LEVEL 1 REPLACEMENT RESERVE REPORT FY 2026
SAMPLE CHURCH AND SCHOOL

Community Management by:

SAMPLE CHURCH AND SCHOOL

John Smith,

2661 Riva Road
Annapolis, MD 21401
555.555.5555
John@SmithMgt.com

Consultant:

millerdodson
Capital Reserve Consultants

2661 Riva Road, Suite 1042
Annapolis, MD 21401
410.268.0479
800.850.2835

MillerDodson.com

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REPLACEMENT RESERVE REPORT

SAMPLE CHURCH AND SCHOOL

ANNAPOLIS, MARYLAND
August 19, 2025

Description. Sample Church and School is a Religious Facility and Educational Facility located in Annapolis, Maryland. Constructed in 1959, the community consists of containing units. The survey examined the common elements of the property, including:

- Site components
- Sanctuary
- Convent
- Rectory, House of Ministries, and guest house
- School and Heller Hall
- Gymnasium

EXECUTIVE SUMMARY
This Reserve Study has been prepared for the Sample Church and School for the Fiscal Year 2026 covering the period from January 1, 2026 to December 31, 2026. The Replacement Reserves Starting Balance as of January 1, 2026 is proposed to be $25,000. The reported Current Annual Funding for Reserves is $100,000. The Recommended Annual Reserve Funding level for 2026 is $384,545.

The increase in the Recommended Annual Funding level shown above is due, in part, to the current high rate of inflation in today's construction industry which is pushing replacement costs higher. We recommend that the Association increase its Reserve Funding level as soon as possible. Given the high rates of inflation in today's construction industry, the longer that the Association delays in adequately funding its Reserves, the harder it will become to make up for the underfunding. Furthermore, delaying this increase will place an unfair financial burden on long-term and future owners, and may adversely affect property values.

MillerDodson welcomes the opportunity to answer questions or to discuss this Reserve Study in more detail should the Board so desire.

Current Funding. The Starting Balance and Current Annual Reserve Funding figures have been supplied by the managing agent and/or Board of Directors. Confirmation or audit of these figures is beyond the scope of the study. For the purposes of this study, it is assumed that the annual contribution will be deposited at the end of each month.

Level of Service. This study has been performed as a Level 1 Full-Service Reserve Study with Site Visit/On-Site Review as defined by the Community Associations Institute's, National Reserve Study Standards. As such, a complete inventory of components, including their condition and cost for major repair or replacement, was established by the Analyst for the common and limited common elements of this facility based on information provided by the Community Manager and/or Board of Directors, or by those developed from visual assessments, field measurements, takeoffs from to-scale drawings, or review of provided historical data. The analysis, including fund status and funding plan, is developed from the inventory.

To aid in the understanding of this report and its concepts and practices, on our website, we have developed videos addressing frequently asked topics. In addition, there are posted links covering a variety of subjects under the resources page of our website at millerdodson.com.

Purpose. The purpose of this Replacement Reserve Study is to provide Sample Church and School (hereinafter called the Facility) with an inventory of the common community facilities and infrastructure components that require periodic replacement. The Study includes a general view of the condition of these items and an effective financial plan to fund projected periodic replacements.

- **Inventory of Items Owned by the Facility.** Section B lists the Projected Replacements of the commonly owned items that require periodic replacement using funding from Replacement Reserves. The Replacement Reserve Inventory also provides information about excluded items, which are items whose replacements are not scheduled for funding from Replacement Reserves.

- **Condition of Items Owned by the Facility.** Section B includes our estimates of the normal economic life and the remaining economic life for the projected replacements. Section C provides a year-by-year listing of the projected replacements. Section D provides additional detail for items that are unique or deserving of attention because of their condition or the manner in which they have been treated in this study.

- **Financial Plan.** The Facility has a fiduciary responsibility to protect the appearance, value, and safety of the property and it is therefore essential the Facility have a financial plan that provides funding for the projected replacements. In conformance with American Institute of Certified Public Accountant guidelines, Section A, Replacement Reserve Analysis evaluates the current funding of Replacement Reserves as reported by the Facility and recommends annual funding of Replacement Reserves by the Cash Flow Method. Section A, Replacement Reserve Analysis includes graphic and tabular presentations of the reported current funding and the recommended funding based on the Cash Flow Method. An Executive Summary of these calculations is provided on Page A1.

Basis. The data contained in this Replacement Reserve Study is based on the following:

- The Request for Proposal submitted and executed by the Facility.

- MillerDodson performed a visual evaluation commencing on August 19, 2025 to determine the remaining useful life and replacement cost for the commonly owned elements of this facility.

- This study contains additional recommendations to address inflation for the Cash Flow Method only. For this recommendation, MillerDodson uses the Producers Price Index (PPI), which gauges inflation in manufacturing and construction. Please see page A5 for further details.

To-Scale Drawings. Site and building plans used in the development of this study. We recommend the Facility assemble and maintain a library of site and building plans of the entire facility. Record drawings should be scanned into an electronic format for safe storage and ease of distribution. Upon request for a nominal fee, MillerDodson can provide scanning services.

Mr. Peter B. Miller, RS, is a Founder and Principal of the firm MillerDodson Associates. Peter is widely recognized as a leading authority in the field of Reserve Studies and Strategic Reserve Planning for Community Associations. He is a graduate of the College of Architecture and Urban Studies at Virginia Tech. As an Architect, Peter began his work with Reserve Studies for community associations during the "condo conversion boom" of the late 1970's. A popular speaker and aurthor on the topic of Reserve Studies, his latest article "The Reserve Thruth, Lessons from the Champlain Towers Incident" was published in the September/October 2021 issue CAI's Common Ground Magazine. He frequently serves as an Expert Witness in matters concerning Replacement Reserve Studies and Reserve Funding. He has held the professional designation of Reserve Specialist (RS) since 1998.

Peter served as a Member of the CAI National Board of Trustees from 2018 through 2022. He was the 2020 Chair of CAI's Business Partners Council, and is a member of the CAI Foundation for Community Association Research (FCAR). Peter has previously served in leadership positions with several CAI Chapters. He served on the CAI National Reserves Standards Committee from 1997 to 2003 and again in 2016-2017 for the review and updating of the National Standards. Peter currently serves as Co-Chair of the Reserves, Maintenance, and Building Safety Taskforce tasked with updating CAI's National Reserve Study Standards in the wake of the 2021 condominium building tragedy in Florida. He has also served as a Subject Matter consultant for legislation in Maryland, Virginia, and Delaware.

Respectfully Submitted,

millerdodson
CAPITAL RESERVE CONSULTANTS

Peter Miller
Peter B. Miller, RS

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SECTION A - FINANCIAL ANALYSIS

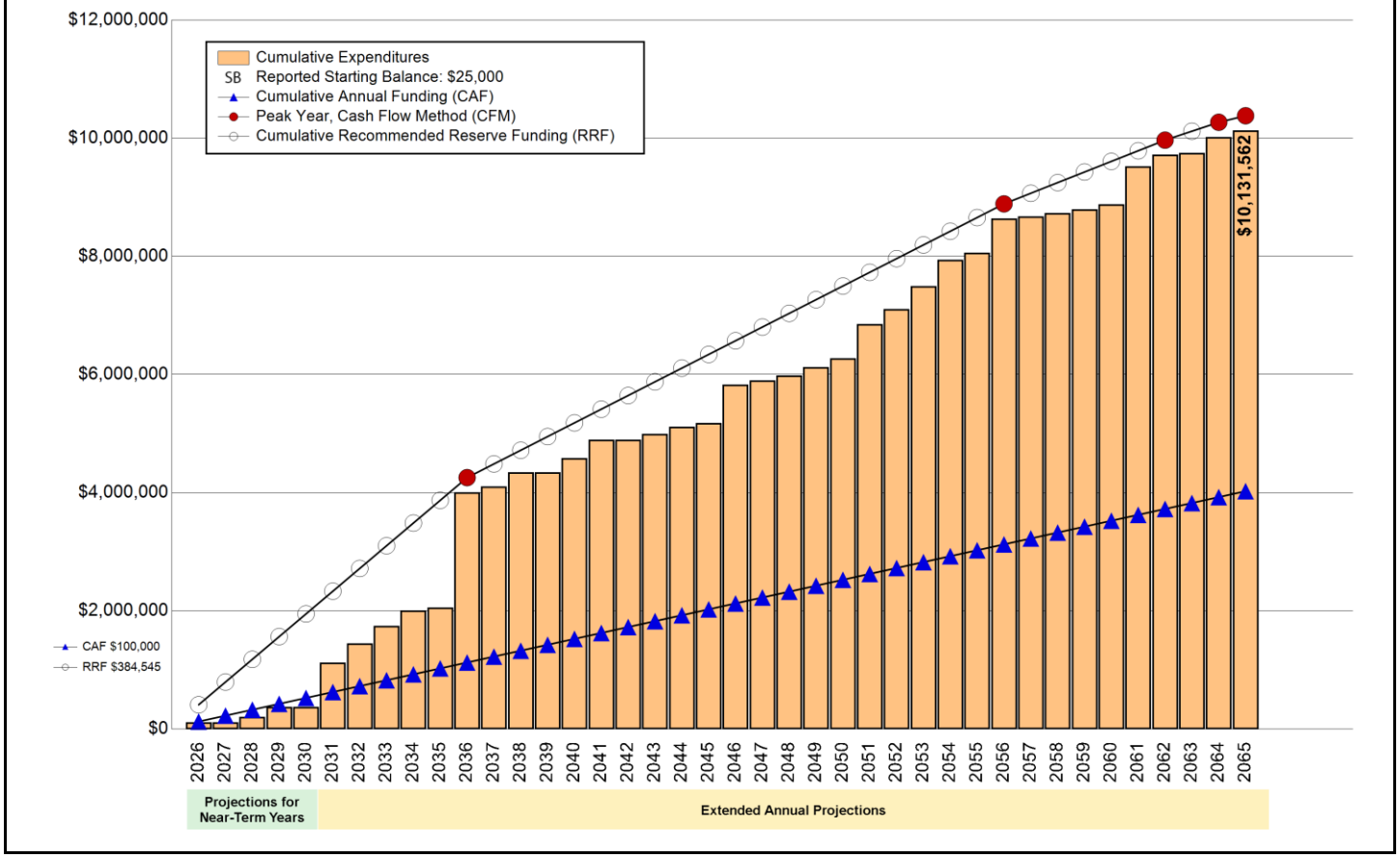
The Sample Church and School Replacement Reserve Analysis uses the Cash Flow Method (CFM) to calculate Replacement Reserve funding for the periodic replacement of the 354 Projected Replacements identified in the Replacement Reserve Inventory.

$384,545 **RECOMMENDED REPLACEMENT RESERVE FUNDING FOR THE STUDY YEAR, 2026**

We recommend the Facility adopt a Replacement Reserve Funding Plan based on the annual funding recommendation above. Inflation adjusted funding for subsequent years is shown on Page A.5.

Sample Church and School reports a Starting Balance of $25,000 and Annual Funding totaling $100,000, which is inadequate to fund projected replacements starting in 2026. See Page A.3 for a more detailed evaluation.

#1 - Cumulative Replacement Reserve Funding and Expenditures Graph



The increase in the Recommended Annual Funding level shown above is due, in part, to the current high rate of inflation in today's construction industry which is pushing replacement costs higher. We recommend that the Association increase its Reserve Funding level as soon as possible. Given the high rates of inflation in today's construction industry, the longer that the Association delays in adequately funding its Reserves, the harder it will become to make up for the underfunding. Furthermore, delaying this increase will place an unfair financial burden on long-term and future owners, and may adversely affect property values.

REPLACEMENT RESERVE ANALYSIS - GENERAL INFORMATION

The Sample Church and School Replacement Reserve Analysis calculations of recommended funding of Replacement Reserves by the Cash Flow Method (CFM) and the evaluation of the Current Funding are based upon the same Study Year, Study Period, Beginning Balance, Replacement Reserve Inventory and Level of Service.

2026 **STUDY YEAR**

The Facility reports that their accounting year begins on January 1, and the Study Year, the first year evaluated by the Replacement Reserve Analysis, begins on January 1, 2026.

40 Years **STUDY PERIOD**

The Replacement Reserve Analysis evaluates the funding of Replacement Reserves over a 40-year Study Period

$25,000 **STARTING BALANCE**

The Facility reports Replacement Reserves on Deposit totaling $25,000 at the start of the Study Year.

