increases to offset inflationary factors.

0 – 30 % Funded – Low

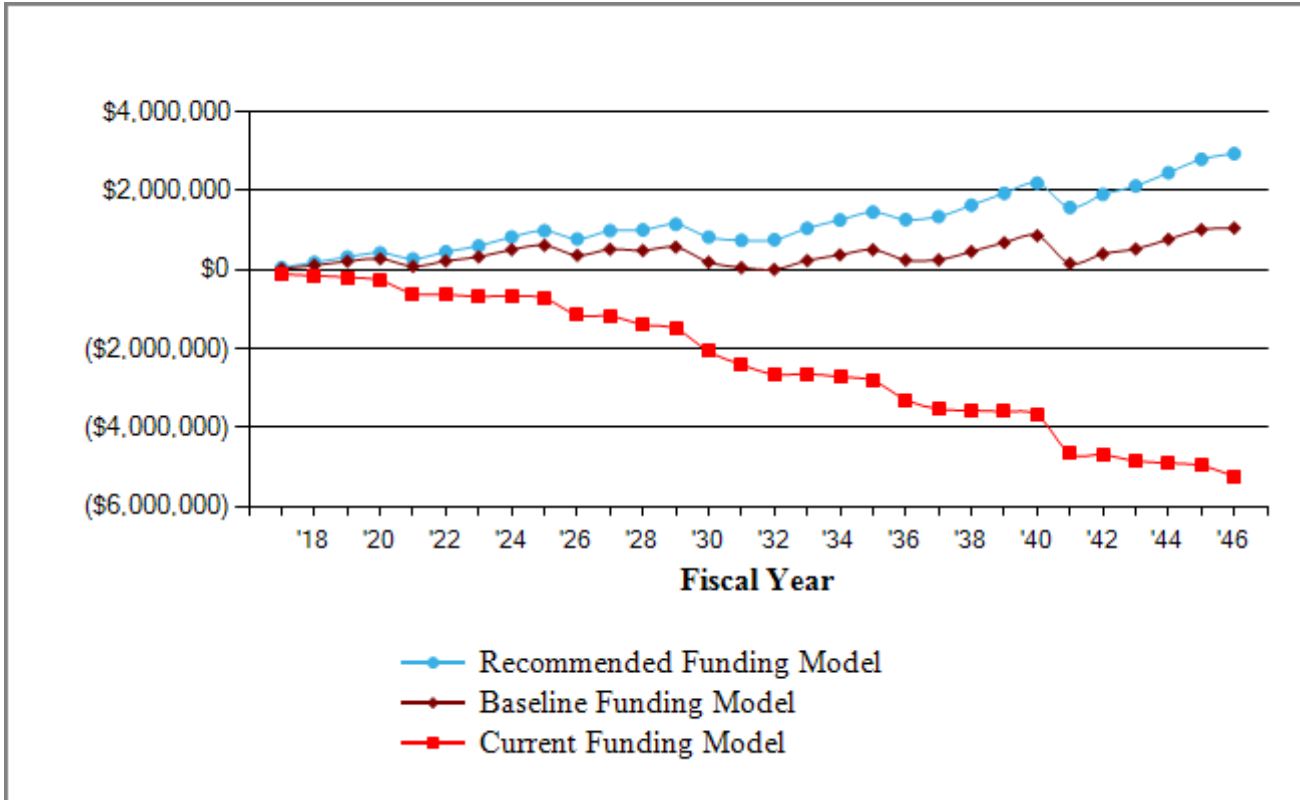
A low funding level often forces an Association/Organization to rely on special assessments and/or loans. With insufficient funds the Client may not be able to meet predictable component project expenditures. At this level of funding many Clients choose to defer component projects which results in condition deficiencies and over time will cause significant deferred maintenance issues which in turn hurt property values and aesthetic appeal of the property. Note that Associations/Organizations can often stay within a poor funding range for many years before any apparent negative impact. The reality of the financial position of the Association/Organization will often become apparent in "peak" expense years when one or several large expense component projects occur (e.g. roofing, asphalt, siding, windows) which will require special assessments to be implemented or loans secured.

Sample Reserve Study- Worship Percent Funded Chart



The chart above compares three funding models (Recommended Funding Model, Baseline Funding Model and the Current Funding Model) by the percentage funded, annually over the 30 year timeframe of this reserve study. Note that the Recommended Funding Plan increases the Client's reserve account Percent Funded Level to 100% funding within the timeframe of this study. Once this 100% funded level is reached it is a good indicator that the Client is on track to meet its future obligations with minimal risk of reliance on loans.

Sample Reserve Study- Worship
Reserve Acct. Balance Chart



The chart above compares the annual year end balance of the funding models (Recommended, Baseline & Current Funding Models) over the 30 years covered in this reserve study. Note than even though balances cannot realistically be in the negative territory these have been shown as a visual for the level of deficiency.

**Sample Reserve Study- Worship
Recommended Funding- Summary**

Report Date	July, 1 2017
Account Number	Church
Version	Sample
Budget Year Beginning	January, 1 2017
Budget Year Ending	December, 31 2017
Total Units	1

<i>Report Parameters</i>	
Inflation	3.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	1.00%
2017 Beginning Balance	\$18,500

We have developed a funding plan which will help steer the reserve account into a high funded range over a period of 30 years. This Recommended Funding Plan requires the Client to allocate the recommended allocation amount into the reserve account with annual increases over the 30 years covered in this study. In the following pages you will find the recommended allocation rates to the reserve account, expenditures projected and the Percent Funded level of the reserve account if following this Recommended Funding Plan.

This Recommended Funding Plan Takes into Account 4 Basic Principles:

1. There are adequate reserves when needed.
2. The budget should remain stable (with annual increases to offset inflationary factors).
3. The costs are fairly distributed over the 30 years in this study.
4. The funding plan must allow the Client to be fiscally responsible

<i>Recommended Funding Model Summary of Calculations</i>	
Required Month Contribution	\$15,175.00
Average Net Month Interest Earned	<u> </u>
Total Month Allocation to Reserves	\$15,175.00

**Sample Reserve Study- Worship
Recommended Funding- Projections**

Beginning Balance: \$18,500

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2017	2,471,123	182,100		143,937	56,663	1,412,053	4%
2018	2,545,257	187,563	1,001	58,424	186,803	1,523,531	12%
2019	2,621,615	193,190	2,338	58,584	323,746	1,642,067	20%
2020	2,700,263	198,986	3,359	96,959	429,132	1,728,629	25%
2021	2,781,271	204,955	1,821	358,705	277,203	1,552,732	18%
2022	2,864,709	211,104	3,575	35,463	456,419	1,708,750	27%
2023	2,950,650	217,437	5,004	75,943	602,916	1,832,133	33%
2024	3,039,170	223,960	7,274		834,150	2,041,948	41%
2025	3,130,345	230,679	8,790	83,981	989,638	2,176,230	45%
2026	3,224,255	237,599	6,703	450,925	783,015	1,941,372	40%
2027	3,320,983	244,727	8,746	44,821	991,666	2,122,685	47%
2028	3,420,612	252,069	8,905	241,598	1,011,042	2,111,834	48%
2029	3,523,231	259,631	10,279	128,288	1,152,664	2,222,597	52%
2030	3,628,928	267,420	7,016	598,930	828,169	1,857,307	45%
2031	3,737,796	275,443	6,175	362,455	747,332	1,730,176	43%
2032	3,849,929	283,706	6,303	273,308	764,033	1,696,767	45%
2033	3,965,427	292,217	9,125	13,794	1,051,581	1,935,541	54%
2034	4,084,390	300,984	11,176	101,831	1,261,910	2,096,862	60%
2035	4,206,922	310,013	13,112	124,396	1,460,639	2,246,025	65%
2036	4,333,129	319,313	11,191	519,314	1,271,829	1,999,329	64%
2037	4,463,123	328,893	11,905	264,614	1,348,013	2,014,197	67%
2038	4,597,017	338,760	14,735	64,516	1,636,991	2,242,436	73%
2039	4,734,928	348,922	17,696	64,195	1,939,414	2,484,880	78%
2040	4,876,975	359,390	20,202	122,848	2,196,158	2,681,424	82%
2041	5,023,285	370,172	14,010	1,001,796	1,578,543	1,986,004	79%
2042	5,173,983	381,277	17,251	67,505	1,909,566	2,239,720	85%
2043	5,329,203	392,715	19,321	198,732	2,122,870	2,373,795	89%
2044	5,489,079	404,497	22,633	88,652	2,461,349	2,633,421	93%
2045	5,653,751	416,632	25,960	102,558	2,801,382	2,894,905	97%
2046	5,823,364	429,131	27,327	313,284	2,944,556	2,955,829	100%

**Sample Reserve Study- Worship
Baseline Funding- Summary**

Report Date	July, 1 2017
Account Number	Church
Version	Sample
Budget Year Beginning	January, 1 2017
Budget Year Ending	December, 31 2017
Total Units	1

<i>Report Parameters</i>	
Inflation	3.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	1.00%
2017 Beginning Balance	\$18,500

The Baseline Funding Plan is considered a bare minimum approach which has a goal of only keeping the reserve account balance above \$0 over the 30 years covered in this reserve study and long term does not place the reserve account in a good funding range (above 70%) for much of the time period over the 30 years covered in this reserve study. We do not suggest following this funding method due to the higher risk for reliance on loans to fund the projected expenditures.

<i>Baseline Threshold Funding Model Summary of Calculations</i>	
Required Month Contribution	\$12,277.03
Average Net Month Interest Earned	
Total Month Allocation to Reserves	\$12,277.03

**Sample Reserve Study- Worship
Baseline Funding- Projections**

Beginning Balance: \$18,500

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2017	2,471,123	147,324		143,937	21,887	1,412,053	2%
2018	2,545,257	151,744	457	58,424	115,664	1,523,531	8%
2019	2,621,615	156,296	1,423	58,584	214,799	1,642,067	13%
2020	2,700,263	160,985	2,058	96,959	280,884	1,728,629	16%
2021	2,781,271	165,815	119	358,705	88,112	1,552,732	6%
2022	2,864,709	170,789	1,457	35,463	224,895	1,708,750	13%
2023	2,950,650	175,913	2,452	75,943	327,317	1,832,133	18%
2024	3,039,170	181,190	4,273		512,780	2,041,948	25%
2025	3,130,345	186,626	5,322	83,981	620,747	2,176,230	29%
2026	3,224,255	192,225	2,750	450,925	364,797	1,941,372	19%
2027	3,320,983	197,992	4,290	44,821	522,258	2,122,685	25%
2028	3,420,612	203,931	3,928	241,598	488,518	2,111,834	23%
2029	3,523,231	210,049	4,760	128,288	575,040	2,222,597	26%
2030	3,628,928	216,351	935	598,930	193,396	1,857,307	10%
2031	3,737,796	222,841		362,455	53,782	1,730,176	3%
2032	3,849,929	229,526		273,308	10,001	1,696,767	1%
2033	3,965,427	236,412	1,246	13,794	233,865	1,935,541	12%
2034	4,084,390	243,505	2,649	101,831	378,188	2,096,862	18%
2035	4,206,922	250,810	3,912	124,396	508,514	2,246,025	23%
2036	4,333,129	258,334	1,295	519,314	248,829	1,999,329	12%
2037	4,463,123	266,084	1,287	264,614	251,587	2,014,197	12%
2038	4,597,017	274,067	3,368	64,516	464,505	2,242,436	21%
2039	4,734,928	282,289	5,555	64,195	688,154	2,484,880	28%
2040	4,876,975	290,757	7,259	122,848	863,322	2,681,424	32%
2041	5,023,285	299,480	236	1,001,796	161,242	1,986,004	8%
2042	5,173,983	308,464	2,618	67,505	404,818	2,239,720	18%
2043	5,329,203	317,718	3,797	198,732	527,601	2,373,795	22%
2044	5,489,079	327,250	6,188	88,652	772,387	2,633,421	29%
2045	5,653,751	337,067	8,560	102,558	1,015,457	2,894,905	35%
2046	5,823,364	347,179	8,940	313,284	1,058,293	2,955,829	36%

**Sample Reserve Study- Worship
Current Funding- Summary**

Report Date	July, 1 2017
Account Number	Church
Version	Sample
Budget Year Beginning	January, 1 2017
Budget Year Ending	December, 31 2017
Total Units	1

<i>Report Parameters</i>	
Inflation	3.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	1.00%
2017 Beginning Balance	\$18,500

The Current Funding Model does not adequately fund the reserve account within the timeframe of this reserve study. This funding model assumes a 3% increase to the Current reserve allocation rate annually which still does not meet the projected obligations over the 30 years of this study. Continuing with this funding model will likely lead to a high risk for reliance on special assessments, loans and/or deferred maintenance. Note that while reserve account balance and percent funded could not realistically be in a negative territory it has been reported this way as a visual representation of the amount that the community is projected to be in shortfall.

<i>Current Assessment Funding Model Summary of Calculations</i>	
Required Month Contribution	\$1,416.67
Average Net Month Interest Earned	<u> </u>
Total Month Allocation to Reserves	\$1,416.67

**Sample Reserve Study- Worship
Current Funding- Projections**

Beginning Balance: \$18,500

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2017	2,471,123	17,000		143,937	-108,437	1,412,053	
2018	2,545,257	17,510		58,424	-149,352	1,523,531	
2019	2,621,615	18,035		58,584	-189,901	1,642,067	
2020	2,700,263	18,576		96,959	-268,283	1,728,629	
2021	2,781,271	19,134		358,705	-607,855	1,552,732	
2022	2,864,709	19,708		35,463	-623,611	1,708,750	
2023	2,950,650	20,299		75,943	-679,255	1,832,133	
2024	3,039,170	20,908			-658,347	2,041,948	
2025	3,130,345	21,535		83,981	-720,792	2,176,230	
2026	3,224,255	22,181		450,925	-1,149,537	1,941,372	
2027	3,320,983	22,847		44,821	-1,171,511	2,122,685	
2028	3,420,612	23,532		241,598	-1,389,577	2,111,834	
2029	3,523,231	24,238		128,288	-1,493,627	2,222,597	
2030	3,628,928	24,965		598,930	-2,067,592	1,857,307	
2031	3,737,796	25,714		362,455	-2,404,334	1,730,176	
2032	3,849,929	26,485		273,308	-2,651,156	1,696,767	
2033	3,965,427	27,280		13,794	-2,637,670	1,935,541	
2034	4,084,390	28,098		101,831	-2,711,403	2,096,862	
2035	4,206,922	28,941		124,396	-2,806,857	2,246,025	
2036	4,333,129	29,810		519,314	-3,296,362	1,999,329	
2037	4,463,123	30,704		264,614	-3,530,272	2,014,197	
2038	4,597,017	31,625		64,516	-3,563,164	2,242,436	
2039	4,734,928	32,574		64,195	-3,594,785	2,484,880	
2040	4,876,975	33,551		122,848	-3,684,082	2,681,424	
2041	5,023,285	34,557		1,001,796	-4,651,321	1,986,004	
2042	5,173,983	35,594		67,505	-4,683,232	2,239,720	
2043	5,329,203	36,662		198,732	-4,845,302	2,373,795	
2044	5,489,079	37,762		88,652	-4,896,192	2,633,421	
2045	5,653,751	38,895		102,558	-4,959,855	2,894,905	
2046	5,823,364	40,062		313,284	-5,233,077	2,955,829	

**Sample Reserve Study- Worship
100% Funded 5 Years- Summary**

Report Date	July, 1 2017
Account Number	Church
Version	Sample
Budget Year Beginning	January, 1 2017
Budget Year Ending	December, 31 2017
Total Units	1

<i>Report Parameters</i>	
Inflation	3.00%
Interest Rate on Reserve Deposit	4.00%
2017 Beginning Balance	\$1,180,000

This funding model has been included at the request of the Client. The allocation amount and allocation increase rate guide the reserve account to a projected 100% funded level within a 5 year time period.

<i>100% Funded in 5 Years Summary of Calculations</i>	
Required Month Contribution	\$12,916.67
Average Net Month Interest Earned	<u>\$3,800.88</u>
Total Month Allocation to Reserves	\$16,717.54

**Sample Reserve Study- Worship
100% Funded 5 Years- Projections**

Beginning Balance: \$1,180,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2017	2,471,123	155,000	45,611	143,937	1,236,673	1,412,053	88%
2018	2,545,257	159,650	51,505	58,424	1,389,404	1,523,531	91%
2019	2,621,615	164,439	57,826	58,584	1,553,086	1,642,067	95%
2020	2,700,263	164,439	62,932	96,959	1,683,498	1,728,629	97%
2021	2,781,271	164,439	57,581	358,705	1,546,813	1,552,732	100%
2022	2,864,709	164,439	65,181	35,463	1,740,971	1,708,750	102%
2023	2,950,650	164,439	71,443	75,943	1,900,910	1,832,133	104%
2024	3,039,170	164,439	81,053		2,146,402	2,041,948	105%
2025	3,130,345	164,439	87,633	83,981	2,314,494	2,176,230	106%
2026	3,224,255	164,439	79,531	450,925	2,107,539	1,941,372	109%
2027	3,320,983	164,439	87,645	44,821	2,314,803	2,122,685	109%
2028	3,420,612	164,439	88,072	241,598	2,325,717	2,111,834	110%
2029	3,523,231	166,906	93,188	128,288	2,457,523	2,222,597	111%
2030	3,628,928	169,410	79,438	598,930	2,107,440	1,857,307	113%
2031	3,737,796	171,951	74,865	362,455	1,991,800	1,730,176	115%
2032	3,849,929	174,530	73,842	273,308	1,966,864	1,696,767	116%
2033	3,965,427	177,148	83,457	13,794	2,213,675	1,935,541	114%
2034	4,084,390	179,805	89,984	101,831	2,381,633	2,096,862	114%
2035	4,206,922	182,502	95,966	124,396	2,535,705	2,246,025	113%
2036	4,333,129	185,240	86,214	519,314	2,287,845	1,999,329	114%
2037	4,463,123	188,018	86,553	264,614	2,297,803	2,014,197	114%
2038	4,597,017	190,839	95,173	64,516	2,519,298	2,242,436	112%
2039	4,734,928	193,701	104,273	64,195	2,753,078	2,484,880	111%
2040	4,876,975	196,607	111,472	122,848	2,938,308	2,681,424	110%
2041	5,023,285	199,556	83,273	1,001,796	2,219,342	1,986,004	112%
2042	5,173,983	202,549	92,112	67,505	2,446,497	2,239,720	109%
2043	5,329,203	205,588	96,087	198,732	2,549,439	2,373,795	107%
2044	5,489,079	208,671	104,833	88,652	2,774,292	2,633,421	105%
2045	5,653,751	211,801	113,496	102,558	2,997,032	2,894,905	104%
2046	5,823,364	214,978	114,055	313,284	3,012,782	2,955,829	102%

**Sample Reserve Study- Worship
100% Funded 10 Years- Summary**

Report Date	July, 1 2017
Account Number	Church
Version	Sample
Budget Year Beginning	January, 1 2017
Budget Year Ending	December, 31 2017
Total Units	1

<i>Report Parameters</i>	
Inflation	3.00%
Interest Rate on Reserve Deposit	4.00%
2017 Beginning Balance	\$1,180,000

This funding model has been included at the request of the Client. The allocation amount and allocation increase rate guide the reserve account to a projected 100% funded level within a 10 year time period.

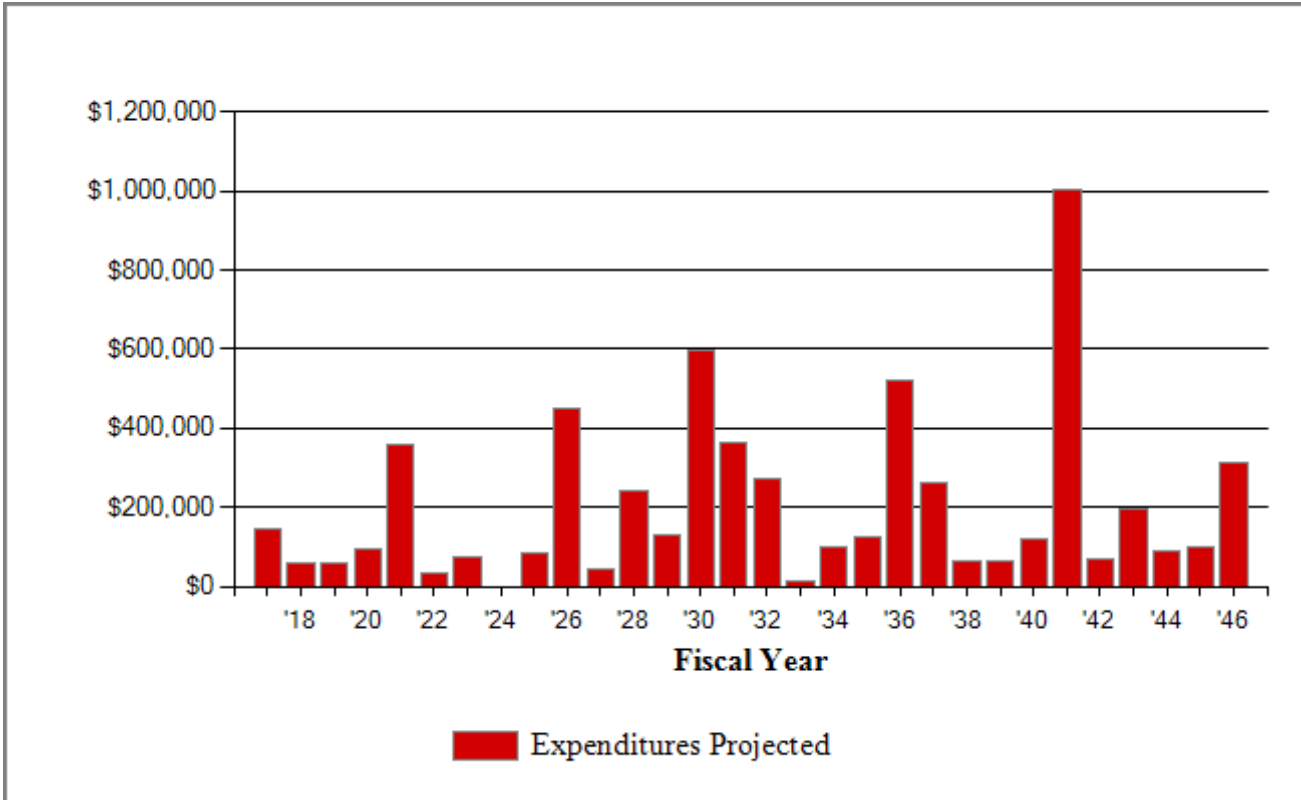
<i>100% Funded in 10 Years Summary of Calculations</i>	
Required Month Contribution	\$11,083.33
Average Net Month Interest Earned	<u>\$3,760.66</u>
Total Month Allocation to Reserves	\$14,844.00

**Sample Reserve Study- Worship
100% Funded 10 Years- Projection**

Beginning Balance: \$1,180,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2017	2,471,123	133,000	45,128	143,937	1,214,191	1,412,053	86%
2018	2,545,257	136,990	50,092	58,424	1,342,849	1,523,531	88%
2019	2,621,615	141,100	55,418	58,584	1,480,782	1,642,067	90%
2020	2,700,263	145,333	59,567	96,959	1,588,722	1,728,629	92%
2021	2,781,271	149,693	53,396	358,705	1,433,106	1,552,732	92%
2022	2,864,709	154,183	60,324	35,463	1,612,150	1,708,750	94%
2023	2,950,650	158,809	66,071	75,943	1,761,086	1,832,133	96%
2024	3,039,170	158,809	75,233		1,995,128	2,041,948	98%
2025	3,130,345	158,809	81,346	83,981	2,151,303	2,176,230	99%
2026	3,224,255	158,809	72,759	450,925	1,931,946	1,941,372	100%
2027	3,320,983	158,809	80,368	44,821	2,126,301	2,122,685	100%
2028	3,420,612	158,809	80,269	241,598	2,123,781	2,111,834	101%
2029	3,523,231	163,176	84,879	128,288	2,243,548	2,222,597	101%
2030	3,628,928	167,664	70,682	598,930	1,882,963	1,857,307	101%
2031	3,737,796	172,274	65,726	362,455	1,758,508	1,730,176	102%
2032	3,849,929	177,012	64,392	273,308	1,726,604	1,696,767	102%
2033	3,965,427	181,880	73,772	13,794	1,968,462	1,935,541	102%
2034	4,084,390	186,881	80,148	101,831	2,133,661	2,096,862	102%
2035	4,206,922	192,021	86,072	124,396	2,287,357	2,246,025	102%
2036	4,333,129	197,301	76,360	519,314	2,041,704	1,999,329	102%
2037	4,463,123	202,727	76,848	264,614	2,056,665	2,014,197	102%
2038	4,597,017	208,302	85,732	64,516	2,286,183	2,242,436	102%
2039	4,734,928	214,030	95,222	64,195	2,531,239	2,484,880	102%
2040	4,876,975	219,916	102,945	122,848	2,731,252	2,681,424	102%
2041	5,023,285	225,964	75,417	1,001,796	2,030,837	1,986,004	102%
2042	5,173,983	232,178	85,082	67,505	2,280,591	2,239,720	102%
2043	5,329,203	238,563	90,051	198,732	2,410,472	2,373,795	102%
2044	5,489,079	245,123	99,971	88,652	2,666,915	2,633,421	101%
2045	5,653,751	251,864	110,000	102,558	2,926,221	2,894,905	101%
2046	5,823,364	258,790	112,131	313,284	2,983,859	2,955,829	101%

Sample Reserve Study- Worship
Reserve Account Expenditures Chart



The above chart provides a visual of the reserve account projected expenditures over the 30 years covered in this study. We suggest making a note of large expenditure years (peak years) when there will be significant projected expenditures related to one or more costly component that will require repair/replacement. These large but infrequent component expenses during “peak” years are typically the most difficult to budget for as they are often overlooked or ignored due to the perception that the expenses are far in the future and there will be time to budget for them at a later date.

**Sample Reserve Study- Worship
Annual Expenditure Report**

Description	Expenditures
Replacement Year 2017	
Asphalt- Seal/Stripe/Repair Lower Lot	708
Computer Equipment- AdminBldg- Replace	13,100
Computer Equipment- Sanctuary- Replace	2,900
Deck- EducBldg- Topcoat	300
Ext. Surfaces- AdminBldg- Paint/Seal/Repair	12,405
Ext. Surfaces- Holly Hse- Paint/Seal/Repair	7,425
Ext. Surfaces- MultiPurp.- Paint/Seal/Repair	10,790
Fence- Wood- Holly Hse- Paint/Stain	1,960
Fence- Wood- Holly Hse- Replace	7,840
Fence- Wood- Perim.- Paint/Stain	1,204
Fence- Wood- Perim.- Replace	4,816
Fence- Wood @ HVAC- Paint/Stain	196
Fire System Sprinkler Heads- Sanctuary- Replace	3,000
Flooring- Entry Pad- AdminBldg- Replace	720
Flooring- Entry Pad- MutiPurp. Replace	360
Lights- Landscape- Replace	1,650
Mailbox- Holly Hse- Replace	150
Playground Surface- Replenish	1,710
Plumbing Repair- AdminBldg- Contingency	4,000
Plumbing Repair- EducBldg- Contingency	6,000
Plumbing Repair- MultiPurp.- Contingency	3,000
Plumbing Repair- Sanctuary- Contingency	6,000
Railing- Ext.- Holly Hse- Paint/Stain	168
Railing- Ext. SanctBldg- Paint/Stain	315
Railroad Ties- Replace	3,675
Shed- Repair Contingency	2,000
Storm Sewer System- Refurbish	3,500
Tree Maintenance	3,000
Water Fountain- Refurbish	6,000
Well- Refurbish	8,000
Windows- Holly Hse- Replace	27,045
Total for 2017	\$143,937
Replacement Year 2018	
Asphalt- Overlay Lower Lot	4,193

**Sample Reserve Study- Worship
Annual Expenditure Report**

Description	Expenditures
<i>Replacement Year 2018 continued...</i>	
Asphalt- Seal/Stripe/Repair Upper Lot	5,841
Fence- Wood- Holly Hse- Paint/Stain	438
Roof- CompSh- AdminBldg- Replace	26,302
Roof- CompSh- MultiPurp.- Replace	21,136
Soaker Hoses- Replace	515
Total for 2018	\$58,424
Replacement Year 2019	
Ext. Surfaces- EducBldg- Paint/Seal/Repair	18,705
Ext. Surfaces- Sanctuary- Paint-Stain/Seal/Repair	18,881
Flooring- Carpet- Holly House- Replace	6,365
Int. Surfaces- Holly Hse- Paint/Stain	13,932
Window Coverings- Holly Hse- Replace	701
Total for 2019	\$58,584
Replacement Year 2020	
Gravel Pathways- Replenish/Regrade	6,741
Int. Surfaces- AdminBldg- Paint/Stain	15,644
Int. Surfaces- EducBldg- Paint/Stain	26,522
Int. Surfaces- MultiPurp.- Paint/Stain	9,616
Patio- Brick- Holly Hse- Replace	8,441
Playground Surface- Replenish	1,869
Plumbing Repair- AdminBldg- Contingency	4,371
Plumbing Repair- EducBldg- Contingency	6,556
Plumbing Repair- MultiPurp.- Contingency	3,278
Plumbing Repair- Sanctuary- Contingency	6,556
Railroad Ties- Replace	4,016
Shed- Repair Contingency	2,185
Trails- Wood Chips- Replenish	1,163
Total for 2020	\$96,959
Replacement Year 2021	
Backflow Device- Refurbish	1,688
Concrete Curb- Repair Contingency	3,092

**Sample Reserve Study- Worship
Annual Expenditure Report**

Description	Expenditures
<i>Replacement Year 2021 continued...</i>	
Concrete Parking Stops- Contingency	236
Concrete Surfaces- Repair Contingency	4,728
Drinking Fountains- EducBldg- Replace	3,377
Drinking Fountains- MultiPurp.- Replace	1,688
Elevator- EducBldg- Cab/Door Refurbish	16,883
Fire System- AdminBldg- Modernize	4,727
Fire System- EducBldg- Modernize	4,727
Fire System- MultiPurp.- Modernize	4,727
Fire System- Sanctuary- Modernize	4,727
Fire System Backflow Device- AdminBldg- Refurbish	1,688
Fire System Backflow Device- EducBldg- Refurbish	1,688
Fire System Backflow Device- MultiPurp.- Refurbish	1,688
Fire System Backflow Device- Sanctuary- Refurbish	1,688
Fire System Sprinkler Heads- AdminBldg- Replace	1,688
Fire System Sprinkler Heads- EducBldg- Replace	4,502
Fire System Sprinkler Heads- MultiPurp.- Replace	1,351
Flooring- Carpet- AdminBldg- Replace	20,847
Flooring- Carpet- EducBldg- Replace	30,648
Flooring- Carpet- MultiPurp.- Replace	15,923
Flooring- Carpet- Sanctuary- Replace	38,132
Flooring- Painted Concrete- Sanctuary- Refinish	2,990
Flooring- Vinyl- AdminBldg- Replace	1,594
Flooring- Vinyl- EducBldg- Replace	33,833
Flooring- Vinyl- MultiPurp.- Replace	5,379
Flooring- Vinyl- Sanctuary- Replace	24,553
HVAC- EducBldg- Replace	57,321
Int. Surfaces- Sanctuary- Paint/Stain	27,138
Play Structure- Replace	24,761
Trash Receptacles- Replace	338
Water Heater- EducBldg- Replace	8,104
Water Heater- Holly Hse- Replace	2,251
Total for 2021	\$358,705
Replacement Year 2022	
Air Conditioning Port. Unit- AdminBldg- Replace	858

**Sample Reserve Study- Worship
Annual Expenditure Report**

Description	Expenditures
<i>Replacement Year 2022 continued...</i>	
Asphalt- Seal/Stripe/Repair Lower Lot	821
Computer Equipment- AdminBldg- Replace	15,186
Computer Equipment- Sanctuary- Replace	3,362
Deck- EducBldg- Topcoat	348
Fence- Wood- Holly Hse- Paint/Stain	2,272
Fence- Wood- Perim.- Paint/Stain	1,396
Fence- Wood @ HVAC- Paint/Stain	227
Railing- Ext.- Holly Hse- Paint/Stain	195
Railing- Ext. SanctBldg- Paint/Stain	365
Tree Maintenance	3,478
Water Fountain- Refurbish	6,956
Total for 2022	\$35,463
Replacement Year 2023	
Asphalt- Seal/Stripe/Repair Upper Lot	6,771
Ext. Surfaces- AdminBldg- Paint/Seal/Repair	14,813
Ext. Surfaces- Holly Hse- Paint/Seal/Repair	8,866
Ext. Surfaces- MultiPurp.- Paint/Seal/Repair	12,884
Fence- Wood- Holly Hse- Paint/Stain	507
Playground Surface- Replenish	2,042
Plumbing Repair- AdminBldg- Contingency	4,776
Plumbing Repair- EducBldg- Contingency	7,164
Plumbing Repair- MultiPurp.- Contingency	3,582
Plumbing Repair- Sanctuary- Contingency	7,164
Railroad Ties- Replace	4,388
Shed- Repair Contingency	2,388
Soaker Hoses- Replace	597
Total for 2023	\$75,943
<i>No Replacement in 2024</i>	
Replacement Year 2025	
Doors- Ext. Holly Hse- Replace	8,867
Ext. Surfaces- EducBldg- Paint/Seal/Repair	22,335
Ext. Surfaces- Sanctuary- Paint-Stain/Seal/Repair	22,545

**Sample Reserve Study- Worship
Annual Expenditure Report**

Description	Expenditures
<i>Replacement Year 2025 continued...</i>	
Railing- Ext. Metal- Replace	2,203
Siding- Stucco- AdminBldg- Replace	8,837
Siding- Stucco- EducBldg- Replace	9,266
Siding- Stucco- MultiPurp.- Replace	8,579
Trails- Wood Chips- Replenish	1,348
Total for 2025	\$83,981
Replacement Year 2026	
Appliances- AdminBldg- Replace	1,631
Appliances- EducBldg- Replace	8,938
Appliances- Sanctuary Phase I- Replace	42,340
Art- Wall Tapestry Educ Bldg- Replace	3,262
Bathrooms- AdminBldg- Refurbish	1,729
Bathrooms- EducBldg- Refurbish	19,506
Bathrooms- MultiPurp.- Refurbish	15,592
Bathrooms- Sanctuary- Refurbish	25,639
Benches- Exterior- Replace	9,916
Concrete Curb- Repair Contingency	3,584
Concrete Parking Stops- Contingency	274
Concrete Surfaces- Repair Contingency	5,481
Flooring- Polish. Concrete- Sanctuary- Refinish	36,064
Flooring- Polish. Concrete- AdminBldg- Refinish	6,805
Flooring- Polish. Concrete- EducBldg- Refinish	17,938
Flooring- Polish. Concrete- MultiPurp.- Refinish	5,514
Furniture- AdminBldg- Replace	22,051
Furniture- EducBldg- Replace	33,141
Gutters & Downs- AdminBldg- Replace	7,402
Gutters & Downs- EducBldg- Replace	10,840
Gutters & Downs- Holly Hse- Replace	4,096
Gutters & Downs- MultiPurp.- Replace	6,957
Gutters & Downs- Sanctuary- Replace	3,094
Kitchen- AdminBldg- Refurbish	8,481
Kitchen- EducBldg- Refurbish	16,962
Kitchen- Sanctuary- Refurbish	7,829
Playground Surface- Replenish	2,231

**Sample Reserve Study- Worship
Annual Expenditure Report**

Description	Expenditures
<i>Replacement Year 2026 continued...</i>	
Plumbing Repair- AdminBldg- Contingency	5,219
Plumbing Repair- EducBldg- Contingency	7,829
Plumbing Repair- MultiPurp.- Contingency	3,914
Plumbing Repair- Sanctuary- Contingency	7,829
Railings- Wood Replace	11,782
Railroad Ties- Replace	4,795
Roof- CompSh- EducBldg- Replace	38,673
Shed- Repair Contingency	2,610
Siding- Holly Hse- Replace Conting.	8,357
Sound System- Sanctuary- Retrofit	32,619
Total for 2026	\$450,925
Replacement Year 2027	
Asphalt- Seal/Stripe/Repair Lower Lot	951
Computer Equipment- AdminBldg- Replace	17,605
Computer Equipment- Sanctuary- Replace	3,897
Deck- EducBldg- Topcoat	403
Fence- Wood- Holly Hse- Paint/Stain	2,634
Fence- Wood- Perim.- Paint/Stain	1,618
Fence- Wood @ HVAC- Paint/Stain	263
Railing- Ext.- Holly Hse- Paint/Stain	226
Railing- Ext. SanctBldg- Paint/Stain	423
Storm Sewer System- Refurbish	4,704
Tree Maintenance	4,032
Water Fountain- Refurbish	8,063
Total for 2027	\$44,821
Replacement Year 2028	
Asphalt- Seal/Stripe/Repair Upper Lot	7,850
Doors- Ext.- AdminBldg- Replace	10,382
Doors- Ext.- EducBldg- Replace	21,317
Doors- Ext.- MultiPurp.- Replace	18,133
Doors- Int. AdminBldg- Replace	21,317
Doors- Int. MultiPurp.- Replace	14,258
Fence- Wood- Holly Hse- Paint/Stain	588

**Sample Reserve Study- Worship
Annual Expenditure Report**

Description	Expenditures
<i>Replacement Year 2028 continued...</i>	
Security System- Sanctuary- Replace	5,537
Soaker Hoses- Replace	692
Windows- AdminBldg- Replace	96,675
Windows- MultiPurp.- Replace	44,849
Total for 2028	<u>\$241,598</u>
Replacement Year 2029	
Ext. Surfaces- AdminBldg- Paint/Seal/Repair	17,687
Ext. Surfaces- Holly Hse- Paint/Seal/Repair	10,586
Ext. Surfaces- MultiPurp.- Paint/Seal/Repair	15,384
Flooring- Carpet- Holly House- Replace	8,555
Flooring- Entry Pad- AdminBldg- Replace	1,027
Flooring- Entry Pad- MutiPurp. Replace	513
Int. Surfaces- Holly Hse- Paint/Stain	18,723
Playground Surface- Replenish	2,438
Plumbing Repair- AdminBldg- Contingency	5,703
Plumbing Repair- EducBldg- Contingency	8,555
Plumbing Repair- MultiPurp.- Contingency	4,277
Plumbing Repair- Sanctuary- Contingency	8,555
Railroad Ties- Replace	5,240
Roof- Low Slope- Holly Hse- Replace	2,424
Shed- Repair Contingency	2,852
Water Heater- AdminBldg- Replace	3,564
Water Heater- MultiPurp.- Replace	3,564
Water Heater- Sanctuary- Replace	7,699
Window Coverings- Holly Hse- Replace	943
Total for 2029	<u>\$128,288</u>
Replacement Year 2030	
Doors- Ext.- Sanctuary- Replace	42,587
Doors- Int. Sanctuary- Replace	43,322
Fence- Wood- Holly Hse- Replace	2,871
Gravel Driveway- Holly Hse- Replenish/Regrade	4,015
Gravel Parking Lot- Replenish/Regrade	57,313
Gravel Pathways- Replenish/Regrade	9,059

**Sample Reserve Study- Worship
Annual Expenditure Report**

Description	Expenditures
<i>Replacement Year 2030 continued...</i>	
HVAC- AdminBldg- Replace	8,958
HVAC- MultiPurp.- Replace	8,958
Int. Surfaces- AdminBldg- Paint/Stain	21,024
Int. Surfaces- EducBldg- Paint/Stain	35,644
Int. Surfaces- MultiPurp.- Paint/Stain	12,923
Mailbox- Replace	587
Siding- Wood- Sanctuary- Replace	45,598
Trails- Wood Chips- Replenish	1,563
Windows- Sanctuary- Replace	304,508
Total for 2030	\$598,930
Replacement Year 2031	
Asphalt- Overlay Upper Lot	49,321
Concrete Curb- Repair Contingency	4,155
Concrete Parking Stops- Contingency	318
Concrete Surfaces- Repair Contingency	6,354
Deck- EducBldg- Replace	9,832
Elevator- EducBldg- Modernize	98,318
Ext. Surfaces- EducBldg- Paint/Seal/Repair	26,669
Ext. Surfaces- Sanctuary- Paint-Stain/Seal/Repair	26,920
Fence- Wood @ HVAC- Replace	1,186
Fire System Peripherals- AdminBldg- Modernize	5,294
Fire System Peripherals- EducBldg- Modernize	7,563
Fire System Peripherals- MultiPurp.- Modernize	7,563
Fire System Peripherals- Sanctuary- Modernize	7,563
Flooring- Painted Concrete- Sanctuary- Refinish	4,018
Int. Surfaces- Sanctuary- Paint/Stain	36,472
Lights- Ext. AdminBldg- Replace	3,441
Lights- Ext. EducBldg- Replace	3,214
Lights- Ext. MultiPurp.- Replace	3,214
Lights- Ext. Sanctuary- Replace	3,819
Projection Screen- Sanctuary- Replace	5,445
Railing- Ext. EducBldg- Replace	4,810
Siding- Wood- EducBldg- Replace	46,966
Total for 2031	\$362,455

**Sample Reserve Study- Worship
Annual Expenditure Report**

Description	Expenditures
Replacement Year 2032	
Air Conditioning Port. Unit- AdminBldg- Replace	1,153
Asphalt- Seal/Stripe/Repair Lower Lot	1,103
Computer Equipment- AdminBldg- Replace	20,409
Computer Equipment- Sanctuary- Replace	4,518
Deck- EducBldg- Topcoat	467
Fence- Wood- Holly Hse- Paint/Stain	3,054
Fence- Wood- Perim.- Paint/Stain	1,876
Fence- Wood @ HVAC- Paint/Stain	305
HVAC- Sanctuary- Replace	178,699
Playground Surface- Replenish	2,664
Plumbing Repair- AdminBldg- Contingency	6,232
Plumbing Repair- EducBldg- Contingency	9,348
Plumbing Repair- MultiPurp.- Contingency	4,674
Plumbing Repair- Sanctuary- Contingency	9,348
Railing- Ext.- Holly Hse- Paint/Stain	262
Railing- Ext. SanctBldg- Paint/Stain	491
Railroad Ties- Replace	5,726
Shed- Repair Contingency	3,116
Sign- Small Parking/Garden- Replace	5,842
Tree Maintenance	4,674
Water Fountain- Refurbish	9,348
Total for 2032	\$273,308
Replacement Year 2033	
Asphalt- Seal/Stripe/Repair Upper Lot	9,100
Fence- Wood- Holly Hse- Paint/Stain	682
Soaker Hoses- Replace	802
Water Heater- Holly Hse- Replace	3,209
Total for 2033	\$13,794
Replacement Year 2034	
Appliances- Holly Hse- Replace	9,339
Bathrooms- Holly Hse- Refurbish	39,668
HVAC- Holly Hse- Replace	6,611
Kitchen- Holly Hse- Refurbish	23,243

**Sample Reserve Study- Worship
Annual Expenditure Report**

Description	Expenditures
<i>Replacement Year 2034 continued...</i>	
Lights- Ext.- Holly Hse- Replace	2,025
Railing- Ext.- Holly Hse- Replace	2,856
Roof- CompSh- Holly Hse- Replace	18,089
Total for 2034	<u>\$101,831</u>
 Replacement Year 2035	
Ext. Surfaces- AdminBldg- Paint/Seal/Repair	21,119
Ext. Surfaces- Holly Hse- Paint/Seal/Repair	12,641
Ext. Surfaces- MultiPurp.- Paint/Seal/Repair	18,369
Lights- Pole- Replace	25,536
Playground Surface- Replenish	2,911
Plumbing Repair- AdminBldg- Contingency	6,810
Plumbing Repair- EducBldg- Contingency	10,215
Plumbing Repair- MultiPurp.- Contingency	5,107
Plumbing Repair- Sanctuary- Contingency	10,215
Railroad Ties- Replace	6,256
Shed- Repair Contingency	3,405
Trails- Wood Chips- Replenish	1,812
Total for 2035	<u>\$124,396</u>
 Replacement Year 2036	
Appliances- Sanctuary Ph. II- Replace	63,740
Concrete Curb- Repair Contingency	4,817
Concrete Parking Stops- Contingency	368
Concrete Surfaces- Repair Contingency	7,366
Elevator- EducBldg- Cab/Door Refurbish	26,303
Furniture- Sanctuary- Replace	186,442
Kitchenette/Cabinet Sets- EducBldg- Replace	68,387
Kitchenette/Cabinet Sets- MultiPurp.- Replace	14,028
Lights- Int. AdminBldg- Replace	17,491
Lights- Int. EducBldg- Replace	45,942
Lights- Int. MultiPurp.- Replace	6,093
Lights- Int. Sanctuary- Replace	47,608
Picnic Table- Composite- Replace	1,490
Railing- Ext. SanctBldg- Replace	3,551

**Sample Reserve Study- Worship
Annual Expenditure Report**

Description	Expenditures
<i>Replacement Year 2036 continued...</i>	
Siding- Holly Hse- Replace Conting.	11,231
Trellis- AdminBldg- Replace	1,832
Water Heater- EducBldg- Replace	12,625
Total for 2036	<u>\$519,314</u>
Replacement Year 2037	
Asphalt- Seal/Stripe/Repair Lower Lot	1,279
Computer Equipment- AdminBldg- Replace	23,660
Computer Equipment- Sanctuary- Replace	5,238
Deck- EducBldg- Topcoat	542
Ext. Surfaces- EducBldg- Paint/Seal/Repair	31,844
Ext. Surfaces- Sanctuary- Paint-Stain/Seal/Repair	32,143
Fence- Wood- Holly Hse- Paint/Stain	3,540
Fence- Wood- Holly Hse- Replace	14,160
Fence- Wood- Perim.- Paint/Stain	2,175
Fence- Wood- Perim.- Replace	8,698
Fence- Wood @ HVAC- Paint/Stain	354
Fire System Sprinkler Heads- Sanctuary- Replace	5,418
Lights- Bollard- Replace	2,890
Mailbox- Holly Hse- Replace	271
Railing- Ext.- Holly Hse- Paint/Stain	303
Railing- Ext. SanctBldg- Paint/Stain	569
Roof- Sanctuary- Replace	108,954
Storm Sewer System- Refurbish	6,321
Tree Maintenance	5,418
Water Fountain- Refurbish	10,837
Total for 2037	<u>\$264,614</u>
Replacement Year 2038	
Asphalt- Seal/Stripe/Repair Upper Lot	10,549
Fence- Wood- Holly Hse- Paint/Stain	791
Playground Surface- Replenish	3,181
Plumbing Repair- AdminBldg- Contingency	7,441
Plumbing Repair- EducBldg- Contingency	11,162
Plumbing Repair- MultiPurp.- Contingency	5,581

**Sample Reserve Study- Worship
Annual Expenditure Report**

Description	Expenditures
<i>Replacement Year 2038 continued...</i>	
Plumbing Repair- Sanctuary- Contingency	11,162
Railing- Int. AdminBldg- Replace	3,162
Railroad Ties- Replace	6,837
Shed- Repair Contingency	3,721
Soaker Hoses- Replace	930
Total for 2038	\$64,516
Replacement Year 2039	
Doors- Int. Holly Hse- Replace	12,934
Flooring- Carpet- Holly House- Replace	11,497
Int. Surfaces- Holly Hse- Paint/Stain	25,162
Porches- Holly Hse- Replace	13,336
Window Coverings- Holly Hse- Replace	1,267
Total for 2039	\$64,195
Replacement Year 2040	
Gravel Pathways- Replenish/Regrade	12,175
Int. Surfaces- AdminBldg- Paint/Stain	28,255
Int. Surfaces- EducBldg- Paint/Stain	47,902
Int. Surfaces- MultiPurp.- Paint/Stain	17,368
Railing- Int. Mtl Sanctuary- Replace	3,552
Railing- Int. Wd. Sanctuary- Replace	3,602
Security System- Sanctuary- Replace	7,894
Trails- Wood Chips- Replenish	2,101
Total for 2040	\$122,848
Replacement Year 2041	
Appliances- Sanctuary Phase I- Replace	65,964
Backflow Device- Refurbish	3,049
Bike Rack- EducBldg- Replace	1,016
Concrete Curb- Repair Contingency	5,584
Concrete Parking Stops- Contingency	427
Concrete Surfaces- Repair Contingency	8,539
Doors- Int. EducBldg- Replace	52,446

**Sample Reserve Study- Worship
Annual Expenditure Report**

Description	Expenditures
<i>Replacement Year 2041 continued...</i>	
Drinking Fountains- EducBldg- Replace	6,098
Drinking Fountains- MultiPurp.- Replace	3,049
Ext. Surfaces- AdminBldg- Paint/Seal/Repair	25,217
Ext. Surfaces- Holly Hse- Paint/Seal/Repair	15,093
Ext. Surfaces- MultiPurp.- Paint/Seal/Repair	21,934
Fire System- AdminBldg- Modernize	8,538
Fire System- EducBldg- Modernize	8,538
Fire System- MultiPurp.- Modernize	8,538
Fire System- Sanctuary- Modernize	8,538
Fire System Backflow Device- AdminBldg- Refurbish	3,049
Fire System Backflow Device- EducBldg- Refurbish	3,049
Fire System Backflow Device- MultiPurp.- Refurbish	3,049
Fire System Backflow Device- Sanctuary- Refurbish	3,049
Fire System Sprinkler Heads- AdminBldg- Replace	3,049
Fire System Sprinkler Heads- EducBldg- Replace	8,131
Fire System Sprinkler Heads- MultiPurp.- Replace	2,439
Flooring- Carpet- AdminBldg- Replace	37,651
Flooring- Carpet- EducBldg- Replace	55,353
Flooring- Carpet- MultiPurp.- Replace	28,758
Flooring- Carpet- Sanctuary- Replace	68,871
Flooring- Entry Pad- AdminBldg- Replace	1,464
Flooring- Entry Pad- MutiPurp. Replace	732
Flooring- Painted Concrete- Sanctuary- Refinish	5,400
Flooring- Vinyl- AdminBldg- Replace	2,878
Flooring- Vinyl- EducBldg- Replace	61,107
Flooring- Vinyl- MultiPurp.- Replace	9,715
Flooring- Vinyl- Sanctuary- Replace	44,346
HVAC- EducBldg- Replace	103,528
Int. Surfaces- Sanctuary- Paint/Stain	49,015
Play Structure- Replace	44,721
Playground Surface- Replenish	3,476
Plumbing Repair- AdminBldg- Contingency	8,131
Plumbing Repair- EducBldg- Contingency	12,197
Plumbing Repair- MultiPurp.- Contingency	6,098
Plumbing Repair- Sanctuary- Contingency	12,197

**Sample Reserve Study- Worship
Annual Expenditure Report**

Description	Expenditures
<i>Replacement Year 2041 continued...</i>	
Railroad Ties- Replace	7,471
Shed- Repair Contingency	4,066
Sign- Entry- Replace	6,098
Sound System- Sanctuary- Retrofit	50,820
Trash Receptacles- Replace	610
Windows- EducBldg- Replace	108,708
Total for 2041	<u>\$1,001,796</u>
Replacement Year 2042	
Air Conditioning Port. Unit- AdminBldg- Replace	1,549
Asphalt- Seal/Stripe/Repair Lower Lot	1,482
Computer Equipment- AdminBldg- Replace	27,428
Computer Equipment- Sanctuary- Replace	6,072
Deck- EducBldg- Topcoat	628
Fence- Wood- Holly Hse- Paint/Stain	4,104
Fence- Wood- Perim.- Paint/Stain	2,521
Fence- Wood @ HVAC- Paint/Stain	410
Lights- Landscape- Replace	3,455
Railing- Ext.- Holly Hse- Paint/Stain	352
Railing- Ext. SanctBldg- Paint/Stain	660
Tree Maintenance	6,281
Water Fountain- Refurbish	12,563
Total for 2042	<u>\$67,505</u>
Replacement Year 2043	
Asphalt- Overlay Lower Lot	8,779
Asphalt- Seal/Stripe/Repair Upper Lot	12,230
Ext. Surfaces- EducBldg- Paint/Seal/Repair	38,023
Ext. Surfaces- Sanctuary- Paint-Stain/Seal/Repair	38,381
Fence- Wood- Holly Hse- Paint/Stain	917
Roof- CompSh- AdminBldg- Replace	55,071
Roof- CompSh- MultiPurp.- Replace	44,253
Soaker Hoses- Replace	1,078
Total for 2043	<u>\$198,732</u>

**Sample Reserve Study- Worship
Annual Expenditure Report**

Description	Expenditures
Replacement Year 2044	
Lights- Int. Holly Hse- Replace	6,942
Playground Surface- Replenish	3,798
Plumbing Repair- AdminBldg- Contingency	8,885
Plumbing Repair- EducBldg- Contingency	13,328
Plumbing Repair- MultiPurp.- Contingency	6,664
Plumbing Repair- Sanctuary- Contingency	13,328
Railroad Ties- Replace	8,163
Shed- Repair Contingency	4,443
Water Heater- AdminBldg- Replace	5,553
Water Heater- MultiPurp.- Replace	5,553
Water Heater- Sanctuary- Replace	11,995
Total for 2044	\$88,652
Replacement Year 2045	
Gravel Driveway- Holly Hse- Replenish/Regrade	6,255
Gravel Parking Lot- Replenish/Regrade	89,292
Trails- Wood Chips- Replenish	2,435
Water Heater- Holly Hse- Replace	4,576
Total for 2045	\$102,558
Replacement Year 2046	
Acoustic Ceiling Tile- AdminBldg- Replace	52,787
Acoustic Ceiling Tile- EducBldg- Replace	113,063
Acoustic Ceiling Tile- MultiPurp.- Replace	41,240
Acoustic Ceiling Tile- Sanctuary- Replace	74,232
Concrete Curb- Repair Contingency	6,474
Concrete Parking Stops- Contingency	495
Concrete Surfaces- Repair Contingency	9,899
Siding- Holly Hse- Replace Conting.	15,094
Total for 2046	\$313,284

**Sample Reserve Study- Worship
Distribution of Accumulated Reserves**

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Mailbox- Holly Hse- Replace	0	2017	150	150
Railing- Ext.- Holly Hse- Paint/Stain	0	2017	168	168
Fence- Wood @ HVAC- Paint/Stain	0	2017	196	196
Deck- EducBldg- Topcoat	0	2017	300	300
Railing- Ext. SanctBldg- Paint/Stain	0	2017	315	315
Flooring- Entry Pad- MultiPurp. Replace	0	2017	360	360
Asphalt- Seal/Stripe/Repair Lower Lot	0	2017	708	708
Flooring- Entry Pad- AdminBldg- Replace	0	2017	720	720
Fence- Wood- Perim.- Paint/Stain	0	2017	1,204	1,204
Lights- Landscape- Replace	0	2017	1,650	1,650
Playground Surface- Replenish	0	2017	1,710	1,710
Fence- Wood- Holly Hse- Paint/Stain	0	2017	1,960	1,960
Shed- Repair Contingency	0	2017	2,000	2,000
Computer Equipment- Sanctuary- Replace	0	2017	2,900	2,900
Tree Maintenance	0	2017	3,000	3,000
Plumbing Repair- MultiPurp.- Contingency	0	2017	3,000	3,000
Fire System Sprinkler Heads- Sanctuary- Re..	0	2017	3,000	3,000
Storm Sewer System- Refurbish	0	2017	3,500	3,500
Railroad Ties- Replace	0	2017	3,675	3,675
Plumbing Repair- AdminBldg- Contingency	0	2017	4,000	4,000
Fence- Wood- Perim.- Replace	0	2017	4,816	4,816
Plumbing Repair- EducBldg- Contingency	0	2017	6,000	6,000
Plumbing Repair- Sanctuary- Contingency	0	2017	6,000	6,000
Water Fountain- Refurbish	0	2017	6,000	6,000
Ext. Surfaces- Holly Hse- Paint/Seal/Repair	0	2017	7,425	7,425
Fence- Wood- Holly Hse- Replace	0	2017	7,840	7,840
Well- Refurbish	0	2017	8,000	8,000
Ext. Surfaces- MultiPurp.- Paint/Seal/Repair	0	2017	10,790	10,790
Ext. Surfaces- AdminBldg- Paint/Seal/Repair	0	2017	12,405	12,405
Computer Equipment- AdminBldg- Replace	0	2017	13,100	13,100
Windows- Holly Hse- Replace	0	2017	27,045	27,045
Fence- Wood- Holly Hse- Paint/Stain	1	2018	*-125,437	340
Soaker Hoses- Replace	1	2018		400
Asphalt- Overlay Lower Lot	1	2018		3,908
Asphalt- Seal/Stripe/Repair Upper Lot	1	2018		4,537
Roof- CompSh- MultiPurp.- Replace	1	2018		19,836

**Sample Reserve Study- Worship
Distribution of Accumulated Reserves**

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Roof- CompSh- AdminBldg- Replace	1	2018		24,685
Window Coverings- Holly Hse- Replace	2	2019		529
Flooring- Carpet- Holly House- Replace	2	2019		4,800
Int. Surfaces- Holly Hse- Paint/Stain	2	2019		10,506
Ext. Surfaces- EducBldg- Paint/Seal/Repair	2	2019		11,754
Ext. Surfaces- Sanctuary- Paint-Stain/Seal/R..	2	2019		11,865
Trails- Wood Chips- Replenish	3	2020		426
Gravel Pathways- Replenish/Regrade	3	2020		4,318
Patio- Brick- Holly Hse- Replace	3	2020		7,339
Int. Surfaces- MultiPurp.- Paint/Stain	3	2020		6,160
Int. Surfaces- AdminBldg- Paint/Stain	3	2020		10,022
Int. Surfaces- EducBldg- Paint/Stain	3	2020		16,990
Concrete Parking Stops- Contingency	4	2021		42
Trash Receptacles- Replace	4	2021		240
Fire System Sprinkler Heads- MultiPurp.- Re..	4	2021		960
Flooring- Vinyl- AdminBldg- Replace	4	2021		1,133
Fire System Sprinkler Heads- AdminBldg- Re..	4	2021		1,200
Drinking Fountains- MultiPurp.- Replace	4	2021		1,200
Fire System Backflow Device- MultiPurp.- Re..	4	2021		1,200
Fire System Backflow Device- AdminBldg- R..	4	2021		1,200
Backflow Device- Refurbish	4	2021		1,200
Fire System Backflow Device- EducBldg- Ref..	4	2021		1,200
Fire System Backflow Device- Sanctuary- Re..	4	2021		1,200
Water Heater- Holly Hse- Replace	4	2021		1,333
Flooring- Painted Concrete- Sanctuary- Refi..	4	2021		1,594
Concrete Curb- Repair Contingency	4	2021		549
Drinking Fountains- EducBldg- Replace	4	2021		2,400
Fire System Sprinkler Heads- EducBldg- Re..	4	2021		3,200
Fire System- Sanctuary- Modernize	4	2021		3,360
Fire System- MultiPurp.- Modernize	4	2021		3,360
Fire System- EducBldg- Modernize	4	2021		3,360
Fire System- AdminBldg- Modernize	4	2021		3,360
Concrete Surfaces- Repair Contingency	4	2021		840
Flooring- Vinyl- MultiPurp.- Replace	4	2021		3,823
Water Heater- EducBldg- Replace	4	2021		5,760
Flooring- Carpet- MultiPurp.- Replace	4	2021		11,318

**Sample Reserve Study- Worship
Distribution of Accumulated Reserves**

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Elevator- EducBldg- Cab/Door Refurbish	4	2021		12,000
Flooring- Carpet- AdminBldg- Replace	4	2021		14,818
Flooring- Vinyl- Sanctuary- Replace	4	2021		17,452
Play Structure- Replace	4	2021		17,600
Int. Surfaces- Sanctuary- Paint/Stain	4	2021		14,467
Flooring- Carpet- EducBldg- Replace	4	2021		21,784
Flooring- Vinyl- EducBldg- Replace	4	2021		24,048
Flooring- Carpet- Sanctuary- Replace	4	2021		27,104
HVAC- EducBldg- Replace	4	2021		40,743
Air Conditioning Port. Unit- AdminBldg- Rep..	5	2022		370
Railing- Ext. Metal- Replace	8	2025		1,342
Siding- Stucco- MultiPurp.- Replace	8	2025		4,515
Siding- Stucco- AdminBldg- Replace	8	2025		4,651
Doors- Ext. Holly Hse- Replace	8	2025		5,756
Siding- Stucco- EducBldg- Replace	8	2025		4,877
Appliances- AdminBldg- Replace	9	2026		800
Bathrooms- AdminBldg- Refurbish	9	2026		848
Gutters & Downs- Sanctuary- Replace	9	2026		1,518
Art- Wall Tapestry Educ Bldg- Replace	9	2026		1,600
Gutters & Downs- Holly Hse- Replace	9	2026		2,009
Flooring- Polish. Concrete- MultiPurp.- Refi..	9	2026		2,705
Flooring- Polish. Concrete- AdminBldg- Refi..	9	2026		3,338
Gutters & Downs- MultiPurp.- Replace	9	2026		3,412
Gutters & Downs- AdminBldg- Replace	9	2026		3,631
Kitchen- Sanctuary- Refurbish	9	2026		3,840
Siding- Holly Hse- Replace Conting.	9	2026		640
Kitchen- AdminBldg- Refurbish	9	2026		4,160
Appliances- EducBldg- Replace	9	2026		4,384
Benches- Exterior- Replace	9	2026		4,864
Gutters & Downs- EducBldg- Replace	9	2026		5,317
Railings- Wood Replace	9	2026		5,779
Bathrooms- MultiPurp.- Refurbish	9	2026		7,648
Kitchen- EducBldg- Refurbish	9	2026		8,320
Flooring- Polish. Concrete- EducBldg- Refini..	9	2026		8,799
Bathrooms- EducBldg- Refurbish	9	2026		9,568
Furniture- AdminBldg- Replace	9	2026		10,816

**Sample Reserve Study- Worship
Distribution of Accumulated Reserves**

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Bathrooms- Sanctuary- Refurbish	9	2026		12,576
Sound System- Sanctuary- Retrofit	9	2026		10,000
Furniture- EducBldg- Replace	9	2026		16,256
Flooring- Polish. Concrete- Sanctuary- Refin..	9	2026		17,690
Roof- CompSh- EducBldg- Replace	9	2026		18,970
Appliances- Sanctuary Phase I- Replace	9	2026		12,980
Security System- Sanctuary- Replace	11	2028		333
Doors- Ext.- AdminBldg- Replace	11	2028		5,437
Doors- Int. MultiPurp.- Replace	11	2028		7,467
Doors- Ext.- MultiPurp.- Replace	11	2028		9,497
Doors- Int. AdminBldg- Replace	11	2028		11,165
Doors- Ext.- EducBldg- Replace	11	2028		11,165
Windows- MultiPurp.- Replace	11	2028		23,490
Windows- AdminBldg- Replace	11	2028		50,634
Roof- Low Slope- Holly Hse- Replace	12	2029		680
Water Heater- AdminBldg- Replace	12	2029		500
Water Heater- MultiPurp.- Replace	12	2029		500
Water Heater- Sanctuary- Replace	12	2029		1,080
Mailbox- Replace	13	2030		140
Fence- Wood- Holly Hse- Replace	13	2030		684
Gravel Driveway- Holly Hse- Replenish/Regr..	13	2030		364
HVAC- MultiPurp.- Replace	13	2030		2,135
HVAC- AdminBldg- Replace	13	2030		2,135
Doors- Ext.- Sanctuary- Replace	13	2030		19,575
Doors- Int. Sanctuary- Replace	13	2030		19,912
Siding- Wood- Sanctuary- Replace	13	2030		20,959
Gravel Parking Lot- Replenish/Regrade	13	2030		5,204
Windows- Sanctuary- Replace	13	2030		139,965
Fence- Wood @ HVAC- Replace	14	2031		235
Lights- Ext. MultiPurp.- Replace	14	2031		1,133
Lights- Ext. EducBldg- Replace	14	2031		1,133
Lights- Ext. AdminBldg- Replace	14	2031		1,213
Lights- Ext. Sanctuary- Replace	14	2031		1,347
Railing- Ext. EducBldg- Replace	14	2031		1,696
Fire System Peripherals- AdminBldg- Moder..	14	2031		1,867
Projection Screen- Sanctuary- Replace	14	2031		1,080

**Sample Reserve Study- Worship
Distribution of Accumulated Reserves**

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Fire System Peripherals- EducBldg- Moderni..	14	2031		2,667
Fire System Peripherals- Sanctuary- Moder..	14	2031		2,667
Fire System Peripherals- MultiPurp.- Moder..	14	2031		2,667
Deck- EducBldg- Replace	14	2031		3,467
Siding- Wood- EducBldg- Replace	14	2031		16,560
Asphalt- Overlay Upper Lot	14	2031		14,347
Elevator- EducBldg- Modernize	14	2031		34,667
Sign- Small Parking/Garden- Replace	15	2032		937
HVAC- Sanctuary- Replace	15	2032		28,675
Lights- Ext.- Holly Hse- Replace	17	2034		392
Railing- Ext.- Holly Hse- Replace	17	2034		553
HVAC- Holly Hse- Replace	17	2034		1,280
Appliances- Holly Hse- Replace	17	2034		1,808
Roof- CompSh- Holly Hse- Replace	17	2034		3,502
Kitchen- Holly Hse- Refurbish	17	2034		4,500
Bathrooms- Holly Hse- Refurbish	17	2034		7,680
Lights- Pole- Replace	18	2035		4,200
Picnic Table- Composite- Replace	19	2036		204
Trellis- AdminBldg- Replace	19	2036		478
Railing- Ext. SanctBldg- Replace	19	2036		486
Lights- Int. MultiPurp.- Replace	19	2036		1,589
Kitchenette/Cabinet Sets- MultiPurp.- Repla..	19	2036		3,657
Lights- Int. AdminBldg- Replace	19	2036		4,560
Lights- Int. EducBldg- Replace	19	2036		11,977
Lights- Int. Sanctuary- Replace	19	2036		12,411
Appliances- Sanctuary Ph. II- Replace	19	2036		8,724
Kitchenette/Cabinet Sets- EducBldg- Replace	19	2036		17,829
Furniture- Sanctuary- Replace	19	2036		25,518
Lights- Bollard- Replace	20	2037		320
Roof- Sanctuary- Replace	20	2037		12,065
Railing- Int. AdminBldg- Replace	21	2038		986
Doors- Int. Holly Hse- Replace	22	2039		1,800
Porches- Holly Hse- Replace	22	2039		1,856
Railing- Int. Mtl Sanctuary- Replace	23	2040		972
Railing- Int. Wd. Sanctuary- Replace	23	2040		985
Bike Rack- EducBldg- Replace	24	2041		200

**Sample Reserve Study- Worship
Distribution of Accumulated Reserves**

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Sign- Entry- Replace	24	2041		120
Doors- Int. EducBldg- Replace	24	2041		10,320
Windows- EducBldg- Replace	24	2041		21,391
Lights- Int. Holly Hse- Replace	27	2044		714
Acoustic Ceiling Tile- MultiPurp.- Replace	29	2046		6,222
Acoustic Ceiling Tile- AdminBldg- Replace	29	2046		7,964
Acoustic Ceiling Tile- Sanctuary- Replace	29	2046		11,200
Acoustic Ceiling Tile- EducBldg- Replace	29	2046		17,059
Flooring- Tile- EducBldg- Replace	34	2051		346
Flooring- Tile- Sanctuary- Replace	34	2051		986
Organ & Piano- Sanctuary- Replace	39	2056		5,333
Flooring- Tile- Holly Hse- Replace	42	2059		353
Retaining Walls- Concrete Block/Stone- Rep..		Unfunded		
Total Asset Summary			<u>\$18,500</u>	<u>\$1,393,298</u>

Percent Fully Funded	1%
Current Average Liability per Unit (Total Units: 1)	-\$1,374,798

''* Indicates Partially Funded

**Sample Reserve Study- Worship
Component Detail Reports**

Acoustic Ceiling Tile- AdminBldg- Replace- 2046

		3,200 sf	@ \$7.00
		Asset Cost	\$22,400.00
Administration Building		Percent Replacement	100%
Category	Interiors	Future Cost	\$52,787.07
Placed in Service	June 2001		
Useful Life	45		
Replacement Year	2046		
Remaining Life	29		

Acoustic tile is a long life component which requires little maintenance. Over time tiles will become dirty and worn looking but which can be cleaned or painted desired (results vary). We recommend budgeting for full replacement at the time frame indicated to retain the aesthetic appeal of the building.