Level One **LEVEL OF SERVICE**

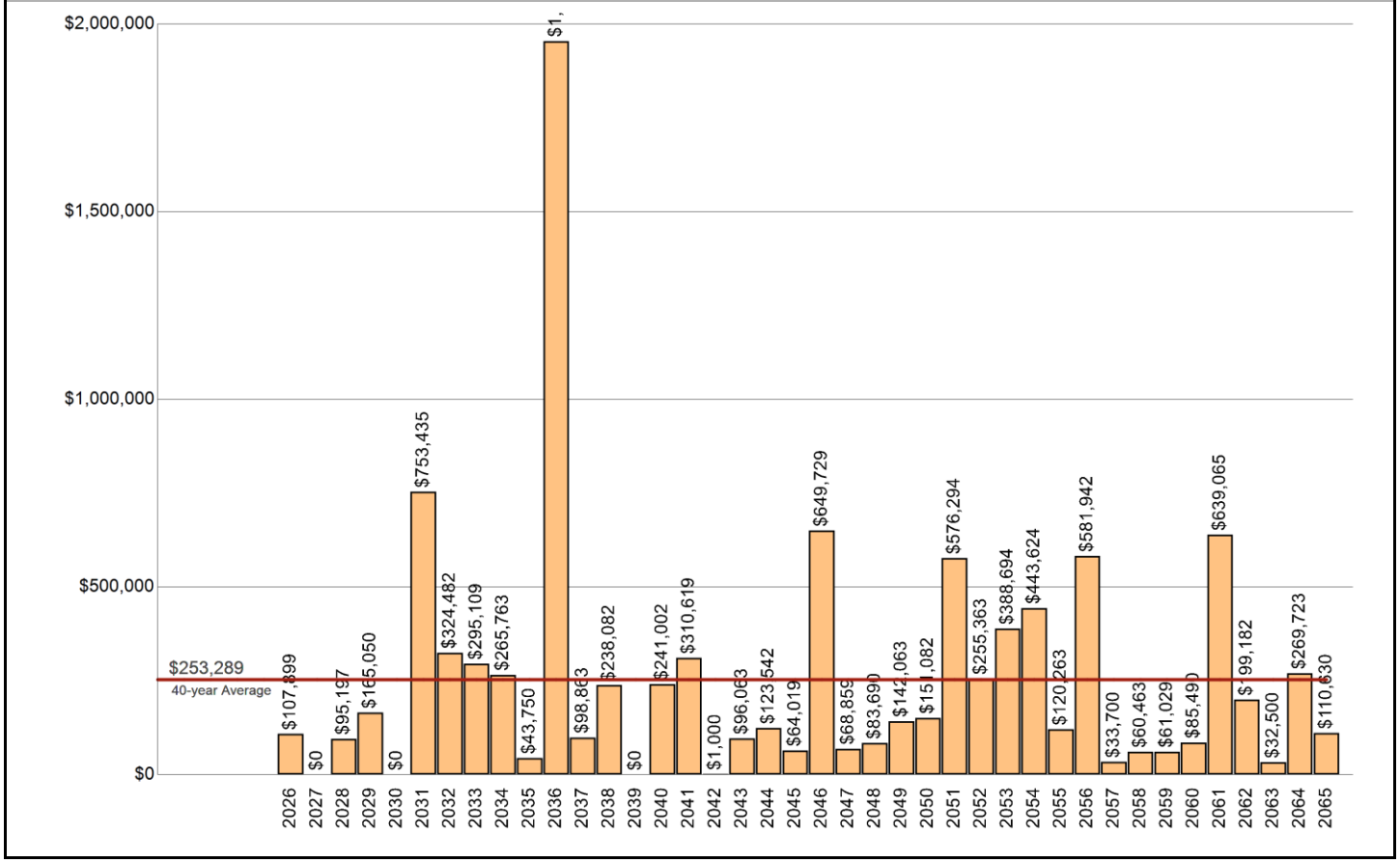
The Replacement Reserve Inventory has been developed in compliance with the National Reserve Study Standards for a Level One Study, as defined by the Community Associations Institute (CAI).

$10,131,562 **REPLACEMENT RESERVE INVENTORY - PROJECTED REPLACEMENTS**

The Sample Church and School Replacement Reserve Inventory identifies 354 items that will require periodic replacement, that are to be funded from Replacement Reserves. We estimate the cost of these replacements will be $10,131,562 over the 40-year Study Period. The Projected Replacements are divided into 9 major categories starting on Page B.3. Pages B.1-B.2 provide detailed information on the Replacement Reserve Inventory.

#2 - Annual Expenditures for Projected Replacements Graph

This graph shows annual expenditures for Projected Replacements over the 40-year Study Period. The red line shows the average annual expenditure of $253,289. Section C provides a year by year Calendar of these expenditures.



UPDATING OF THE FUNDING PLAN

The Facility has a responsibility to review the Funding Plan annually. The review should include a comparison and evaluation of actual reserve funding with recommended levels shown on Page A.4 and A.5. The Projected Replacements listed on Page C.2 should be compared with any replacements accomplished and funded from Replacement Reserves. Discrepancies should be evaluated and if necessary, the Reserve Study should be updated or a new study commissioned. We recommend annual increases in replacement reserve funding to account for the impact of inflation. Inflation Adjusted Funding is discussed on Page A.5.

UPDATING OF THE REPLACEMENT RESERVE STUDY

At a minimum, the Replacement Reserve Study should be professionally updated every three to five years or after completion of a major replacement project. Updating should also be considered if during the annual review of the Funding Plan, discrepancies are noted between projected and actual reserve funding or replacement costs. Updating may also be necessary if there is a meaningful discrepancy between the actual inflation rate and the inflation rate used for the Inflation Adjusted Funding of Replacement Reserves on Page A.5.

ANNUAL EXPENDITURES AND CURRENT FUNDING

The annual expenditures that comprise the $10,131,562 of Projected Expenditures over the 40-year Study Period and the impact of the Facility continuing to fund Replacement Reserves at the current level are detailed in Table 3.

#3 - Table of Annual Expenditures and Current Funding Data - Years 0 through 39

Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Starting Balance	$25,000									
Projected Replacements	($107,899)		($95,197)	($165,050)		($753,435)	($324,482)	($295,109)	($265,763)	($43,750)
Annual Deposit	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000
End of Year Balance	$17,101	$117,101	$121,905	$56,855	$156,855	($496,581)	($721,063)	($916,172)	($1,081,935)	($1,025,685)
Cumulative Expenditures	($107,899)	($107,899)	($203,096)	($368,146)	($368,146)	($1,121,581)	($1,446,063)	($1,741,172)	($2,006,935)	($2,050,685)
Cumulative Receipts	$125,000	$225,000	$325,000	$425,000	$525,000	$625,000	$725,000	$825,000	$925,000	$1,025,000
Year	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**
Projected Replacements	($1,954,305)	($98,863)	($238,082)		($241,002)	($310,619)	($1,000)	($96,063)	($123,542)	($64,019)
Annual Deposit	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000
End of Year Balance	($2,879,990)	($2,878,852)	($3,016,934)	($2,916,934)	($3,057,936)	($3,268,555)	($3,169,555)	($3,165,617)	($3,189,160)	($3,153,178)
Cumulative Expenditures	($4,004,990)	($4,103,852)	($4,341,934)	($4,341,934)	($4,582,936)	($4,893,555)	($4,894,555)	($4,990,617)	($5,114,160)	($5,178,178)
Cumulative Receipts	$1,125,000	$1,225,000	$1,325,000	$1,425,000	$1,525,000	$1,625,000	$1,725,000	$1,825,000	$1,925,000	$2,025,000
Year	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**	**2054**	**2055**
Projected Replacements	($649,729)	($68,859)	($83,690)	($142,063)	($151,082)	($576,294)	($255,363)	($388,694)	($443,624)	($120,263)
Annual Deposit	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000
End of Year Balance	($3,702,908)	($3,671,767)	($3,655,457)	($3,697,519)	($3,748,601)	($4,224,895)	($4,380,258)	($4,668,952)	($5,012,576)	($5,032,839)
Cumulative Expenditures	($5,827,908)	($5,896,767)	($5,980,457)	($6,122,519)	($6,273,601)	($6,849,895)	($7,105,258)	($7,493,952)	($7,937,576)	($8,057,839)
Cumulative Receipts	$2,125,000	$2,225,000	$2,325,000	$2,425,000	$2,525,000	$2,625,000	$2,725,000	$2,825,000	$2,925,000	$3,025,000
Year	**2056**	**2057**	**2058**	**2059**	**2060**	**2061**	**2062**	**2063**	**2064**	**2065**
Projected Replacements	($581,942)	($33,700)	($60,463)	($61,029)	($85,490)	($639,065)	($199,182)	($32,500)	($269,723)	($110,630)
Annual Deposit	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000
End of Year Balance	($5,514,781)	($5,448,481)	($5,408,943)	($5,369,972)	($5,355,462)	($5,894,527)	($5,993,709)	($5,926,209)	($6,095,932)	($6,106,562)
Cumulative Expenditures	($8,639,781)	($8,673,481)	($8,733,943)	($8,794,972)	($8,880,462)	($9,519,527)	($9,718,709)	($9,751,209)	($10,020,932)	($10,131,562)
Cumulative Receipts	$3,125,000	$3,225,000	$3,325,000	$3,425,000	$3,525,000	$3,625,000	$3,725,000	$3,825,000	$3,925,000	$4,025,000

EVALUATION OF CURRENT FUNDING

The evaluation of Current Funding (Starting Balance of $25,000 & annual funding of $100,000), is done in today's dollars with no adjustments for inflation or interest earned on Replacement Reserves. The evaluation assumes Replacement Reserves will only be used for the 354 Projected Replacements identified in the Replacement Reserve Inventory and that the Facility will continue Annual Funding of $100,000 throughout the 40-year Study Period.

Annual Funding of $100,000 is approximately 26 percent of the $384,545 recommended Annual Funding calculated by the Cash Flow Method for 2026, the Study Year.

See the Executive Summary for the Current Funding Statement.

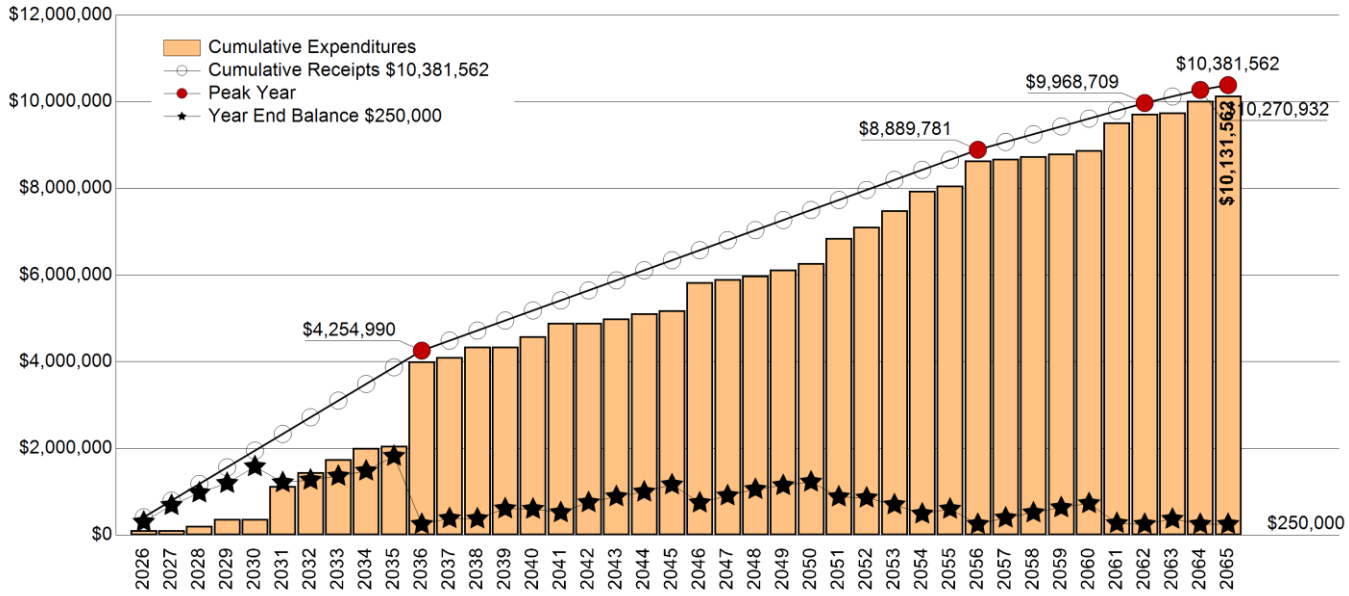
CASH FLOW METHOD FUNDING

$384,545 **RECOMMENDED REPLACEMENT RESERVE FUNDING FOR 2026**

Recommended Replacement Reserve Funding has been calculated using the Cash Flow Method (also called the Straight Line or Threshold Method). This method calculates a constant annual funding between peaks in cumulative expenditures, while maintaining a Minimum Balance (threshold) in the Peak Years.

- **Peak Years.** The First Peak Year occurs in 2036 with Replacement Reserves on Deposit dropping to the Minimum Balance after the completion of $4,004,990 of replacements from 2026 to 2036. Recommended funding is projected to decline from $384,545 in 2036 to $231,740 in 2037. Peak Years are identified in Chart 4 and Table 5.
- **Threshold (Minimum Balance).** The calculations assume a Minimum Balance of $250,000 will always be held in reserve, which is calculated by rounding the 12-month 40-year average annual expenditure of $253,289 as shown on Graph #2.
- **Cash Flow Method Study Period.** Cash Flow Method calculates funding for $10,131,562 of expenditures over the 40-year Study Period. It does not include funding for any projects beyond 2065 and in 2065, the end of year balance will always be the Minimum Balance.

#4 - Cash Flow Method - Graph of Cumulative Receipts and Expenditures - Years 0 through 39



#5 - Cash Flow Method - Table of Receipts & Expenditures - Years 0 through 39

Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Starting Balance	$25,000									
Projected Replacements	($107,899)		($95,197)	($165,050)		($753,435)	($324,482)	($295,109)	($265,763)	($43,750)
Annual Deposit	$384,545	$384,545	$384,545	$384,545	$384,545	$384,545	$384,545	$384,545	$384,545	$384,545
End of Year Balance	$301,646	$686,190	$975,538	$1,195,033	$1,579,577	$1,210,686	$1,270,749	$1,360,184	$1,478,966	$1,819,761
Cumulative Expenditures	($107,899)	($107,899)	($203,096)	($368,146)	($368,146)	($1,121,581)	($1,446,063)	($1,741,172)	($2,006,935)	($2,050,685)
Cumulative Receipts	$409,545	$794,089	$1,178,634	$1,563,178	$1,947,723	$2,332,267	$2,716,812	$3,101,356	$3,485,901	$3,870,445
Year	**1st Peak - 2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**
Projected Replacements	($1,954,305)	($98,863)	($238,082)		($241,002)	($310,619)	($1,000)	($96,063)	($123,542)	($64,019)
Annual Deposit	$384,545	$231,740	$231,740	$231,740	$231,740	$231,740	$231,740	$231,740	$231,740	$231,740
End of Year Balance	$250,000	$382,877	$376,534	$608,274	$599,012	$520,133	$750,872	$886,549	$994,747	$1,162,467
Cumulative Expenditures	($4,004,990)	($4,103,852)	($4,341,934)	($4,341,934)	($4,582,936)	($4,893,555)	($4,894,555)	($4,990,617)	($5,114,160)	($5,178,178)
Cumulative Receipts	$4,254,990	$4,486,729	$4,718,469	$4,950,208	$5,181,948	$5,413,687	$5,645,427	$5,877,167	$6,108,906	$6,340,646
Year	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**	**2054**	**2055**
Projected Replacements	($649,729)	($68,859)	($83,690)	($142,063)	($151,082)	($576,294)	($255,363)	($388,694)	($443,624)	($120,263)
Annual Deposit	$231,740	$231,740	$231,740	$231,740	$231,740	$231,740	$231,740	$231,740	$231,740	$231,740
End of Year Balance	$744,478	$907,358	$1,055,408	$1,145,085	$1,225,742	$881,188	$857,565	$700,610	$488,726	$600,203
Cumulative Expenditures	($5,827,908)	($5,896,767)	($5,980,457)	($6,122,519)	($6,273,601)	($6,849,895)	($7,105,258)	($7,493,952)	($7,937,576)	($8,057,839)
Cumulative Receipts	$6,572,385	$6,804,125	$7,035,864	$7,267,604	$7,499,343	$7,731,083	$7,962,823	$8,194,562	$8,426,302	$8,658,041
Year	**2nd Peak - 2056**	**2057**	**2058**	**2059**	**2060**	**2061**	**3rd Peak - 2062**	**2063**	**4th Peak - 2064**	**5th Peak - 2065**
Projected Replacements	($581,942)	($33,700)	($60,463)	($61,029)	($85,490)	($639,065)	($199,182)	($32,500)	($269,723)	($110,630)
Annual Deposit	$231,740	$179,821	$179,821	$179,821	$179,821	$179,821	$179,821	$151,111	$151,111	$110,630
End of Year Balance	$250,000	$396,121	$515,480	$634,273	$728,604	$269,361	$250,000	$368,611	$250,000	$250,000
Cumulative Expenditures	($8,639,781)	($8,673,481)	($8,733,943)	($8,794,972)	($8,880,462)	($9,519,527)	($9,718,709)	($9,751,209)	($10,020,932)	($10,131,562)
Cumulative Receipts	$8,889,781	$9,069,602	$9,249,424	$9,429,245	$9,609,066	$9,788,888	$9,968,709	$10,119,821	$10,270,932	$10,381,562

INFLATION ADJUSTED FUNDING

The Cash Flow Method calculations on Page A4 have been done in today's dollars with no adjustment for inflation. At MillerDodson, we believe that long-term inflation forecasting is effective at demonstrating the power of compounding, not at calculating appropriate funding levels for Replacement Reserves. We have developed this proprietary model to estimate the short-term impact of inflation on Replacement Reserve funding.

$384,545 **2026 - CASH FLOW METHOD RECOMMENDED FUNDING**

The 2026 Study Year calculations have been made using current replacement costs

$407,617 **2027 - 6.0% INFLATION ADJUSTED FUNDING**

A new analysis calculates the 2027 funding based on three assumptions:

- Starting Balance totaling $301,646 on January 1, 2027.
- No Expenditures from Replacement Reserves in 2027.

$432,074 **2028 - 6.0% INFLATION ADJUSTED FUNDING**

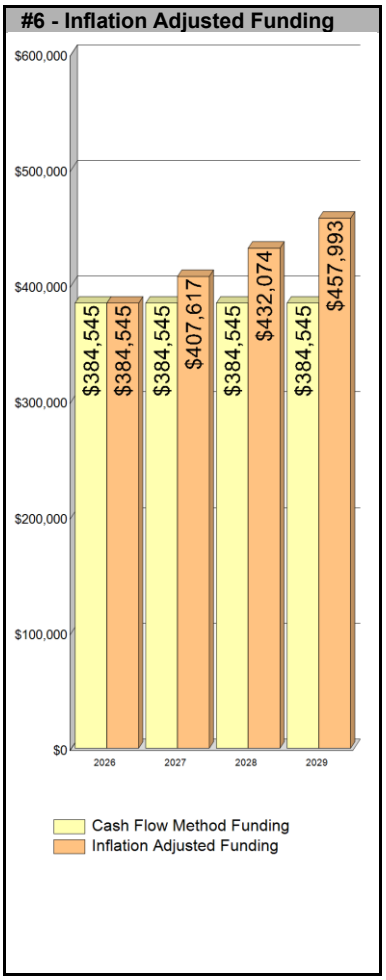
A new analysis calculates the 2028 funding based on three assumptions:

- Starting balance of approximately $709,263 = 2028 Starting Balance $301,646, plus Inflation Adjusted Funding $407,617 for 2027, minus $0 2027 Inflation Adjusted Cost.
- 2028 Non-inflation replacement costs listed in Section C, $95,197, will be replaced at approximately $106,963, 6.0% compounded inflation increase to 2026 costs.
- The $432,074 inflation-adjusted funding in 2028 is a 6.0% increase over the non-inflation-adjusted funding of $407,617 for 2027.

$457,993 **2029 - 6.0% INFLATION ADJUSTED FUNDING**

A new analysis calculates the 2029 funding based on three assumptions:

- Starting balance of approximately $1,034,374 = 2029 Starting Balance $709,263, plus Inflation Adjusted Funding $432,074 for 2028, minus $106,963 2028 Inflation Adjusted Cost.
- 2029 Non-inflation replacement costs listed in Section C, $165,050, will be replaced at approximately $196,577, 6.0% compounded inflation increase to 2026 costs.
- The $457,993 inflation-adjusted funding in 2029 is a 6.0% increase over the non-inflation-adjusted funding of $432,074 for 2028.



Year Four and Beyond

The inflation-adjusted funding calculations outlined above are not intended to be a substitute for periodic evaluation of common elements by an experienced Reserve Analyst. Industry Standards, lender requirements, and many state and local statutes require a Replacement Reserve Study to be professionally updated every 3 to 5 years.

Inflation Adjustment

Prior to approving a budget based upon the 2027, 2028 and 2029 inflation-adjusted funding calculations above, the 6.00 percent base rate of inflation used in our calculations should be compared to rates published by the Bureau of Labor Statistics. If there is a significant discrepancy (over 1 percentage point), contact MillerDodson Associates prior to using the Inflation Adjusted Funding.

Interest on Reserves

The recommended funding calculations do not account for interest earned on Replacement Reserves. In 2026, based on a 1.00 percent interest rate, we estimate the Facility may earn $1,633 on an average balance of $163,323, $5,055 on an average balance of $505,454 in 2027, and $8,720 on $871,990 in 2028. The Facility may elect to attribute 100 percent of the earned interest to Reserves, resulting in a reduction in the 2026 funding from $384,545 to $382,911 (a 0.42 percent reduction), $407,617 to $402,563 in 2027 (a 1.24 percent reduction), and $432,074 to $423,354 in 2028 (a 2.01 percent reduction).

REPLACEMENT RESERVE STUDY - SUPPLEMENTAL COMMENTS

Maryland's new Reserves and Reserve Study Law, HB-107, is intended to ensure that adequate Reserve Funding is available for capital repair and replacement projects when it is needed. This is done by funding the Reserve Fund annually. The law requires that the Recommended Annual Reserve Funding amount in the most recent Reserve Study be included in the Association's annual budgets. If this is an Association's "initial" (first) professionally conducted Reserve Study, HB-107 gives the Association up to three (3) fiscal years following the fiscal year in which the Reserve Study was completed, to attain the Annual Reserve Funding level recommended in the initial Reserve Study.

SECTION B - REPLACEMENT RESERVE INVENTORY

• **PROJECTED REPLACEMENTS.** Sample Church and School - Replacement Reserve Inventory identifies 354 items that are Projected Replacements and the periodic replacements of these items are scheduled for funding from Replacement Reserves. The Projected Replacements have an estimated one-time replacement cost of $5,144,615. Cumulative Replacements totaling $10,131,562 are scheduled in the Replacement Reserve Inventory over the 40-year Study Period. Cumulative Replacements include those components that are replaced more than once during the period of the study.

Projected Replacements are the replacement of commonly-owned physical assets that require periodic replacement and whose replacement is to be funded from Replacement Reserves.

• **TAX CODE.** The United States Tax Code grants favorable tax status to Replacement Reserves, conditioned on expenditures being made within certain guidelines. These guidelines typically exclude maintenance activities, minor repairs, and capital improvements.

• **EXCLUDED ITEMS.** Some of the items contained in the Replacement Reserve Inventory are 'Excluded Items'. Multiple categories of items are typically excluded from funding by Replacement Reserves, including but not limited to:

Value. Items with a replacement cost of less than $1000 and/or a normal economic life of less than 3 years are typically excluded from funding from Replacement Reserves. This exclusion should reflect the Facility policy on the administration of Replacement Reserves. If the Facility has selected an alternative level, it will be noted in the Replacement Reserve Inventory - General Comments on Page B.2.

Long-lived Items. Items are excluded from the Replacement Reserve Inventory when items are properly maintained and are assumed to have a life equal to the property.

Unit Improvements. Items owned by a single unit and where the items serve a single unit are generally assumed to be the responsibility of that unit, not the Facility.

Other Non-Common Improvements. Items owned by the local government, public and private utility companies, the United States Postal Service, Master Associations, state and local highway authorities, etc., may be installed on property that is owned by the Facility. These types of items are generally not the responsibility of the Facility and are excluded from the Replacement Reserve Inventory.

• **CATEGORIES.** The 354 items included in the Sample Church and School Replacement Reserve Inventory are divided into 9 major categories. Each category is printed on a separate page, beginning on page B.3.

• **LEVEL OF SERVICE.** This Replacement Reserve Inventory has been developed in compliance with the standards established for a Level One Study - Full Service, as defined by the National Reserve Study Standards, established in 1998 by the Community Associations Institute, which states:

A Level I - Full-Service Reserve Study includes the computation of complete component inventory information regarding commonly owned components provided by the Association, quantities derived from field measurements, and/or quantity takeoffs from to-scale engineering drawings that may be made available. The condition of all components is ascertained from a visual inspection of each component by the analyst. The remaining economic life and the value of the components are provided based on these observations and the funding status and funding plan are then derived from the analysis of this data.

REPLACEMENT RESERVE INVENTORY - GENERAL INFORMATION (CONT'D)

- **INVENTORY DATA.** Each of the 354 Projected Replacements listed in the Replacement Reserve Inventory includes the following data:

  Item Number. The Item Number is assigned sequentially and is intended for identification purposes only.

  Item Description. We have identified each item included in the Inventory. Additional information may be included in the Comments section at the bottom of each page of the Inventory.

  Units. We have used standard abbreviations to identify the number of units including SF-square feet, LF-lineal feet, SY-square yard, LS-lump sum, EA-each, and PR-pair. Non-standard abbreviations are noted in the Comments section at the bottom of the page.

  Number of Units. The methods used to develop the quantities are discussed in "Level of Service" above.

  Unit Replacement Cost. We use four sources to develop the unit cost data shown in the Inventory; actual replacement cost data provided by the client, information provided by local contractors and suppliers, industry standard estimating manuals, and a cost database we have developed based upon our detailed interviews with contractors and service providers who are specialists in their respective lines of work.

  Normal Economic Life (Years). The number of years that a new and properly installed item should be expected to remain in service.

  Remaining Economic Life (Years). The estimated number of years before an item will need to be replaced. In "normal" conditions, this could be calculated by subtracting the age of the item from the Normal Economic Life of the item, but only rarely do physical assets age "normally". Some items may have longer or shorter lives depending on many factors such as environment, initial quality of the item, maintenance, etc.

  Total Replacement Cost. This is calculated by multiplying the Unit Replacement Cost by the Number of Units.

- **PARTIAL FUNDING.** Items may have been included in the Replacement Reserve Inventory at less than 100 percent of their full quantity and/or replacement cost. This is done on items that will never be replaced in their entirety, but which may require periodic replacements over an extended period of time. The assumptions that provide the basis for any partial funding are noted in the Comments section.

- **REMAINING ECONOMIC LIFE GREATER THAN 40 YEARS.** The calculations do not include funding for initial replacements beyond 40 years. These replacements are included in this Study for tracking and evaluation. They should be included for funding in future Studies, when they enter the 40-year window.

- **ACCURACY OF THE ANALYSIS.** The accuracy of the Replacement Reserve Analysis is dependent upon expenditures from Replacement Reserves being made ONLY for the 354 Projected Replacements specifically listed in the Replacement Reserve Inventory. The inclusion/exclusion of items from the Replacement Reserve Inventory is discussed on Page B.1.