Sample Reserve Study- Worship
Component Detail Reports

Air Conditioning Port. Unit- AdminBldg- Replace- 2022

		1 ea	@ \$740.00
		Asset Cost	\$740.00
Administration Building		Percent Replacement	100%
Category	Mechanical	Future Cost	\$857.86
Placed in Service	June 2012		
Useful Life	10		
Replacement Year	2022		
Remaining Life	5		

Air conditioning unit in Server Room of Administrative Building appears to be operational. We recommend planning for replacement of this portable component at the timeframe indicated.

**Sample Reserve Study- Worship
Component Detail Reports**

Appliances- AdminBldg- Replace- 2026

		Asset Cost	\$1,250.00
Administration Building		Percent Replacement	100%
Category	Appliances	Future Cost	\$1,630.97
Placed in Service	June 2001		
Useful Life	25		
Replacement Year	2026		
Remaining Life	9		

Refrigerator were reportedly new in 2001 and appears to be in fair condition and is assumed to be operational. Cost estimate includes removal/disposal of old appliances and installation of new appliances by a qualified professional. We recommend budgeting or replacement to coincide with the kitchen refurbish.

1 - Refrigerator	$\begin{aligned} @ \$1,250.00 &= \underline{\$1,250.00} \\ \text{Total} &= \$1,250.00 \end{aligned}$
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**Sample Reserve Study- Worship
Component Detail Reports**

Bathrooms- AdminBldg- Refurbish- 2026

		Asset Cost	\$1,325.00
Administration Building		Percent Replacement	100%
Category	Interiors	Future Cost	\$1,728.82
Placed in Service	June 2001		
Useful Life	25		
Replacement Year	2026		
Remaining Life	9		

Unisex bathroom in Administrative Building appears to be in fair overall condition. We recommend funding for refurbishment of this facility at the timeframe indicated as it will become outdated and functionally obsolescent with time. Cost based on installation by licensed professionals.

1 - sinks	@	\$500.00 =	\$500.00
1 - mirror	@	200.00 =	200.00
1 - baby changing stations	@	325.00 =	325.00
1 - toilets	@	300.00 =	<u>300.00</u>
		Total =	\$1,325.00

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**Sample Reserve Study- Worship
Component Detail Reports**

Computer Equipment- AdminBldg- Replace- 2017

	Asset Cost	\$13,100.00
Administration Building	Percent Replacement	100%
Category Computer Equipment	Future Cost	\$13,100.00
Placed in Service	June 2012	
Useful Life	5	
Replacement Year	2017	
Remaining Life	0	

Assorted computer equipment including monitors, printers and desktop computers. This component is for replacement of these items over time. Note that computers will likely fail at different timeframes but a typical useful life of computers is about 5 years before they begin to become outdated and have software/hardware issues. Cost assumed installation by a professional.

8 - desktop computers	@	\$1,000.00 =	\$8,000.00
9 - monitors	@	300.00 =	2,700.00
8 - printers	@	300.00 =	<u>2,400.00</u>
		Total =	\$13,100.00

**Sample Reserve Study- Worship
Component Detail Reports**

Doors- Ext.- AdminBldg- Replace- 2028

		Asset Cost	\$7,500.00
Administration Building		Percent Replacement	100%
Category	Doors	Future Cost	\$10,381.75
Placed in Service	June 1988		
Useful Life	40		
Replacement Year	2028		
Remaining Life	11		

Fair condition with no significant damage or deterioration observed. Inspect regularly, repair hardware as needed from maintenance budget. Reserve funding recommended at level indicated.

2 - wood double	@	\$3,000.00 =	\$6,000.00
1 - glass/aluminum	@	1,500.00 =	<u>1,500.00</u>
		Total =	\$7,500.00

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Sample Reserve Study- Worship
Component Detail Reports

Doors- Int. AdminBldg- Replace- 2028

		Asset Cost	\$15,400.00
Administration Building		Percent Replacement	100%
Category	Doors	Future Cost	\$21,317.20
Placed in Service	June 1988		
Useful Life	40		
Replacement Year	2028		
Remaining Life	11		

Assorted interior doors appear to be in fair condition and all appear operational. Inspect regularly, repair hardware as needed from maintenance budget. Breakdown provided below for cost differences but all have similar useful life expectancies.

1 - sliding hollow core door (fire system)	@	\$400.00 =	\$400.00
10 - wood doors	@	1,500.00 =	<u>15,000.00</u>
		Total =	\$15,400.00

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**Sample Reserve Study- Worship
Component Detail Reports**

Ext. Surfaces- AdminBldg- Paint/Seal/Repair- 2017

		3,817 sf	@ \$3.25
		Asset Cost	\$12,405.25
Administration Building		Percent Replacement	100%
Category	Painting/Sealing	Future Cost	\$12,405.25
Placed in Service	June 2010		
Useful Life	6		
Replacement Year	2017		
Remaining Life	0		

Exterior surface paint (siding, trim, deck, eaves, fascia, doors) currently appear to be in fair(-) condition with areas of the stucco which have been repaired/sealed but not yet repainted. We recommend wood surfaces be repainted every 5-7 years, stucco every 6-8 years, with caulking/sealing as needed prior to painting. Life of product will vary depending upon surface preparation, material quality, application method and weather conditions. Cost estimate includes minor repair to the wood/stucco surfaces as needed prior to painting.

*Note for the this component we have utilized an average useful life between wood and stucco surfaces so that the paint cycles of the wood and stucco combine for cost efficiency and for the general aesthetic appeal of the building as having two separate paint cycles will generally lead to fading of one while the other is renewed which is not visually appealing.

**Sample Reserve Study- Worship
Component Detail Reports**

Fire System- AdminBldg- Modernize- 2021

		Asset Cost	\$4,200.00
Administration Building		Percent Replacement	100%
Category	Fire/Security	Future Cost	\$4,727.14
Placed in Service	June 2001		
Useful Life	20		
Replacement Year	2021		
Remaining Life	4		

Annunciation and fire control panel reportedly operational and inspected annually. Regular testing and inspection indicated. No known problems at this time. These fire system components may last for extended period barring unforeseen electrical event. In our experience, however, design obsolescence, parts availability and code/ technology advances dictate the need to plan for periodic replacement.

1 - fire annunciation panel	@	\$1,200.00 =	\$1,200.00
1 - fire control panel	@	3,000.00 =	<u>3,000.00</u>
		Total =	\$4,200.00

Sample Reserve Study- Worship
Component Detail Reports

Fire System Backflow Device- AdminBldg- Refurbish- 2021

		1 ea	@ \$1,500.00
		Asset Cost	\$1,500.00
Administration Building		Percent Replacement	100%
Category	Fire/Security	Future Cost	\$1,688.26
Placed in Service	June 2001		
Useful Life	20		
Replacement Year	2021		
Remaining Life	4		

No leaks or corrosion noted. Regular testing and inspection required of sprinkler assembly and backflow. Plan to rebuild at the typical time interval indicated.

Sample Reserve Study- Worship
Component Detail Reports

Fire System Peripherals- AdminBldg- Modernize- 2031

		14 ea	@ \$250.00
		Asset Cost	\$3,500.00
Administration Building		Percent Replacement	100%
Category	Fire/Security	Future Cost	\$5,294.06
Placed in Service	June 2001		
Useful Life	30		
Replacement Year	2031		
Remaining Life	14		

Fire systems are reportedly in working order and are tested annually. This component is for the replacement of the peripherals (pull stations, strobes, sensors) in the building at the time frame indicated.

Sample Reserve Study- Worship
Component Detail Reports

Fire System Sprinkler Heads- AdminBldg- Replace- 2021

	15 ea	@ \$100.00
	Asset Cost	\$1,500.00
Administration Building	Percent Replacement	100%
Category	Fire/Security	Future Cost
Placed in Service	June 2001	\$1,688.26
Useful Life	20	
Replacement Year	2021	
Remaining Life	4	

We recommend budgeting for replacement of sprinkler heads at the timeframe indicated. This component is only for the sprinkler heads and not the piping which has no predictable useful life. With appropriate testing and ongoing maintenance sprinkler piping is a long life building component.

Sample Reserve Study- Worship
Component Detail Reports

Flooring- Carpet- AdminBldg- Replace- 2021

		2,646 sf	@ \$7.00
		Asset Cost	\$18,522.00
Administration Building		Percent Replacement	100%
Category	Interiors	Future Cost	\$20,846.67
Placed in Service	June 2001		
Useful Life	20		
Replacement Year	2021		
Remaining Life	4		

Fair general condition. As part of ongoing maintenance program vacuum and professionally clean as needed. Plan to replace at the time frame indicated. Wide variety of type and quality available; a mid/high-range (high traffic & longer useful life) funding allowance is factored for budgeting purposes and includes carpet, carpet pad and removal/disposal of old carpet.

Sample Reserve Study- Worship
Component Detail Reports

Flooring- Entry Pad- AdminBldg- Replace- 2017

		48 sf	@ \$15.00
		Asset Cost	\$720.00
Administration Building		Percent Replacement	100%
Category Building Components		Future Cost	\$720.00
Placed in Service	June 2001		
Useful Life	12		
Replacement Year	2017		
Remaining Life	0		

Entry carpet pad at rear entrance to the Multipurpose Building appears warn and in need of replacement.

Sample Reserve Study- Worship
Component Detail Reports

Flooring- Polish. Concrete- AdminBldg- Refinish- 2026

		907 sf	@ \$5.75
		Asset Cost	\$5,215.25
Administration Building		Percent Replacement	100%
Category	Interiors	Future Cost	\$6,804.72
Placed in Service	June 2001		
Useful Life	25		
Replacement Year	2026		
Remaining Life	9		

Fair condition of polished concrete flooring with no advanced wear observed. As part of ongoing maintenance program mop and professionally clean as needed. Plan to refinish at the time frame indicated, best timed after repainting.

**Sample Reserve Study- Worship
Component Detail Reports**

Flooring- Vinyl- AdminBldg- Replace- 2021

		96 sf	@ \$14.75
		Asset Cost	\$1,416.00
Administration Building		Percent Replacement	100%
Category	Interiors	Future Cost	\$1,593.72
Placed in Service	June 2001		
Useful Life	20		
Replacement Year	2021		
Remaining Life	4		

Fair condition of vinyl flooring in bathroom and Kitchen of Administrative Building with no advanced wear or staining observed. As part of ongoing maintenance program mop and professionally clean as needed. Plan to replace at the time frame indicated, best timed after repainting. Wide variety of type and quality available; a mid-range funding allowance is factored below for planning purposes.

**Sample Reserve Study- Worship
Component Detail Reports**

Furniture- AdminBldg- Replace- 2026

		Asset Cost	\$16,900.00
Administration Building		Percent Replacement	100%
Category	Furniture	Future Cost	\$22,050.67
Placed in Service	June 2001		
Useful Life	25		
Replacement Year	2026		
Remaining Life	9		

Interior furniture appears to be in fair condition. We recommend budgeting for replacement at the time frame indicated as furniture often becomes functionally obsolescent at 25 years (useable but outdated in style/colors).

10 - office desk	@	\$550.00 =	\$5,500.00
13 - office chair	@	300.00 =	3,900.00
8 - file cabinets	@	250.00 =	2,000.00
1 - dining/meeting table	@	2,000.00 =	2,000.00
10 - cabinetry	@	350.00 =	<u>3,500.00</u>
		Total =	\$16,900.00

Sample Reserve Study- Worship
Component Detail Reports

Gutters & Downs- AdminBldg- Replace- 2026

	366 lf	@ \$15.50
	Asset Cost	\$5,673.00
Administration Building	Percent Replacement	100%
Category Gutters and Downspouts	Future Cost	\$7,401.98
Placed in Service	June 2001	
Useful Life	25	
Replacement Year	2026	
Remaining Life	9	

These metal gutters and downspouts appear to be deteriorating at a rate typical of their age based our limited scope visual inspection. As routine maintenance, inspect regularly, keep gutters and downspouts free of debris. Repair locally as needed from general operating funds.

Sample Reserve Study- Worship
Component Detail Reports

HVAC- AdminBldg- Replace- 2030

		Asset Cost	\$6,100.00
Administration Building		Percent Replacement	100%
Category	Mechanical	Future Cost	\$8,958.06
Placed in Service	June 2010		
Useful Life	20		
Replacement Year	2030		
Remaining Life	13		

No reported problems or observed. Age obtained from Client records. Assumed to be functioning and in operating order. We recommend regular professional inspections, maintenance and repair funded from operating budget. We recommend funding for replacement at the time frame indicated due to constant usage. Cost estimate taken from client historical records.

1 - 100k BTU

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 @ \$6,100.00 &= \underline{\$6,100.00} \\
 \text{Total} &= \$6,100.00
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Sample Reserve Study- Worship
Component Detail Reports

Int. Surfaces- AdminBldg- Paint/Stain- 2020

	13,015 sf	@ \$1.10
	Asset Cost	\$14,316.50
Administration Building	Percent Replacement	100%
Category Painting/Sealing	Future Cost	\$15,644.03
Placed in Service June 2010		
Useful Life 10		
Replacement Year 2020		
Remaining Life 3		

Interior surface paint/stain (walls, trim, doors, ceiling) appears to be in fair condition. We recommend budgeting for the painting of interior surfaces every 10 years to retain aesthetic appeal of the building. Cost estimate is for one coat primer and one coat paint done by a professional.

**Sample Reserve Study- Worship
Component Detail Reports**

Kitchen- AdminBldg- Refurbish- 2026

		1 ls	@ \$6,500.00
		Asset Cost	\$6,500.00
Administration Building		Percent Replacement	100%
Category	Interiors	Future Cost	\$8,481.03
Placed in Service	June 2001		
Useful Life	25		
Replacement Year	2026		
Remaining Life	9		

The kitchen of the Administrative Building was reportedly last remodeled in 2001. This component is for future remodels to maintain the aesthetic appeal of the home. Cost estimates are for average quality materials for cabinetry, counters and fixtures.

1 - lump sum cabinetry	@	\$4,000.00 =	\$4,000.00
1 - lump sum countertops	@	1,500.00 =	1,500.00
1 - lump sum fixtures	@	1,000.00 =	<u>1,000.00</u>
		Total =	\$6,500.00

**Sample Reserve Study- Worship
Component Detail Reports**

Lights- Int. AdminBldg- Replace- 2036

		Asset Cost	\$9,975.00
Administration Building		Percent Replacement	100%
Category	Interiors	Future Cost	\$17,491.22
Placed in Service	June 2001		
Useful Life	35		
Replacement Year	2036		
Remaining Life	19		

Assorted interior lights in the Administrative Building appear to be of fair condition and all are assumed to be operational. Lights consist of fluorescent, hanging, recessed, vanity, wall and ceiling fixtures. The cost estimate is an average of the different light fixtures and the useful life is based on the typical replacement cycle of interior lights which even though are often still operational at 35 years grow outdated with time and do not match updates to the rest of the building. Cost estimated based on a licensed professional removing and installing new fixtures.

37 - recessed lights	@	\$125.00 =	\$4,625.00
1 - vanity bathroom light	@	125.00 =	125.00
3 - exit lights	@	225.00 =	675.00
14 - fluorescent lights	@	175.00 =	2,450.00
8 - recessed fluorescent	@	225.00 =	1,800.00
2 - tract	@	150.00 =	<u>300.00</u>
		Total =	\$9,975.00

**Sample Reserve Study- Worship
Component Detail Reports**

Plumbing Repair- AdminBldg- Contingency- 2017

		1 ls	@ \$4,000.00
		Asset Cost	\$4,000.00
Administration Building		Percent Replacement	100%
Category	Plumbing	Future Cost	\$4,000.00
Placed in Service	June 1990		
Useful Life	3		
Replacement Year	2017		
Remaining Life	0		

Due to the age of the buildings on site we recommend budgeting for a plumbing repair contingency. Unfortunately plumbing useful life and cost are is extremely difficult to predict but it has been our experience that at around 40 years most buildings will require plumbing repairs; most often to the sewer piping first followed by the water piping. This contingency cost figure is based on our past experiences with similar sized building and ages.

**Sample Reserve Study- Worship
Component Detail Reports**

Railing- Int. AdminBldg- Replace- 2038

		68 lf	@ \$25.00
		Asset Cost	\$1,700.00
Administration Building		Percent Replacement	100%
Category	Railings	Future Cost	\$3,162.50
Placed in Service	June 1988		
Useful Life	50		
Replacement Year	2038		
Remaining Life	21		

Wood railing in hallway and dining room of Administrative Building in fair condition and has no areas of instability. We recommend budgeting for eventual replacement of this long life component which over time will likely become damaged and outdated in appearance.

**Sample Reserve Study- Worship
Component Detail Reports**

Roof- CompSh- AdminBldg- Replace- 2018

		56 squares	@ \$456.00
		Asset Cost	\$25,536.00
Administration Building		Percent Replacement	100%
Category	Roofing	Future Cost	\$26,302.08
Placed in Service	June 1988		
Useful Life	25		
Adjustment	5		
Replacement Year	2018		
Remaining Life	1		

Appears to be deteriorating at a rate typical of its age based our limited scope visual inspection, and is near the end of its useful life. Reportedly installed in 1988 at the time of construction of this building. As routine maintenance, we recommend professional inspections at least twice annually and after windstorms. Promptly replace any damaged/missing shingles or any other repair needed to ensure waterproof integrity of roof. Keep gutters and downspouts clear and free of debris. Plan for replacement at roughly the time frame indicated. Cost estimates include removal of old roofing materials and replacement of flashing. The useful life has been adjusted +5 years as it appears the roof is lasting longer than is typical of this material.

*1 square = 100 Square Feet

**Sample Reserve Study- Worship
Component Detail Reports**

Siding- Stucco- AdminBldg- Replace- 2025

		1,812 sf	@ \$11.00
		Asset Cost	\$6,976.20
Administration Building		Percent Replacement	35%
Category	Siding	Future Cost	\$8,837.24
Placed in Service	June 2001		
Useful Life	24		
Replacement Year	2025		
Remaining Life	8		

This contingency is for 35% repair of the stucco siding every 24 years. Generally fair condition of exterior stucco siding observed during our limited scope visual inspection. No reported water intrusion, areas of cracking appear to have been repaired. Stucco is a durable, long lived product assuming proper care, maintenance and regular paint cycles. No anticipation of total replacement within the scope of this study, however, prudent planning suggest a general funding allowance for local spot repair/replacement, timed to coincide with paint projects. Adjust as patterns of expense emerge in future reserve study updates.

**Sample Reserve Study- Worship
Component Detail Reports**

Trellis- AdminBldg- Replace- 2036

		19 lf	@ \$55.00
		Asset Cost	\$1,045.00
Administration Building		Percent Replacement	100%
Category Building Components		Future Cost	\$1,832.41
Placed in Service	June 2001		
Useful Life	35		
Replacement Year	2036		
Remaining Life	19		

Wood trellis structure at front entrance to the administrative building appears to be in fair condition with no areas of rot or instability observed from the limited scope visual inspection. We recommend planning for eventual replacement due to constant exposure to the elements.

**Sample Reserve Study- Worship
Component Detail Reports**

Water Heater- AdminBldg- Replace- 2029

		1 ea	@ \$2,500.00
		Asset Cost	\$2,500.00
Administration Building		Percent Replacement	100%
Category	Mechanical	Future Cost	\$3,564.40
Placed in Service	June 2014		
Useful Life	15		
Replacement Year	2029		
Remaining Life	12		

No reported problems or observed corrosion/leaks of 50 gallon water heater. Assumed to be functioning and in operating order. We recommend regular professional inspections, maintenance and repair funded from operating budget. We recommend funding for replacement at the time frame indicated due to constant usage.

**Sample Reserve Study- Worship
Component Detail Reports**

Windows- AdminBldg- Replace- 2028

	873 sf	@ \$80.00
	Asset Cost	\$69,840.00
Administration Building	Percent Replacement	100%
Category	Future Cost	\$96,674.89
Placed in Service	Windows	
Useful Life	June 1988	
Replacement Year	40	
Remaining Life	2028	
	11	

The windows of the Administrative Building are double pane aluminum frame and features several inside the building as well. This component is for total replacement of all these windows. While individual windows may fail at different rates this average useful life is best for budgeting so that the replacement of all the windows can be completed at the same time for cost efficiency and to retain the aesthetic appeal of the building.

Sample Reserve Study- Worship
Component Detail Reports

Acoustic Ceiling Tile- EducBldg- Replace- 2046

		6,854 sf	@ \$7.00
		Asset Cost	\$47,978.00
Category	Education Building	Percent Replacement	100%
Placed in Service	Interiors	Future Cost	\$113,063.30
Useful Life	June 2001		
Replacement Year	45		
Remaining Life	2046		
	29		

Acoustic tile is a long life component which requires little maintenance. Over time tiles will become dirty and worn looking but which can be cleaned or painted desired (results vary). We recommend budgeting for full replacement at the time frame indicated to retain the aesthetic appeal of the building.

**Sample Reserve Study- Worship
Component Detail Reports**

Appliances- EducBldg- Replace- 2026

		Asset Cost	\$6,850.00
	Education Building	Percent Replacement	100%
Category	Appliances	Future Cost	\$8,937.70
Placed in Service	June 2001		
Useful Life	25		
Replacement Year	2026		
Remaining Life	9		

Appliances were reportedly new in 2001. All appear to be in fair condition and are assumed to be operational. The below list of appliances and their respective cost estimates are based on replacement of similar quality. Cost estimate includes removal/disposal of old appliances and installation of new appliances by a qualified professional. We recommend budgeting or replacement to coincide with the kitchen refurbish.

1 - Oven/Stove Top	@	\$600.00 =	\$600.00
1 - Microwave	@	150.00 =	150.00
1 - Refrigerator	@	1,250.00 =	1,250.00
1 - Oven Hood	@	350.00 =	350.00
1 - Dishwasher	@	450.00 =	450.00
1 - Garbage Disposal	@	300.00 =	300.00
1 - Washer	@	750.00 =	750.00
1 - Dryer	@	750.00 =	750.00
1 - Commercial Coffee Maker	@	1,700.00 =	1,700.00
1 - Flat Wall Mounted 48" TV (Hallway)	@	550.00 =	<u>550.00</u>
		Total =	\$6,850.00

Sample Reserve Study- Worship
Component Detail Reports

Art- Wall Tapestry Educ Bldg- Replace- 2026

		1 ls	@ \$2,500.00
		Asset Cost	\$2,500.00
Category	Education Building	Percent Replacement	100%
Placed in Service	Decor	Future Cost	\$3,261.93
Useful Life	June 2001		
Replacement Year	25		
Remaining Life	2026		
	9		

Wall tapestry in spring hall will likely fade and deteriorate with time so we suggest budgeting for replacement at the timeframe indicated to retain aesthetic appeal.

Sample Reserve Study- Worship
Component Detail Reports

Bathrooms- EducBldg- Refurbish- 2026

		Asset Cost	\$14,950.00
	Education Building	Percent Replacement	100%
Category	Interiors	Future Cost	\$19,506.36
Placed in Service	June 2001		
Useful Life	25		
Replacement Year	2026		
Remaining Life	9		

Men's and Women's bathrooms appear to be in fair overall condition. We recommend funding for refurbishment of these facilities as they will become outdated and functionally obsolescent with time. Cost based on installation by licensed professionals.

2 - sinks	@	\$500.00 =	\$1,000.00
3 - bathroom partitions	@	1,500.00 =	4,500.00
1 - urinal partition	@	500.00 =	500.00
2 - vanity/counter/mirror	@	1,000.00 =	2,000.00
2 - urinals	@	1,050.00 =	2,100.00
2 - baby changing stations	@	325.00 =	650.00
2 - automatic towel dispensers	@	150.00 =	300.00
3 - toilets	@	300.00 =	900.00
2 - fiberglass showers	@	1,500.00 =	<u>3,000.00</u>
		Total =	\$14,950.00

**Sample Reserve Study- Worship
Component Detail Reports**

Bike Rack- EducBldg- Replace- 2041

		1 ea	@ \$500.00
		Asset Cost	\$500.00
	Education Building	Percent Replacement	100%
Category	Miscellaneous	Future Cost	\$1,016.40
Placed in Service	June 2001		
Useful Life	40		
Replacement Year	2041		
Remaining Life	24		

Bike rack appears to be in fair condition. Plan for eventual replacement due to deterioration over time and constant usage.

**Sample Reserve Study- Worship
Component Detail Reports**

Deck- EducBldg- Replace- 2031

		130 sf	@ \$50.00
		Asset Cost	\$6,500.00
	Education Building	Percent Replacement	100%
Category	Decks/Porches/Patios	Future Cost	\$9,831.83
Placed in Service	June 2001		
Useful Life	30		
Replacement Year	2031		
Remaining Life	14		

Wood deck at the second floor rear entrance to the Education building appears to be in fair+ condition. Plan for eventual replacement due to constant exposure to the elements and the likelihood of rot over time.

*Measurements and cost data include the staircase and deck landing.

**Sample Reserve Study- Worship
Component Detail Reports**

Deck- EducBldg- Topcoat- 2017

		60 sf	@ \$5.00
		Asset Cost	\$300.00
Category	Education Building	Percent Replacement	100%
	Decks/Porches/Patios	Future Cost	\$300.00
Placed in Service	June 2001		
Useful Life	5		
Replacement Year	2017		
Remaining Life	0		

We recommend top coating these urethane surfaces to maintain the waterproof integrity of the underlying deck structures and to maintain a quality appearance.

*Measurements and cost data include only the deck landing.

Sample Reserve Study- Worship
Component Detail Reports

Doors- Ext.- EducBldg- Replace- 2028

		Asset Cost	\$15,400.00
	Education Building	Percent Replacement	100%
Category	Doors	Future Cost	\$21,317.20
Placed in Service	June 1988		
Useful Life	40		
Replacement Year	2028		
Remaining Life	11		

Fair+ condition with no significant damage or deterioration observed. Inspect regularly, repair hardware as needed from maintenance budget. Reserve funding recommended at level indicated.

1 - glass/wood single	@	\$1,500.00 =	\$1,500.00
1 - glass/wood double	@	3,000.00 =	3,000.00
2 - metal single	@	1,300.00 =	2,600.00
1 - metal double	@	2,600.00 =	2,600.00
1 - wood single	@	1,500.00 =	1,500.00
1 - glass entry double	@	4,200.00 =	<u>4,200.00</u>
		Total =	\$15,400.00

Sample Reserve Study- Worship
Component Detail Reports

Doors- Int. EducBldg- Replace- 2041

		Asset Cost	\$25,800.00
	Education Building	Percent Replacement	100%
Category	Doors	Future Cost	\$52,446.09
Placed in Service	June 2001		
Useful Life	40		
Replacement Year	2041		
Remaining Life	24		

Assorted interior doors appear to be in fair+ condition and all appear operational. Inspect regularly, repair hardware as needed from maintenance budget. Breakdown provided below for cost differences but all have similar useful life expectancies.

1 - bi fold hollow core door (laundry)	@	\$300.00 =	\$300.00
10 - wood/glass doors	@	1,750.00 =	17,500.00
8 - closet doors	@	550.00 =	4,400.00
2 - double doors	@	1,050.00 =	2,100.00
2 - bathrooms doors	@	750.00 =	<u>1,500.00</u>
		Total =	\$25,800.00

Sample Reserve Study- Worship
Component Detail Reports

Drinking Fountains- EducBldg- Replace- 2021

		2 ea	@ \$1,500.00
		Asset Cost	\$3,000.00
Education Building		Percent Replacement	100%
Category	Miscellaneous	Future Cost	\$3,376.53
Placed in Service	June 2001		
Useful Life	20		
Replacement Year	2021		
Remaining Life	4		

Drinking fountains appear to be operational. We recommend planning for replacement at the time frame indicated for this component by a licensed professional.

Sample Reserve Study- Worship
Component Detail Reports

Elevator- EducBldg- Cab/Door Refurbish- 2021

		1 ls	@ \$15,000.00
		Asset Cost	\$15,000.00
Category	Education Building	Percent Replacement	100%
Placed in Service	Elevator	Future Cost	\$16,882.63
Useful Life	June 2001		
Adjustment	15		
Replacement Year	5		
Remaining Life	2021		
	4		

Component for refurbishing the cab and door of the elevator system for aesthetic appeal functional operations of the door system. Useful life has been adjusted +5 years as the cab/doors appears have had little traffic and limited deterioration.

**Sample Reserve Study- Worship
Component Detail Reports**

Elevator- EducBldg- Modernize- 2031

		1 ls	@ \$65,000.00
		Asset Cost	\$65,000.00
Category	Education Building	Percent Replacement	100%
	Elevator	Future Cost	\$98,318.33
Placed in Service	June 2001		
Useful Life	30		
Replacement Year	2031		
Remaining Life	14		

Fair operational condition of elevator with no reported problems. Regular professional inspections and maintenance are recommended. Best to plan for eventual large scale modernization which may include electrical updates, controllers, mechanical door components, pump replacement, etc. at the time indicated as has been our experience with similar systems.