SITE ITEMS
PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
1	Pavement, mill and overlay	sf	87,475	$1.90	18	10	$166,203
2	Pavement, rejuvenator seal coat	sf	87,475	$0.23	6	6	$20,119
3	Parking bumpers	ea	6	$250.00	18	10	$1,500
4	Concrete curb and gutter (20% allowance)	ft	264	$35.70	54	10	$9,425
5	Concrete curb and gutter (20% allowance)	ft	264	$35.70	54	28	$9,425
6	Concrete curb and gutter (20% allowance)	ft	264	$35.70	54	46	$9,425
7	Concrete curb	ft	590	$31.50	54	10	$18,585
8	Asphalt curb	ft	140	$4.20	18	10	$588
9	Concrete flatwork (6%)	sf	657	$9.00	6	none	$5,913
10	Concrete site stairs (full set)	ea	1	$1,200.00	30	25	$1,200
11	Lamp post	ea	6	$1,500.00	30	15	$9,000
12	Lamp post head	ea	6	$450.00	15	2	$2,700
13	Brick retaining wall (25% re-set and repoint)	sf	104	$9.50	10	5	$988
14	Concrete retaining wall, replacement (at school)	ft	800	$100.00	54	none	$80,000
15	Concrete stairs (full set)	ea	1	$1,800.00	30	none	$1,800
16	Concrete retaining wall, replacement (at school)	ft	600	$100.00	54	53	$60,000
17	Concrete stairs (full set)	ea	2	$1,800.00	30	30	$3,600
18	Stone retaining, 10% re-set	sf	120	$10.00	10	none	$1,200
19	Stone retaining, replacement	sf	1,200	$65.00	54	10	$78,000
				Replacement Costs - Page Subtotal			$479,670

COMMENTS

SITE ITEMS - (cont.)

PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
20	Wood privacy fence w/ gate	ft	50	$80.00	10	10	$4,000
21	8' Metal fencing, replacement	ft	830	$80.00	30	20	$66,400
22	8' Metal fencing (10% allowance)	ft	83	$35.00	30	15	$2,905

Replacement Costs - Page Subtotal $73,305

COMMENTS

SITE ITEMS
PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
23	Metal railing (20% allowance)	lf	20	$25.00	25	none	$500
24	Metal railing (20% allowance)	lf	20	$25.00	25	5	$500
25	Metal railing (20% allowance)	lf	20	$25.00	25	10	$500
26	Metal railing (20% allowance)	lf	20	$25.00	25	15	$500
27	Metal railing (20% allowance)	lf	20	$25.00	25	20	$500
28	Wood sign	sf	16	$100.00	10	10	$1,600
29	Storm Water Management (allowance $1,000/	ls	1	$9,000.00	30	15	$9,000
30	Foundation plantings (allowance)	ls	1	$2,000.00	3	3	$2,000
31	Tot lot, mulch	sf	12,750	$0.35	3	2	$4,463
32	Tot lot, playset	ea	4	$4,500.00	10	5	$18,000
33	Tot lot, jungle gym	ea	2	$2,400.00	10	5	$4,800
34	Tot lot, swing	ea	2	$1,200.00	10	5	$2,400
35	Tot lot, PTL border	ft	290	$9.00	10	5	$2,610
36	Tot lot, fence	ft	280	$35.00	25	10	$9,800
37	Genie lift	ea	1	$18,000.00	10	10	$18,000

Replacement Costs - Page Subtotal $75,173

COMMENTS

SANCTUARY (S)
PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
38	S Slate shingle roofing	sf	16,500	$15.20	60	10	$250,800
39	S Built-up roofing	sf	2,200	$6.50	20	10	$14,300
40	S 8" roof scuppers and downspouts	ft	770	$16.00	30	10	$12,320
41	S Stone exterior repoint (10% allowance)	sf	1,811	$15.00	25	10	$27,165
42	S Caulking (allowance)	ls	1	$4,500.00	5	5	$4,500
43	S Exterior door (allowance)	ls	1	$10,000.00	10	10	$10,000
44	S Windows (3' x 4')	ea	9	$540.00	35	5	$4,860
45	S Windows (3' x 6')	ea	4	$540.00	35	5	$2,160
46	S Windows (3' x 6')	ls	1	$5,000.00	35	5	$5,000
47	S Stained glass restoration (allowance)	ls	1	$100,000.00	100	38	$100,000
48	S Stained glass ventilators (allowance)	ls	1	$10,000.00	10	10	$10,000
49	S Exterior building lights	ea	6	$450.00	15	5	$2,700

Replacement Costs - Page Subtotal $443,805

COMMENTS

SANCTUARY (S)
PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
50	S Interior painting (allowance)	ls	1	$10,000.00	3	3	$10,000
51	S Organ, restoration (allowance)	ea	1	$28,000.00	5	2	$28,000
52	S Pendant fixture, refurbish	ea	24	$450.00	25	10	$10,800
53	S Private restroom, renovation	ea	2	$2,602.00	25	10	$5,204
54	S Interior door (allowance)	ls	1	$10,000.00	10	5	$10,000
55	S Exit sign	ea	8	$125.00	25	10	$1,000
56	S Fire Alarm Control Panel	ea	1	$10,200.00	20	5	$10,200
57	S Fire Alarm Booster Panel	ea	1	$1,500.00	20	5	$1,500
58	S Water heater	ea	1	$1,000.00	15	10	$1,000
59	S Electrical (allowance)	ea	1	$5,000.00	15	15	$5,000

Replacement Costs - Page Subtotal $82,704

COMMENTS

SANCTUARY (S)
PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
60	S Exhaust fan (15,000 cfm)	ea	2	$1,500.00	20	10	$3,000
61	S Fan/coil unit (120,000 btu)	ea	2	$10,400.00	14	3	$20,800
62	S Condensing Unit (25 ton)	ea	1	$20,800.00	24	3	$20,800
63	S Fan/coil unit (45,000 btu)	ea	2	$6,500.00	24	3	$13,000
64	S Condensing Unit (15 ton)	ea	1	$20,800.00	24	3	$20,800
65	S Fan/coil unit (45,000 btu)	ea	2	$6,500.00	24	3	$13,000
66	S Compressor (2 ton)	ea	2	$3,200.00	24	20	$6,400
67	S Fan/coil unit (45,000 btu)	ea	1	$6,500.00	14	3	$6,500
68	S Compressor (3 ton)	ea	2	$3,200.00	14	3	$6,400
69	S Boiler, (1,700 MBH)	ea	1	$20,000.00	20	3	$20,000
70	S AHU (cfm)	ea	2	$5,000.00	30	11	$10,000

Replacement Costs - Page Subtotal $140,700

COMMENTS

SANCTUARY (S)
PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
71	S CCTV system	ea	1	$2,850.00	15	10	$2,850
72	S A/V Design/Integration	ea	1	$2,500.00	10	5	$2,500
73	S Wireless receiver	ea	1	$450.00	10	5	$450
74	S Lapel microphone	ea	4	$150.00	10	5	$600
75	S 4 CH. mixer	ea	1	$199.00	10	5	$199
76	S 400 W power amp	ea	1	$300.00	10	5	$300
77	S CD/MP3	ea	1	$350.00	10	5	$350
78	S Power control	ea	1	$250.00	10	5	$250
79	S Hearing aid system	ea	1	$1,548.96	10	5	$1,549
80	S Cabling	ea	1	$3,000.00	10	5	$3,000
81	S Wall mount speaker	ea	20	$200.00	10	5	$4,000
82	S Loudspeaker	ea	2	$800.00	10	5	$1,600
83	S Ceiling speaker	ea	6	$200.00	10	5	$1,200
84	S DVR	ea	10	$450.00	15	5	$4,500
85	S Hard drive	ea	1	$400.00	15	5	$400
86	S Hearing aid adapter	ea	1	$1,029.00	15	5	$1,029

Replacement Costs - Page Subtotal $24,777

COMMENTS

CONVENT (C)
PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
87	C Built-up roof	sf	1,864	$6.00	30	5	$11,184
88	C Membrane roof w/ insulation	sf	2,844	$6.50	20	none	$18,486
89	C 8" roof scuppers and downspouts	lf	595	$16.00	30	15	$9,520
90	C Roof hatch	sf	16	$105.00	35	5	$1,680
91	C Brick veneer repoint (10% allowance)	sf	955	$9.00	25	5	$8,595
92	C Caulking (allowance)	ls	1	$4,500.00	5	5	$4,500
93	C Exterior door (allowance)	ls	1	$10,000.00	10	5	$10,000
94	C Exterior building lights	ea	2	$200.00	5	5	$400
95	C Windows (4' x 6')	ea	37	$1,080.00	35	10	$39,960
96	C Windows (18" x 3')	ea	2	$200.00	35	10	$400
97	C Windows (24"X48") stained glass cover	ea	16	$450.00	35	10	$7,200

Replacement Costs - Page Subtotal $111,925

COMMENTS

CONVENT (C)
PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
98	C Renovation (phase 1)	sf	2,460	$19.00	20	18	$46,740
99	C Renovation (phase 2)	sf	2,460	$19.00	20	19	$46,740
100	C Renovation (phase 3)	sf	2,460	$19.00	20	20	$46,740
101	C Piano, restoration (upright)	ea	2	$2,500.00	10	10	$5,000
102	C Small restroom w/shower, renovation	ea	6	$6,000.00	20	10	$36,000
103	C Interior door (allowance)	ls	1	$10,000.00	10	10	$10,000
104	C Laundry room appliances	ls	1	$2,000.00	10	10	$2,000
105	C Chapel (ceiling spot lighting)	ea	20	$250.00	10	10	$5,000
106	C Chapel (sound system)	ea	1	$3,550.00	10	10	$3,550
107	C Overhead doors	ea	1	$2,500.00	25	10	$2,500
108	C Fire Alarm System	ls	1	$10,200.00	20	5	$10,200

Replacement Costs - Page Subtotal $214,470

COMMENTS

CONVENT (C)
PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
109	C Domestic water piping (allowance)	ls	1	$4,000.00	10	10	$4,000
110	C Water heater (boiler)	ea	1	$2,000.00	15	11	$2,000
111	C Boiler buddy	ea	1	$2,000.00	14	11	$2,000
112	C Electrical	ea	1	$5,000.00	15	10	$5,000
113	C Exhaust fan (15,000 cfm)	ea	2	$1,500.00	20	10	$3,000
114	C Self-contained unit	ea	1	$4,500.00	14	10	$4,500
115	C Fan/coil unit (45,000 btu)	ea	1	$6,500.00	24	5	$6,500
116	C Compressor (3 ton)	ea	1	$6,500.00	12	5	$6,500
117	C Fan/coil unit (45,000 btu)	ea	1	$6,500.00	24	5	$6,500
118	C Compressor (3 ton)	ea	1	$6,500.00	12	5	$6,500
119	C Fan/coil unit (45,000 btu)	ea	1	$6,500.00	24	5	$6,500
120	C Compressor (3 ton)	ea	1	$6,500.00	12	5	$6,500
121	C Fan/coil unit (30,000 btu)	ea	1	$3,200.00	24	5	$3,200
122	C Compressor (2 ton)	ea	1	$3,200.00	12	5	$3,200
123	C Boiler, (1,000 MBH)	ea	1	$20,000.00	20	5	$20,000

Replacement Costs - Page Subtotal $85,900

COMMENTS

CONVENT (C)
PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
124	C Countertop and Basin	ft	20	$400.00	20	10	$8,000
125	C Kitchen flooring	sf	400	$3.00	20	10	$1,200
126	C Refrigeration	ea	2	$1,800.00	20	10	$3,600
127	C Wall cabinet	ft	15	$300.00	20	10	$4,500
128	C Dishwasher	ea	1	$800.00	20	10	$800
129	C Range/Oven	ea	1	$800.00	20	10	$800

Replacement Costs - Page Subtotal $18,900

COMMENTS

SCHOOL (SC)
PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
130	SC Slate shingle	sf	21,627	$15.20	60	10	$328,730
131	SC Membrane roof	sf	4,020	$6.50	20	5	$26,130
132	SC Gutters and downspouts (8")	lf	132	$8.00	20	5	$1,056
133	SC 8" roof scuppers and downspouts	lf	700	$16.00	30	15	$11,200
134	SC Brick veneer repoint (10% allowance)	sf	1,400	$15.00	25	10	$21,000
135	SC Caulking (allowance)	ls	1	$4,500.00	5	5	$4,500
136	SC Exterior door (allowance)	ls	1	$10,000.00	10	10	$10,000
137	SC Wood trim (allowance)	ls	1	$5,000.00	5	5	$5,000
138	SC Windows (3' x 7')	ea	71	$945.00	35	10	$67,095
139	SC Glass block	sf	8	$450.00	50	40	$3,600
140	SC Windows (4' x 4')	ea	22	$720.00	35	10	$15,840
141	SC Exterior building lights	ea	2	$200.00	15	5	$400

Replacement Costs - Page Subtotal $494,551

COMMENTS

SCHOOL (SC)
PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
142	SC School/Classroom renovation (phase 1)	sf	12,500	$19.00	20	5	$237,500
143	SC School/Classroom renovation (phase 2)	sf	12,500	$19.00	20	6	$237,500
144	SC School/Classroom renovation (phase 3)	sf	12,500	$19.00	20	7	$237,500
145	SC School/Classroom renovation (phase 4)	sf	12,500	$19.00	20	8	$237,500
146	SC Blinds	ea	50	$200.00	20	10	$10,000
147	SC Teacher kitchenette renovation	ea	1	$14,466.00	25	10	$14,466
148	SC Private restroom, renovation	ea	2	$2,602.00	25	10	$5,204
149	SC Standard restroom, renovation	ea	2	$10,000.00	25	10	$20,000
150	SC Education restroom, renovation	ea	2	$10,350.00	25	15	$20,700
151	SC Music room flooring	sf	704	$4.25	7	7	$2,992
152	SC Music room ceiling	sf	704	$4.25	7	7	$2,992
153	SC Smoke detector	ea	14	$250.00	25	10	$3,500
154	SC Fire strobe	ea	2	$125.00	25	10	$250
155	SC Fire alarm pull	ea	10	$125.00	25	10	$1,250
156	SC Interior door (allowance)	ls	1	$10,000.00	10	10	$10,000
157	SC Fire Alarm Control Annunciator Panel	ea	1	$10,200.00	20	5	$10,200
158	SC Exit sign	ea	6	$125.00	25	10	$750
159	SC Fire Alarm Booster Panel	ea	1	$1,500.00	20	5	$1,500

Replacement Costs - Page Subtotal $1,053,804

COMMENTS

SCHOOL (SC)
PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
160	SC Domestic water piping (allowance)	ls	1	$4,000.00	10	10	$4,000
161	SC Water heater	ea	1	$8,500.00	15	5	$8,500
162	SC Electrical (allowance)	ea	1	$5,000.00	15	10	$5,000
163	SC Exhaust fan (15,000 cfm)	ea	2	$1,500.00	20	10	$3,000
164	Fan/coil unit (75,000 btu)	ea	1	$10,400.00	24	24	$10,400
165	SC Compressor (5 ton)	ea	1	$10,400.00	24	24	$10,400
166	SC Fan/coil unit (30,000 btu)	ea	1	$3,200.00	24	24	$3,200
167	SC Compressor (2 ton)	ea	1	$3,200.00	24	24	$3,200
168	SC Fan/coil unit (20,000 btu)	ea	2	$3,200.00	24	24	$6,400
169	SC Compressor (1.5 ton)	ea	2	$3,200.00	24	24	$6,400
170	SC Fan/coil unit (60,000 btu)	ea	2	$10,400.00	24	24	$20,800
171	SC Carrier 50ss048	ea	2	$6,500.00	12	12	$13,000
172	SC Boiler Glycol system	ea	1	$2,000.00	20	10	$2,000
173	SC Boiler, (1,700 MBH)	ea	2	$20,000.00	20	10	$40,000
174	SC Water Heater	ea	2	$8,500.00	14	11	$17,000
175	SC Pass-thru fan/coil unit	ea	2	$1,500.00	14	10	$3,000

Replacement Costs - Page Subtotal $156,300

COMMENTS

SCHOOL (SC)
PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
176	SC Accessibility lift	ea	1	$20,000.00	15	5	$20,000
177	SC Sump pump	ea	1	$2,500.00	10	10	$2,500
178	SC Access Control System (ACS)	ea	1	$6,604.00	15	10	$6,604
179	SC CCTV system	ea	1	$2,850.00	15	10	$2,850
180	SC Dumpster pad	sf	400	$10.00	20	15	$4,000
181	SC Cafeteria flooring	sf	1,250	$3.00	30	15	$3,750
182	SC Commercial refrigeration	ea	2	$3,500.00	15	15	$7,000
183	SC Cabinets and counter top	ft	20	$450.00	30	15	$9,000
184	SC Exhaust hood	sf	1	$8,000.00	30	15	$8,000
185	SC Ice machine	ea	1	$3,500.00	15	15	$3,500
186	SC Kitchen flooring	sf	800	$3.00	30	15	$2,400
187	SC Range	ea	1	$10,000.00	20	15	$10,000
188	SC Folding cafeteria table	ea	12	$1,000.00	20	10	$12,000
189	SC Food Warmer Box	ea	2	$500.00	20	14	$1,000

Replacement Costs - Page Subtotal $92,604

COMMENTS

SCHOOL (SC)
PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
190	SC Fan/coil unit, (18,000 btu) classroom	ea	14	$3,500.00	24	12	$49,000
191	SC Compressor (2.5 ton)	ea	2	$3,200.00	24	5	$6,400
192	SC Compressor (2.5 ton)	ea	2	$3,200.00	24	5	$6,400
193	SC Compressor (2.5 ton)	ea	1	$3,200.00	24	5	$3,200
194	SC Compressor (2 ton)	ea	2	$3,200.00	24	5	$6,400
195	SC Compressor (5 ton)	ea	3	$10,400.00	24	5	$31,200
196	SC Compressor (2 ton)	ea	3	$3,200.00	24	5	$9,600
197	SC Compressor (2 ton)	ea	1	$3,200.00	24	5	$3,200

Replacement Costs - Page Subtotal $115,400

COMMENTS

HELLER HALL (H)
PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
198	H Built-up roof	sf	6,860	$6.50	20	2	$44,590
199	H 8" Gutters and downspouts	lf	450	$8.00	20	2	$3,600
200	H Roof hatch	sf	16	$105.00	35	20	$1,680
201	H Brick veneer repoint (10% allowance)	sf	816	$9.00	25	2	$7,344
202	H Caulking (allowance)	ls	1	$4,500.00	5	2	$4,500
203	H Exterior door (allowance)	ls	1	$10,000.00	10	10	$10,000
204	H Windows (4' x 8')	ea	8	$1,440.00	35	10	$11,520
205	H Windows (3' x 8')	ea	46	$1,080.00	35	10	$49,680
206	H Exterior building lights	ea	2	$200.00	15	5	$400
207	H Blinds	ea	18	$200.00	20	18	$3,600
208	H VCT	lf	5,236	$3.30	14	5	$17,279
209	H Interior painting (allowance)	ls	1	$10,000.00	3	3	$10,000
210	H Piano, restoration (upright)	ea	1	$5,000.00	10	10	$5,000

Replacement Costs - Page Subtotal $169,193

COMMENTS

HELLER HALL (H)
PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
211	H Private restroom, renovation	ea	1	$2,602.00	25	10	$2,602
212	H Standard restroom, renovation	ea	2	$10,000.00	25	10	$20,000
213	H Auditorium (ceiling lighting)	ea	20	$250.00	15	10	$5,000
214	H Interior door (allowance)	ls	1	$10,000.00	10	10	$10,000
215	H Exit sign	ea	4	$125.00	25	10	$500
216	H Interior door (allowance)	ls	1	$10,000.00	10	10	$10,000
217	H Ceiling speakers	ea	4	$200.00	25	15	$800
218	H Water heater	ea	1	$2,000.00	15	5	$2,000
219	H Domestic water piping (allowance)	ls	1	$4,000.00	10	10	$4,000
220	H Electrical (allowance)	ea	1	$5,000.00	15	15	$5,000
221	H Exhaust fan (15,000 cfm)	ea	2	$1,500.00	14	8	$3,000
222	H Fan/coil unit (225,000 BTU)	ea	1	$10,400.00	24	12	$10,400
223	H Compressor (15 ton)	ea	1	$20,800.00	12	8	$20,800
224	H Fan/coil unit (45,000 BTU)	ea	8	$6,500.00	24	23	$52,000
225	H Compressor (3 ton)	ea	8	$6,500.00	12	11	$52,000
226	H Compressor (5 ton)	ea	1	$10,400.00	12	11	$10,400

Replacement Costs - Page Subtotal $208,502

COMMENTS

HELLER HALL (H)
PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
227	H Boiler, (1,700 MBH)	ea	1	$20,000.00	20	15	$20,000
228	H Water Heater	ea	1	$1,000.00	30	11	$1,000
229	H A/V system	ea	1	$13,397.96	10	10	$13,398
230	H A/V Design/Integration	ea	1	$2,500.00	10	10	$2,500
231	H 4 CH. mixer	ea	1	$199.00	10	10	$199
232	H 400 W power amp	ea	1	$300.00	10	10	$300
233	H CD/MP3	ea	1	$350.00	10	10	$350
234	H Power control	ea	1	$250.00	10	10	$250
235	H Cabling	ea	1	$3,000.00	10	10	$3,000
236	H Speakers	ea	8	$200.00	10	10	$1,600
237	H Stackable chair (metal frame, plastic)	ea	80	$48.00	10	10	$3,840
238	H 6' round banquet table	ea	10	$265.00	10	10	$2,650
239	H 8' rectangle table	ea	10	$190.00	10	10	$1,900
240	H Kitchen flooring	sf	728	$3.00	20	14	$2,184
241	H Commercial Refrigeration	ea	1	$3,200.00	20	14	$3,200
242	H Ice Machine	ea	1	$1,500.00	20	14	$1,500
243	H Exhaust hood w/ suppression	ea	1	$8,800.00	20	14	$8,800
244	H Cabinets and countertop	ft	20	$400.00	20	14	$8,000
245	H Commercial Range	ea	1	$10,000.00	20	14	$10,000

Replacement Costs - Page Subtotal $84,671

COMMENTS

GYMNASIUM (G)
PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
246	G Asphalt shingle	sf	18,862	$4.25	25	10	$80,164
247	G Gutters and downspouts	lf	1,060	$6.00	20	10	$6,360
248	G Brick veneer repoint (10% allowance)	sf	668	$15.00	25	10	$10,020
249	G Caulking (allowance)	ls	1	$4,500.00	5	5	$4,500
250	G Exterior door (allowance)	ls	1	$10,000.00	10	10	$10,000
251	G Wood trim (allowance)	ls	1	$5,000.00	5	5	$5,000
252	G Corrugated metal awning	sf	2,400	$8.00	50	35	$19,200
253	G Windows (3' x 3')	ea	12	$405.00	35	20	$4,860
254	G Windows (4' x 6')	ea	7	$850.00	35	20	$5,950
255	G Windows (4' x 3')	ea	7	$450.00	35	20	$3,150
256	G Windows (2' x 2')	ea	2	$450.00	35	20	$900
257	G Exterior building lights, small	ea	2	$125.00	15	5	$250
258	G Exterior building lights, large	ea	4	$300.00	15	5	$1,200
259	G Walkway lights, recessed	ea	10	$200.00	15	5	$2,000

Replacement Costs - Page Subtotal $153,554

COMMENTS

GYMNASIUM (G)
PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
260	G Conference Center, renovation	sf	1,400	$19.00	20	5	$26,600
261	G Interior painting (allowance)	ls	1	$10,000.00	3	3	$10,000
262	G Gymnasium flooring restoration	sf	7,000	$0.50	3	3	$3,500
263	G Private restroom, renovation	ea	2	$2,602.00	25	10	$5,204
264	G Standard restroom, renovation	ea	2	$10,000.00	25	10	$20,000
265	G Shower room, tbd	ea	2	$9,000.00	25	10	$18,000
266	G Interior door (allowance)	ls	1	$10,000.00	10	10	$10,000
267	G Gymnasium (ceiling down light)	ea	32	$450.00	10	10	$14,400
268	G Gymnasium (ceiling spot lighting)	ea	20	$450.00	10	10	$9,000
269	G Emergency lights	ea	10	$125.00	25	10	$1,250
270	G Exit sign	ea	10	$125.00	25	10	$1,250
271	G Fire Alarm Control Panel	ea	1	$10,200.00	20	5	$10,200
272	G Fire Alarm, booster panel	ea	1	$1,500.00	20	5	$1,500
273	G Fire sprinkler compressor for dry pipe	ea	1	$750.00	20	10	$750
274	G Fire sprinkler system (allowance)	ea	1	$10,000.00	20	10	$10,000
275	G Smoke detector	ea	40	$250.00	25	10	$10,000
276	G Fire strobe	ea	12	$125.00	25	10	$1,500
277	G Fire alarm pull	ea	6	$125.00	25	10	$750

Replacement Costs - Page Subtotal $153,904

COMMENTS

GYMNASIUM (G)
PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
278	G Emergency lights	ea	6	$125.00	25	10	$750
279	G Domestic water piping (allowance)	ls	1	$4,000.00	10	5	$4,000
280	G Water heater	ea	1	$1,000.00	15	5	$1,000
281	G Exhaust fan (15,000 cfm)	ea	1	$1,500.00	20	10	$1,500
282	G Electrical (allowance)	ls	1	$5,000.00	15	5	$5,000
283	G Fan/coil unit (75,000 btu)	ea	2	$10,400.00	24	14	$20,800
284	G Compressor (5 ton)	ea	2	$10,400.00	24	14	$20,800
285	G Condensing Unit (25 ton)	ea	2	$20,800.00	24	14	$41,600
286	G AHU w/ coil (200,000 btu)	ea	2	$20,800.00	20	5	$41,600
287	G Unit Heater (150,000 btu)	ea	2	$6,500.00	20	5	$13,000
288	G Water Heater	ea	1	$800.00	15	5	$800
289	G Access Control System (ACS)	ea	1	$6,604.00	15	5	$6,604
290	G Camera	ea	12	$450.00	15	5	$5,400
291	G CCTV system	ea	1	$2,850.00	15	5	$2,850

Replacement Costs - Page Subtotal $165,704

COMMENTS

GYMNASIUM (G)
PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
292	G A/V system	ea	1	$13,397.96	15	15	$13,398
293	G Projector and screen	ea	1	$6,500.00	15	15	$6,500
294	G Folding table	ea	2	$1,200.00	20	20	$2,400
295	G Bleachers	ft	160	$400.00	20	20	$64,000
296	G Scoreboard system	ea	1	$5,000.00	20	20	$5,000
297	G Concrete pad	sf	360	$9.50	20	18	$3,420

Replacement Costs - Page Subtotal $94,718

COMMENTS

RECTORY (R)
PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
298	R Asphalt shingle	sf	2,994	$4.25	25	20	$12,725
299	R Garage, Asphalt shingle	sf	1,640	$4.25	25	20	$6,970
300	R Built-up roof	sf	3,200	$6.50	20	10	$20,800
301	R Gutters and downspouts	lf	321	$6.00	20	14	$1,926
302	R Soffit, vinyl	sf	200	$5.70	25	14	$1,140
303	R Siding, painted aluminum, restoration	sf	3,600	$3.00	10	10	$10,800
304	R Garage door	ea	2	$2,000.00	15	14	$4,000
305	R Carpet	sf	2,500	$4.25	7	7	$10,625
306	R Windows (3' x 5')	ea	44	$675.00	35	14	$29,700
307	R Small restroom, renovation	ea	2	$4,500.00	20	10	$9,000
308	R Interior painting (allowance)	ls	1	$4,000.00	3	3	$4,000
309	R VCT	lf	1,000	$3.30	14	14	$3,300
310	R Wood flooring restoration	sf	500	$0.50	3	3	$250
311	R Private restroom, renovation	ea	4	$2,602.00	25	10	$10,408