**Sample Reserve Study- Worship
Component Detail Reports**

Ext. Surfaces- EducBldg- Paint/Seal/Repair- 2019

		5,425 sf	@ \$3.25
		Asset Cost	\$17,631.25
Category	Education Building	Percent Replacement	100%
	Painting/Sealing	Future Cost	\$18,704.99
Placed in Service	June 2013		
Useful Life	6		
Replacement Year	2019		
Remaining Life	2		

Exterior surface paint (siding, trim, deck, eaves, fascia, doors) currently appear to be in fair condition. We recommend wood surfaces be repainted every 5-7 years, stucco every 6-8 years, with caulking/sealing as needed prior to painting. Life of product will vary depending upon surface preparation, material quality, application method and weather conditions. Cost estimate includes minor repair to the wood/stucco surfaces as needed prior to painting.

*Note for the this component we have utilized an average useful life between wood and stucco surfaces so that the paint cycles of the wood and stucco combine for cost efficiency and for the general aesthetic appeal of the building as having two separate paint cycles will generally lead to fading of one while the other is renewed which is not visually appealing.

**Sample Reserve Study- Worship
Component Detail Reports**

Fire System- EducBldg- Modernize- 2021

		Asset Cost	\$4,200.00
	Education Building	Percent Replacement	100%
Category	Fire/Security	Future Cost	\$4,727.14
Placed in Service	June 2001		
Useful Life	20		
Replacement Year	2021		
Remaining Life	4		

Annunciation and fire control panel reportedly operational and inspected annually. Regular testing and inspection indicated. No known problems at this time. These fire system components may last for extended period barring unforeseen electrical event. In our experience, however, design obsolescence, parts availability and code/ technology advances dictate the need to plan for periodic replacement.

1 - fire annunciation panel	@	\$1,200.00 =	\$1,200.00
1 - fire control panel	@	3,000.00 =	<u>3,000.00</u>
		Total =	\$4,200.00

Sample Reserve Study- Worship
Component Detail Reports

Fire System Backflow Device- EducBldg- Refurbish- 2021

		1 ea	@ \$1,500.00
		Asset Cost	\$1,500.00
Category	Education Building	Percent Replacement	100%
Placed in Service	Fire/Security	Future Cost	\$1,688.26
Useful Life	June 2001		
Replacement Year	20		
Remaining Life	2021		
	4		

No leaks or corrosion noted. Regular testing and inspection required of sprinkler assembly and backflow. Plan to rebuild at the typical time interval indicated.

Sample Reserve Study- Worship
Component Detail Reports

Fire System Peripherals- EducBldg- Modernize- 2031

		20 ea	@ \$250.00
		Asset Cost	\$5,000.00
Category	Education Building	Percent Replacement	100%
Placed in Service	Fire/Security	Future Cost	\$7,562.95
Useful Life	June 2001		
Replacement Year	30		
Remaining Life	2031		
	14		

Fire systems are reportedly in working order and are tested annually. This component is for the replacement of the peripherals (pull stations, strobes, sensors) in the building at the time frame indicated.

Sample Reserve Study- Worship
Component Detail Reports

Fire System Sprinkler Heads- EducBldg- Replace- 2021

		40 ea	@ \$100.00
		Asset Cost	\$4,000.00
Category	Education Building	Percent Replacement	100%
Placed in Service	Fire/Security	Future Cost	\$4,502.04
Useful Life	June 2001		
Replacement Year	20		
Remaining Life	2021		
	4		

We recommend budgeting for replacement of sprinkler heads at the timeframe indicated. This component is only for the sprinkler heads and not the piping which has no predictable useful life. With appropriate testing and ongoing maintenance sprinkler piping is a long life building component.

**Sample Reserve Study- Worship
Component Detail Reports**

Flooring- Carpet- EducBldg- Replace- 2021

		3,890 sf	@ \$7.00
		Asset Cost	\$27,230.00
Category	Education Building	Percent Replacement	100%
Placed in Service	Interiors	Future Cost	\$30,647.60
Useful Life	June 2001		
Replacement Year	20		
Remaining Life	2021		
	4		

Fair general condition. As part of ongoing maintenance program vacuum and professionally clean as needed. Plan to replace at the time frame indicated. Wide variety of type and quality available; a mid/high-range (high traffic & longer useful life) funding allowance is factored for budgeting purposes and includes carpet, carpet pad and removal/disposal of old carpet.

**Sample Reserve Study- Worship
Component Detail Reports**

Flooring- Polish. Concrete- EducBldg- Refinish- 2026

		2,391 sf	@ \$5.75
		Asset Cost	\$13,748.25
Category	Education Building	Percent Replacement	100%
Placed in Service	Interiors	Future Cost	\$17,938.35
Useful Life	June 2001		
Replacement Year	25		
Remaining Life	2026		
	9		

Fair+ condition of polished concrete flooring with no advanced wear observed. As part of ongoing maintenance program mop and professionally clean as needed. Plan to refinish at the time frame indicated, best timed after repainting.

**Sample Reserve Study- Worship
Component Detail Reports**

Flooring- Tile- EducBldg- Replace- 2051

		48 sf	@ \$22.50
		Asset Cost	\$1,080.00
Category	Education Building	Percent Replacement	100%
	Interiors	Future Cost	\$2,950.45
Placed in Service	June 2001		
Useful Life	50		
Replacement Year	2051		
Remaining Life	34		

The interior tile appears to be in good overall condition. This is a long life component which does not have a replacement cycle within the timeframe of this reserve study. Tile typically requires little in the way of maintenance and repairs can be made to individual tiles (if warranted) inexpensively as needed.

**Sample Reserve Study- Worship
Component Detail Reports**

Flooring- Vinyl- EducBldg- Replace- 2021

		2,038 sf	@ \$14.75
		Asset Cost	\$30,060.50
Category	Education Building	Percent Replacement	100%
	Interiors	Future Cost	\$33,833.36
Placed in Service	June 2001		
Useful Life	20		
Replacement Year	2021		
Remaining Life	4		

Fair+ condition of vinyl flooring with no advanced wear or staining observed. As part of ongoing maintenance program mop and professionally clean as needed. Plan to replace at the time frame indicated, best timed after repainting. Wide variety of type and quality available; a mid-range funding allowance is factored below for planning purposes.

Sample Reserve Study- Worship
Component Detail Reports

Furniture- EducBldg- Replace- 2026

		Asset Cost	\$25,400.00
	Education Building	Percent Replacement	100%
Category	Furniture	Future Cost	\$33,141.24
Placed in Service	June 2001		
Useful Life	25		
Replacement Year	2026		
Remaining Life	9		

Interior furniture appears to be in fair condition. We recommend budgeting for replacement at the time frame indicated as furniture often becomes functionally obsolescent at 25 years (useable but outdated in style/colors).

1 - bench in hallway	@	\$700.00 =	\$700.00
2 - lounge chairs in hallway	@	250.00 =	500.00
1 - meeting desk library	@	2,000.00 =	2,000.00
8 - fabric chairs library	@	100.00 =	800.00
1 - wicker lounge set (love seat-two chairs)	@	650.00 =	650.00
30 - fabric chairs library	@	100.00 =	3,000.00
1 - wood stand table library	@	100.00 =	100.00
1 - library shelving (eight column)	@	3,000.00 =	3,000.00
24 - folding tables	@	150.00 =	3,600.00
100 - metal folding chairs	@	75.00 =	7,500.00
5 - couches	@	650.00 =	3,250.00
2 - circular tables	@	150.00 =	<u>300.00</u>
		Total =	\$25,400.00

Sample Reserve Study- Worship
Component Detail Reports

Gutters & Downs- EducBldg- Replace- 2026

	536 lf	@ \$15.50
	Asset Cost	\$8,308.00
Education Building	Percent Replacement	100%
Category: Gutters and Downspouts	Future Cost	\$10,840.06
Placed in Service	June 2001	
Useful Life	25	
Replacement Year	2026	
Remaining Life	9	

These metal gutters and downspouts appear to be deteriorating at a rate typical of their age based our limited scope visual inspection. As routine maintenance, inspect regularly, keep gutters and downspouts free of debris. Repair locally as needed from general operating funds.

Sample Reserve Study- Worship
Component Detail Reports

HVAC- EducBldg- Replace- 2021

		Asset Cost	\$50,929.00
	Education Building	Percent Replacement	100%
Category	Mechanical	Future Cost	\$57,321.04
Placed in Service	June 2001		
Useful Life	20		
Replacement Year	2021		
Remaining Life	4		

No reported problems or observed, furnaces reportedly original to construction. Assumed to be functioning and in operating order. We recommend regular professional inspections, maintenance and repair funded from operating budget. We recommend funding for replacement at the time frame indicated due to constant usage. Cost estimate taken from client historical records.

8 - 80k BTU	@	\$6,100.00 =	\$48,800.00
1 - Wall 60k BTU Heat Pump	@	2,129.00 =	<u>2,129.00</u>
		Total =	\$50,929.00

**Sample Reserve Study- Worship
Component Detail Reports**

Int. Surfaces- EducBldg- Paint/Stain- 2020

		22,065 sf	@ \$1.10
		Asset Cost	\$24,271.50
	Education Building	Percent Replacement	100%
Category	Painting/Sealing	Future Cost	\$26,522.12
Placed in Service	June 2010		
Useful Life	10		
Replacement Year	2020		
Remaining Life	3		

Interior surface paint/stain (walls, trim, doors, ceiling) appears to be in fair condition. We recommend budgeting for the painting of interior surfaces every 10 years to retain aesthetic appeal of the building. Cost estimate is for one coat primer and one coat paint done by a professional.

**Sample Reserve Study- Worship
Component Detail Reports**

Kitchen- EducBldg- Refurbish- 2026

		1 ls	@ \$13,000.00
		Asset Cost	\$13,000.00
Category	Education Building	Percent Replacement	100%
	Interiors	Future Cost	\$16,962.05
Placed in Service	June 2001		
Useful Life	25		
Replacement Year	2026		
Remaining Life	9		

The kitchen area of the Education Bulding was reportedly last remodeled in 2001. This component is for future remodels to maintain the aesthetic appeal of the home. Cost estimates are for average quality materials for cabinetry, counters and fixtures.

1 - lump sum cabinetry	@	\$8,000.00 =	\$8,000.00
1 - lump sum countertops	@	3,500.00 =	3,500.00
1 - lump sum fixtures	@	1,500.00 =	<u>1,500.00</u>
		Total =	\$13,000.00

**Sample Reserve Study- Worship
Component Detail Reports**

Kitchenette/Cabinet Sets- EducBldg- Replace- 2036

		13 ea	@ \$3,000.00
		Asset Cost	\$39,000.00
Education Building		Percent Replacement	100%
Category	Interiors	Future Cost	\$68,386.74
Placed in Service	June 2001		
Useful Life	35		
Replacement Year	2036		
Remaining Life	19		

Kitchenette/Cabinet sets in rooms (some with sink others without) appear to be of fair+ condition. We recommend inspecting and making minor repairs/alterations annually paid for from the operating budget. Bets to plan for eventual replacement due to constant usage and to maintain the aesthetic appeal of the building.

**Sample Reserve Study- Worship
Component Detail Reports**

Lights- Ext. EducBldg- Replace- 2031

		Asset Cost	\$2,125.00
	Education Building	Percent Replacement	100%
Category	Lighting	Future Cost	\$3,214.25
Placed in Service	June 2001		
Useful Life	30		
Replacement Year	2031		
Remaining Life	14		

Fair condition of assorted exterior lights (recessed,security). Observed during daylight hours and assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement, timed to coincide with exterior paint cycles, for cost efficiency and consistent quality/appearance throughout association. Cost estimated based on a licensed professional removing and installing new fixtures.

11 - recessed	@	\$175.00 =	\$1,925.00
1 - security	@	200.00 =	<u>200.00</u>
		Total =	\$2,125.00

Sample Reserve Study- Worship
Component Detail Reports

Lights- Int. EducBldg- Replace- 2036

		Asset Cost	\$26,200.00
	Education Building	Percent Replacement	100%
Category	Interiors	Future Cost	\$45,941.86
Placed in Service	June 2001		
Useful Life	35		
Replacement Year	2036		
Remaining Life	19		

Assorted interior lights in the Education Building appear to be of fair condition and all are assumed to be operational. Lights consist of fluorescent, hanging, recessed, vanity, wall and ceiling fixtures. The cost estimate is an average of the different light fixtures and the useful life is based on the typical replacement cycle of interior lights which even though are often still operational at 35 years grow outdated with time and do not match updates to the rest of the building. Cost estimated based on a licensed professional removing and installing new fixtures.

26 - recessed lights	@	\$125.00 =	\$3,250.00
6 - hanging lights	@	550.00 =	3,300.00
6 - exit lights	@	225.00 =	1,350.00
8 - fluorescent lights	@	175.00 =	1,400.00
65 - recessed fluorescent	@	225.00 =	14,625.00
3 - low quality fixtures	@	75.00 =	225.00
5 - security lights	@	350.00 =	1,750.00
2 - tract	@	150.00 =	<u>300.00</u>
		Total =	<u>\$26,200.00</u>

**Sample Reserve Study- Worship
Component Detail Reports**

Plumbing Repair- EducBldg- Contingency- 2017

		1 ls	@ \$6,000.00
		Asset Cost	\$6,000.00
Category	Education Building	Percent Replacement	100%
Placed in Service	Plumbing	Future Cost	\$6,000.00
Useful Life	June 2001		
Replacement Year	3		
Remaining Life	2017		
	0		

Due to the age of the buildings on site we recommend budgeting for a plumbing repair contingency. Unfortunately plumbing useful life and cost are is extremely difficult to predict but it has been our experience that at around 40 years most buildings will require plumbing repairs; most often to the sewer piping first followed by the water piping. This contingency cost figure is based on our past experiences with similar sized building and ages.

**Sample Reserve Study- Worship
Component Detail Reports**

Railing- Ext. EducBldg- Replace- 2031

		Asset Cost	\$3,180.00
	Education Building	Percent Replacement	100%
Category	Railings	Future Cost	\$4,810.03
Placed in Service	June 2001		
Useful Life	30		
Replacement Year	2031		
Remaining Life	14		

Metal and wood railings at the rear deck appear to be in fair+ condition,. We recommend budgeting for replacement to coincide with the deck replacement due to constant exposure to the elements.

42 - feet wood railings	@	\$72.00 =	\$3,024.00
26 - feet metal hand rail	@	6.00 =	<u>156.00</u>
		Total =	\$3,180.00

**Sample Reserve Study- Worship
Component Detail Reports**

Roof- CompSh- EducBldg- Replace- 2026

		65 squares	@ \$456.00
		Asset Cost	\$29,640.00
Category	Education Building	Percent Replacement	100%
Placed in Service	Roofing	Future Cost	\$38,673.48
Useful Life	June 2001		
Replacement Year	25		
Remaining Life	2026		
	9		

Appears to be deteriorating at a rate typical of its age based our limited scope visual inspection. Reportedly installed in 2001 at the time of construction of this building. As routine maintenance, we recommend professional inspections at least twice annually and after windstorms. Promptly replace any damaged/missing shingles or any other repair needed to ensure waterproof integrity of roof. Keep gutters and downspouts clear and free of debris. Plan for replacement at roughly the time frame indicated. Cost estimates include removal of old roofing materials and replacement of flashing.

*1 square = 100 Square Feet

**Sample Reserve Study- Worship
Component Detail Reports**

Siding- Stucco- EducBldg- Replace- 2025

		1,900 sf	@ \$11.00
		Asset Cost	\$7,315.00
Category	Education Building	Percent Replacement	35%
Placed in Service	Siding	Future Cost	\$9,266.42
Useful Life	June 2001		
Replacement Year	24		
Remaining Life	2025		
	8		

This contingency is for 35% repair of the stucco siding every 24 years. Generally fair+ condition of exterior stucco siding observed during our limited scope visual inspection. No reported water intrusion or cracking of stucco surfaces evident at this time. Stucco is a durable, long lived product assuming proper care, maintenance and regular paint cycles. No anticipation of total replacement within the scope of this study, however, prudent planning suggest a general funding allowance for local spot repair/replacement, timed to coincide with paint projects. Adjust as patterns of expense emerge in future reserve study updates.

**Sample Reserve Study- Worship
Component Detail Reports**

Siding- Wood- EducBldg- Replace- 2031

		2,300 sf	@ \$13.50
		Asset Cost	\$31,050.00
Category	Education Building	Percent Replacement	100%
	Siding	Future Cost	\$46,965.91
Placed in Service	June 2001		
Useful Life	30		
Replacement Year	2031		
Remaining Life	14		

Wood siding appears to be deteriorating at a rate in line with its age and appears to currently be in fair+ overall condition. We recommend planning for eventual replacement due to constant exposure to the elements. At a future date if it is determined that total replacement is not necessary a contingency can be factored in instead of total replacement however it has been our experience that budgeting for total replacement is generally the cheaper option over the life of the building.

**Sample Reserve Study- Worship
Component Detail Reports**

Water Heater- EducBldg- Replace- 2021

		2 ea	@ \$3,600.00
		Asset Cost	\$7,200.00
Category	Education Building	Percent Replacement	100%
	Mechanical	Future Cost	\$8,103.66
Placed in Service	June 2001		
Useful Life	15		
Adjustment	5		
Replacement Year	2021		
Remaining Life	4		

No reported problems or observed corrosion/leaks of 80 gallon water heater, reportedly original to construction. Assumed to be functioning and in operating order. We recommend regular professional inspections, maintenance and repair funded from operating budget. We recommend funding for replacement at the time frame indicated due to constant usage. Useful life adjusted +5 years due to limited use and condition of component.

**Sample Reserve Study- Worship
Component Detail Reports**

Windows- EducBldg- Replace- 2041

		Asset Cost	\$53,477.00
	Education Building	Percent Replacement	100%
Category	Windows	Future Cost	\$108,707.73
Placed in Service	June 2001		
Useful Life	40		
Replacement Year	2041		
Remaining Life	24		

The windows of the Education Building consist of double pane vinyl & aluminum frame and features several inside the building as well. This component is for total replacement of all these windows. While individual windows may fail at different rates this average useful life is best for budgeting so that the replacement of all the windows can be completed at the same time for cost efficiency and to retain the aesthetic appeal of the building.

94 - square feet aluminum storefront glazing @	\$98.00 =	\$9,212.00
681 - square feet double pane vinyl @	65.00 =	<u>44,265.00</u>
	Total =	\$53,477.00

**Sample Reserve Study- Worship
Component Detail Reports**

Asphalt- Overlay Lower Lot- 2018

		1,770 sf	@ \$2.30
		Asset Cost	\$4,071.00
Category	Grounds	Percent Replacement	100%
Placed in Service	Asphalt	Future Cost	\$4,193.13
Useful Life	January 1993		
Replacement Year	25		
Remaining Life	2018		
	1		

Generally fair condition with numerous areas of deterioration evident. As routine maintenance, keep surface clean, ensure that drains are clean and free flowing, repair cracks and clean oils stains promptly. Best to plan for eventual intervals of resurface (overlay).

Most asphalt areas can be expected to last approximately 25-30 years before it will become necessary for an overlay to be applied or other major rehabilitation to be completed. It will be necessary to adjust manhole and valve covers at the time the overlay is applied or other major rehabilitation is completed.

If properly built, the road or parking lot deteriorates from the top down, which only requires the replacement of a layer of asphalt, or preferably the application of a thin layer on top of the existing asphalt (overlay). The asphalt overlay not only provides a new paving surface for a fraction of the cost of rebuilding the entire roadway, but it is the only preventive maintenance technique that adds structural value while extending a pavement's service life.

*Measurement is of Lower Lot driveways to gravel parking areas.

**Sample Reserve Study- Worship
Component Detail Reports**

Asphalt- Overlay Upper Lot- 2031

		14,177 sf	@ \$2.30
		Asset Cost	\$32,607.10
Category	Grounds	Percent Replacement	100%
	Asphalt	Future Cost	\$49,321.16
Placed in Service	January 2006		
Useful Life	25		
Replacement Year	2031		
Remaining Life	14		

Generally fair condition with numerous areas of deterioration evident. As routine maintenance, keep surface clean, ensure that drains are clean and free flowing, repair cracks and clean oils stains promptly. Best to plan for eventual intervals of resurface (overlay).

Most asphalt areas can be expected to last approximately 25-30 years before it will become necessary for an overlay to be applied or other major rehabilitation to be completed. It will be necessary to adjust manhole and valve covers at the time the overlay is applied or other major rehabilitation is completed.

If properly built, the road or parking lot deteriorates from the top down, which only requires the replacement of a layer of asphalt, or preferably the application of a thin layer on top of the existing asphalt (overlay). The asphalt overlay not only provides a new paving surface for a fraction of the cost of rebuilding the entire roadway, but it is the only preventive maintenance technique that adds structural value while extending a pavement's service life.

**Sample Reserve Study- Worship
Component Detail Reports**

Asphalt- Seal/Stripe/Repair Lower Lot- 2017

		1,770 sf	@ \$0.40
		Asset Cost	\$708.00
Category	Grounds	Percent Replacement	100%
Placed in Service	Asphalt	Future Cost	\$708.00
Useful Life	January 1993		
Replacement Year	5		
Remaining Life	2017		
	0		

The primary reason to sealcoat is to protect the pavement from the deteriorating effects of sun and water, which causes the asphalt to harden, or oxidize. The pavement turns brittle. The sealcoat provides a waterproof membrane which slows the oxidation process and helps the pavement shed water, preventing the water to infiltrate the base material.

Without regular applications of a seal coat, an asphalt parking lot might need an overlay in 15 years. If the lot is regularly sealed, a parking lot can last as much as 25-30 years, perhaps longer.

Seal coats should be installed on warm sunny day with low humidity with a minimum of 50 degrees Fahrenheit and rising.

The seal coat should not be applied during wet conditions or within 8 hours of anticipated rain. Streets must be thoroughly cleaned; organic material removed, loose asphalt removed and voids and cracks repaired. Oil or grease also damage asphalt and such areas should be cleaned thoroughly and treated with an oil spot primer prior to sealer application. A minimum of 8 hours of sunlight is required for complete curing and before traffic is allowed.

Proper drainage is vital for the longevity of the road. Standing water can seep through the asphalt and get into the subbase and subgrade below, significantly weakening the structural integrity of the road and causing premature failure.

Oil spills eat through the asphalt seal and should be cleaned up between seal coats. Power washing is recommended annually and treated as an operating expense.

*Measurement is of Lower Lot driveways to gravel parking areas.

**Sample Reserve Study- Worship
Component Detail Reports**

Asphalt- Seal/Stripe/Repair Upper Lot- 2018

		14,177 sf	@ \$0.40
		Asset Cost	\$5,670.80
Category	Grounds	Percent Replacement	100%
Placed in Service	Asphalt	Future Cost	\$5,840.92
Useful Life	January 2013		
Replacement Year	5		
Remaining Life	2018		
	1		

The primary reason to sealcoat is to protect the pavement from the deteriorating effects of sun and water, which causes the asphalt to harden, or oxidize. The pavement turns brittle. The sealcoat provides a waterproof membrane which slows the oxidation process and helps the pavement shed water, preventing the water to infiltrate the base material.

Without regular applications of a seal coat, an asphalt parking lot might need an overlay in 15 years. If the lot is regularly sealed, a parking lot can last as much as 25-30 years, perhaps longer.

Seal coats should be installed on warm sunny day with low humidity with a minimum of 50 degrees Fahrenheit and rising.

The seal coat should not be applied during wet conditions or within 8 hours of anticipated rain. Streets must be thoroughly cleaned; organic material removed, loose asphalt removed and voids and cracks repaired. Oil or grease also damage asphalt and such areas should be cleaned thoroughly and treated with an oil spot primer prior to sealer application. A minimum of 8 hours of sunlight is required for complete curing and before traffic is allowed.

Proper drainage is vital for the longevity of the road. Standing water can seep through the asphalt and get into the subbase and subgrade below, significantly weakening the structural integrity of the road and causing premature failure.

Oil spills eat through the asphalt seal and should be cleaned up between seal coats. Power washing is recommended annually and treated as an operating expense.

Sample Reserve Study- Worship
Component Detail Reports

Backflow Device- Refurbish- 2021

		1 ea	@ \$1,500.00
		Asset Cost	\$1,500.00
Category	Grounds	Percent Replacement	100%
	Plumbing	Future Cost	\$1,688.26
Placed in Service	June 2001		
Useful Life	20		
Replacement Year	2021		
Remaining Life	4		

No leaks or corrosion noted. Regular testing and inspection required of sprinkler assembly and backflow. Plan to rebuild at the typical time interval indicated.

**Sample Reserve Study- Worship
Component Detail Reports**

Benches- Exterior- Replace- 2026

		19 ea	@ \$400.00
		Asset Cost	\$7,600.00
Category	Grounds	Percent Replacement	100%
Placed in Service	Miscellaneous	Future Cost	\$9,916.28
Useful Life	June 2001		
Replacement Year	25		
Remaining Life	2026		
	9		

Assorted wood, composite and stone benches on site and appear to be in fair condition. We recommend planning for replacement at the time frame indicated. note that the stone bench has not been included in the total count as this is a long life component with a replacement cycle outside the timeframe of this reserve study. Note that some of the benches will likely need replacement sooner than others but with adequate budgeting the Organization should be appropriately prepared for these expenses as they occur. Cost estimate is an average with some of the benches appearing to be custom built and others more typical and much less costly.

**Sample Reserve Study- Worship
Component Detail Reports**

Concrete Curb- Repair Contingency- 2021

		808 lf	@ \$34.00
		Asset Cost	\$2,747.20
Category	Grounds	Percent Replacement	10%
Placed in Service	Concrete / Pavers	Future Cost	\$3,092.00
Useful Life	August 2016		
Replacement Year	5		
Remaining Life	2021		
	4		

Fair condition of concrete curbs, damage typically caused by root and vehicle damage. This repair contingency has been included at 10% every 5 years due to the likelihood of damage from root and vehicles over time.

Sample Reserve Study- Worship
Component Detail Reports

Concrete Parking Stops- Contingency- 2021

		14 ea	@ \$150.00
		Asset Cost	\$210.00
Category	Grounds	Percent Replacement	10%
Placed in Service	Concrete / Pavers	Future Cost	\$236.36
Useful Life	August 2016		
Replacement Year	5		
Remaining Life	2021		
	4		

Concrete parking stops are a long life component which will typically only need replacement after vehicle damage. We approximate one replacement every 5 years for this reserve study.

**Sample Reserve Study- Worship
Component Detail Reports**

Concrete Surfaces- Repair Contingency- 2021

		7,001 sf	@ \$12.00
		Asset Cost	\$4,200.60
Category	Grounds	Percent Replacement	5%
Placed in Service	Concrete / Pavers	Future Cost	\$4,727.81
Useful Life	August 2016		
Replacement Year	5		
Remaining Life	2021		
	4		

5% Repair contingency for the concrete surfaces (walkways, patios, porches). Amount and cycle to be reviewed annually. No widespread damage or deterioration noted at time of site visit.

We recommend repairing trip hazards immediately due to liability concerns.

**Sample Reserve Study- Worship
Component Detail Reports**

Fence- Wood- Perim.- Paint/Stain- 2017

		172 lf	@ \$7.00
		Asset Cost	\$1,204.00
Category	Grounds	Percent Replacement	100%
Painting/Sealing		Future Cost	\$1,204.00
Placed in Service	June 1980		
Useful Life	5		
Replacement Year	2017		
Remaining Life	0		

Currently fencing in poor condition with no stain or paint observed. To maximize the life expectancy of wood fencing in the Pacific Northwest we recommend regular 5 year cycles of paint/staining/sealing the wood due to constant exposure to the elements.

**Sample Reserve Study- Worship
Component Detail Reports**

Fence- Wood- Perim.- Replace- 2017

		172 lf	@ \$28.00
		Asset Cost	\$4,816.00
Category	Grounds	Percent Replacement	100%
	Fencing	Future Cost	\$4,816.00
Placed in Service	June 1980		
Useful Life	20		
Replacement Year	2017		
Remaining Life	0		

The wood fence bordering the condominium complex to the West is in Poor condition with areas of significant deterioration and failure. As routine maintenance, inspect regularly for any damage, repair as needed. Avoid contact with ground and surrounding vegetation. Regular cycles of stain/paint will help to maintain appearance and maximize life. Plan to replace at roughly the time frame indicated.

The Client has stated they are unsure of who owns this fence. We have included in this reserve study but suggest future studies be updated accordingly after it is determined who owns and maintains this area of fencing.

**Sample Reserve Study- Worship
Component Detail Reports**

Fence- Wood @ HVAC- Paint/Stain- 2017

		28 lf	@ \$7.00
		Asset Cost	\$196.00
Category	Grounds	Percent Replacement	100%
Painting/Sealing	Painting/Sealing	Future Cost	\$196.00
Placed in Service	June 2011		
Useful Life	5		
Replacement Year	2017		
Remaining Life	0		

Currently fencing in fair condition with no stain or paint observed. To maximize the life expectancy of wood fencing in the Pacific Northwest we recommend regular 5 year cycles of paint/staining/sealing the wood due to constant exposure to the elements.

**Sample Reserve Study- Worship
Component Detail Reports**

Fence- Wood @ HVAC- Replace- 2031

		28 lf	@ \$28.00
		Asset Cost	\$784.00
Category	Grounds	Percent Replacement	100%
	Fencing	Future Cost	\$1,185.87
Placed in Service	June 2011		
Useful Life	20		
Replacement Year	2031		
Remaining Life	14		

Wood fence surrounding the AC units at the Sanctuary appears to be in fair condition. As routine maintenance, inspect regularly for any damage, repair as needed. Avoid contact with ground and surrounding vegetation. Regular cycles of stain/paint will help to maintain appearance and maximize life. Plan to replace at roughly the time frame indicated.

**Sample Reserve Study- Worship
Component Detail Reports**

Gravel Parking Lot- Replenish/Regrade- 2030

		31,222 sf	@ \$1.25
		Asset Cost	\$39,027.50
Category	Grounds	Percent Replacement	100%
Placed in Service	Gravel Parking/Driveway	Future Cost	\$57,313.20
Useful Life	June 2015		
Replacement Year	15		
Remaining Life	2030		
	13		

Lower gravel parking lot reportedly replenished and regraded in 2015. Total bid at time was reportedly \$38,000 but some work was done in house. This estimate is for completion of future work to be completed by a licensed professional.

**Sample Reserve Study- Worship
Component Detail Reports**

Gravel Pathways- Replenish/Regrade- 2020

		4,935 sf	@ \$1.25
		Asset Cost	\$6,168.75
Category	Grounds	Percent Replacement	100%
Placed in Service	Landscaping	Future Cost	\$6,740.76
Useful Life	June 2010		
Replacement Year	10		
Remaining Life	2020		
	3		

Numerous gravel pathways on site appear to be in fair overall condition. With time gravel will need replenishment and regrading will be required in some areas due to drainage/runoff.

Sample Reserve Study- Worship
Component Detail Reports

Lights- Bollard- Replace- 2037

		4 ea	@ \$400.00
		Asset Cost	\$1,600.00
Category	Grounds	Percent Replacement	100%
	Lighting	Future Cost	\$2,889.78
Placed in Service	June 2012		
Useful Life	25		
Replacement Year	2037		
Remaining Life	20		

These bollard lights appear to be in fair+ condition at this time. We recommend budgeting for replacement at the time from indicated. Cost estimated based on a licensed professional removing and installing new fixtures.

**Sample Reserve Study- Worship
Component Detail Reports**

Lights- Landscape- Replace- 2017

		11 ea	@ \$150.00
		Asset Cost	\$1,650.00
Category	Grounds	Percent Replacement	100%
	Lighting	Future Cost	\$1,650.00
Placed in Service	June 1990		
Useful Life	25		
Replacement Year	2017		
Remaining Life	0		

Fair/Poor condition of assorted landscape lights with some missing and/or damaged. Observed during daylight hours and assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for replacement at this time as these landscape lights appear to have exhausted their useful life and for aesthetic appeal of the site. Cost estimated based on a licensed professional removing and installing new fixtures.

**Sample Reserve Study- Worship
Component Detail Reports**

Lights- Pole- Replace- 2035

		10 ea	@ \$1,500.00
		Asset Cost	\$15,000.00
Category	Grounds	Percent Replacement	100%
	Lighting	Future Cost	\$25,536.50
Placed in Service	June 2010		
Useful Life	25		
Replacement Year	2035		
Remaining Life	18		

Fair condition of assorted pole lights at parking areas and staircase. Observed during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below, for cost efficiency and consistent quality/appearance throughout association. A general mid-range funding allowance is projected. Cost estimated based on a licensed professional removing and installing new fixtures.