Replacement Costs - Page Subtotal $125,644

COMMENTS

RECTORY (R)
PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
312	R Fan/coil unit (45,000 btu)	ea	2	$6,500.00	24	12	$13,000
313	R Compressor (3 ton)	ea	2	$3,200.00	24	12	$6,400
314	R Fan/coil unit (30,000 btu)	ea	2	$3,200.00	24	12	$6,400
315	R Compressor (2 ton)	ea	2	$3,200.00	24	12	$6,400
316	R Fan/coil unit (75,000 btu)	ea	2	$10,400.00	24	12	$20,800
317	R Compressor (5 ton)	ea	1	$10,400.00	14	12	$10,400
318	R Boiler, (50 MBH)	ea	1	$10,000.00	20	14	$10,000
319	R Water Heater	ea	1	$8,500.00	15	15	$8,500
320	R Access Control System (ACS)	ea	1	$6,604.00	15	10	$6,604
321	R CCTV system	ea	1	$2,850.00	15	10	$2,850
322	R Countertop and Basin	ft	20	$150.00	20	14	$3,000
323	R Kitchen flooring	sf	300	$3.00	20	14	$900
324	R Refrigeration	ea	1	$1,800.00	20	14	$1,800
325	R Enclosed base cabinet	ea	10	$200.00	20	14	$2,000
326	R Dishwasher	ea	1	$700.00	20	14	$700
327	R Range	ea	1	$700.00	20	14	$700

Replacement Costs - Page Subtotal $100,454

COMMENTS

HOUSE OF MINISTRIES (HM)

PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
328	HM Asphalt shingle	sf	2,563	$4.25	25	20	$10,893
329	HM Gutters and downspouts	lf	360	$6.00	20	20	$2,160
330	HM Soffit, vinyl	sf	220	$5.70	25	20	$1,254
331	HM Siding, vinyl	sf	3,520	$5.70	25	20	$20,064
332	HM Garage door	ea	2	$2,000.00	25	20	$4,000
333	HM Carpet	sf	2,000	$4.25	7	7	$8,500
334	HM Interior painting (allowance)	ls	1	$4,000.00	3	3	$4,000
335	HM Small restroom w/shower, renovation	ea	2	$2,500.00	20	10	$5,000
336	HM Emergency lights	ea	10	$125.00	25	10	$1,250
337	HM Water heater (80 gal.)	ea	1	$2,500.00	15	5	$2,500
338	HM Compressor (2 ton)	ea	1	$3,200.00	24	23	$3,200
339	HM Compressor (5 ton)	ea	2	$10,400.00	24	14	$20,800
340	HM Fan/coil unit (60,000 btu)	ea	2	$6,500.00	14	6	$13,000
341	HM Fan/coil unit (30,000 btu)	ea	1	$3,200.00	14	6	$3,200
342	HM Sump pump	ea	1	$1,000.00	10	6	$1,000

Replacement Costs - Page Subtotal $100,821

COMMENTS

HOUSE OF MINISTRIES (HM)

PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
343	HM Access Control System (ACS)	ea	1	$6,604.00	15	10	$6,604
344	HM CCTV system	ea	1	$2,850.00	15	10	$2,850
345	HM Kitchen flooring	sf	250	$3.00	20	14	$750
346	HM Commercial Refrigeration	ea	1	$1,800.00	20	14	$1,800
347	HM Cabinet and countertop	ft	20	$250.00	20	14	$5,000
348	HM Commercial Range	ea	1	$750.00	20	14	$750
349	HM ADA ramp	sf	240	$22.00	20	14	$5,280

Replacement Costs - Page Subtotal $23,034

COMMENTS

MISCELLANEOUS
PROJECTED REPLACEMENTS

NEL- Normal Economic Life (yrs)
REL- Remaining Economic Life (yrs)

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
350	Allowance for Steeple Cross	ea	1	$10,000.00	60	5	$10,000
351	Allowance for Church Pew Restoration	ea	1	$75,000.00	60	10	$75,000
352	Guest house, asphalt shingle	sf	886	$4.25	25	20	$3,766
353	Guest house, gutters and downspouts	lf	120	$6.00	20	10	$720
354	Guest house, siding	lf	1,920	$5.70	25	10	$10,944

Replacement Costs - Page Subtotal $100,430

COMMENTS

VALUATION EXCLUSIONS

Excluded Items

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
	Site lighting fixtures						EXCLUDED
	Property identification signage						EXCLUDED
	Miscellaneous signage						EXCLUDED
	Bench						EXCLUDED
	Picnic table						EXCLUDED
	BBQ						EXCLUDED
	Handrail						EXCLUDED
	Window unit						EXCLUDED

VALUATION EXCLUSIONS

Comments

- Valuation Exclusions. For ease of administration of the Replacement Reserves and to reflect accurately how Replacement Reserves are administered, items with a dollar value less than $1000 have not been scheduled for funding from Replacement Reserve. Examples of items excluded by Replacement Reserves by this standard are listed above.
- The list above exemplifies exclusions by the cited standard(s) and is not intended to be comprehensive.

LONG-LIFE EXCLUSIONS
Excluded Items

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
	Masonry features						EXCLUDED
	Exterior brick veneer						EXCLUDED
	Exterior stone veneer						EXCLUDED
	Building foundation(s)						EXCLUDED
	Concrete floor slabs (interior)						EXCLUDED
	Wall, floor, and roof structure						EXCLUDED
	Electrical wiring						EXCLUDED

LONG-LIFE EXCLUSIONS
Comments

- Long Life Exclusions. Components that when properly maintained, can be assumed to have a life equal to the property as a whole, are normally excluded from the Replacement Reserve Inventory. Examples of items excluded from funding by Replacement Reserves by this standard are listed above.
- Exterior masonry is generally assumed to have an unlimited economic life, but periodic repointing is required, and we have included this for funding in the Replacement Reserve Inventory.
- The list above exemplifies exclusions by the cited standard(s) and is not intended to be comprehensive.

UTILITY EXCLUSIONS
Excluded Items

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
	Primary electric feeds						EXCLUDED
	Electric transformers						EXCLUDED
	Cable TV systems and structures						EXCLUDED
	Telephone cables and structures						EXCLUDED
	Site lighting						EXCLUDED
	Gas mains and meters						EXCLUDED
	Water mains and meters						EXCLUDED
	Sanitary sewers						EXCLUDED

UTILITY EXCLUSIONS
Comments

- Utility Exclusions. Many improvements owned by utility companies are on property owned by the Association. We have assumed that repair, maintenance, and replacements of these components will be done at the expense of the appropriate utility company. Examples of items excluded from funding Replacement Reserves by this standard are listed above.
- The list above exemplifies exclusions by the cited standard(s) and is not intended to be comprehensive.

MAINTENANCE AND REPAIR EXCLUSIONS

Excluded Items

ITEM #	ITEM DESCRIPTION	UNIT	NUMBER OF UNITS	UNIT REPLACEMENT COST ($)	NEL	REL	REPLACEMENT COST ($)
	Cleaning of asphalt pavement						EXCLUDED
	Crack sealing of asphalt pavement						EXCLUDED
	Painting of curbs						EXCLUDED
	Striping of parking spaces						EXCLUDED
	Numbering of parking spaces						EXCLUDED
	Landscaping and site grading						EXCLUDED

MAINTENANCE AND REPAIR EXCLUSIONS

Comments

- Maintenance activities, one-time-only repairs, and capital improvements. These activities are NOT appropriately funded from Replacement Reserves. The inclusion of such component in the Replacement Reserve Inventory could jeopardize the special tax status of ALL Replacement Reserves, exposing the Association to significant tax liabilities. We recommend that the Board of Directors discuss these exclusions and Revenue Ruling 75-370 with a Certified Public Accountant.

- Examples of items excluded from funding by Replacement Reserves are listed above. The list above exemplifies exclusions by the cited standard(s) and is not intended to be comprehensive.

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SECTION C - CALENDAR OF PROJECTED ANNUAL REPLACEMENTS

GENERAL STATEMENT. The 354 Projected Replacements in the Sample Church and School Replacement Reserve Inventory whose replacement is scheduled to be funded from Replacement Reserves are broken down on a year-by-year basis, beginning on Page C.2.

REPLACEMENT RESERVE ANALYSIS AND INVENTORY POLICIES, PROCEDURES, AND ADMINISTRATION

- **REVIEW OF THE REPLACEMENT RESERVE STUDY.** For this study to be effective, it should be reviewed by the Board of Directors, those responsible for the management of the items included in the Replacement Reserve Inventory, and the accounting professionals employed by the Facility.

- **REVISIONS.** Revisions will be made to the Replacement Reserve Analysis and Replacement Reserve Inventory in accordance with the written instructions of the Board of Directors. No additional charge is incurred for the first revision if requested in writing within three months of the date of the Replacement Reserve Study. It is our policy to provide revisions in electronic (Adobe PDF) format only. We acknowledge that there are instances in which multiple revisions are necessary. However, unnecessary multiple revisions drain our time and manpower resources. Therefore, MillerDodson will exercise its sole discretion as to whether additional charges are incurred.

- **TAX CODE**. The United States Tax Code grants favorable tax status to a common interest development (CID) meeting certain guidelines for their Replacement Reserve. If a CID files their taxes as a 'Corporation' on Form 1120 (IRC Section 277), these guidelines typically require maintenance activities, partial replacements, minor replacements, capital improvements, and one-time-only replacements to be excluded from Reserves. A CID cannot co-mingle planning for maintenance activities with capital replacement activities in the Reserves (Revenue Ruling 75-370). Funds for maintenance activities and capital replacement activities must be held in separate accounts. If a CID files taxes as an "Exempt Homeowners Association" using Form 1120H (IRC Section 528), the CID does not have to segregate these activities. However, because the CID may elect to change their method of filing from year to year within the Study Period, we advise using the more restrictive approach. We further recommend that the CID consult with their Accountant and consider creating separate and independent accounts and reserves for large maintenance items, such as painting.

- **CONFLICT OF INTEREST.** Neither MillerDodson Associates nor the Reserve Analyst has any prior or existing relationship with this Facility which would represent a real or perceived conflict of interest.

- **RELIANCE ON DATA PROVIDED BY THE CLIENT.** Information provided by an official representative of the Facility regarding financial, physical conditions, quality, or historical issues is deemed reliable.

- **INTENT.** This Replacement Reserve Study is a reflection of the information provided by the Facility and the visual evaluations of the Analyst. It has been prepared for the sole use of the Facility and is not for the purpose of performing an audit, quality/forensic analyses, or background checks of historical records.

- **PREVIOUS REPLACEMENTS.** Information provided to MillerDodson Associates regarding prior replacements is considered to be accurate and reliable. Our visual evaluation is not a project audit or quality inspection.

- **EXPERIENCE WITH FUTURE REPLACEMENTS.** The Calendar of Annual Projected Replacements, lists replacements we have projected to occur over the Study Period and begins on Page C2. Actual experience in replacing the items may differ significantly from the cost estimates and time frames shown because of conditions beyond our control. These differences may be caused by maintenance practices, inflation, variations in pricing and market conditions, future technological developments, regulatory actions, acts of God, and luck. Some items may function normally during our visual evaluation and then fail without notice.

PROJECTED REPLACEMENTS

Item	2026 - Study Year	$
9	Concrete flatwork (6%)	$5,913
14	Concrete retaining wall, replacement (at school)	$80,000
15	Concrete stairs (full set)	$1,800
18	Stone retaining, 10% re-set	$1,200
23	Metal railing (20% allowance)	$500
88	C Membrane roof w/ insulation	$18,486
	Total Scheduled Replacements	$107,899

Item	2027 - YEAR 1	$
	No Scheduled Replacements	

PROJECTED REPLACEMENTS

Item	2028 - YEAR 2	$
12	Lamp post head	$2,700
31	Tot lot, mulch	$4,463
51	S Organ, restoration (allowance)	$28,000
198	H Built-up roof	$44,590
199	H 8" Gutters and downspouts	$3,600
201	H Brick veneer repoint (10% allowance)	$7,344
202	H Caulking (allowance)	$4,500
	Total Scheduled Replacements	$95,197

Item	2029 - YEAR 3	$
30	Foundation plantings (allowance)	$2,000
50	S Interior painting (allowance)	$10,000
61	S Fan/coil unit (120,000 btu)	$20,800
62	S Condensing Unit (25 ton)	$20,800
63	S Fan/coil unit (45,000 btu)	$13,000
64	S Condensing Unit (15 ton)	$20,800
65	S Fan/coil unit (45,000 btu)	$13,000
67	S Fan/coil unit (45,000 btu)	$6,500
68	S Compressor (3 ton)	$6,400
69	S Boiler, (1,700 MBH)	$20,000
209	H Interior painting (allowance)	$10,000
261	G Interior painting (allowance)	$10,000
262	G Gymnasium flooring restoration	$3,500
308	R Interior painting (allowance)	$4,000
310	R Wood flooring restoration	$250
334	HM Interior painting (allowance)	$4,000
	Total Scheduled Replacements	$165,050