**Sample Reserve Study- Worship
Component Detail Reports**

Mailbox- Replace- 2030

		1 ea	@ \$400.00
		Asset Cost	\$400.00
Category	Grounds	Percent Replacement	100%
Placed in Service	Mailboxes	Future Cost	\$587.41
Useful Life	June 2010		
Replacement Year	20		
Remaining Life	2030		
	13		

Component includes replacement of the mailbox and supporting post plus disposal.

Sample Reserve Study- Worship
Component Detail Reports

Picnic Table- Composite- Replace- 2036

			1 ea	@ \$850.00
			Asset Cost	\$850.00
	Grounds		Percent Replacement	100%
Category	Miscellaneous		Future Cost	\$1,490.48
Placed in Service	June 2011			
Useful Life	25			
Replacement Year	2036			
Remaining Life	19			

Composite picnic table at the playground area appears to be in fair/good condition. We recommend for eventual replacement at the time frame indicated.

**Sample Reserve Study- Worship
Component Detail Reports**

Railing- Ext. Metal- Replace- 2025

		37 lf	@ \$47.00
		Asset Cost	\$1,739.00
Category	Grounds	Percent Replacement	100%
	Railings	Future Cost	\$2,202.91
Placed in Service	June 1990		
Useful Life	35		
Replacement Year	2025		
Remaining Life	8		

Fair condition of these metal handrails (at stairs between buildings) with no significant, widespread instability observed. Monitor rails for safety and repair as needed from operating budget. Expect for replacement of these railings at the timeframe indicated.

**Sample Reserve Study- Worship
Component Detail Reports**

Railings- Wood Replace- 2026

		602 lf	@ \$15.00
		Asset Cost	\$9,030.00
	Grounds	Percent Replacement	100%
Category	Railings	Future Cost	\$11,782.10
Placed in Service	June 2001		
Useful Life	25		
Replacement Year	2026		
Remaining Life	9		

Wood railings at the large staircase between lower gravel parking and upper lot appear to be in fair condition with no areas of widespread instability observed. We recommend budgeting for replacement at the timescale indicated due to this wood component's constant exposure to the elements.

**Sample Reserve Study- Worship
Component Detail Reports**

Railroad Ties- Replace- 2017

		105 ea	@ \$175.00
		Asset Cost	\$3,675.00
	Grounds	Percent Replacement	20%
Category	Landscaping	Future Cost	\$3,675.00
Placed in Service	June 2001		
Useful Life	3		
Replacement Year	2017		
Remaining Life	0		

Railroad ties are located at the lower parking lot, staircases and playground. Some of the ties have already exhausted their useful life and are rapidly deteriorating. We recommend replacement of the ties as is warranted and are recommended a schedule of 20% replacement every 3 years. Cost estimate includes removal and disposal of old ties.

Note that deteriorated ties at the staircase are a safety hazard that we suggest addressing immediately for liability concerns.

**Sample Reserve Study- Worship
Component Detail Reports**

Retaining Walls- Concrete Block/Stone- Replace

		162 lf	@ \$85.00
		Asset Cost	\$13,770.00
Category	Grounds	Percent Replacement	100%
Placed in Service	Landscaping	Future Cost	\$65,963.97
Useful Life	June 2010		
Replacement Year	60		
Remaining Life	2070		
	53		

Block/stone retaining walls appear to be in generally fair and stable condition; no significant crumbling, erosion, etc., noted. We assume that these were designed and installed properly with adequate base and surrounding drainage. If appropriately installed there is no estimate for the replacement of this long life component so it has not been funded for in this reserve study. Monitor closely and if areas of deterioration emerge, consult with civil or geotechnical engineer for repair scope.

**Sample Reserve Study- Worship
Component Detail Reports**

Shed- Repair Contingency- 2017

		1 ls	@ \$2,000.00
		Asset Cost	\$2,000.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	June 2001	Future Cost	\$2,000.00
Useful Life	3		
Replacement Year	2017		
Remaining Life	0		

The onsite built shed appears to be in fair condition and has been adequately maintained. This component for a repair contingency every three years covers the ongoing maintenance and replacement of the components of this small structure. With ongoing maintenance (roof, paint, siding repair, etc.) this shed should have an extended useful life with no estimate for a full replacement within the timeframe of this reserve study.

**Sample Reserve Study- Worship
Component Detail Reports**

Sign- Entry- Replace- 2041

		1 ea	@ \$3,000.00
		Asset Cost	\$3,000.00
Category	Grounds	Percent Replacement	100%
	Signs	Future Cost	\$6,098.38
Placed in Service	October 2016		
Useful Life	25		
Replacement Year	2041		
Remaining Life	24		

The entry sign is reportedly being replaced with a new sign in the coming months. We have included the costs estimate for replacement of this new sign (with lighting) in this reserve study.

Sample Reserve Study- Worship
Component Detail Reports

Sign- Small Parking/Garden- Replace- 2032

		15 ea	@ \$250.00
		Asset Cost	\$3,750.00
Category	Grounds	Percent Replacement	100%
	Signs	Future Cost	\$5,842.38
Placed in Service	June 2012		
Useful Life	20		
Replacement Year	2032		
Remaining Life	15		

Assorted small signs in the parking and garden/memorial areas appear to be in fair condition.

**Sample Reserve Study- Worship
Component Detail Reports**

Soaker Hoses- Replace- 2018

		1 ls	@ \$500.00
		Asset Cost	\$500.00
Category	Grounds	Percent Replacement	100%
Placed in Service	Landscaping	Future Cost	\$515.00
Useful Life	June 2013		
Replacement Year	5		
Remaining Life	2018		
	1		

Soaker hoses noted during the site inspection. It was not possible to take an accurate measurement of the total length of these soaker hoses due to limited access and due to the hoses being buried in many areas. This contingency is based on an estimate to replacement these hoses. We recommend updating future reserve studies with actual cost figures as they become available with replacement cycles.

**Sample Reserve Study- Worship
Component Detail Reports**

Storm Sewer System- Refurbish- 2017

		1 ls	@ \$3,500.00
		Asset Cost	\$3,500.00
Category	Grounds	Percent Replacement	100%
Placed in Service	Storm Sewer	Future Cost	\$3,500.00
Useful Life	June 2005		
Replacement Year	10		
Remaining Life	2017		
	0		

A custom storm sewer system was reportedly installed on the site in approximately the last 10-15 years. There appears to be a catch basin and possible pump (located on the hillside) which has a damaged canvas roof and it is not known if this system is currently operating as designed. These systems typically require annual maintenance (removal of debris/sediment) but it does not appear that this has been completed in recent years. We suggest this system be inspected by a qualified professional (preferably the vendor who installed) to determine if it is still functioning as designed. Future reserve studies should be updated with more accurate cost figures to and/or useful life of large scale maintenance/refurbishment of this custom system per the vendor recommendations. The cost figures in this study are based on prior experience with minor repair of similar custom systems.

*Note that if the system has failed or requires significant repair the cost is likely to be much greater than our estimate.

**Sample Reserve Study- Worship
Component Detail Reports**

Trails- Wood Chips- Replenish- 2020

		1,774 sf	@ \$0.60
		Asset Cost	\$1,064.40
Category	Grounds	Percent Replacement	100%
Placed in Service	Landscaping	Future Cost	\$1,163.10
Useful Life	June 2015		
Replacement Year	5		
Remaining Life	2020		
	3		

Trails are in fair+ condition. We recommend budgeting for wood chip replenishment at least every 5 years and more often in areas that are high trafficked or have runoff.

Sample Reserve Study- Worship
Component Detail Reports

Trash Receptacles- Replace- 2021

		2 ea	@ \$150.00
		Asset Cost	\$300.00
Category	Grounds	Percent Replacement	100%
Placed in Service	Miscellaneous	Future Cost	\$337.65
Useful Life	June 2001		
Replacement Year	20		
Remaining Life	2021		
	4		

Trash receptacles appear to be in fair- condition with a limited remaining useful life.

**Sample Reserve Study- Worship
Component Detail Reports**

Tree Maintenance- 2017

		1 ls	@ \$3,000.00
		Asset Cost	\$3,000.00
Category	Grounds	Percent Replacement	100%
Placed in Service	Landscaping	Future Cost	\$3,000.00
Useful Life	August 2010		
Replacement Year	5		
Remaining Life	2017		
	0		

This component may be utilized for large tree trimming/removal projects which do not occur on an annual basis. If the Organization has not already done so, consult with a qualified arborist for a long term plan for the care and management of the trees on site, balancing aesthetics with protection of association assets. We recommend planning for larger scale tree trimming/removal at the time frame and cost indicated. Adjust as patterns of expense emerge and conditions merit in future reserve study updates. Note that estimates are based on work being performed by a qualified and licensed professional.

*Reportedly one tree is in need of removal so this component remaining useful life has been set at 0.

**Sample Reserve Study- Worship
Component Detail Reports**

Water Fountain- Refurbish- 2017

		4 ea	@ \$1,500.00
		Asset Cost	\$6,000.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$6,000.00
Useful Life	5		
Replacement Year	2017		
Remaining Life	0		

These water fountains are reportedly being updated to in the coming months. this component is for a refurbishment of these fountains at the timeframe indicated due to constant use and wear from the elements. Cleaning, inspecting and replacing pumps at the time of these refurbishment cycles will likely be needed. We also suggest regular annual inspections and proper winterizing.

**Sample Reserve Study- Worship
Component Detail Reports**

Well- Refurbish- 2017

		1 ls	@ \$8,000.00
		Asset Cost	\$8,000.00
Category	Grounds	Percent Replacement	100%
Placed in Service	Plumbing	Future Cost	\$8,000.00
Useful Life	June 1955		
Replacement Year	30		
Remaining Life	2017		
	0		

The Client has requested a component be included for refurbishment of a well on the site. This well appears to be old and not functional. It is not known if this well will be able to be refurbished or not as well as to be used for potable water or only irrigation purposes. We suggest a bid be obtained from a qualified professional and all permits be obtained from the appropriate government agencies before proceeding with this project. Cost estimated are based on prior experience of wells being refurbished. We suggest future reserve studies be updated with actual cost figures as they become available as this is only an estimate which may my much lower or higher depending on the condition of the well and its components which will only be known after a thorough inspection by a qualified professional.

**Sample Reserve Study- Worship
Component Detail Reports**

Acoustic Ceiling Tile- MultiPurp.- Replace- 2046

		2,500 sf	@ \$7.00
		Asset Cost	\$17,500.00
Multipurpose Building		Percent Replacement	100%
Category	Interiors	Future Cost	\$41,239.89
Placed in Service	June 2001		
Useful Life	45		
Replacement Year	2046		
Remaining Life	29		

Acoustic tile is a long life component which requires little maintenance. Over time tiles will become dirty and worn looking but which can be cleaned or painted desired (results vary). We recommend budgeting for full replacement at the time frame indicated to retain the aesthetic appeal of the building.

**Sample Reserve Study- Worship
Component Detail Reports**

Bathrooms- MultiPurp.- Refurbish- 2026

		Asset Cost	\$11,950.00
	Multipurpose Building	Percent Replacement	100%
Category	Interiors	Future Cost	\$15,592.04
Placed in Service	June 2001		
Useful Life	25		
Replacement Year	2026		
Remaining Life	9		

Men's and Women's bathrooms appear to be in fair overall condition. We recommend funding for refurbishment of these facilities as they will become outdated and functionally obsolescent with time. Cost based on installation by licensed professionals.

2 - sinks	@	\$500.00 =	\$1,000.00
3 - bathroom partitions	@	1,500.00 =	4,500.00
1 - urinal partition	@	500.00 =	500.00
2 - vanity/counter/mirror	@	1,000.00 =	2,000.00
2 - urinals	@	1,050.00 =	2,100.00
2 - baby changing stations	@	325.00 =	650.00
2 - automatic towel dispensers	@	150.00 =	300.00
3 - toilets	@	300.00 =	<u>900.00</u>
		Total =	\$11,950.00

Sample Reserve Study- Worship
Component Detail Reports

Doors- Ext.- MultiPurp.- Replace- 2028

		Asset Cost	\$13,100.00
Category	Multipurpose Building	Percent Replacement	100%
Placed in Service	Doors	Future Cost	\$18,133.46
Useful Life	June 1988		
Replacement Year	40		
Remaining Life	2028		
	11		

Fair condition with no significant damage or deterioration observed. Inspect regularly, repair hardware as needed from maintenance budget. Reserve funding recommended at level indicated.

2 - wood double	@	\$3,000.00 =	\$6,000.00
1 - metal double	@	2,600.00 =	2,600.00
3 - wood single	@	1,500.00 =	<u>4,500.00</u>
		Total =	\$13,100.00

Sample Reserve Study- Worship
Component Detail Reports

Doors- Int. MultiPurp.- Replace- 2028

		Asset Cost	\$10,300.00
Category	Multipurpose Building	Percent Replacement	100%
Placed in Service	Doors	Future Cost	\$14,257.61
Useful Life	June 1988		
Replacement Year	40		
Remaining Life	2028		
	11		

Assorted interior doors appear to be in fair+ condition and all appear operational. Inspect regularly, repair hardware as needed from maintenance budget. Breakdown provided below for cost differences but all have similar useful life expectancies.

8	- wood/glass doors	@	\$1,100.00 = \$8,800.00
2 - bathrooms doors		@	750.00 = <u>1,500.00</u>
		Total =	\$10,300.00

Sample Reserve Study- Worship
Component Detail Reports

Drinking Fountains- MultiPurp.- Replace- 2021

		1 ea	@ \$1,500.00
		Asset Cost	\$1,500.00
Multipurpose Building		Percent Replacement	100%
Category	Miscellaneous	Future Cost	\$1,688.26
Placed in Service	June 2001		
Useful Life	20		
Replacement Year	2021		
Remaining Life	4		

Drinking fountains appear to be operational. We recommend planning for replacement at the time frame indicated for this component by a licensed professional.

**Sample Reserve Study- Worship
Component Detail Reports**

Ext. Surfaces- MultiPurp.- Paint/Seal/Repair- 2017

		3,320 sf	@ \$3.25
		Asset Cost	\$10,790.00
Multipurpose Building		Percent Replacement	100%
Category	Painting/Sealing	Future Cost	\$10,790.00
Placed in Service	June 2010		
Useful Life	6		
Replacement Year	2017		
Remaining Life	0		

Exterior surface paint (siding, trim, deck, eaves, fascia, doors) currently appear to be in fair(-) condition with areas of the stucco which have been repaired/sealed but not yet repainted. We recommend wood surfaces be repainted every 5-7 years, stucco every 6-8 years, with caulking/sealing as needed prior to painting. Life of product will vary depending upon surface preparation, material quality, application method and weather conditions. Cost estimate includes minor repair to the wood/stucco surfaces as needed prior to painting.

*Note for the this component we have utilized an average useful life between wood and stucco surfaces so that the paint cycles of the wood and stucco combine for cost efficiency and for the general aesthetic appeal of the building as having two separate paint cycles will generally lead to fading of one while the other is renewed which is not visually appealing.

**Sample Reserve Study- Worship
Component Detail Reports**

Fire System- MultiPurp.- Modernize- 2021

		Asset Cost	\$4,200.00
	Multipurpose Building	Percent Replacement	100%
Category	Fire/Security	Future Cost	\$4,727.14
Placed in Service	June 2001		
Useful Life	20		
Replacement Year	2021		
Remaining Life	4		

Annunciation and fire control panel reportedly operational and inspected annually. Regular testing and inspection indicated. No known problems at this time. These fire system components may last for extended period barring unforeseen electrical event. In our experience, however, design obsolescence, parts availability and code/ technology advances dictate the need to plan for periodic replacement.

1 - fire annunciation panel	@	\$1,200.00 =	\$1,200.00
1 - fire control panel	@	3,000.00 =	<u>3,000.00</u>
		Total =	\$4,200.00

**Sample Reserve Study- Worship
Component Detail Reports**

Fire System Backflow Device- MultiPurp.- Refurbish- 2021

		1 ea	@ \$1,500.00
		Asset Cost	\$1,500.00
Multipurpose Building		Percent Replacement	100%
Category	Fire/Security	Future Cost	\$1,688.26
Placed in Service	June 2001		
Useful Life	20		
Replacement Year	2021		
Remaining Life	4		

No leaks or corrosion noted. Regular testing and inspection required of sprinkler assembly and backflow. Plan to rebuild at the typical time interval indicated.

Sample Reserve Study- Worship
Component Detail Reports

Fire System Peripherals- MultiPurp.- Modernize- 2031

		20 ea	@ \$250.00
		Asset Cost	\$5,000.00
Multipurpose Building		Percent Replacement	100%
Category	Fire/Security	Future Cost	\$7,562.95
Placed in Service	June 2001		
Useful Life	30		
Replacement Year	2031		
Remaining Life	14		

Fire systems are reportedly in working order and are tested annually. This component is for the replacement of the peripherals (pull stations, strobes, sensors) in the building at the time frame indicated.

Sample Reserve Study- Worship
Component Detail Reports

Fire System Sprinkler Heads- MultiPurp.- Replace- 2021

		12 ea	@ \$100.00
		Asset Cost	\$1,200.00
Multipurpose Building	Percent Replacement		100%
Category	Fire/Security	Future Cost	\$1,350.61
Placed in Service	June 2001		
Useful Life	20		
Replacement Year	2021		
Remaining Life	4		

We recommend budgeting for replacement of sprinkler heads at the timeframe indicated. This component is only for the sprinkler heads and not the piping which has no predictable useful life. With appropriate testing and ongoing maintenance sprinkler piping is a long life building component.

**Sample Reserve Study- Worship
Component Detail Reports**

Flooring- Carpet- MultiPurp.- Replace- 2021

		2,021 sf	@ \$7.00
		Asset Cost	\$14,147.00
Multipurpose Building		Percent Replacement	100%
Category	Interiors	Future Cost	\$15,922.57
Placed in Service	June 2001		
Useful Life	20		
Replacement Year	2021		
Remaining Life	4		

Fair general condition. As part of ongoing maintenance program vacuum and professionally clean as needed. Plan to replace at the time frame indicated. Wide variety of type and quality available; a mid/high-range (high traffic & longer useful life) funding allowance is factored for budgeting purposes and includes carpet, carpet pad and removal/disposal of old carpet.

Sample Reserve Study- Worship
Component Detail Reports

Flooring- Entry Pad- MutiPurp. Replace- 2017

		24 sf	@ \$15.00
		Asset Cost	\$360.00
Category	Multipurpose Building	Percent Replacement	100%
	Building Components	Future Cost	\$360.00
Placed in Service	June 2001		
Useful Life	12		
Replacement Year	2017		
Remaining Life	0		

Entry carpet pad at rear entrance to the Multipurpose Building appears warn and in need of replacement.

Sample Reserve Study- Worship
Component Detail Reports

Flooring- Polish. Concrete- MultiPurp.- Refinish- 2026

		735 sf	@ \$5.75
		Asset Cost	\$4,226.25
Multipurpose Building		Percent Replacement	100%
Category	Interiors	Future Cost	\$5,514.30
Placed in Service	June 2001		
Useful Life	25		
Replacement Year	2026		
Remaining Life	9		

Fair condition of polished concrete flooring with no advanced wear observed. As part of ongoing maintenance program mop and professionally clean as needed. Plan to refinish at the time frame indicated, best timed after repainting.

**Sample Reserve Study- Worship
Component Detail Reports**

Flooring- Vinyl- MultiPurp. - Replace- 2021

		324 sf	@ \$14.75
		Asset Cost	\$4,779.00
Multipurpose Building		Percent Replacement	100%
Category	Interiors	Future Cost	\$5,378.81
Placed in Service	June 2001		
Useful Life	20		
Replacement Year	2021		
Remaining Life	4		

Fair condition of vinyl flooring in bathrooms of Multipurpose Building with no advanced wear or staining observed. As part of ongoing maintenance program mop and professionally clean as needed. Plan to replace at the time frame indicated, best timed after repainting. Wide variety of type and quality available; a mid-range funding allowance is factored below for planning purposes.

Sample Reserve Study- Worship
Component Detail Reports

Gutters & Downs- MultiPurp.- Replace- 2026

	344 lf	@ \$15.50
	Asset Cost	\$5,332.00
Multipurpose Building	Percent Replacement	100%
Category Gutters and Downspouts	Future Cost	\$6,957.05
Placed in Service	June 2001	
Useful Life	25	
Replacement Year	2026	
Remaining Life	9	

These metal gutters and downspouts appear to be deteriorating at a rate typical of their age based our limited scope visual inspection. As routine maintenance, inspect regularly, keep gutters and downspouts free of debris. Repair locally as needed from general operating funds.

Sample Reserve Study- Worship
Component Detail Reports

HVAC- MultiPurp.- Replace- 2030

		Asset Cost	\$6,100.00
Category	Multipurpose Building	Percent Replacement	100%
Placed in Service	Mechanical	Future Cost	\$8,958.06
Useful Life	June 2010		
Replacement Year	20		
Remaining Life	2030		
	13		

No reported problems or observed. Age obtained from Client records. Assumed to be functioning and in operating order. We recommend regular professional inspections, maintenance and repair funded from operating budget. We recommend funding for replacement at the time frame indicated due to constant usage. Cost estimate taken from client historical records.

1 - 100k BTU

$$\begin{aligned}
 & @ \$6,100.00 = \underline{\$6,100.00} \\
 & \text{Total} = \quad \$6,100.00
 \end{aligned}$$

Sample Reserve Study- Worship
Component Detail Reports

Int. Surfaces- MultiPurp.- Paint/Stain- 2020

		8,000 sf	@ \$1.10
		Asset Cost	\$8,800.00
Multipurpose Building		Percent Replacement	100%
Category	Painting/Sealing	Future Cost	\$9,616.00
Placed in Service	June 2010		
Useful Life	10		
Replacement Year	2020		
Remaining Life	3		

Interior surface paint/stain (walls, trim, doors, ceiling) appears to be in fair condition. We recommend budgeting for the painting of interior surfaces every 10 years to retain aesthetic appeal of the building. Cost estimate is for one coat primer and one coat paint done by a professional.

Sample Reserve Study- Worship
Component Detail Reports

Kitchenette/Cabinet Sets- MultiPurp.- Replace- 2036

		4 ea	@ \$2,000.00
		Asset Cost	\$8,000.00
Multipurpose Building		Percent Replacement	100%
Category	Interiors	Future Cost	\$14,028.05
Placed in Service	June 2001		
Useful Life	35		
Replacement Year	2036		
Remaining Life	19		

Kitchenette/Cabinet sets in rooms (some with sinks) appear to be of fair condition. We recommend inspecting and making minor repairs/alterations annually paid for from the operating budget. Bets to plan for eventual replacement due to constant usage and to maintain the aesthetic appeal of the building.

**Sample Reserve Study- Worship
Component Detail Reports**

Lights- Ext. AdminBldg- Replace- 2031

		Asset Cost	\$2,275.00
Category	Multipurpose Building	Percent Replacement	100%
Placed in Service	Lighting	Future Cost	\$3,441.14
Useful Life	June 2001		
Replacement Year	30		
Remaining Life	2031		
	14		

Fair condition of assorted exterior lights (recessed,security). Observed during daylight hours and assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement, timed to coincide with exterior paint cycles, for cost efficiency and consistent quality/appearance throughout association. Cost estimated based on a licensed professional removing and installing new fixtures.

13 - recessed	@ \$175.00 = <u>\$2,275.00</u>
	Total = \$2,275.00

**Sample Reserve Study- Worship
Component Detail Reports**

Lights- Ext. MultiPurp.- Replace- 2031

		Asset Cost	\$2,125.00
Category	Multipurpose Building	Percent Replacement	100%
Placed in Service	Lighting	Future Cost	\$3,214.25
Useful Life	June 2001		
Replacement Year	30		
Remaining Life	2031		
	14		

Fair condition of assorted exterior lights (recessed,security). Observed during daylight hours and assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement, timed to coincide with exterior paint cycles, for cost efficiency and consistent quality/appearance throughout association. Cost estimated based on a licensed professional removing and installing new fixtures.

11 - recessed	@	\$175.00 =	\$1,925.00
1 - security	@	200.00 =	<u>200.00</u>
		Total =	\$2,125.00

**Sample Reserve Study- Worship
Component Detail Reports**

Lights- Int. MultiPurp.- Replace- 2036

		Asset Cost	\$3,475.00
	Multipurpose Building	Percent Replacement	100%
Category	Interiors	Future Cost	\$6,093.43
Placed in Service	June 2001		
Useful Life	35		
Replacement Year	2036		
Remaining Life	19		

Assorted interior lights in the Multipurpose Building appear to be of fair condition and all are assumed to be operational. Lights consist of fluorescent, hanging, recessed, vanity, wall and ceiling fixtures. The cost estimate is an average of the different light fixtures and the useful life is based on the typical replacement cycle of interior lights which even though are often still operational at 35 years grow outdated with time and do not match updates to the rest of the building. Cost estimated based on a licensed professional removing and installing new fixtures.

23 - recessed lights	@	\$125.00 =	\$2,875.00
2 - exit lights	@	225.00 =	450.00
1 - tract	@	150.00 =	<u>150.00</u>
		Total =	\$3,475.00

Sample Reserve Study- Worship
Component Detail Reports

Plumbing Repair- MultiPurp.- Contingency- 2017

		1 ls	@ \$3,000.00
		Asset Cost	\$3,000.00
Multipurpose Building		Percent Replacement	100%
Category	Plumbing	Future Cost	\$3,000.00
Placed in Service	June 1990		
Useful Life	3		
Replacement Year	2017		
Remaining Life	0		

Due to the age of the buildings on site we recommend budgeting for a plumbing repair contingency. Unfortunately plumbing useful life and cost are is extremely difficult to predict but it has been our experience that at around 40 years most buildings will require plumbing repairs; most often to the sewer piping first followed by the water piping. This contingency cost figure is based on our past experiences with similar sized building and ages.

**Sample Reserve Study- Worship
Component Detail Reports**

Roof- CompSh- MultiPurp.- Replace- 2018

		45 squares	@ \$456.00
		Asset Cost	\$20,520.00
Category	Multipurpose Building	Percent Replacement	100%
Placed in Service	Roofing	Future Cost	\$21,135.60
Useful Life	June 1988		
Adjustment	25		
Replacement Year	5		
Remaining Life	2018		
	1		

Appears to be deteriorating at a rate typical of its age based our limited scope visual inspection, and is near the end of its useful life. Reportedly installed in 1988 at the time of construction of this building. As routine maintenance, we recommend professional inspections at least twice annually and after windstorms. Promptly replace any damaged/missing shingles or any other repair needed to ensure waterproof integrity of roof. Keep gutters and downspouts clear and free of debris. Plan for replacement at roughly the time frame indicated. Cost estimates include removal of old roofing materials and replacement of flashing. The useful life has been adjusted +5 years as it appears the roof is lasting longer than is typical of this material.

*1 square = 100 Square Feet

**Sample Reserve Study- Worship
Component Detail Reports**

Siding- Stucco- MultiPurp.- Replace- 2025

		1,759 sf	@ \$11.00
		Asset Cost	\$6,772.15
Multipurpose Building		Percent Replacement	35%
Category	Siding	Future Cost	\$8,578.76
Placed in Service	June 2001		
Useful Life	24		
Replacement Year	2025		
Remaining Life	8		

This contingency is for 35% repair of the stucco siding every 24 years. Generally fair condition of exterior stucco siding observed during our limited scope visual inspection. No reported water intrusion, areas of cracking appear to have been repaired. Stucco is a durable, long lived product assuming proper care, maintenance and regular paint cycles. No anticipation of total replacement within the scope of this study, however, prudent planning suggest a general funding allowance for local spot repair/replacement, timed to coincide with paint projects. Adjust as patterns of expense emerge in future reserve study updates.

**Sample Reserve Study- Worship
Component Detail Reports**

Water Heater- MultiPurp.- Replace- 2029

		1 ea	@ \$2,500.00
		Asset Cost	\$2,500.00
Category	Multipurpose Building	Percent Replacement	100%
	Mechanical	Future Cost	\$3,564.40
Placed in Service	June 2014		
Useful Life	15		
Replacement Year	2029		
Remaining Life	12		

No reported problems or observed corrosion/leaks of 50 gallon water heater. Assumed to be functioning and in operating order. We recommend regular professional inspections, maintenance and repair funded from operating budget. We recommend funding for replacement at the time frame indicated due to constant usage.

**Sample Reserve Study- Worship
Component Detail Reports**

Windows- MultiPurp.- Replace- 2028

		405 sf	@ \$80.00
		Asset Cost	\$32,400.00
Category	Multipurpose Building	Percent Replacement	100%
	Windows	Future Cost	\$44,849.18
Placed in Service	June 1988		
Useful Life	40		
Replacement Year	2028		
Remaining Life	11		

The windows of the Multipurpose Building are double pane aluminum frame and features several inside the building as well. This component is for total replacement of all these windows. While individual windows may fail at different rates this average useful life is best for budgeting so that the replacement of all the windows can be completed at the same time for cost efficiency and to retain the aesthetic appeal of the building.

**Sample Reserve Study- Worship
Component Detail Reports**

Acoustic Ceiling Tile- Sanctuary- Replace- 2046

		4,500 sf	@ \$7.00
		Asset Cost	\$31,500.00
Sanctuary Building		Percent Replacement	100%
Category	Interiors	Future Cost	\$74,231.81
Placed in Service	June 2001		
Useful Life	45		
Replacement Year	2046		
Remaining Life	29		

Acoustic tile is a long life component which requires little maintenance. Over time tiles will become dirty and worn looking but which can be cleaned or painted desired (results vary). We recommend budgeting for full replacement at the time frame indicated to retain the aesthetic appeal of the building.

**Sample Reserve Study- Worship
Component Detail Reports**

Appliances- Sanctuary Ph. II- Replace- 2036

		Asset Cost	\$36,350.00
	Sanctuary Building	Percent Replacement	100%
Category	Appliances	Future Cost	\$63,739.94
Placed in Service	June 2011		
Useful Life	25		
Replacement Year	2036		
Remaining Life	19		

Appliances were reportedly new in 2011. All appear to be in fair condition and are assumed to be operational. The below list of appliances and their respective cost estimates are based on replacement of similar quality. Cost estimate includes removal/disposal of old appliances and installation of new appliances by a qualified professional. We recommend budgeting or replacement to coincide with the kitchen refurbish.

1 - Central Food Prep/Wash Table	@	\$6,000.00 =	\$6,000.00
1 - Commercial Storage Cabinet	@	850.00 =	850.00
3 - Commercial Cabinets	@	5,000.00 =	15,000.00
1 - Commercial Gas Oven/Stove	@	8,500.00 =	8,500.00
1 - 4' Roll Up Metal Window	@	1,000.00 =	1,000.00
1 - 11' Roll Up Metal Window	@	3,500.00 =	3,500.00
1 - Small Stainless Sink	@	1,500.00 =	<u>1,500.00</u>
		Total =	\$36,350.00

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**Sample Reserve Study- Worship
Component Detail Reports**

Appliances- Sanctuary Phase I- Replace- 2026

		Asset Cost	\$32,450.00
	Sanctuary Building	Percent Replacement	100%
Category	Appliances	Future Cost	\$42,339.89
Placed in Service	June 2011		
Useful Life	15		
Replacement Year	2026		
Remaining Life	9		

Appliances were reportedly new in 2011. All appear to be in fair condition and are assumed to be operational. The below list of appliances and their respective cost estimates are based on replacement of similar quality. Cost estimate includes removal/disposal of old appliances and installation of new appliances by a qualified professional. We recommend budgeting or replacement to coincide with the kitchen refurbish.