PROJECTED REPLACEMENTS

Item	2030 - YEAR 4	$

No Scheduled Replacements

Item	2031 - YEAR 5	$
13	Brick retaining wall (25% re-set and repoint)	$988
24	Metal railing (20% allowance)	$500
31	Tot lot, mulch	$4,463
32	Tot lot, playset	$18,000
33	Tot lot, jungle gym	$4,800
34	Tot lot, swing	$2,400
35	Tot lot, PTL border	$2,610
42	S Caulking (allowance)	$4,500
44	S Windows (3' x 4')	$4,860
45	S Windows (3' x 6')	$2,160
46	S Windows (3' x 6')	$5,000
49	S Exterior building lights	$2,700
54	S Interior door (allowance)	$10,000
56	S Fire Alarm Control Panel	$10,200
57	S Fire Alarm Booster Panel	$1,500
72	S A/V Design/Integration	$2,500
73	S Wireless receiver	$450
74	S Lapel microphone	$600
75	S 4 CH. mixer	$199
76	S 400 W power amp	$300
77	S CD/MP3	$350
78	S Power control	$250
79	S Hearing aid system	$1,549
80	S Cabling	$3,000
81	S Wall mount speaker	$4,000
82	S Loudspeaker	$1,600
83	S Ceiling speaker	$1,200
84	S DVR	$4,500
85	S Hard drive	$400
86	S Hearing aid adapter	$1,029
87	C Built-up roof	$11,184
90	C Roof hatch	$1,680
91	C Brick veneer repoint (10% allowance)	$8,595
92	C Caulking (allowance)	$4,500
93	C Exterior door (allowance)	$10,000
94	C Exterior building lights	$400
108	C Fire Alarm System	$10,200
115	C Fan/coil unit (45,000 btu)	$6,500
116	C Compressor (3 ton)	$6,500
117	C Fan/coil unit (45,000 btu)	$6,500
118	C Compressor (3 ton)	$6,500
119	C Fan/coil unit (45,000 btu)	$6,500
120	C Compressor (3 ton)	$6,500
121	C Fan/coil unit (30,000 btu)	$3,200
122	C Compressor (2 ton)	$3,200
123	C Boiler, (1,000 MBH)	$20,000
131	SC Membrane roof	$26,130
132	SC Gutters and downspouts (8")	$1,056
135	SC Caulking (allowance)	$4,500
137	SC Wood trim (allowance)	$5,000
141	SC Exterior building lights	$400
142	SC School/Classroom renovation (phase 1)	$237,500
157	SC Fire Alarm Control Annunciator Panel	$10,200
159	SC Fire Alarm Booster Panel	$1,500
161	SC Water heater	$8,500
176	SC Accessibility lift	$20,000
191	SC Compressor (2.5 ton)	$6,400
192	SC Compressor (2.5 ton)	$6,400
193	SC Compressor (2.5 ton)	$3,200
194	SC Compressor (2 ton)	$6,400
195	SC Compressor (5 ton)	$31,200
196	SC Compressor (2 ton)	$9,600

Continued in next column

PROJECTED REPLACEMENTS

Item	2031 - YEAR 5	$
197	SC Compressor (2 ton)	$3,200
206	H Exterior building lights	$400
208	H VCT	$17,279
218	H Water heater	$2,000
249	G Caulking (allowance)	$4,500
251	G Wood trim (allowance)	$5,000
257	G Exterior building lights, small	$250
258	G Exterior building lights, large	$1,200
259	G Walkway lights, recessed	$2,000
260	G Conference Center, renovation	$26,600
271	G Fire Alarm Control Panel	$10,200
272	G Fire Alarm, booster panel	$1,500
279	G Domestic water piping (allowance)	$4,000
280	G Water heater	$1,000
282	G Electrical (allowance)	$5,000
286	G AHU w/ coil (200,000 btu)	$41,600
287	G Unit Heater (150,000 btu)	$13,000
288	G Water Heater	$800
289	G Access Control System (ACS)	$6,604
290	G Camera	$5,400
291	G CCTV system	$2,850
337	HM Water heater (80 gal.)	$2,500
350	Allowance for Steeple Cross	$10,000
	Total Scheduled Replacements	$753,435

Item	2032 - YEAR 6	$
2	Pavement, rejuvenator seal coat	$20,119
9	Concrete flatwork (6%)	$5,913
30	Foundation plantings (allowance)	$2,000
50	S Interior painting (allowance)	$10,000
143	SC School/Classroom renovation (phase 2)	$237,500
209	H Interior painting (allowance)	$10,000
261	G Interior painting (allowance)	$10,000
262	G Gymnasium flooring restoration	$3,500
308	R Interior painting (allowance)	$4,000
310	R Wood flooring restoration	$250
334	HM Interior painting (allowance)	$4,000
340	HM Fan/coil unit (60,000 btu)	$13,000
341	HM Fan/coil unit (30,000 btu)	$3,200
342	HM Sump pump	$1,000
	Total Scheduled Replacements	$324,482

PROJECTED REPLACEMENTS

Item	2033 - YEAR 7	$
51	S Organ, restoration (allowance)	$28,000
144	SC School/Classroom renovation (phase 3)	$237,500
151	SC Music room flooring	$2,992
152	SC Music room ceiling	$2,992
202	H Caulking (allowance)	$4,500
305	R Carpet	$10,625
333	HM Carpet	$8,500
	Total Scheduled Replacements	$295,109

Item	2034 - YEAR 8	$
31	Tot lot, mulch	$4,463
145	SC School/Classroom renovation (phase 4)	$237,500
221	H Exhaust fan (15,000 cfm)	$3,000
223	H Compressor (15 ton)	$20,800
	Total Scheduled Replacements	$265,763

PROJECTED REPLACEMENTS

Item	2035 - YEAR 9	$
30	Foundation plantings (allowance)	$2,000
50	S Interior painting (allowance)	$10,000
209	H Interior painting (allowance)	$10,000
261	G Interior painting (allowance)	$10,000
262	G Gymnasium flooring restoration	$3,500
308	R Interior painting (allowance)	$4,000
310	R Wood flooring restoration	$250
334	HM Interior painting (allowance)	$4,000
Total Scheduled Replacements		$43,750

Item	2036 - YEAR 10	$
1	Pavement, mill and overlay	$166,203
3	Parking bumpers	$1,500
4	Concrete curb and gutter (20% allowance)	$9,425
7	Concrete curb	$18,585
8	Asphalt curb	$588
18	Stone retaining, 10% re-set	$1,200
19	Stone retaining, replacement	$78,000
20	Wood privacy fence w/ gate	$4,000
25	Metal railing (20% allowance)	$500
28	Wood sign	$1,600
36	Tot lot, fence	$9,800
37	Genie lift	$18,000
38	S Slate shingle roofing	$250,800
39	S Built-up roofing	$14,300
40	S 8" roof scuppers and downspouts	$12,320
41	S Stone exterior repoint (10% allowance)	$27,165
42	S Caulking (allowance)	$4,500
43	S Exterior door (allowance)	$10,000
48	S Stained glass ventilators (allowance)	$10,000
52	S Pendant fixture, refurbish	$10,800
53	S Private restroom, renovation	$5,204
55	S Exit sign	$1,000
58	S Water heater	$1,000
60	S Exhaust fan (15,000 cfm)	$3,000
71	S CCTV system	$2,850
92	C Caulking (allowance)	$4,500
94	C Exterior building lights	$400
95	C Windows (4' x 6')	$39,960
96	C Windows (18" x 3')	$400
97	C Windows (24"X48") stained glass cover	$7,200
101	C Piano, restoration (upright)	$5,000
102	C Small restroom w/shower, renovation	$36,000
103	C Interior door (allowance)	$10,000
104	C Laundry room appliances	$2,000
105	C Chapel (ceiling spot lighting)	$5,000
106	C Chapel (sound system)	$3,550
107	C Overhead doors	$2,500
109	C Domestic water piping (allowance)	$4,000
112	C Electrical	$5,000
113	C Exhaust fan (15,000 cfm)	$3,000
114	C Self-contained unit	$4,500
124	C Countertop and Basin	$8,000
125	C Kitchen flooring	$1,200
126	C Refrigeration	$3,600
127	C Wall cabinet	$4,500
128	C Dishwasher	$800
129	C Range/Oven	$800
130	SC Slate shingle	$328,730
134	SC Brick veneer repoint (10% allowance)	$21,000
135	SC Caulking (allowance)	$4,500
136	SC Exterior door (allowance)	$10,000
137	SC Wood trim (allowance)	$5,000
138	SC Windows (3' x 7')	$67,095
140	SC Windows (4' x 4')	$15,840
146	SC Blinds	$10,000
147	SC Teacher kitchenette renovation	$14,466
148	SC Private restroom, renovation	$5,204
149	SC Standard restroom, renovation	$20,000
153	SC Smoke detector	$3,500
154	SC Fire strobe	$250
155	SC Fire alarm pull	$1,250
156	SC Interior door (allowance)	$10,000

Continued in next column

PROJECTED REPLACEMENTS

Item	2036 - YEAR 10	$
158	SC Exit sign	$750
160	SC Domestic water piping (allowance)	$4,000
162	SC Electrical (allowance)	$5,000
163	SC Exhaust fan (15,000 cfm)	$3,000
172	SC Boiler Glycol system	$2,000
173	SC Boiler, (1,700 MBH)	$40,000
175	SC Pass-thru fan/coil unit	$3,000
177	SC Sump pump	$2,500
178	SC Access Control System (ACS)	$6,604
179	SC CCTV system	$2,850
188	SC Folding cafeteria table	$12,000
203	H Exterior door (allowance)	$10,000
204	H Windows (4' x 8')	$11,520
205	H Windows (3' x 8')	$49,680
210	H Piano, restoration (upright)	$5,000
211	H Private restroom, renovation	$2,602
212	H Standard restroom, renovation	$20,000
213	H Auditorium (ceiling lighting)	$5,000
214	H Interior door (allowance)	$10,000
215	H Exit sign	$500
216	H Interior door (allowance)	$10,000
219	H Domestic water piping (allowance)	$4,000
229	H A/V system	$13,398
230	H A/V Design/Integration	$2,500
231	H 4 CH. mixer	$199
232	H 400 W power amp	$300
233	H CD/MP3	$350
234	H Power control	$250
235	H Cabling	$3,000
236	H Speakers	$1,600
237	H Stackable chair (metal frame, plastic)	$3,840
238	H 6' round banquet table	$2,650
239	H 8' rectangle table	$1,900
246	G Asphalt shingle	$80,164
247	G Gutters and downspouts	$6,360
248	G Brick veneer repoint (10% allowance)	$10,020
249	G Caulking (allowance)	$4,500
250	G Exterior door (allowance)	$10,000
251	G Wood trim (allowance)	$5,000
263	G Private restroom, renovation	$5,204
264	G Standard restroom, renovation	$20,000
265	G Shower room, tbd	$18,000
266	G Interior door (allowance)	$10,000
267	G Gymnasium (ceiling down light)	$14,400
268	G Gymnasium (ceiling spot lighting)	$9,000
269	G Emergency lights	$1,250
270	G Exit sign	$1,250
273	G Fire sprinkler compressor for dry pipe	$750
274	G Fire sprinkler system (allowance)	$10,000
275	G Smoke detector	$10,000
276	G Fire strobe	$1,500
277	G Fire alarm pull	$750
278	G Emergency lights	$750
281	G Exhaust fan (15,000 cfm)	$1,500
300	R Built-up roof	$20,800
303	R Siding, painted aluminum, restoration	$10,800
307	R Small restroom, renovation	$9,000
311	R Private restroom, renovation	$10,408
320	R Access Control System (ACS)	$6,604
321	R CCTV system	$2,850
335	HM Small restroom w/shower, renovation	$5,000
336	HM Emergency lights	$1,250

Continued in next column

Item	2036 - YEAR 10	$
343	HM Access Control System (ACS)	$6,604
344	HM CCTV system	$2,850
351	Allowance for Church Pew Restoration	$75,000
353	Guest house, gutters and downspouts	$720
354	Guest house, siding	$10,944
	Total Scheduled Replacements	$1,954,305

PROJECTED REPLACEMENTS

Item	2037 - YEAR 11	$
31	Tot lot, mulch	$4,463
70	S AHU (cfm)	$10,000
110	C Water heater (boiler)	$2,000
111	C Boiler buddy	$2,000
174	SC Water Heater	$17,000
225	H Compressor (3 ton)	$52,000
226	H Compressor (5 ton)	$10,400
228	H Water Heater	$1,000
	Total Scheduled Replacements	$98,863

Item	2038 - YEAR 12	$
2	Pavement, rejuvenator seal coat	$20,119
9	Concrete flatwork (6%)	$5,913
30	Foundation plantings (allowance)	$2,000
50	S Interior painting (allowance)	$10,000
51	S Organ, restoration (allowance)	$28,000
171	SC Carrier 50ss048	$13,000
190	SC Fan/coil unit, (18,000 btu) classroom	$49,000
202	H Caulking (allowance)	$4,500
209	H Interior painting (allowance)	$10,000
222	H Fan/coil unit (225,000 BTU)	$10,400
261	G Interior painting (allowance)	$10,000
262	G Gymnasium flooring restoration	$3,500
308	R Interior painting (allowance)	$4,000
310	R Wood flooring restoration	$250
312	R Fan/coil unit (45,000 btu)	$13,000
313	R Compressor (3 ton)	$6,400
314	R Fan/coil unit (30,000 btu)	$6,400
315	R Compressor (2 ton)	$6,400
316	R Fan/coil unit (75,000 btu)	$20,800
317	R Compressor (5 ton)	$10,400
334	HM Interior painting (allowance)	$4,000
	Total Scheduled Replacements	$238,082