1 - Sharp Microwave	@	\$300.00 =	\$300.00
1 - Kenmore Freezer	@	650.00 =	650.00
1 - Commercial Refrigerator	@	3,500.00 =	3,500.00
1 - Commercial Oven Hood	@	4,000.00 =	4,000.00
1 - Undercounter Commercial Dishwasher	@	4,000.00 =	4,000.00
1 - Commercial Garbage Disposal	@	1,500.00 =	1,500.00
1 - Commercial Double Coffee Maker	@	1,700.00 =	1,700.00
1 - Commercial Single Coffee Maker	@	800.00 =	800.00
1 - Espresso Machine	@	2,500.00 =	2,500.00
1 - Commercial Hot Water Dispenser	@	650.00 =	650.00
1 - Flat Wall Mounted 60" TV (Hallway)	@	800.00 =	800.00
2 - Commercial Food Warmers	@	1,500.00 =	3,000.00
2 - Drinking Fountain	@	1,200.00 =	2,400.00
1 - Dishwashing Station/Table	@	5,000.00 =	5,000.00
1 - Chemical Emergency Station	@	1,500.00 =	1,500.00
1 - Portable Heater @S102AA	@	150.00 =	<u>150.00</u>
		Total =	\$32,450.00

Sample Reserve Study- Worship
Component Detail Reports

Bathrooms- Sanctuary- Refurbish- 2026

		Asset Cost	\$19,650.00
	Sanctuary Building	Percent Replacement	100%
Category	Interiors	Future Cost	\$25,638.79
Placed in Service	June 2001		
Useful Life	25		
Replacement Year	2026		
Remaining Life	9		

Men's and Women's bathrooms appear to be in fair overall condition. We recommend funding for refurbishment of these facilities as they will become outdated and functionally obsolescent with time. Cost based on installation by licensed professionals.

4 - sinks	@	\$500.00 =	\$2,000.00
6 - bathroom partitions	@	1,500.00 =	9,000.00
2 - urinal partition	@	500.00 =	1,000.00
2 - vanity/counter/mirror	@	1,000.00 =	2,000.00
3 - urinals	@	1,050.00 =	3,150.00
2 - baby changing stations	@	325.00 =	650.00
2 - automatic towel dispensers	@	150.00 =	300.00
3 - toilets	@	300.00 =	900.00
1 - wall heater	@	650.00 =	<u>650.00</u>
		Total =	\$19,650.00

**Sample Reserve Study- Worship
Component Detail Reports**

Computer Equipment- Sanctuary- Replace- 2017

		Asset Cost	\$2,900.00
	Sanctuary Building	Percent Replacement	100%
Category	Computer Equipment	Future Cost	\$2,900.00
Placed in Service	June 2011		
Useful Life	5		
Replacement Year	2017		
Remaining Life	0		

Assorted computer equipment including monitors, printers and desktop computers. This component is for replacement of these items over time. Note that computers will likely fail at different timeframes but a typical useful life of computers is about 5 years before they begin to become outdated and have software/hardware issues. Cost assumed installation by a professional.

2 - desktop computers	@	\$1,000.00 =	\$2,000.00
2 - monitors	@	300.00 =	600.00
1 - printers	@	300.00 =	<u>300.00</u>
		Total =	\$2,900.00

Sample Reserve Study- Worship
Component Detail Reports

Doors- Ext.- Sanctuary- Replace- 2030

		Asset Cost	\$29,000.00
	Sanctuary Building	Percent Replacement	100%
Category	Doors	Future Cost	\$42,587.48
Placed in Service	June 1990		
Useful Life	40		
Replacement Year	2030		
Remaining Life	13		

Fair condition with no significant damage or deterioration observed. Inspect regularly, repair hardware as needed from maintenance budget. Reserve funding recommended at level indicated.

3 - glass/wood single	@	\$1,500.00 =	\$4,500.00
2 - wood double 10'	@	10,000.00 =	20,000.00
3 - wood single	@	1,500.00 =	<u>4,500.00</u>
		Total =	\$29,000.00

Sample Reserve Study- Worship
Component Detail Reports

Doors- Int. Sanctuary- Replace- 2030

		Asset Cost	\$29,500.00
	Sanctuary Building	Percent Replacement	100%
Category	Doors	Future Cost	\$43,321.74
Placed in Service	June 1990		
Useful Life	40		
Replacement Year	2030		
Remaining Life	13		

Assorted interior doors appear to be in fair condition and all appear operational. Inspect regularly, repair hardware as needed from maintenance budget. Breakdown provided below for cost differences but all have similar useful life expectancies.

2 - bathroom doors	@	\$750.00 =	\$1,500.00
10 - wood doors	@	1,500.00 =	15,000.00
2 - double wood doors	@	3,000.00 =	6,000.00
2 - solid double wood doors	@	3,500.00 =	<u>7,000.00</u>
		Total =	\$29,500.00

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**Sample Reserve Study- Worship
Component Detail Reports**

Ext. Surfaces- Sanctuary- Paint-Stain/Seal/Repair- 2019

		5,476 sf	@ \$3.25
		Asset Cost	\$17,797.00
Category	Sanctuary Building	Percent Replacement	100%
Placed in Service	Painting/Sealing	Future Cost	\$18,880.84
Useful Life	June 2013		
Replacement Year	2019		
Remaining Life	2		

Exterior surface paint (siding, trim, deck, eaves, fascia, doors) currently appear to be in fair condition. We recommend wood surfaces be repainted every 5-7 years with caulking/sealing as needed prior to painting. Life of product will vary depending upon surface preparation, material quality, application method and weather conditions. Cost estimate includes minor repair to the wood surfaces as needed prior to painting.

*Note for the this component we have utilized an average useful life between wood and stucco surfaces (to match paint cycles of the other building) so that the paint cycles of the wood and stucco combine for cost efficiency and for the general aesthetic appeal of the building as having two separate paint cycles will generally lead to fading of one while the other is renewed which is not visually appealing.

**Sample Reserve Study- Worship
Component Detail Reports**

Fire System- Sanctuary- Modernize- 2021

		Asset Cost	\$4,200.00
	Sanctuary Building	Percent Replacement	100%
Category	Fire/Security	Future Cost	\$4,727.14
Placed in Service	June 2001		
Useful Life	20		
Replacement Year	2021		
Remaining Life	4		

Annunciation and fire control panel reportedly operational and inspected annually. Regular testing and inspection indicated. No known problems at this time. These fire system components may last for extended period barring unforeseen electrical event. In our experience, however, design obsolescence, parts availability and code/ technology advances dictate the need to plan for periodic replacement.

1 - fire annunciation panel	@	\$1,200.00 =	\$1,200.00
1 - fire control panel	@	3,000.00 =	<u>3,000.00</u>
	Total =		\$4,200.00

**Sample Reserve Study- Worship
Component Detail Reports**

Fire System Backflow Device- Sanctuary- Refurbish- 2021

		1 ea	@ \$1,500.00
		Asset Cost	\$1,500.00
Category	Sanctuary Building	Percent Replacement	100%
Placed in Service	Fire/Security	Future Cost	\$1,688.26
Useful Life	June 2001		
Replacement Year	20		
Remaining Life	2021		
	4		

No leaks or corrosion noted. Regular testing and inspection required of sprinkler assembly and backflow. Plan to rebuild at the typical time interval indicated.

**Sample Reserve Study- Worship
Component Detail Reports**

Fire System Peripherals- Sanctuary- Modernize- 2031

		20 ea	@ \$250.00
		Asset Cost	\$5,000.00
Category	Sanctuary Building	Percent Replacement	100%
Placed in Service	Fire/Security	Future Cost	\$7,562.95
Useful Life	June 2001		
Replacement Year	30		
Remaining Life	2031		
	14		

Fire systems are reportedly in working order and are tested annually. This component is for the replacement of the peripherals (pull stations, strobes, sensors) in the building at the time frame indicated.

**Sample Reserve Study- Worship
Component Detail Reports**

Fire System Sprinkler Heads- Sanctuary- Replace- 2017

		30 ea	@ \$100.00
		Asset Cost	\$3,000.00
Category	Sanctuary Building	Percent Replacement	100%
Placed in Service	Fire/Security	Future Cost	\$3,000.00
Useful Life	June 1990		
Replacement Year	20		
Remaining Life	2017		
	0		

We recommend budgeting for replacement of sprinkler heads at the timeframe indicated. This component is only for the sprinkler heads and not the piping which has no predictable useful life. With appropriate testing and ongoing maintenance sprinkler piping is a long life building component.

Sample Reserve Study- Worship
Component Detail Reports

Flooring- Carpet- Sanctuary- Replace- 2021

		4,840 sf	@ \$7.00
		Asset Cost	\$33,880.00
Sanctuary Building		Percent Replacement	100%
Category	Interiors	Future Cost	\$38,132.24
Placed in Service	June 2001		
Useful Life	20		
Replacement Year	2021		
Remaining Life	4		

Fair general condition. As part of ongoing maintenance program vacuum and professionally clean as needed. Plan to replace at the time frame indicated. Wide variety of type and quality available; a mid/high-range (high traffic & longer useful life) funding allowance is factored for budgeting purposes and includes carpet, carpet pad and removal/disposal of old carpet.

Sample Reserve Study- Worship
Component Detail Reports

Flooring- Painted Concrete- Sanctuary- Refinish- 2021

		483 sf	@ \$5.50
		Asset Cost	\$2,656.50
Sanctuary Building		Percent Replacement	100%
Category	Interiors	Future Cost	\$2,989.91
Placed in Service	June 2011		
Useful Life	10		
Replacement Year	2021		
Remaining Life	4		

Fair condition of painted concrete flooring with no advanced wear observed. As part of ongoing maintenance program mop and professionally clean as needed. Plan to refinish at the time frame indicated, best timed after repainting.

**Sample Reserve Study- Worship
Component Detail Reports**

Flooring- Polish. Concrete- Sanctuary- Refinish- 2026

		4,807 sf	@ \$5.75
		Asset Cost	\$27,640.25
	Sanctuary Building	Percent Replacement	100%
Category	Interiors	Future Cost	\$36,064.26
Placed in Service	June 2001		
Useful Life	25		
Replacement Year	2026		
Remaining Life	9		

Fair condition of polished concrete flooring with no advanced wear observed. As part of ongoing maintenance program mop and professionally clean as needed. Plan to refinish at the time frame indicated, best timed after repainting.

**Sample Reserve Study- Worship
Component Detail Reports**

Flooring- Tile- Sanctuary- Replace- 2051

		137 sf	@ \$22.50
		Asset Cost	\$3,082.50
Category	Sanctuary Building	Percent Replacement	100%
	Interiors	Future Cost	\$8,421.10
Placed in Service	June 2001		
Useful Life	50		
Replacement Year	2051		
Remaining Life	34		

The interior tile appears to be in good overall condition. This is a long life component which does not have a replacement cycle within the timeframe of this reserve study. Tile typically requires little in the way of maintenance and repairs can be made to individual tiles (if warranted) inexpensively as needed.

**Sample Reserve Study- Worship
Component Detail Reports**

Flooring- Vinyl- Sanctuary- Replace- 2021

		1,479 sf	@ \$14.75
		Asset Cost	\$21,815.25
Sanctuary Building		Percent Replacement	100%
Category	Interiors	Future Cost	\$24,553.26
Placed in Service	June 2001		
Useful Life	20		
Replacement Year	2021		
Remaining Life	4		

Fair condition of vinyl flooring with no advanced wear or staining observed. As part of ongoing maintenance program mop and professionally clean as needed. Plan to replace at the time frame indicated, best timed after repainting. Wide variety of type and quality available; a mid-range funding allowance is factored below for planning purposes.

Sample Reserve Study- Worship
Component Detail Reports

Furniture- Sanctuary- Replace- 2036

		Asset Cost	\$106,325.00
	Sanctuary Building	Percent Replacement	100%
Category	Furniture	Future Cost	\$186,441.53
Placed in Service	June 2011		
Useful Life	25		
Replacement Year	2036		
Remaining Life	19		

Interior furniture appears to be in fair condition. We recommend budgeting for replacement at the time frame indicated as furniture often becomes functionally obsolescent at 25 years (useable but outdated in style/colors).

4 - office desk	@	\$550.00 =	\$2,200.00
5 - metal folding chair	@	100.00 =	500.00
3 - file cabinets	@	250.00 =	750.00
1 - meeting table	@	2,000.00 =	2,000.00
3 - cabinetry	@	350.00 =	1,050.00
20 - folding table	@	150.00 =	3,000.00
2 - ext. wood tables	@	200.00 =	400.00
2 - display cases	@	250.00 =	500.00
6 - pedestal display cases	@	150.00 =	900.00
1 - lounge (women's bathroom)	@	250.00 =	250.00
16 - Sauder Folding Chairs	@	250.00 =	4,000.00
1 - couch	@	1,000.00 =	1,000.00
260 - Sauder Stackable	@	300.00 =	78,000.00
48 - plastic circular folding tables	@	125.00 =	6,000.00
20 - large circular black tables	@	175.00 =	3,500.00
1 - book cart	@	325.00 =	325.00
3 - large wood/fabric Sauder chairs	@	650.00 =	<u>1,950.00</u>
		Total =	\$106,325.00

Sample Reserve Study- Worship
Component Detail Reports

Gutters & Downs- Sanctuary- Replace- 2026

	153 lf	@ \$15.50
	Asset Cost	\$2,371.50
Sanctuary Building	Percent Replacement	100%
Category: Gutters and Downspouts	Future Cost	\$3,094.27
Placed in Service	June 2001	
Useful Life	25	
Replacement Year	2026	
Remaining Life	9	

These metal gutters and downspouts appear to be deteriorating at a rate typical of their age based on our limited scope visual inspection. As routine maintenance, inspect regularly, keep gutters and downspouts free of debris. Repair locally as needed from general operating funds. Note that most of the Sanctuary Building has parapet wall flashing (included in roof replacement cost estimates) and not full gutters and downspouts.

**Sample Reserve Study- Worship
Component Detail Reports**

HVAC- Sanctuary- Replace- 2032

		Asset Cost	\$114,700.00
	Sanctuary Building	Percent Replacement	100%
Category	Mechanical	Future Cost	\$178,698.86
Placed in Service	June 2012		
Useful Life	20		
Replacement Year	2032		
Remaining Life	15		

No reported problems or observed. Age obtained from Client records. Assumed to be functioning and in operating order. We recommend regular professional inspections, maintenance and repair funded from operating budget. We recommend funding for replacement at the time frame indicated due to constant usage. Cost estimate taken from client historical records.

1 - furnace	@	\$6,100.00 =	\$6,100.00
3 - heating/AC Systems	@	30,000.00 =	90,000.00
2 - air handlers	@	5,000.00 =	10,000.00
1 - heat pump	@	6,100.00 =	6,100.00
1 - exhaust fan	@	2,500.00 =	<u>2,500.00</u>
		Total =	\$114,700.00

**Sample Reserve Study- Worship
Component Detail Reports**

Int. Surfaces- Sanctuary- Paint/Stain- 2021

		21,920 sf	@ \$1.10
		Asset Cost	\$24,112.00
	Sanctuary Building	Percent Replacement	100%
Category	Painting/Sealing	Future Cost	\$27,138.27
Placed in Service	June 2011		
Useful Life	10		
Replacement Year	2021		
Remaining Life	4		

Interior surface paint/stain (walls, trim, doors, ceiling) appears to be in fair condition. We recommend budgeting for the painting of interior surfaces every 10 years to retain aesthetic appeal of the building. Cost estimate is for one coat primer and one coat paint done by a professional.

**Sample Reserve Study- Worship
Component Detail Reports**

Kitchen- Sanctuary- Refurbish- 2026

		1 ls	@ \$6,000.00
		Asset Cost	\$6,000.00
Sanctuary Building		Percent Replacement	100%
Category	Interiors	Future Cost	\$7,828.64
Placed in Service	June 2001		
Useful Life	25		
Replacement Year	2026		
Remaining Life	9		

The kitchen of the Sanctuary Building was reportedly last remodeled in 2001. This component is for future remodels to maintain the aesthetic appeal of the home. Cost estimates are for average quality materials for cabinetry and fixtures. Note that most of this kitchen is in commercial equipment covered in the appliance component in this reserve study.

1 - lump sum cabinetry	@	\$5,000.00 =	\$5,000.00
1 - lump sum fixtures	@	1,000.00 =	<u>1,000.00</u>
		Total =	\$6,000.00

**Sample Reserve Study- Worship
Component Detail Reports**

Lights- Ext. Sanctuary- Replace- 2031

		Asset Cost	\$2,525.00
	Sanctuary Building	Percent Replacement	100%
Category	Lighting	Future Cost	\$3,819.29
Placed in Service	June 2001		
Useful Life	30		
Replacement Year	2031		
Remaining Life	14		

Fair condition of assorted exterior lights (recessed,security). Observed during daylight hours and assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement, timed to coincide with exterior paint cycles, for cost efficiency and consistent quality/appearance throughout association. Cost estimated based on a licensed professional removing and installing new fixtures.

3 - wall	@	\$175.00 =	\$525.00
2 - security	@	200.00 =	400.00
4 - hanging flourescent	@	400.00 =	<u>1,600.00</u>
		Total =	\$2,525.00

Sample Reserve Study- Worship
Component Detail Reports

Lights- Int. Sanctuary- Replace- 2036

		Asset Cost	\$27,150.00
	Sanctuary Building	Percent Replacement	100%
Category	Interiors	Future Cost	\$47,607.69
Placed in Service	June 2001		
Useful Life	35		
Replacement Year	2036		
Remaining Life	19		

Assorted interior lights in the Sanctuary Building appear to be of fair condition and all are assumed to be operational. Lights consist of fluorescent, hanging, recessed, vanity, wall and ceiling fixtures. The cost estimate is an average of the different light fixtures and the useful life is based on the typical replacement cycle of interior lights which even though are often still operational at 35 years grow outdated with time and do not match updates to the rest of the building. Cost estimated based on a licensed professional removing and installing new fixtures.

23 - recessed lights	@	\$125.00 =	\$2,875.00
3 - vanity bathroom light	@	125.00 =	375.00
12 - exit lights	@	225.00 =	2,700.00
24 - fluorescent lights	@	175.00 =	4,200.00
23 - recessed fluorescent	@	225.00 =	5,175.00
22 - tract	@	150.00 =	3,300.00
7 - hanging pendulum	@	400.00 =	2,800.00
4 - low quality fixture	@	50.00 =	200.00
7 - wall fixture	@	125.00 =	875.00
14 - hanging fluorescent lights	@	225.00 =	3,150.00
0 - 16 stage tract lights	@	500.00 =	
1 - stage spotlight	@	1,500.00 =	<u>1,500.00</u>
		Total =	<u>\$27,150.00</u>

Sample Reserve Study- Worship
Component Detail Reports

Organ & Piano- Sanctuary- Replace- 2056

		Asset Cost	\$40,000.00
	Sanctuary Building	Percent Replacement	100%
Category	Audio/Video Equipment	Future Cost	\$126,681.08
Placed in Service	June 2011		
Useful Life	45		
Replacement Year	2056		
Remaining Life	39		

Component is for replacement of organ/piano with a mid grade quality replacement.

1 - upright piano	@\$15,000.00 = \$15,000.00
1 - grand	@ 25,000.00 = <u>25,000.00</u>
	Total = \$40,000.00

**Sample Reserve Study- Worship
Component Detail Reports**

Plumbing Repair- Sanctuary- Contingency- 2017

		1 ls	@ \$6,000.00
		Asset Cost	\$6,000.00
Sanctuary Building		Percent Replacement	100%
Category	Plumbing	Future Cost	\$6,000.00
Placed in Service	June 1955		
Useful Life	3		
Replacement Year	2017		
Remaining Life	0		

Due to the age of the buildings on site we recommend budgeting for a plumbing repair contingency. Unfortunately plumbing useful life and cost are is extremely difficult to predict but it has been our experience that at around 40 years most buildings will require plumbing repairs; most often to the sewer piping first followed by the water piping. This contingency cost figure is based on our past experiences with similar sized building and ages.

Sample Reserve Study- Worship
Component Detail Reports

Projection Screen- Sanctuary- Replace- 2031

		1 ea	@ \$3,600.00
		Asset Cost	\$3,600.00
Sanctuary Building		Percent Replacement	100%
Category Audio/Video Equipment		Future Cost	\$5,445.32
Placed in Service	June 2011		
Useful Life	20		
Replacement Year	2031		
Remaining Life	14		

Projection screen with power lift assumed to be operational. We recommend budgeting for eventual replacement of this item which will wear over time.

**Sample Reserve Study- Worship
Component Detail Reports**

Railing- Ext. SanctBldg- Replace- 2036

		45 lf	@ \$45.00
		Asset Cost	\$2,025.00
Category	Sanctuary Building	Percent Replacement	100%
	Railings	Future Cost	\$3,550.85
Placed in Service	June 2011		
Useful Life	25		
Replacement Year	2036		
Remaining Life	19		

Fair condition of wood railing at this time with no areas of instability observed. We strongly recommend regular professional inspections to ensure safety and stability with prompt repair as needed from operating budget.

**Sample Reserve Study- Worship
Component Detail Reports**

Railing- Ext. SanctBldg- Paint/Stain- 2017

		45 lf	@ \$7.00
		Asset Cost	\$315.00
Category	Sanctuary Building	Percent Replacement	100%
	Painting/Sealing	Future Cost	\$315.00
Placed in Service	June 2011		
Useful Life	5		
Replacement Year	2017		
Remaining Life	0		

Fair condition of wood railings which currently have a stain which appears to have exhausted its useful life. We recommend re-staining/painting at this time. To maximize the life expectancy of wood railing in the Pacific Northwest we recommend regular 5 year cycles of paint/staining/sealing the wood due to constant exposure to the elements.

**Sample Reserve Study- Worship
Component Detail Reports**

Railing- Int. Mtl Sanctuary- Replace- 2040

		60 lf	@ \$30.00
		Asset Cost	\$1,800.00
Category	Sanctuary Building	Percent Replacement	100%
	Railings	Future Cost	\$3,552.45
Placed in Service	June 1990		
Useful Life	50		
Replacement Year	2040		
Remaining Life	23		

Fair condition of these interior metal handrails at stairs/landings with no significant, widespread instability observed. Monitor rails for safety and repair as needed from operating budget. Expect for replacement of these railings at the timeframe indicated.

**Sample Reserve Study- Worship
Component Detail Reports**

Railing- Int. Wd. Sanctuary- Replace- 2040

		73 lf	@ \$25.00
		Asset Cost	\$1,825.00
Category	Sanctuary Building	Percent Replacement	100%
	Railings	Future Cost	\$3,601.79
Placed in Service	June 1990		
Useful Life	50		
Replacement Year	2040		
Remaining Life	23		

Wood railing in hallway and stairs of Sancyuary Building in fair condition and has no areas of instability. We recommend budgeting for eventual replacement of this long life component which over time will likely become damaged and outdated in appearance.

**Sample Reserve Study- Worship
Component Detail Reports**

Roof- Sanctuary- Replace- 2037

		127 squares	@ \$475.00
		Asset Cost	\$60,325.00
Category	Sanctuary Building	Percent Replacement	100%
	Roofing	Future Cost	\$108,953.66
Placed in Service	June 2012		
Useful Life	25		
Replacement Year	2037		
Remaining Life	20		

The Sanctuary membrane roof appears to be in fair to good condition and deteriorating in line with a roof of its age. During our limited visual scope inspection there was no significant deterioration observed or leaks reported. Assumed to have been correctly installed per manufacturer's specifications, without defect. As routine maintenance, we recommend professional inspections at least twice annually and after wind storms, replacing any damaged or missing sections promptly out of operational/maintenance funds. Ensure positive drainage and ensure adequate waterproofing around drainage areas and HVAC equipment on roof. Best to plan for replacement of these membranes at the time frame indicated.

*1 square = 100 Square Feet

**Sample Reserve Study- Worship
Component Detail Reports**

Security System- Sanctuary- Replace- 2028

		1 ls	@ \$4,000.00
		Asset Cost	\$4,000.00
Category	Sanctuary Building	Percent Replacement	100%
	Fire/Security	Future Cost	\$5,536.93
Placed in Service	January 2016		
Useful Life	12		
Replacement Year	2028		
Remaining Life	11		

Security system reportedly has 3 cameras and was recently installed. This component is based on replacement with a similar quality system and without the need to re-wire.

**Sample Reserve Study- Worship
Component Detail Reports**

Siding- Wood- Sanctuary- Replace- 2030

		2,300 sf	@ \$13.50
		Asset Cost	\$31,050.00
Category	Sanctuary Building	Percent Replacement	100%
	Siding	Future Cost	\$45,597.97
Placed in Service	June 1990		
Useful Life	40		
Replacement Year	2030		
Remaining Life	13		

Wood siding appears to be deteriorating at a rate in line with its age and appears to currently be in fair overall condition and much of it is well protected by the large overhanging roofline which results in a longer useful life estimate for this component. We recommend planning for eventual replacement due to constant exposure to the elements. At a future date if it is determined that total replacement is not necessary a contingency can be factored in instead of total replacement however it has been our experience that budgeting for total replacement is generally the cheaper option over the life of the building.

**Sample Reserve Study- Worship
Component Detail Reports**

Sound System- Sanctuary- Retrofit- 2026

		1 ls	@ \$25,000.00
		Asset Cost	\$25,000.00
Sanctuary Building		Percent Replacement	100%
Category Audio/Video Equipment		Future Cost	\$32,619.33
Placed in Service	June 2011		
Useful Life	15		
Replacement Year	2026		
Remaining Life	9		

Sound system in Sanctuary is assumed to be fully functional. This component includes estimates for replacement of the audio equipment and speaker system. Note that there is a very wide range in costs estimates based on the quality of the equipment purchased. This component is based on an average quality retrofit of the current system without any significant re-wiring. We recommend updating future reserve studies with actual cost estimates as they occur.

**Sample Reserve Study- Worship
Component Detail Reports**

Water Heater- Sanctuary- Replace- 2029

		Asset Cost	\$5,400.00
	Sanctuary Building	Percent Replacement	100%
Category	Mechanical	Future Cost	\$7,699.11
Placed in Service	June 2014		
Useful Life	15		
Replacement Year	2029		
Remaining Life	12		

No reported problems or observed corrosion/leaks of 30 & 72 gallon water heaters. Assumed to be functioning and in operating order. We recommend regular professional inspections, maintenance and repair funded from operating budget. We recommend funding for replacement at the time frame indicated due to constant usage.

1 - 30 gallon water heater	@	\$2,000.00 =	\$2,000.00
1 - 72 gallon water heater	@	3,400.00 =	<u>3,400.00</u>
		Total =	\$5,400.00

**Sample Reserve Study- Worship
Component Detail Reports**

Windows- Sanctuary- Replace- 2030

		Asset Cost	\$207,355.00
	Sanctuary Building	Percent Replacement	100%
Category	Windows	Future Cost	\$304,507.81
Placed in Service	June 1990		
Useful Life	40		
Replacement Year	2030		
Remaining Life	13		

The windows of the Education Building consist of double pane vinyl & aluminum frame and features several inside the building as well. This component is for total replacement of all these windows. While individual windows may fail at different rates this average useful life is best for budgeting so that the replacement of all the windows can be completed at the same time for cost efficiency and to retain the aesthetic appeal of the building.

1,050 - square feet aluminum storefront glazing @	\$98.00 =	\$102,900.00
1,343 - square feet double pane vinyl @	65.00 =	87,295.00
264 - square feet interior windows @	65.00 =	<u>17,160.00</u>
	Total =	\$207,355.00

**Sample Reserve Study- Worship
Component Detail Reports**

Appliances- Holly Hse- Replace- 2034

		Asset Cost	\$5,650.00
	Holly House	Percent Replacement	100%
Category	Appliances	Future Cost	\$9,338.59
Placed in Service	June 2009		
Useful Life	25		
Replacement Year	2034		
Remaining Life	17		

Appliances were reportedly last replaced in 2009 during the prior remodel of Holly House. All appear to be in fair condition and are assumed to be operational. The below list of appliances and their respective cost estimates are based on replacement of similar quality. Cost estimate includes removal/disposal of old appliances and installation of new appliances by a qualified professional. We recommend budgeting or replacement to coincide with the kitchen refurbish.

1 - Oven/Stove Top	@	\$600.00 =	\$600.00
1 - Built-In Microwave	@	450.00 =	450.00
2 - Refrigerator	@	650.00 =	1,300.00
1 - Freezer	@	750.00 =	750.00
1 - Dishwasher	@	450.00 =	450.00
1 - Garbage Disposal	@	300.00 =	300.00
1 - Washer	@	900.00 =	900.00
1 - Dryer	@	900.00 =	<u>900.00</u>
		Total =	<u>\$5,650.00</u>

**Sample Reserve Study- Worship
Component Detail Reports**

Bathrooms- Holly Hse- Refurbish- 2034

		Asset Cost	\$24,000.00
	Holly House	Percent Replacement	100%
Category	Interiors	Future Cost	\$39,668.34
Placed in Service	June 2009		
Useful Life	25		
Replacement Year	2034		
Remaining Life	17		

The Holly House bathrooms were reportedly last refurbished in 2009. The below estimates are broken down per bathroom based on similar average quality of materials and fixtures (flooring-vinyl, cabinets, counters, fixtures, vanity, shower/tub-fiberglass, toilets) with work completed by qualified and licensed professionals. Note that not all bathrooms were observed due to occupancy of residence at time of site inspection.

3 - Full Bathrooms	@	6,000.00 =	18,000.00
2 - Half Bathrooms	@	3,000.00 =	<u>6,000.00</u>
		Total =	\$24,000.00

**Sample Reserve Study- Worship
Component Detail Reports**

Doors- Ext. Holly Hse- Replace- 2025

		5 ea	@ \$1,400.00
		Asset Cost	\$7,000.00
	Holly House	Percent Replacement	100%
Category	Doors	Future Cost	\$8,867.39
Placed in Service	June 1980		
Useful Life	40		
Adjustment	5		
Replacement Year	2025		
Remaining Life	8		

Exterior doors on Holly House are in fair condition and have some protection from the elements. We recommend budgeting for replacement of these doors in the coming years due to their age and likelihood of failure at some point. Additionally as the home is updated the doors will need updating to match the overall aesthetic appeal of the home. The age has been extended out an additional 5 years due to current condition level of these doors.

**Sample Reserve Study- Worship
Component Detail Reports**

Doors- Int. Holly Hse- Replace- 2039

		15 ea	@ \$450.00
		Asset Cost	\$6,750.00
Category	Holly House	Percent Replacement	100%
	Interiors	Future Cost	\$12,933.70
Placed in Service	June 2009		
Useful Life	30		
Replacement Year	2039		
Remaining Life	22		

Interior assorted doors of fair condition and appear to have been replaced during the last remodel in 2009. We recommend budgeting for eventual replacement at the time frame indicated due to constant usage and wear over time. This is an average cost figure as there is a mix of hollow core, wood/glass and interior french doors to budget for.

**Sample Reserve Study- Worship
Component Detail Reports**

Ext. Surfaces- Holly Hse- Paint/Seal/Repair- 2017

		3,300 sf	@ \$2.25
		Asset Cost	\$7,425.00
Category	Holly House	Percent Replacement	100%
Placed in Service	Painting/Sealing	Future Cost	\$7,425.00
Useful Life	June 2010		
Replacement Year	2017		
Remaining Life	0		

Wood surfaces (siding, trim, porches, eaves, fascia, doors) currently have areas of fading, peeling and flaking paint. We recommend wood surfaces be repainted every 6 years and caulked as needed prior to painting. Life of product will vary depending upon surface preparation, material quality, application method and weather conditions. Cost estimate includes minor repair to the wood surfaces as needed prior to painting.

Sample Reserve Study- Worship
Component Detail Reports

Fence- Wood- Holly Hse- Paint/Stain- 2017

		280 lf	@ \$7.00
		Asset Cost	\$1,960.00
Category	Holly House	Percent Replacement	100%
Placed in Service	Painting/Sealing	Future Cost	\$1,960.00
Useful Life	June 1980		
Replacement Year	5		
Remaining Life	2017		
	0		

Currently fencing to the West of Holly House is in poor condition with no stain or paint observed. To maximize the life expectancy of wood fencing in the Pacific Northwest we recommend regular 5 year cycles of paint/staining/sealing the wood due to constant exposure to the elements.

**Sample Reserve Study- Worship
Component Detail Reports**

Fence- Wood- Holly Hse- Paint/Stain- 2018

		85 lf	@ \$5.00
		Asset Cost	\$425.00
Category	Holly House	Percent Replacement	100%
Placed in Service	Painting/Sealing June 2013	Future Cost	\$437.75
Useful Life	5		
Replacement Year	2018		
Remaining Life	1		

Currently the 4' wood fencing between Holly House and the storage shed is in fair condition with stain present. To maximize the life expectancy of wood fencing in the Pacific Northwest we recommend regular 5 year cycles of paint/staining/sealing the wood due to constant exposure to the elements.

**Sample Reserve Study- Worship
Component Detail Reports**

Fence- Wood- Holly Hse- Replace- 2017

		280 lf	@ \$28.00
		Asset Cost	\$7,840.00
Category	Holly House	Percent Replacement	100%
Placed in Service	Fencing	Future Cost	\$7,840.00
Useful Life	June 1980		
Replacement Year	20		
Remaining Life	2017		
	0		

The wood fence bordering the West side of the Holly House is in Poor condition with areas of significant deterioration and failure. As routine maintenance, inspect regularly for any damage, repair as needed. Avoid contact with ground and surrounding vegetation. Regular cycles of stain/paint will help to maintain appearance and maximize life. Plan to replace at roughly the time frame indicated.

*Note that the fence to the South of Holly House appears to have been replaced in recent years by the neighboring parcel and is assumed future maintenance/replacement expenses will remain the responsibility of the neighboring parcel.

**Sample Reserve Study- Worship
Component Detail Reports**

Fence- Wood- Holly Hse- Replace- 2030

		85 lf	@ \$23.00
		Asset Cost	\$1,955.00
Category	Holly House	Percent Replacement	100%
Placed in Service	Fencing	Future Cost	\$2,870.98
Useful Life	June 2010		
Replacement Year	20		
Remaining Life	2030		
	13		

The 4' wood fence between Holly House and the storage shed is in fair condition with no areas of significant deterioration and failure. As routine maintenance, inspect regularly for any damage, repair as needed. Avoid contact with ground and surrounding vegetation. Regular cycles of stain/paint will help to maintain appearance and maximize life. Plan to replace at roughly the time frame indicated.

**Sample Reserve Study- Worship
Component Detail Reports**

Flooring- Carpet- Holly House- Replace- 2019

		1,200 sf	@ \$5.00
		Asset Cost	\$6,000.00
	Holly House	Percent Replacement	100%
Category	Interiors	Future Cost	\$6,365.40
Placed in Service	June 2009		
Useful Life	10		
Replacement Year	2019		
Remaining Life	2		

Fair general condition. As part of ongoing maintenance program vacuum and professionally clean as needed. Plan to replace at the time frame indicated. Wide variety of type and quality available; a mid-range funding allowance is factored for budgeting purposes and includes carpet, carpet pad and removal/disposal of old carpet.

**Sample Reserve Study- Worship
Component Detail Reports**

Flooring- Tile- Holly Hse- Replace- 2059

		98 sf	@ \$22.50
		Asset Cost	\$2,205.00
Category	Holly House	Percent Replacement	100%
	Interiors	Future Cost	\$7,630.83
Placed in Service	June 2009		
Useful Life	50		
Replacement Year	2059		
Remaining Life	42		

The tile in the sun room of Holly House appears to be in good overall condition. This is a long life component which does not have a replacement cycle within the timeframe of this reserve study. Tile typically requires little in the way of maintenance and repairs can be made to individual tiles (if warranted) inexpensively as needed.

Sample Reserve Study- Worship
Component Detail Reports

Gravel Driveway- Holly Hse- Replenish/Regrade- 2030

		2,187 sf	@ \$1.25
		Asset Cost	\$2,733.75
Holly House		Percent Replacement	100%
Category: Gravel Parking/Driveway		Future Cost	\$4,014.60
Placed in Service	June 2015		
Useful Life	15		
Replacement Year	2030		
Remaining Life	13		

Component is for driveway at Holly House.

Sample Reserve Study- Worship
Component Detail Reports

Gutters & Downs- Holly Hse- Replace- 2026

	273 lf	@ \$11.50
	Asset Cost	\$3,139.50
Category	Holly House	Percent Replacement
Placed in Service	June 2001	100%
Useful Life	25	Future Cost
Replacement Year	2026	\$4,096.33
Remaining Life	9	

These metal gutters and downspouts appear to be deteriorating at a rate typical of their age based our limited scope visual inspection. As routine maintenance, inspect regularly, keep gutters and downspouts free of debris. Repair locally as needed from general operating funds.

**Sample Reserve Study- Worship
Component Detail Reports**

HVAC- Holly Hse- Replace- 2034

		1 ea	@ \$4,000.00
		Asset Cost	\$4,000.00
Category	Holly House	Percent Replacement	100%
	Mechanical	Future Cost	\$6,611.39
Placed in Service	June 2009		
Useful Life	25		
Replacement Year	2034		
Remaining Life	17		

Furnace reportedly operational. This component was not visible on the date of the site inspection and is assumed to have been replace at the time of the prior remodel in 2009. Cost estimate is to dispose of old furnace and replace with work completed by a licensed professional.

**Sample Reserve Study- Worship
Component Detail Reports**

Int. Surfaces- Holly Hse- Paint/Stain- 2019

		13,400 sf	@ \$0.98
		Asset Cost	\$13,132.00
	Holly House	Percent Replacement	100%
Category	Painting/Sealing	Future Cost	\$13,931.74
Placed in Service	June 2009		
Useful Life	10		
Replacement Year	2019		
Remaining Life	2		

Interior surface paint (walls, trim, doors, ceiling) appears to be in fair condition. We recommend budgeting for the painting of interior surfaces every 10 years to retain aesthetic appeal of the home. Cost estimate is for one coat primer and one coat paint done by a professional.

**Sample Reserve Study- Worship
Component Detail Reports**

Kitchen- Holly Hse- Refurbish- 2034

		1 ls	@ \$14,062.50
		Asset Cost	\$14,062.50
Category	Holly House	Percent Replacement	100%
	Interiors	Future Cost	\$23,243.17
Placed in Service	June 2009		
Useful Life	25		
Replacement Year	2034		
Remaining Life	17		

The interior of Holly house was reportedly last remodeled in 2009. This component is for future remodels to maintain the aesthetic appeal of the home. Cost estimates are for average quality materials for cabinetry, flooring, counters and fixtures.

150 - square feet vinyl floor	@	\$13.75 =	\$2,062.50
1 - lump sum cabinetry	@	8,000.00 =	8,000.00
1 - lump sum countertops	@	2,500.00 =	2,500.00
1 - lump sum fixtures	@	1,500.00 =	<u>1,500.00</u>
		Total =	\$14,062.50

**Sample Reserve Study- Worship
Component Detail Reports**

Lights- Ext.- Holly Hse- Replace- 2034

		Asset Cost	\$1,225.00
	Holly House	Percent Replacement	100%
Category	Lighting	Future Cost	\$2,024.74
Placed in Service	June 2009		
Useful Life	25		
Replacement Year	2034		
Remaining Life	17		

Assorted exterior light fixtures appear to be in fair condition and are assumed to be operational. Cost estimated based on a licensed professional removing and installing new fixtures.

3 - Double Security	@	\$200.00 =	\$600.00
5 - Exterior Wall Fixtures	@	125.00 =	<u>625.00</u>
		Total =	\$1,225.00

**Sample Reserve Study- Worship
Component Detail Reports**

Lights- Int. Holly Hse- Replace- 2044

		25 ea	@ \$125.00
		Asset Cost	\$3,125.00
Category	Holly House	Percent Replacement	100%
	Interiors	Future Cost	\$6,941.53
Placed in Service	June 2009		
Useful Life	35		
Replacement Year	2044		
Remaining Life	27		

Assorted interior lights in Holly House appear to be of fair condition and all are assumed to be operational. Lights consist of fluorescent, hanging, recessed, vanity, wall and ceiling fixtures. The cost estimate is an average of the different light fixtures and the useful life is based on the typical replacement cycle of interior lights which even though are often still operational at 35 years grow outdated with time and do not match updates to the rest of the home. Cost estimated based on a licensed professional removing and installing new fixtures.

**Sample Reserve Study- Worship
Component Detail Reports**

Mailbox- Holly Hse- Replace- 2017

		1 ea	@ \$150.00
		Asset Cost	\$150.00
	Holly House	Percent Replacement	100%
Category	Mailboxes	Future Cost	\$150.00
Placed in Service	June 1990		
Useful Life	20		
Replacement Year	2017		
Remaining Life	0		

Component includes replacement of the mailbox and supporting post plus disposal.

Sample Reserve Study- Worship
Component Detail Reports

Patio- Brick- Holly Hse- Replace- 2020

		103 sf	@ \$75.00
		Asset Cost	\$7,725.00
Category	Holly House	Percent Replacement	100%
Placed in Service	Decks/Porches/Patios	Future Cost	\$8,441.32
Useful Life	June 1960		
Replacement Year	60		
Remaining Life	2020		
	3		

Brick patio, steps and flower beds appear to be reaching the end of their useful life. We recommend planning for eventual replacement before failure (trip hazards). Cost estimate is based on the same size and quality of patio area. *Note there is likely an option for vendors to refurbish this area for cost savings but as these bricks continue to age there will likely be spalling & stability issues so it is not recommended.

**Sample Reserve Study- Worship
Component Detail Reports**

Porches- Holly Hse- Replace- 2039

		174 sf	@ \$40.00
		Asset Cost	\$6,960.00
Category	Holly House	Percent Replacement	100%
	Decks/Porches/Patios	Future Cost	\$13,336.08
Placed in Service	June 2009		
Useful Life	30		
Replacement Year	2039		
Remaining Life	22		

Wood porches at the front and rear entrances to Holly House appear to be in fair condition and last refurbished in 2009 during the last remodel. Plan for eventual replacement due to constant exposure to the elements.

**Sample Reserve Study- Worship
Component Detail Reports**

Railing- Ext. - Holly Hse- Paint/Stain- 2017

		24 lf	@ \$7.00
		Asset Cost	\$168.00
Category	Holly House	Percent Replacement	100%
	Railings	Future Cost	\$168.00
Placed in Service	June 2009		
Useful Life	5		
Replacement Year	2017		
Remaining Life	0		

Fair condition of wood railings which currently have areas of paint and stain which appears to have exhausted its useful life. We recommend re-staining/painting at this time. . To maximize the life expectancy of wood railing in the Pacific Northwest we recommend regular 5 year cycles of paint/staining/sealing the wood due to constant exposure to the elements.

**Sample Reserve Study- Worship
Component Detail Reports**

Railing- Ext. - Holly Hse- Replace- 2034

		24 lf	@ \$72.00
		Asset Cost	\$1,728.00
Category	Holly House	Percent Replacement	100%
	Railings	Future Cost	\$2,856.12
Placed in Service	June 2009		
Useful Life	25		
Replacement Year	2034		
Remaining Life	17		

Wood railings appear to be in fair condition with no observable points of failure or instability. These appear to have been replaced in 2009 during the last remodel of Holly House. We recommend for eventual replacement due to the constant exposure to the elements.

Sample Reserve Study- Worship
Component Detail Reports

Roof- CompSh- Holly Hse- Replace- 2034

		24 squares	@ \$456.00
		Asset Cost	\$10,944.00
	Holly House	Percent Replacement	100%
Category	Roofing	Future Cost	\$18,088.76
Placed in Service	June 2009		
Useful Life	25		
Replacement Year	2034		
Remaining Life	17		

Appears to be deteriorating at a rate typical of its age based our limited scope visual inspection. Reportedly last replaced in 2009. As routine maintenance, we recommend professional inspections at least twice annually and after windstorms. Promptly replace any damaged/missing shingles or any other repair needed to ensure waterproof integrity of roof. Keep gutters and downspouts clear and free of debris. Plan for replacement at roughly the time frame indicated. Cost estimates include removal of old roofing materials and replacement of flashing.

*1 square = 100 Square Feet

**Sample Reserve Study- Worship
Component Detail Reports**

Roof- Low Slope- Holly Hse- Replace- 2029

		4 squares	@ \$425.00
		Asset Cost	\$1,700.00
Category	Holly House	Percent Replacement	100%
Placed in Service	Roofing	Future Cost	\$2,423.79
Useful Life	June 2009		
Replacement Year	20		
Remaining Life	2029		
	12		

Appears to be deteriorating at a rate typical of its age based our limited scope visual inspection. Reportedly last replaced in 2009. As routine maintenance, we recommend professional inspections at least twice annually and after windstorms. Promptly replace any damaged/missing shingles or any other repair needed to ensure waterproof integrity of roof. Keep gutters and downspouts clear and free of debris. Plan for replacement at roughly the time frame indicated. Cost estimates include removal of old roofing materials and replacement of flashing.

*1 square = 100 Square Feet

**Sample Reserve Study- Worship
Component Detail Reports**

Siding- Holly Hse- Replace Conting.- 2026

		3,050 sf	@ \$10.50
		Asset Cost	\$6,405.00
	Holly House	Percent Replacement	20%
Category	Siding	Future Cost	\$8,357.07
Placed in Service	June 2016		
Useful Life	10		
Replacement Year	2026		
Remaining Life	9		

This component is included for major repairs to the wood siding/trim. Although currently in fair condition; wood will eventually deteriorate and larger repair/replacement project should be anticipated. This contingency has been included for 20% of the wood surfaces. Scope of future repair needs are often determined by long term maintenance and painting practices. Adjust contingency as needed to ensure future repair needs will be met. The service life has been set at 10 years to cycle with a future paint project.

**Sample Reserve Study- Worship
Component Detail Reports**

Water Heater- Holly Hse- Replace- 2021

		1 ea	@ \$2,000.00
		Asset Cost	\$2,000.00
Category	Holly House	Percent Replacement	100%
	Mechanical	Future Cost	\$2,251.02
Placed in Service	June 2009		
Useful Life	12		
Replacement Year	2021		
Remaining Life	4		

Hot water heater in Holly House assumed to have been last replaced in 2009 - it was not visible during the site inspection. Assumed to be functioning properly. We recommend budgeting for replacement at 10 years as it the typical useful life of this component. Cost estimate to dispose of old tank and replace with work being completed by a licensed professional.

Sample Reserve Study- Worship
Component Detail Reports

Window Coverings- Holly Hse- Replace- 2019

		601 sf	@ \$1.10
		Asset Cost	\$661.10
Category	Holly House	Percent Replacement	100%
Placed in Service	Interiors	Future Cost	\$701.36
Useful Life	June 2009		
Replacement Year	10		
Remaining Life	2019		
	2		

Window coverings of fair condition and quality. Cost estimate based on replacement with similar quality materials.

**Sample Reserve Study- Worship
Component Detail Reports**

Windows- Holly Hse- Replace- 2017

		601 sf	@ \$45.00
		Asset Cost	\$27,045.00
Category	Holly House	Percent Replacement	100%
Placed in Service	Windows	Future Cost	\$27,045.00
Useful Life	June 1921		
Replacement Year	60		
Remaining Life	2017		
	0		

Windows are currently single pane wood with minimal insulation. We recommend replacement of the windows with double pane vinyl for insulation factor as well as to fall in line with the goals of the Organization (green operations and self-reliant campus). The cost estimates are for average quality double pane vinyl window installation in this single family home. *Note that this is only a recommendation for replacement as the current windows are in fair condition; single pane wood windows can be repaired and replaced as needed indefinitely.

**Sample Reserve Study- Worship
Component Detail Reports**

Play Structure- Replace- 2021

		1 ls	@ \$22,000.00
		Asset Cost	\$22,000.00
	Playground	Percent Replacement	100%
Category	Recreation	Future Cost	\$24,761.19
Placed in Service	June 2001		
Useful Life	20		
Replacement Year	2021		
Remaining Life	4		

Play structure appears to be dated and is reaching the end of its useful life. We recommend replacement in the near future to limit liability issues that arise from old structures that require ongoing repairs and have safety issues and before actual failure of the structure. There appears to be areas which have already been repaired. There is a very wide range in cost figures for this type of component due to significant quality variations. The estimate in this reserve study is based on replacement with a similar quality structure.

Sample Reserve Study- Worship
Component Detail Reports

Playground Surface- Replenish- 2017

		1,800 sf	@ \$0.95
		Asset Cost	\$1,710.00
Category	Playground Recreation	Percent Replacement	100%
Placed in Service	June 2010	Future Cost	\$1,710.00
Useful Life	3		
Replacement Year	2017		
Remaining Life	0		

Currently playground mulch base appears to be in need of replenishment. Plan for regular cycles of replenishment at the time scale indicated for safety.

Sample Reserve Study- Worship
Spreadsheet- Component Expenditures

Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Acoustic Ceiling Tile- AdminBldg- Replace										
Acoustic Ceiling Tile- EducBldg- Replace										
Acoustic Ceiling Tile- MultiPurp.- Replace										
Acoustic Ceiling Tile- Sanctuary- Replace										
Air Conditioning Port. Unit- AdminBldg- Replace						858				
Appliances- AdminBldg- Replace										1,631
Appliances- EducBldg- Replace										8,938
Appliances- Holly Hse- Replace										
Appliances- Sanctuary Ph. II- Replace										
Appliances- Sanctuary Phase I- Replace										42,340
Art- Wall Tapestry Educ Bldg- Replace										3,262
Asphalt- Overlay Lower Lot		4,193								
Asphalt- Overlay Upper Lot										
Asphalt- Seal/Stripe/Repair Lower Lot	708					821				
Asphalt- Seal/Stripe/Repair Upper Lot		5,841					6,771			
Backflow Device- Refurbish					1,688					
Bathrooms- AdminBldg- Refurbish										1,729
Bathrooms- EducBldg- Refurbish										19,506
Bathrooms- Holly Hse- Refurbish										
Bathrooms- MultiPurp.- Refurbish										15,592
Bathrooms- Sanctuary- Refurbish										25,639
Benches- Exterior- Replace										9,916
Bike Rack- EducBldg- Replace										
Computer Equipment- AdminBldg- Replace	13,100					15,186				
Computer Equipment- Sanctuary- Replace	2,900					3,362				
Concrete Curb- Repair Contingency					3,092					3,584
Concrete Parking Stops- Contingency					236					274
Concrete Surfaces- Repair Contingency					4,728					5,481
Deck- EducBldg- Replace										
Deck- EducBldg- Topcoat	300					348				
Doors- Ext.- AdminBldg- Replace										

Sample Reserve Study- Worship
Spreadsheet- Component Expenditures

Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Doors- Ext.- EducBldg- Replace										
Doors- Ext.- MultiPurp.- Replace										
Doors- Ext.- Sanctuary- Replace										
Doors- Ext. Holly Hse- Replace									8,867	
Doors- Int. AdminBldg- Replace										
Doors- Int. EducBldg- Replace										
Doors- Int. Holly Hse- Replace										
Doors- Int. MultiPurp.- Replace										
Doors- Int. Sanctuary- Replace										
Drinking Fountains- EducBldg- Replace					3,377					
Drinking Fountains- MultiPurp.- Replace					1,688					
Elevator- EducBldg- Cab/Door Refurbish					16,883					
Elevator- EducBldg- Modernize										
Ext. Surfaces- AdminBldg- Paint/Seal/Repair	12,405						14,813			
Ext. Surfaces- EducBldg- Paint/Seal/Repair			18,705						22,335	
Ext. Surfaces- Holly Hse- Paint/Seal/Repair	7,425						8,866			
Ext. Surfaces- MultiPurp.- Paint/Seal/Repair	10,790						12,884			
Ext. Surfaces- Sanctuary- Paint-Stain/Seal/Repair			18,881						22,545	
Fence- Wood- Holly Hse- Paint/Stain	1,960					2,272				
Fence- Wood- Holly Hse- Paint/Stain		438					507			
Fence- Wood- Holly Hse- Replace	7,840									
Fence- Wood- Holly Hse- Replace										
Fence- Wood- Perim.- Paint/Stain	1,204					1,396				
Fence- Wood- Perim.- Replace	4,816									
Fence- Wood @ HVAC- Paint/Stain	196					227				
Fence- Wood @ HVAC- Replace										
Fire System- AdminBldg- Modernize					4,727					
Fire System- EducBldg- Modernize					4,727					
Fire System- MultiPurp.- Modernize					4,727					
Fire System- Sanctuary- Modernize					4,727					
Fire System Backflow Device- AdminBldg- Refur..					1,688					

**Sample Reserve Study- Worship
Spreadsheet- Component Expenditures**

Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Fire System Backflow Device- EducBldg- Refurbi..					1,688					
Fire System Backflow Device- MultiPurp.- Refur..					1,688					
Fire System Backflow Device- Sanctuary- Refur..					1,688					
Fire System Peripherals- AdminBldg- Modernize										
Fire System Peripherals- EducBldg- Modernize										
Fire System Peripherals- MultiPurp.- Modernize										
Fire System Peripherals- Sanctuary- Modernize										
Fire System Sprinkler Heads- AdminBldg- Replace					1,688					
Fire System Sprinkler Heads- EducBldg- Replace					4,502					
Fire System Sprinkler Heads- MultiPurp.- Repla..					1,351					
Fire System Sprinkler Heads- Sanctuary- Replace	3,000									
Flooring- Carpet- AdminBldg- Replace					20,847					
Flooring- Carpet- EducBldg- Replace					30,648					
Flooring- Carpet- Holly House- Replace			6,365							
Flooring- Carpet- MultiPurp.- Replace					15,923					
Flooring- Carpet- Sanctuary- Replace					38,132					
Flooring- Entry Pad- AdminBldg- Replace	720									
Flooring- Entry Pad- MutiPurp. Replace	360									
Flooring- Painted Concrete- Sanctuary- Refinish					2,990					
Flooring- Polish. Concrete- Sanctuary- Refinish										36,064
Flooring- Polish. Concrete- AdminBldg- Refinish										6,805
Flooring- Polish. Concrete- EducBldg- Refinish										17,938
Flooring- Polish. Concrete- MultiPurp.- Refinish										5,514
Flooring- Tile- EducBldg- Replace										
Flooring- Tile- Holly Hse- Replace										
Flooring- Tile- Sanctuary- Replace										
Flooring- Vinyl- AdminBldg- Replace					1,594					
Flooring- Vinyl- EducBldg- Replace					33,833					
Flooring- Vinyl- MultiPurp.- Replace					5,379					
Flooring- Vinyl- Sanctuary- Replace					24,553					
Furniture- AdminBldg- Replace										22,051

Sample Reserve Study- Worship
Spreadsheet- Component Expenditures

Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Furniture- EducBldg- Replace										33,141
Furniture- Sanctuary- Replace										
Gravel Driveway- Holly Hse- Replenish/Regrade										
Gravel Parking Lot- Replenish/Regrade										
Gravel Pathways- Replenish/Regrade				6,741						
Gutters & Downs- AdminBldg- Replace										7,402
Gutters & Downs- EducBldg- Replace										10,840
Gutters & Downs- Holly Hse- Replace										4,096
Gutters & Downs- MultiPurp.- Replace										6,957
Gutters & Downs- Sanctuary- Replace										3,094
HVAC- AdminBldg- Replace										
HVAC- EducBldg- Replace					57,321					
HVAC- Holly Hse- Replace										
HVAC- MultiPurp.- Replace										
HVAC- Sanctuary- Replace										
Int. Surfaces- AdminBldg- Paint/Stain				15,644						
Int. Surfaces- EducBldg- Paint/Stain				26,522						
Int. Surfaces- MultiPurp.- Paint/Stain				9,616						
Int. Surfaces- Sanctuary- Paint/Stain						27,138				
Int. Surfaces- Holly Hse- Paint/Stain			13,932							
Kitchen- AdminBldg- Refurbish										8,481
Kitchen- EducBldg- Refurbish										16,962
Kitchen- Holly Hse- Refurbish										
Kitchen- Sanctuary- Refurbish										7,829
Kitchenette/Cabinet Sets- EducBldg- Replace										
Kitchenette/Cabinet Sets- MultiPurp.- Replace										
Lights- Bollard- Replace										
Lights- Ext.- Holly Hse- Replace										
Lights- Ext. AdminBldg- Replace										
Lights- Ext. EducBldg- Replace										
Lights- Ext. MultiPurp.- Replace										

Sample Reserve Study- Worship
Spreadsheet- Component Expenditures

Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Lights- Ext. Sanctuary- Replace										
Lights- Int. AdminBldg- Replace										
Lights- Int. EducBldg- Replace										
Lights- Int. Holly Hse- Replace										
Lights- Int. MultiPurp.- Replace										
Lights- Int. Sanctuary- Replace										
Lights- Landscape- Replace	1,650									
Lights- Pole- Replace										
Mailbox- Holly Hse- Replace	150									
Mailbox- Replace										
Organ & Piano- Sanctuary- Replace										
Patio- Brick- Holly Hse- Replace				8,441						
Picnic Table- Composite- Replace										
Play Structure- Replace					24,761					
Playground Surface- Replenish	1,710			1,869			2,042			2,231
Plumbing Repair- AdminBldg- Contingency	4,000			4,371			4,776			5,219
Plumbing Repair- EducBldg- Contingency	6,000			6,556			7,164			7,829
Plumbing Repair- MultiPurp.- Contingency	3,000			3,278			3,582			3,914
Plumbing Repair- Sanctuary- Contingency	6,000			6,556			7,164			7,829
Porches- Holly Hse- Replace										
Projection Screen- Sanctuary- Replace										
Railing- Ext.- Holly Hse- Paint/Stain	168					195				
Railing- Ext.- Holly Hse- Replace										
Railing- Ext. EducBldg- Replace										
Railing- Ext. Metal- Replace									2,203	
Railing- Ext. SanctBldg- Replace										
Railing- Ext. SanctBldg- Paint/Stain	315					365				
Railing- Int. AdminBldg- Replace										
Railing- Int. Mtl Sanctuary- Replace										
Railing- Int. Wd. Sanctuary- Replace										
Railings- Wood Replace										11,782

Sample Reserve Study- Worship
Spreadsheet- Component Expenditures

Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Railroad Ties- Replace	3,675			4,016			4,388			4,795
Retaining Walls- Concrete Block/Stone- Replace	<i>Unfunded</i>									
Roof- CompSh- AdminBldg- Replace		26,302								
Roof- CompSh- EducBldg- Replace										38,673
Roof- CompSh- Holly Hse- Replace										
Roof- CompSh- MultiPurp.- Replace		21,136								
Roof- Low Slope- Holly Hse- Replace										
Roof- Sanctuary- Replace										
Security System- Sanctuary- Replace										
Shed- Repair Contingency	2,000			2,185			2,388			2,610
Siding- Holly Hse- Replace Conting.										8,357
Siding- Stucco- AdminBldg- Replace									8,837	
Siding- Stucco- EducBldg- Replace									9,266	
Siding- Stucco- MultiPurp.- Replace									8,579	
Siding- Wood- EducBldg- Replace										
Siding- Wood- Sanctuary- Replace										
Sign- Entry- Replace										
Sign- Small Parking/Garden- Replace										
Soaker Hoses- Replace		515					597			
Sound System- Sanctuary- Retrofit										32,619
Storm Sewer System- Refurbish	3,500									
Trails- Wood Chips- Replenish				1,163					1,348	
Trash Receptacles- Replace					338					
Tree Maintenance	3,000					3,478				
Trellis- AdminBldg- Replace										
Water Fountain- Refurbish	6,000					6,956				
Water Heater- AdminBldg- Replace										
Water Heater- EducBldg- Replace					8,104					
Water Heater- Holly Hse- Replace					2,251					
Water Heater- MultiPurp.- Replace										
Water Heater- Sanctuary- Replace										

Sample Reserve Study- Worship
Spreadsheet- Component Expenditures

Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Well- Refurbish	8,000									
Window Coverings- Holly Hse- Replace			701							
Windows- AdminBldg- Replace										
Windows- EducBldg- Replace										
Windows- Holly Hse- Replace	27,045									
Windows- MultiPurp.- Replace										
Windows- Sanctuary- Replace										
Year Total:	143,937	58,424	58,584	96,959	358,705	35,463	75,943		83,981	450,925

Sample Reserve Study- Worship
Spreadsheet- Component Expenditures

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Acoustic Ceiling Tile- AdminBldg- Replace										
Acoustic Ceiling Tile- EducBldg- Replace										
Acoustic Ceiling Tile- MultiPurp.- Replace										
Acoustic Ceiling Tile- Sanctuary- Replace										
Air Conditioning Port. Unit- AdminBldg- Replace						1,153				
Appliances- AdminBldg- Replace										
Appliances- EducBldg- Replace										
Appliances- Holly Hse- Replace								9,339		
Appliances- Sanctuary Ph. II- Replace										63,740
Appliances- Sanctuary Phase I- Replace										
Art- Wall Tapestry Educ Bldg- Replace										
Asphalt- Overlay Lower Lot										
Asphalt- Overlay Upper Lot					49,321					
Asphalt- Seal/Stripe/Repair Lower Lot	951					1,103				
Asphalt- Seal/Stripe/Repair Upper Lot		7,850					9,100			
Backflow Device- Refurbish										
Bathrooms- AdminBldg- Refurbish										
Bathrooms- EducBldg- Refurbish										
Bathrooms- Holly Hse- Refurbish								39,668		
Bathrooms- MultiPurp.- Refurbish										
Bathrooms- Sanctuary- Refurbish										
Benches- Exterior- Replace										
Bike Rack- EducBldg- Replace										
Computer Equipment- AdminBldg- Replace	17,605					20,409				
Computer Equipment- Sanctuary- Replace	3,897					4,518				
Concrete Curb- Repair Contingency					4,155					4,817
Concrete Parking Stops- Contingency					318					368
Concrete Surfaces- Repair Contingency					6,354					7,366
Deck- EducBldg- Replace					9,832					
Deck- EducBldg- Topcoat	403					467				
Doors- Ext.- AdminBldg- Replace		10,382								

Sample Reserve Study- Worship
Spreadsheet- Component Expenditures

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Doors- Ext.- EducBldg- Replace		21,317								
Doors- Ext.- MultiPurp.- Replace		18,133								
Doors- Ext.- Sanctuary- Replace				42,587						
Doors- Ext. Holly Hse- Replace										
Doors- Int. AdminBldg- Replace		21,317								
Doors- Int. EducBldg- Replace										
Doors- Int. Holly Hse- Replace										
Doors- Int. MultiPurp.- Replace		14,258								
Doors- Int. Sanctuary- Replace				43,322						
Drinking Fountains- EducBldg- Replace										
Drinking Fountains- MultiPurp.- Replace										
Elevator- EducBldg- Cab/Door Refurbish										26,303
Elevator- EducBldg- Modernize					98,318					
Ext. Surfaces- AdminBldg- Paint/Seal/Repair			17,687						21,119	
Ext. Surfaces- EducBldg- Paint/Seal/Repair					26,669					
Ext. Surfaces- Holly Hse- Paint/Seal/Repair			10,586						12,641	
Ext. Surfaces- MultiPurp.- Paint/Seal/Repair			15,384						18,369	
Ext. Surfaces- Sanctuary- Paint-Stain/Seal/Repair					26,920					
Fence- Wood- Holly Hse- Paint/Stain	2,634					3,054				
Fence- Wood- Holly Hse- Paint/Stain		588					682			
Fence- Wood- Holly Hse- Replace										
Fence- Wood- Holly Hse- Replace				2,871						
Fence- Wood- Perim.- Paint/Stain	1,618					1,876				
Fence- Wood- Perim.- Replace										
Fence- Wood @ HVAC- Paint/Stain	263					305				
Fence- Wood @ HVAC- Replace					1,186					
Fire System- AdminBldg- Modernize										
Fire System- EducBldg- Modernize										
Fire System- MultiPurp.- Modernize										
Fire System- Sanctuary- Modernize										
Fire System Backflow Device- AdminBldg- Refur..										

Sample Reserve Study- Worship
Spreadsheet- Component Expenditures

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Fire System Backflow Device- EducBldg- Refurbi..										
Fire System Backflow Device- MultiPurp.- Refur..										
Fire System Backflow Device- Sanctuary- Refur..										
Fire System Peripherals- AdminBldg- Modernize					5,294					
Fire System Peripherals- EducBldg- Modernize					7,563					
Fire System Peripherals- MultiPurp.- Modernize					7,563					
Fire System Peripherals- Sanctuary- Modernize					7,563					
Fire System Sprinkler Heads- AdminBldg- Replace										
Fire System Sprinkler Heads- EducBldg- Replace										
Fire System Sprinkler Heads- MultiPurp.- Repla..										
Fire System Sprinkler Heads- Sanctuary- Replace										
Flooring- Carpet- AdminBldg- Replace										
Flooring- Carpet- EducBldg- Replace										
Flooring- Carpet- Holly House- Replace			8,555							
Flooring- Carpet- MultiPurp.- Replace										
Flooring- Carpet- Sanctuary- Replace										
Flooring- Entry Pad- AdminBldg- Replace			1,027							
Flooring- Entry Pad- MutiPurp. Replace			513							
Flooring- Painted Concrete- Sanctuary- Refinish					4,018					
Flooring- Polish. Concrete- Sanctuary- Refinish										
Flooring- Polish. Concrete- AdminBldg- Refinish										
Flooring- Polish. Concrete- EducBldg- Refinish										
Flooring- Polish. Concrete- MultiPurp.- Refinish										
Flooring- Tile- EducBldg- Replace										
Flooring- Tile- Holly Hse- Replace										
Flooring- Tile- Sanctuary- Replace										
Flooring- Vinyl- AdminBldg- Replace										
Flooring- Vinyl- EducBldg- Replace										
Flooring- Vinyl- MultiPurp.- Replace										
Flooring- Vinyl- Sanctuary- Replace										
Furniture- AdminBldg- Replace										

Sample Reserve Study- Worship
Spreadsheet- Component Expenditures

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Furniture- EducBldg- Replace										
Furniture- Sanctuary- Replace										186,442
Gravel Driveway- Holly Hse- Replenish/Regrade				4,015						
Gravel Parking Lot- Replenish/Regrade				57,313						
Gravel Pathways- Replenish/Regrade				9,059						
Gutters & Downs- AdminBldg- Replace										
Gutters & Downs- EducBldg- Replace										
Gutters & Downs- Holly Hse- Replace										
Gutters & Downs- MultiPurp.- Replace										
Gutters & Downs- Sanctuary- Replace										
HVAC- AdminBldg- Replace				8,958						
HVAC- EducBldg- Replace										
HVAC- Holly Hse- Replace								6,611		
HVAC- MultiPurp.- Replace				8,958						
HVAC- Sanctuary- Replace						178,699				
Int. Surfaces- AdminBldg- Paint/Stain				21,024						
Int. Surfaces- EducBldg- Paint/Stain				35,644						
Int. Surfaces- MultiPurp.- Paint/Stain				12,923						
Int. Surfaces- Sanctuary- Paint/Stain						36,472				
Int. Surfaces- Holly Hse- Paint/Stain			18,723							
Kitchen- AdminBldg- Refurbish										
Kitchen- EducBldg- Refurbish										
Kitchen- Holly Hse- Refurbish								23,243		
Kitchen- Sanctuary- Refurbish										
Kitchenette/Cabinet Sets- EducBldg- Replace										68,387
Kitchenette/Cabinet Sets- MultiPurp.- Replace										14,028
Lights- Bollard- Replace										
Lights- Ext.- Holly Hse- Replace								2,025		
Lights- Ext. AdminBldg- Replace						3,441				
Lights- Ext. EducBldg- Replace						3,214				
Lights- Ext. MultiPurp.- Replace						3,214				

Sample Reserve Study- Worship
Spreadsheet- Component Expenditures

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Lights- Ext. Sanctuary- Replace					3,819					
Lights- Int. AdminBldg- Replace										17,491
Lights- Int. EducBldg- Replace										45,942
Lights- Int. Holly Hse- Replace										
Lights- Int. MultiPurp.- Replace										6,093
Lights- Int. Sanctuary- Replace										47,608
Lights- Landscape- Replace										
Lights- Pole- Replace									25,536	
Mailbox- Holly Hse- Replace										
Mailbox- Replace				587						
Organ & Piano- Sanctuary- Replace										
Patio- Brick- Holly Hse- Replace										
Picnic Table- Composite- Replace										1,490
Play Structure- Replace										
Playground Surface- Replenish			2,438			2,664			2,911	
Plumbing Repair- AdminBldg- Contingency			5,703			6,232			6,810	
Plumbing Repair- EducBldg- Contingency			8,555			9,348			10,215	
Plumbing Repair- MultiPurp.- Contingency			4,277			4,674			5,107	
Plumbing Repair- Sanctuary- Contingency			8,555			9,348			10,215	
Porches- Holly Hse- Replace										
Projection Screen- Sanctuary- Replace					5,445					
Railing- Ext.- Holly Hse- Paint/Stain	226					262				
Railing- Ext.- Holly Hse- Replace								2,856		
Railing- Ext. EducBldg- Replace					4,810					
Railing- Ext. Metal- Replace										
Railing- Ext. SanctBldg- Replace										3,551
Railing- Ext. SanctBldg- Paint/Stain	423					491				
Railing- Int. AdminBldg- Replace										
Railing- Int. Mtl Sanctuary- Replace										
Railing- Int. Wd. Sanctuary- Replace										
Railings- Wood Replace										

Sample Reserve Study- Worship
Spreadsheet- Component Expenditures

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Railroad Ties- Replace			5,240			5,726			6,256	
Retaining Walls- Concrete Block/Stone- Replace	<i>Unfunded</i>									
Roof- CompSh- AdminBldg- Replace										
Roof- CompSh- EducBldg- Replace										
Roof- CompSh- Holly Hse- Replace								18,089		
Roof- CompSh- MultiPurp.- Replace										
Roof- Low Slope- Holly Hse- Replace			2,424							
Roof- Sanctuary- Replace										
Security System- Sanctuary- Replace		5,537								
Shed- Repair Contingency			2,852			3,116			3,405	
Siding- Holly Hse- Replace Conting.										11,231
Siding- Stucco- AdminBldg- Replace										
Siding- Stucco- EducBldg- Replace										
Siding- Stucco- MultiPurp.- Replace										
Siding- Wood- EducBldg- Replace					46,966					
Siding- Wood- Sanctuary- Replace				45,598						
Sign- Entry- Replace										
Sign- Small Parking/Garden- Replace						5,842				
Soaker Hoses- Replace		692					802			
Sound System- Sanctuary- Retrofit										
Storm Sewer System- Refurbish	4,704									
Trails- Wood Chips- Replenish				1,563					1,812	
Trash Receptacles- Replace										
Tree Maintenance	4,032					4,674				
Trellis- AdminBldg- Replace										1,832
Water Fountain- Refurbish	8,063					9,348				
Water Heater- AdminBldg- Replace			3,564							
Water Heater- EducBldg- Replace										12,625
Water Heater- Holly Hse- Replace							3,209			
Water Heater- MultiPurp.- Replace			3,564							
Water Heater- Sanctuary- Replace			7,699							

Sample Reserve Study- Worship
Spreadsheet- Component Expenditures

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Well- Refurbish										
Window Coverings- Holly Hse- Replace			943							
Windows- AdminBldg- Replace		96,675								
Windows- EducBldg- Replace										
Windows- Holly Hse- Replace										
Windows- MultiPurp.- Replace		44,849								
Windows- Sanctuary- Replace				304,508						
Year Total:	44,821	241,598	128,288	598,930	362,455	273,308	13,794	101,831	124,396	519,314

Sample Reserve Study- Worship
Spreadsheet- Component Expenditures

Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Acoustic Ceiling Tile- AdminBldg- Replace										52,787
Acoustic Ceiling Tile- EducBldg- Replace										113,063
Acoustic Ceiling Tile- MultiPurp.- Replace										41,240
Acoustic Ceiling Tile- Sanctuary- Replace										74,232
Air Conditioning Port. Unit- AdminBldg- Replace						1,549				
Appliances- AdminBldg- Replace										
Appliances- EducBldg- Replace										
Appliances- Holly Hse- Replace										
Appliances- Sanctuary Ph. II- Replace										
Appliances- Sanctuary Phase I- Replace					65,964					
Art- Wall Tapestry Educ Bldg- Replace										
Asphalt- Overlay Lower Lot							8,779			
Asphalt- Overlay Upper Lot										
Asphalt- Seal/Stripe/Repair Lower Lot	1,279					1,482				
Asphalt- Seal/Stripe/Repair Upper Lot		10,549					12,230			
Backflow Device- Refurbish					3,049					
Bathrooms- AdminBldg- Refurbish										
Bathrooms- EducBldg- Refurbish										
Bathrooms- Holly Hse- Refurbish										
Bathrooms- MultiPurp.- Refurbish										
Bathrooms- Sanctuary- Refurbish										
Benches- Exterior- Replace										
Bike Rack- EducBldg- Replace					1,016					
Computer Equipment- AdminBldg- Replace	23,660					27,428				
Computer Equipment- Sanctuary- Replace	5,238					6,072				
Concrete Curb- Repair Contingency					5,584					6,474
Concrete Parking Stops- Contingency					427					495
Concrete Surfaces- Repair Contingency					8,539					9,899
Deck- EducBldg- Replace										
Deck- EducBldg- Topcoat	542					628				
Doors- Ext.- AdminBldg- Replace										

Sample Reserve Study- Worship
Spreadsheet- Component Expenditures

Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Doors- Ext.- EducBldg- Replace										
Doors- Ext.- MultiPurp.- Replace										
Doors- Ext.- Sanctuary- Replace										
Doors- Ext. Holly Hse- Replace										
Doors- Int. AdminBldg- Replace										
Doors- Int. EducBldg- Replace					52,446					
Doors- Int. Holly Hse- Replace			12,934							
Doors- Int. MultiPurp.- Replace										
Doors- Int. Sanctuary- Replace										
Drinking Fountains- EducBldg- Replace					6,098					
Drinking Fountains- MultiPurp.- Replace					3,049					
Elevator- EducBldg- Cab/Door Refurbish										
Elevator- EducBldg- Modernize										
Ext. Surfaces- AdminBldg- Paint/Seal/Repair					25,217					
Ext. Surfaces- EducBldg- Paint/Seal/Repair	31,844						38,023			
Ext. Surfaces- Holly Hse- Paint/Seal/Repair					15,093					
Ext. Surfaces- MultiPurp.- Paint/Seal/Repair					21,934					
Ext. Surfaces- Sanctuary- Paint-Stain/Seal/Repair	32,143						38,381			
Fence- Wood- Holly Hse- Paint/Stain	3,540					4,104				
Fence- Wood- Holly Hse- Paint/Stain		791					917			
Fence- Wood- Holly Hse- Replace	14,160									
Fence- Wood- Holly Hse- Replace										
Fence- Wood- Perim.- Paint/Stain	2,175					2,521				
Fence- Wood- Perim.- Replace	8,698									
Fence- Wood @ HVAC- Paint/Stain	354					410				
Fence- Wood @ HVAC- Replace										
Fire System- AdminBldg- Modernize					8,538					
Fire System- EducBldg- Modernize					8,538					
Fire System- MultiPurp.- Modernize					8,538					
Fire System- Sanctuary- Modernize					8,538					
Fire System Backflow Device- AdminBldg- Refur..					3,049					

Sample Reserve Study- Worship
Spreadsheet- Component Expenditures

Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Fire System Backflow Device- EducBldg- Refurbi..					3,049					
Fire System Backflow Device- MultiPurp.- Refur..					3,049					
Fire System Backflow Device- Sanctuary- Refur..					3,049					
Fire System Peripherals- AdminBldg- Modernize										
Fire System Peripherals- EducBldg- Modernize										
Fire System Peripherals- MultiPurp.- Modernize										
Fire System Peripherals- Sanctuary- Modernize										
Fire System Sprinkler Heads- AdminBldg- Replace					3,049					
Fire System Sprinkler Heads- EducBldg- Replace					8,131					
Fire System Sprinkler Heads- MultiPurp.- Repla..					2,439					
Fire System Sprinkler Heads- Sanctuary- Replace	5,418									
Flooring- Carpet- AdminBldg- Replace					37,651					
Flooring- Carpet- EducBldg- Replace					55,353					
Flooring- Carpet- Holly House- Replace			11,497							
Flooring- Carpet- MultiPurp.- Replace					28,758					
Flooring- Carpet- Sanctuary- Replace					68,871					
Flooring- Entry Pad- AdminBldg- Replace					1,464					
Flooring- Entry Pad- MutiPurp. Replace					732					
Flooring- Painted Concrete- Sanctuary- Refinish					5,400					
Flooring- Polish. Concrete- Sanctuary- Refinish										
Flooring- Polish. Concrete- AdminBldg- Refinish										
Flooring- Polish. Concrete- EducBldg- Refinish										
Flooring- Polish. Concrete- MultiPurp.- Refinish										
Flooring- Tile- EducBldg- Replace										
Flooring- Tile- Holly Hse- Replace										
Flooring- Tile- Sanctuary- Replace										
Flooring- Vinyl- AdminBldg- Replace					2,878					
Flooring- Vinyl- EducBldg- Replace					61,107					
Flooring- Vinyl- MultiPurp.- Replace					9,715					
Flooring- Vinyl- Sanctuary- Replace					44,346					
Furniture- AdminBldg- Replace										

Sample Reserve Study- Worship
Spreadsheet- Component Expenditures

Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Furniture- EducBldg- Replace										
Furniture- Sanctuary- Replace										
Gravel Driveway- Holly Hse- Replenish/Regrade									6,255	
Gravel Parking Lot- Replenish/Regrade									89,292	
Gravel Pathways- Replenish/Regrade				12,175						
Gutters & Downs- AdminBldg- Replace										
Gutters & Downs- EducBldg- Replace										
Gutters & Downs- Holly Hse- Replace										
Gutters & Downs- MultiPurp.- Replace										
Gutters & Downs- Sanctuary- Replace										
HVAC- AdminBldg- Replace										
HVAC- EducBldg- Replace					103,528					
HVAC- Holly Hse- Replace										
HVAC- MultiPurp.- Replace										
HVAC- Sanctuary- Replace										
Int. Surfaces- AdminBldg- Paint/Stain				28,255						
Int. Surfaces- EducBldg- Paint/Stain				47,902						
Int. Surfaces- MultiPurp.- Paint/Stain				17,368						
Int. Surfaces- Sanctuary- Paint/Stain						49,015				
Int. Surfaces- Holly Hse- Paint/Stain			25,162							
Kitchen- AdminBldg- Refurbish										
Kitchen- EducBldg- Refurbish										
Kitchen- Holly Hse- Refurbish										
Kitchen- Sanctuary- Refurbish										
Kitchenette/Cabinet Sets- EducBldg- Replace										
Kitchenette/Cabinet Sets- MultiPurp.- Replace										
Lights- Bollard- Replace	2,890									
Lights- Ext.- Holly Hse- Replace										
Lights- Ext. AdminBldg- Replace										
Lights- Ext. EducBldg- Replace										
Lights- Ext. MultiPurp.- Replace										

Sample Reserve Study- Worship
Spreadsheet- Component Expenditures

Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Lights- Ext. Sanctuary- Replace										
Lights- Int. AdminBldg- Replace										
Lights- Int. EducBldg- Replace										
Lights- Int. Holly Hse- Replace								6,942		
Lights- Int. MultiPurp.- Replace										
Lights- Int. Sanctuary- Replace										
Lights- Landscape- Replace						3,455				
Lights- Pole- Replace										
Mailbox- Holly Hse- Replace	271									
Mailbox- Replace										
Organ & Piano- Sanctuary- Replace										
Patio- Brick- Holly Hse- Replace										
Picnic Table- Composite- Replace										
Play Structure- Replace					44,721					
Playground Surface- Replenish		3,181			3,476			3,798		
Plumbing Repair- AdminBldg- Contingency		7,441			8,131			8,885		
Plumbing Repair- EducBldg- Contingency		11,162			12,197			13,328		
Plumbing Repair- MultiPurp.- Contingency		5,581			6,098			6,664		
Plumbing Repair- Sanctuary- Contingency		11,162			12,197			13,328		
Porches- Holly Hse- Replace			13,336							
Projection Screen- Sanctuary- Replace										
Railing- Ext.- Holly Hse- Paint/Stain	303					352				
Railing- Ext.- Holly Hse- Replace										
Railing- Ext. EducBldg- Replace										
Railing- Ext. Metal- Replace										
Railing- Ext. SanctBldg- Replace										
Railing- Ext. SanctBldg- Paint/Stain	569					660				
Railing- Int. AdminBldg- Replace		3,162								
Railing- Int. Mtl Sanctuary- Replace				3,552						
Railing- Int. Wd. Sanctuary- Replace				3,602						
Railings- Wood Replace										

Sample Reserve Study- Worship
Spreadsheet- Component Expenditures

Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Railroad Ties- Replace		6,837			7,471			8,163		
Retaining Walls- Concrete Block/Stone- Replace	<i>Unfunded</i>									
Roof- CompSh- AdminBldg- Replace							55,071			
Roof- CompSh- EducBldg- Replace										
Roof- CompSh- Holly Hse- Replace										
Roof- CompSh- MultiPurp.- Replace							44,253			
Roof- Low Slope- Holly Hse- Replace										
Roof- Sanctuary- Replace	108,954									
Security System- Sanctuary- Replace				7,894						
Shed- Repair Contingency		3,721			4,066			4,443		
Siding- Holly Hse- Replace Conting.										15,094
Siding- Stucco- AdminBldg- Replace										
Siding- Stucco- EducBldg- Replace										
Siding- Stucco- MultiPurp.- Replace										
Siding- Wood- EducBldg- Replace										
Siding- Wood- Sanctuary- Replace										
Sign- Entry- Replace					6,098					
Sign- Small Parking/Garden- Replace										
Soaker Hoses- Replace		930					1,078			
Sound System- Sanctuary- Retrofit					50,820					
Storm Sewer System- Refurbish	6,321									
Trails- Wood Chips- Replenish				2,101					2,435	
Trash Receptacles- Replace					610					
Tree Maintenance	5,418					6,281				
Trellis- AdminBldg- Replace										
Water Fountain- Refurbish	10,837					12,563				
Water Heater- AdminBldg- Replace								5,553		
Water Heater- EducBldg- Replace										
Water Heater- Holly Hse- Replace									4,576	
Water Heater- MultiPurp.- Replace								5,553		
Water Heater- Sanctuary- Replace								11,995		

Sample Reserve Study- Worship
Spreadsheet- Component Expenditures

Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Well- Refurbish										
Window Coverings- Holly Hse- Replace			1,267							
Windows- AdminBldg- Replace										
Windows- EducBldg- Replace					108,708					
Windows- Holly Hse- Replace										
Windows- MultiPurp.- Replace										
Windows- Sanctuary- Replace										
Year Total:	264,614	64,516	64,195	122,848	1,001,796	67,505	198,732	88,652	102,558	313,284

**Sample Reserve Study- Worship
Calculations Appendix**

- 1) **Allocation % =**
Reserve Allocation (Component Method) / Total Reserve Allocation (Component Method) x 100
- 2) **Current Cost =**
Extended Cost (for a component without subcomponents)
-or-
Sum of subcomponent Extended Costs (for a component with subcomponents)
- 3) **Extended Cost =**
Quantity x Unit Cost x Replacement % x (1+Contingency Rate)
- 4) **Fully Funded Balance =**
Current Cost / Useful Life x (Useful Life - Remaining Life)
- 5) **FY End Balance (same as Next FY Start Balance) =**
Initial or current fiscal year-
Current Reserve Balance + Interest Earned + Reserve Allocation to Fund + Special Assessment to Fund + Funds Due from Operating - Approved Funds to Disburse - Disbursements

Subsequent fiscal years-
FY Start Balance + Interest Earned + (Reserve Allocation (from previous year) x (1 + Reserve Allocation Rate) - Disbursements
- 6) **Interest Earned=**
Initial fiscal year-
Current Reserve Balance x (Interest Rate (net effective)/12 x Number of funding months remaining in current fiscal year)

Subsequent fiscal years-
FY Start Balance x Interest Rate (net effective)
- 7) **Percent Funded =**
(FY Start Balance / Fully Funded Balance) x 100
- 8) **Reserve Allocation (Component Method) =**
Current Cost / Useful Life

Sample Reserve Study- Worship Definitions Appendix

Abbreviations

bldgs = buildings lf or lin ft = lineal feet sy or sq yd= square yard
ea = each RL = remaining life UL = useful life
FY = fiscal year sf or sq ft = square feet % = percent
100 sq ft = 1 square)

1) Age

The approximate age of the complex. This parameter is provided for information only.

2) Allocation %

A percentage of the total Reserve Allocation. See - Calculations Appendix

3) Allocation Increase Rate

Expressed as a percentage rate that reflects the increase of a given year's Reserve Allocation over the previous year's Reserve Allocation and utilized only in the Cash Flow Analysis.

4) Base Year

The year in which the governing documents were recorded and/or the buildings constructed (average year may be used for phases built over a period of time), and utilized to determine the approximate complex age. This parameter is provided for information only.

5) Common Interest Development (CID)

Defined by shared property and restrictions in the deed on use of the property. A CID is governed by a mandatory Association of homeowners which administers the property and enforces its restrictions. The Association Board is responsible for repairing, replacing, or maintaining the common areas, other than the exclusive use common areas, and the owner of each separate interest is responsible for maintaining that separate interest and any exclusive use common area appurtenant to the separate interest. The following are two typical CID subdivision types:

- A) Condominium- In general, the recorded owner has title to the unit (or airspace). They are typically responsible for the interior of their individual unit/garage, all utilities that service their unit and any exclusive use common area associated with their unit (e.g. balcony, doors/windows, patio yard, etc.).
- B) Planned Development- In general, the recorded owner has title to the lot. They are typically responsible for the maintenance and repair of any structure or improvement located on their respective lot.

*Note- CIDs & subdivision types are general and may not apply or may vary, based on your local.

6) Component Inventory

The task of selecting and quantifying reserve items. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of established association precedents, and discussion with appropriate association representatives.

Sample Reserve Study- Worship Definitions Appendix

7) Condition Assessment

The task of evaluating the current condition of the component based on observed or reported characteristics and normal documented in the field report for a Level 1 or Level 2 Reserve Study.

8) Contingency Rate

Expressed as a percentage rate that reflects a factor added to the unit cost to prepare for an event that is liable to occur, but not with certainty.

9) Current Cost

The current fiscal year's estimated cost to maintain, replace, repair, or restore a reserve component to its original functional condition. Sources utilized to obtain estimates may include: the association, its contractors, other contractors, specialists and independent consultants, the State department of Real Estate (or other state department as applicable), construction pricing and estimating manuals, and the preparer's own experience and/or database of costs formulated in the preparation of other reserve study reports. See - Calculations Appendix.

10) Disbursement / Expenditures

The funds expected to be paid or expended from the Reserve Balance.

11) Extended Cost

See - Calculations Appendix.

12) Fiscal Year (FY)

A twelve-month period for which an organization plans the use of its funds. There are two distinct types:

- A) Calendar Fiscal Year (ends December 31)
- B) Non-Calendar Fiscal Year (does not end December 31)

13) Full Funded Balance (FFB)

Total Accrued Depreciation. An indicator against which the FY Start Balance can be compared. The balance that is in direct proportion to the fraction of life "used up" of the cost.
See - Calculations Appendix.

14) Funding Goal

Independent of methodology utilized, the following represents the basic categories of funding plan goals:

- A) Baseline Funding- Maintaining a Net Reserve Balance above zero for length of the study.
- B) Full Funding- Maintaining a Reserve Balance at or near Percent Funded of 100%.
- C) Statutory Funding- Maintaining a specified Reserve Balance/Percent Funded per statutes.
- D) Threshold Funding- Establishing and maintaining a set predetermined Reserve Balance or Percent Funded.

**Sample Reserve Study- Worship
Definitions Appendix**

15) Funding Method (or Funding Plan)

An association's plan to provide income to the reserve fund to offset expected disbursements from that fund. The following represents two (2) basic methodologies used to fund reserves:

- A. Cash Flow Method- A method of developing a reserve funding plan where allocations to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.
- B. Component Method- The component method develops a reserve-funding plan where the total contribution is based on the sum of contributions for individual components. The component method is the more conservative (typically higher reserve account balance) of the two funding options, and assures that the association will achieve and maintain an ideal level of reserves over time. This method also allows for computations on individual components in the analysis. However this method has also limitations with respects to variations in actual useful life of components and is much more time intensive to accurately follow this funding strategy.

16) Funding Plan

The combined Funding Method & Funding Goal.

17) FY End Balance (same as next FY Start Balance)

The balance in reserves at end of applicable fiscal year. See - Calculations Appendix.

18) FY Start Balance (same as prior year FY End Balance)

The balance in reserves at start of applicable fiscal year.

19) Inflation Rate

Expressed as a percentage rate that reflects the increase of this year's costs over the previous year's costs. Also known as a 'cost increase factor'.

20) Interest Earned

The annual earning of reserve funds that have been deposited into certificates of deposit (CDs), money market accounts or other investment vehicles. See - Calculations Appendix.

21) Interest Rate

The ratio of the gain received from an investment and the investment over a period of time (usually one year), prior to any federal or state imposed taxes.

22) Interest Rate (net effective)

The ratio of the gain received from an investment and the investment over a period of time (usually one year), after any federal or state imposed taxes.

Sample Reserve Study- Worship Definitions Appendix

23) Levels of Service

A) Level 1 Reserve Study (Full or Comprehensive)- A Reserve Study in which the following five Reserve Study tasks are performed:

- a) Component Inventory
- b) Condition Assessment (based upon on-site visual observations)
- c) Life and Valuation Estimates
- d) Fund Status
- e) Funding Plan

B) Level 2 Reserve Study (Update, With-Site-Visit/On-Site Review)- A Reserve Study update in which the following five tasks are performed:

- a) Component Inventory (from prior study)
- b) Condition Assessment (based upon on-site visual observations)
- c) Life and Valuation Estimates
- d) Fund Status
- e) Funding Plan

*Note- Updates are reliant on the validity of prior Reserve Studies.

C) Level 3 Reserve Study (Update, No-Site-Visit/Off-Site Review)- A Reserve Study update with no on-site visual observations in which the following three tasks are performed:

- a) Life and Valuation Estimates (from prior study - updated)
- b) Fund Status
- c) Funding Plan

*Note- Updates are reliant on the validity of prior Reserve Studies.

24) Percent Funded

A comparison of the Fully Funded Balance (ideal balance) to the Fiscal Year Actual Start Balance expressed as a percentage, and used to provide a 'general indication' of reserve strength. See Calculations Appendix.

25) Quantity

The number or amount of a particular reserve component or subcomponent.

26) Remaining Life (RL)

The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the current fiscal year (but have not been approved) have a remaining life of "zero".

27) Replacement %

A percentage of the total replacement for a particular reserve component or subcomponent. This parameter is normally 100%.

Sample Reserve Study- Worship Definitions Appendix

28) Reserve Allocation

The amount to be annually budgeted towards reserves based on a Funding Plan.

29) Reserve Component (or subcomponent)

The individual line items in the reserve study, developed or updated in the physical analysis that form the building blocks of the reserve study. They typically are:

- A) association responsibility,
- B) with limited useful life expectancies,
- C) predictable remaining useful life expectancies,
- D) above a minimum threshold cost,
- E) and, as required by statutes.

30) Restoration

Defined as to bring back to an unimpaired or improved condition. General types follow:

- A) Building- In general, funding utilized to defray the cost (in whole or part) of major building components that are not necessarily included as line items and may include termite treatment.
- B) Irrigation System- In general, funding utilized to defray the cost (in whole or part) of sectional irrigation system areas including modernization to improve water management.
- C) Landscape- In general, funding utilized to defray the cost (in whole or part) of sectional landscape areas including modernization to improve water conservation & drainage.

31) Risk Factor (Percent Funded)

The associated risk of the availability of reserves to fund expenditures by interpreting the Percent Funded parameter as follows:

- A) 70% and above- LOW
- B) 31% to 69%- MODERATE
- C) 30% and below- HIGH

*High risk is associated with a higher risk for reliance on special assessments, loans and litigation.

32) Unit Cost

The current fiscal year's estimated cost to maintain, replace, repair, or restore an individual "unit of measure" of a reserve component or subcomponent to its original functional condition.

33) Unit of Measure

A system of units used in measuring a reserve component or subcomponent (i.e. each, lineal feet, square feet, etc.).

34) Useful Life (UL)

Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve item can be expected to serve its intended function if properly constructed and maintained in its

Sample Reserve Study- Worship
Definitions Appendix

present application or installation.

Sample Reserve Study- Worship Disclosures Appendix

Items Beyond the Scope of this Report

This reserve study has been conducted to outline a financial plan for the proper and adequate budgeting of the Association component repair and/or replacement. This report should not be utilized for any other purpose and should not be considered or deemed appropriate or reliable for, but not limited to, any of the following:

- Building or land appraisals for any purpose
- State or local zoning ordinance violations
- Building code violations
- Soils conditions, soils contamination or geological stability of site
- Engineering analysis or structural stability of site
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, or radon
- Water quality or other environmental hazards
- Invasions by termites and any or all other destroying organisms or insects
- Damage or destruction due to pests, birds, bats or animals to buildings or site
- Adequacy or efficiency of any system or component on site
- Specifically excluded reserve items
- Septic systems and septic tanks
- Buried or concealed portions of swing pools, pool liners, Jacuzzis/spas or similar items
- Items concealed by signs, carpets or other things
- Missing or omitted information supplied by the Association for the purposes of reserve study preparation
- Hidden improvements such as sewer lines, water lines, or other buried or concealed items

Qualifications

We are a professional business in the market to prepare Reserve Studies for Common Interest Development (CID) properties, seeking a budgeting tool to adequately fund for expected future expenditures related to community owned components. All of our Reserve Analysts' are designated with either the RS or PRA designations which are given by the two leading industry organizations which require peer review, continuing education and provide resources to stay on top of industry trends.

Disclosures

The below disclosures are in accordance with reserve study standards developed by CAI, APRA and statutory requirements for reserve studies completed in Washington State.

1. Invasive Testing

Estimated life expectancies and life cycles are based upon conditions that were readily accessible and visible at the time of the site visit. We did not destroy any landscape work, building walls, or perform any methods of intrusive/invasive testing during the site visit. In these cases, information may have been obtained by contacting the contractor or vendor that has worked on the property. The physical analysis performed during this site visit is not intended to be exhaustive in nature and may include

Sample Reserve Study- Worship Disclosures Appendix

representative sampling.

2. Representative Sampling

This study and report is based on observations of the visible and apparent conditions of a reasonable representative sampling of the property's elements at the time of inspection. Although due diligence was performed during the inspection phase, we makes no representations regarding latent or concealed defects that may exist. The inspection did not constitute any invasive investigations and was not intended to determine whether applicable building components, systems, or equipment are adequate or in compliance with any specific or commonly accepted design requirement, building code, or specification. Such tasks as material testing, engineering analysis, destructive testing, or performance testing of building systems, components, or equipment are not considered as part of the scope of work, nor are they considered by the reserve study industry standard.

3. Conflicts of Interests

As the preparer of this reserve study; the Reserve Analyst certifies that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

4. Reliance on Client & Vendor Data Provided

Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer. A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited. A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. A site visit conducted in conjunction with a reserve study should not be deemed to be a project audit or quality inspection. The results of this study are based on the independent opinion of the preparer and their experience and research during the course of their career in preparing Reserve Studies. In addition the opinions of experts on certain components have been gathered through research within their industry and with client's actual vendors. There is no implied warrantee or guarantee regarding our life and cost estimates/predictions. There is no implied warrantee or guarantee in any of our work product. Our results and findings will vary from another preparer's results and findings. A Reserve Study is necessarily a work in progress and subsequent Reserve Studies will vary from prior studies.

5. Update to Prior Reserve Studies

Level II Studies: Quantities of major components as reported in previous reserve studies are deemed to be accurate and reliable. The reserve study relies upon the validity of previous reserve studies. Level III Studies: In addition to the above we have not visited the property when completing a Level III "No Site Visit" study. Therefore we have not verified the current condition of the common area components. It is assumed all prior study component information related to quantities, condition assessments, useful life and remaining useful life are accurate.

Sample Reserve Study- Worship Disclosures Appendix

6. Assumption Regarding Ongoing Maintenance

The projected life expectancy of the major components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and dramatically increase the funding needs of the reserves of the association.

7. Assumptions Regarding Defect in Design or Construction

This Reserve Study assumes that all construction assemblies and components identified herein are built properly and are free from defects in materials and/or workmanship. Defects can lead to reduced useful life and premature failure. It was not the intent of this Reserve Study to inspect for or to identify defects. If defects exist, repairs should be made so that the construction components and assemblies at the community reach their full and expected useful lives. We have assumed any and all components have been properly built and will reach normal, typical life expectancies. In general a reserve study is not intended to identify or fund for construction defects. We did not and will not look for or identify construction defects during our site visit.

8. Basis of Cost Estimates

Pricing used for the repair or replacement costs indicated in this report are derived from a variety of sources, e.g., recent contractor bids received by subject property HOA or prior clients, construction product vendor catalogs, internet, or national construction cost estimating publishers (RS Means / Marshall & Swift). The material and labor pricing provided are estimates and have been augmented, as necessary, to account for specific site conditions (i.e. material handling, scaffolding, etc.). The total expenses represent a useful guideline whereby reserve funds can be accumulated for future repairs and replacements. The estimated repair and replacement expenses, unless otherwise noted, do not include allowances for architectural, engineering, or permitting fees.

9. Limitations on Report Use

A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. A site visit conducted in conjunction with a reserve study should not be deemed to be a project audit or quality inspection. This Reserve Study is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it will, in fact, occur as described. Additionally, other unanticipated expenses may arise that are not included within this reserve study. This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair, or

Sample Reserve Study- Worship Disclosures Appendix

replacement of a reserve component.

10. Required Disclosure - RCW 64.34.382

This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair, or replacement of a reserve component.

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Total Unfunded Assets	<u>1</u>	
Total Assets	193	