PROJECTED REPLACEMENTS

Item	2039 - YEAR 13	$

No Scheduled Replacements

Item	2040 - YEAR 14	$
31	Tot lot, mulch	$4,463
151	SC Music room flooring	$2,992
152	SC Music room ceiling	$2,992
189	SC Food Warmer Box	$1,000
240	H Kitchen flooring	$2,184
241	H Commercial Refrigeration	$3,200
242	H Ice Machine	$1,500
243	H Exhaust hood w/ suppression	$8,800
244	H Cabinets and countertop	$8,000
245	H Commercial Range	$10,000
283	G Fan/coil unit (75,000 btu)	$20,800
284	G Compressor (5 ton)	$20,800
285	G Condensing Unit (25 ton)	$41,600
301	R Gutters and downspouts	$1,926
302	R Soffit, vinyl	$1,140
304	R Garage door	$4,000
305	R Carpet	$10,625
306	R Windows (3' x 5')	$29,700
309	R VCT	$3,300
318	R Boiler, (50 MBH)	$10,000
322	R Countertop and Basin	$3,000
323	R Kitchen flooring	$900
324	R Refrigeration	$1,800
325	R Enclosed base cabinet	$2,000
326	R Dishwasher	$700
327	R Range	$700
333	HM Carpet	$8,500
339	HM Compressor (5 ton)	$20,800
345	HM Kitchen flooring	$750
346	HM Commercial Refrigeration	$1,800
347	HM Cabinet and countertop	$5,000
348	HM Commercial Range	$750
349	HM ADA ramp	$5,280

Total Scheduled Replacements $241,002

PROJECTED REPLACEMENTS

Item	2041 - YEAR 15	$
11	Lamp post	$9,000
13	Brick retaining wall (25% re-set and repoint)	$988
22	8' Metal fencing (10% allowance)	$2,905
26	Metal railing (20% allowance)	$500
29	Storm Water Management (allowance $1,000/	$9,000
30	Foundation plantings (allowance)	$2,000
32	Tot lot, playset	$18,000
33	Tot lot, jungle gym	$4,800
34	Tot lot, swing	$2,400
35	Tot lot, PTL border	$2,610
42	S Caulking (allowance)	$4,500
50	S Interior painting (allowance)	$10,000
54	S Interior door (allowance)	$10,000
59	S Electrical (allowance)	$5,000
72	S A/V Design/Integration	$2,500
73	S Wireless receiver	$450
74	S Lapel microphone	$600
75	S 4 CH. mixer	$199
76	S 400 W power amp	$300
77	S CD/MP3	$350
78	S Power control	$250
79	S Hearing aid system	$1,549
80	S Cabling	$3,000
81	S Wall mount speaker	$4,000
82	S Loudspeaker	$1,600
83	S Ceiling speaker	$1,200
89	C 8" roof scuppers and downspouts	$9,520
92	C Caulking (allowance)	$4,500
93	C Exterior door (allowance)	$10,000
94	C Exterior building lights	$400
133	SC 8" roof scuppers and downspouts	$11,200
135	SC Caulking (allowance)	$4,500
137	SC Wood trim (allowance)	$5,000
150	SC Education restroom, renovation	$20,700
180	SC Dumpster pad	$4,000
181	SC Cafeteria flooring	$3,750
182	SC Commercial refrigeration	$7,000
183	SC Cabinets and counter top	$9,000
184	SC Exhaust hood	$8,000
185	SC Ice machine	$3,500
186	SC Kitchen flooring	$2,400
187	SC Range	$10,000
209	H Interior painting (allowance)	$10,000
217	H Ceiling speakers	$800
220	H Electrical (allowance)	$5,000
227	H Boiler, (1,700 MBH)	$20,000
249	G Caulking (allowance)	$4,500
251	G Wood trim (allowance)	$5,000
261	G Interior painting (allowance)	$10,000
262	G Gymnasium flooring restoration	$3,500
279	G Domestic water piping (allowance)	$4,000
292	G A/V system	$13,398
293	G Projector and screen	$6,500
308	R Interior painting (allowance)	$4,000
310	R Wood flooring restoration	$250
319	R Water Heater	$8,500
334	HM Interior painting (allowance)	$4,000
	Total Scheduled Replacements	$310,619

Item	2042 - YEAR 16	$
342	HM Sump pump	$1,000
	Total Scheduled Replacements	$1,000

PROJECTED REPLACEMENTS

Item	2043 - YEAR 17	$
12	Lamp post head	$2,700
31	Tot lot, mulch	$4,463
51	S Organ, restoration (allowance)	$28,000
61	S Fan/coil unit (120,000 btu)	$20,800
67	S Fan/coil unit (45,000 btu)	$6,500
68	S Compressor (3 ton)	$6,400
116	C Compressor (3 ton)	$6,500
118	C Compressor (3 ton)	$6,500
120	C Compressor (3 ton)	$6,500
122	C Compressor (2 ton)	$3,200
202	H Caulking (allowance)	$4,500
	Total Scheduled Replacements	$96,063

Item	2044 - YEAR 18	$
2	Pavement, rejuvenator seal coat	$20,119
9	Concrete flatwork (6%)	$5,913
30	Foundation plantings (allowance)	$2,000
50	S Interior painting (allowance)	$10,000
98	C Renovation (phase 1)	$46,740
207	H Blinds	$3,600
209	H Interior painting (allowance)	$10,000
261	G Interior painting (allowance)	$10,000
262	G Gymnasium flooring restoration	$3,500
297	G Concrete pad	$3,420
308	R Interior painting (allowance)	$4,000
310	R Wood flooring restoration	$250
334	HM Interior painting (allowance)	$4,000
	Total Scheduled Replacements	$123,542

PROJECTED REPLACEMENTS

Item	2045 - YEAR 19	$
99	C Renovation (phase 2)	$46,740
208	H VCT	$17,279
Total Scheduled Replacements		$64,019

Item	2046 - YEAR 20	$
18	Stone retaining, 10% re-set	$1,200
20	Wood privacy fence w/ gate	$4,000
21	8' Metal fencing, replacement	$66,400
27	Metal railing (20% allowance)	$500
28	Wood sign	$1,600
31	Tot lot, mulch	$4,463
37	Genie lift	$18,000
42	S Caulking (allowance)	$4,500
43	S Exterior door (allowance)	$10,000
48	S Stained glass ventilators (allowance)	$10,000
49	S Exterior building lights	$2,700
66	S Compressor (2 ton)	$6,400
84	S DVR	$4,500
85	S Hard drive	$400
86	S Hearing aid adapter	$1,029
88	C Membrane roof w/ insulation	$18,486
92	C Caulking (allowance)	$4,500
94	C Exterior building lights	$400
100	C Renovation (phase 3)	$46,740
101	C Piano, restoration (upright)	$5,000
103	C Interior door (allowance)	$10,000
104	C Laundry room appliances	$2,000
105	C Chapel (ceiling spot lighting)	$5,000
106	C Chapel (sound system)	$3,550
109	C Domestic water piping (allowance)	$4,000
135	SC Caulking (allowance)	$4,500
136	SC Exterior door (allowance)	$10,000
137	SC Wood trim (allowance)	$5,000
141	SC Exterior building lights	$400
156	SC Interior door (allowance)	$10,000
160	SC Domestic water piping (allowance)	$4,000
161	SC Water heater	$8,500
176	SC Accessibility lift	$20,000
177	SC Sump pump	$2,500
200	H Roof hatch	$1,680
203	H Exterior door (allowance)	$10,000
206	H Exterior building lights	$400
210	H Piano, restoration (upright)	$5,000
214	H Interior door (allowance)	$10,000
216	H Interior door (allowance)	$10,000
218	H Water heater	$2,000
219	H Domestic water piping (allowance)	$4,000
223	H Compressor (15 ton)	$20,800
229	H A/V system	$13,398
230	H A/V Design/Integration	$2,500
231	H 4 CH. mixer	$199
232	H 400 W power amp	$300
233	H CD/MP3	$350
234	H Power control	$250
235	H Cabling	$3,000
236	H Speakers	$1,600
237	H Stackable chair (metal frame, plastic)	$3,840
238	H 6' round banquet table	$2,650
239	H 8' rectangle table	$1,900
249	G Caulking (allowance)	$4,500
250	G Exterior door (allowance)	$10,000
251	G Wood trim (allowance)	$5,000
253	G Windows (3' x 3')	$4,860
254	G Windows (4' x 6')	$5,950
255	G Windows (4' x 3')	$3,150
256	G Windows (2' x 2')	$900
257	G Exterior building lights, small	$250

Continued in next column

PROJECTED REPLACEMENTS

Item	2046 - YEAR 20	$
258	G Exterior building lights, large	$1,200
259	G Walkway lights, recessed	$2,000
266	G Interior door (allowance)	$10,000
267	G Gymnasium (ceiling down light)	$14,400
268	G Gymnasium (ceiling spot lighting)	$9,000
280	G Water heater	$1,000
282	G Electrical (allowance)	$5,000
288	G Water Heater	$800
289	G Access Control System (ACS)	$6,604
290	G Camera	$5,400
291	G CCTV system	$2,850
294	G Folding table	$2,400
295	G Bleachers	$64,000
296	G Scoreboard system	$5,000
298	R Asphalt shingle	$12,725
299	R Garage, Asphalt shingle	$6,970
303	R Siding, painted aluminum, restoration	$10,800
328	HM Asphalt shingle	$10,893
329	HM Gutters and downspouts	$2,160
330	HM Soffit, vinyl	$1,254
331	HM Siding, vinyl	$20,064
332	HM Garage door	$4,000
337	HM Water heater (80 gal.)	$2,500
340	HM Fan/coil unit (60,000 btu)	$13,000
341	HM Fan/coil unit (30,000 btu)	$3,200
352	Guest house, asphalt shingle	$3,766
	Total Scheduled Replacements	$649,729

Item	2047 - YEAR 21	$
30	Foundation plantings (allowance)	$2,000
50	S Interior painting (allowance)	$10,000
151	SC Music room flooring	$2,992
152	SC Music room ceiling	$2,992
209	H Interior painting (allowance)	$10,000
261	G Interior painting (allowance)	$10,000
262	G Gymnasium flooring restoration	$3,500
305	R Carpet	$10,625
308	R Interior painting (allowance)	$4,000
310	R Wood flooring restoration	$250
333	HM Carpet	$8,500
334	HM Interior painting (allowance)	$4,000
	Total Scheduled Replacements	$68,859

PROJECTED REPLACEMENTS

Item	2048 - YEAR 22	$
51	S Organ, restoration (allowance)	$28,000
198	H Built-up roof	$44,590
199	H 8" Gutters and downspouts	$3,600
202	H Caulking (allowance)	$4,500
221	H Exhaust fan (15,000 cfm)	$3,000
	Total Scheduled Replacements	$83,690

Item	2049 - YEAR 23	$
31	Tot lot, mulch	$4,463
69	S Boiler, (1,700 MBH)	$20,000
224	H Fan/coil unit (45,000 BTU)	$52,000
225	H Compressor (3 ton)	$52,000
226	H Compressor (5 ton)	$10,400
338	HM Compressor (2 ton)	$3,200
	Total Scheduled Replacements	$142,063

PROJECTED REPLACEMENTS

Item	2050 - YEAR 24	$
2	Pavement, rejuvenator seal coat	$20,119
9	Concrete flatwork (6%)	$5,913
30	Foundation plantings (allowance)	$2,000
50	S Interior painting (allowance)	$10,000
114	C Self-contained unit	$4,500
164	Fan/coil unit (75,000 btu)	$10,400
165	SC Compressor (5 ton)	$10,400
166	SC Fan/coil unit (30,000 btu)	$3,200
167	SC Compressor (2 ton)	$3,200
168	SC Fan/coil unit (20,000 btu)	$6,400
169	SC Compressor (1.5 ton)	$6,400
170	SC Fan/coil unit (60,000 btu)	$20,800
171	SC Carrier 50ss048	$13,000
175	SC Pass-thru fan/coil unit	$3,000
209	H Interior painting (allowance)	$10,000
261	G Interior painting (allowance)	$10,000
262	G Gymnasium flooring restoration	$3,500
308	R Interior painting (allowance)	$4,000
310	R Wood flooring restoration	$250
334	HM Interior painting (allowance)	$4,000
	Total Scheduled Replacements	$151,082

Item	2051 - YEAR 25	$
10	Concrete site stairs (full set)	$1,200
13	Brick retaining wall (25% re-set and repoint)	$988
23	Metal railing (20% allowance)	$500
32	Tot lot, playset	$18,000
33	Tot lot, jungle gym	$4,800
34	Tot lot, swing	$2,400
35	Tot lot, PTL border	$2,610
42	S Caulking (allowance)	$4,500
54	S Interior door (allowance)	$10,000
56	S Fire Alarm Control Panel	$10,200
57	S Fire Alarm Booster Panel	$1,500
58	S Water heater	$1,000
71	S CCTV system	$2,850
72	S A/V Design/Integration	$2,500
73	S Wireless receiver	$450
74	S Lapel microphone	$600
75	S 4 CH. mixer	$199
76	S 400 W power amp	$300
77	S CD/MP3	$350
78	S Power control	$250
79	S Hearing aid system	$1,549
80	S Cabling	$3,000
81	S Wall mount speaker	$4,000
82	S Loudspeaker	$1,600
83	S Ceiling speaker	$1,200
92	C Caulking (allowance)	$4,500
93	C Exterior door (allowance)	$10,000
94	C Exterior building lights	$400
108	C Fire Alarm System	$10,200
111	C Boiler buddy	$2,000
112	C Electrical	$5,000
123	C Boiler, (1,000 MBH)	$20,000
131	SC Membrane roof	$26,130
132	SC Gutters and downspouts (8")	$1,056
135	SC Caulking (allowance)	$4,500
137	SC Wood trim (allowance)	$5,000
142	SC School/Classroom renovation (phase 1)	$237,500
157	SC Fire Alarm Control Annunciator Panel	$10,200
159	SC Fire Alarm Booster Panel	$1,500
162	SC Electrical (allowance)	$5,000
174	SC Water Heater	$17,000
178	SC Access Control System (ACS)	$6,604
179	SC CCTV system	$2,850
213	H Auditorium (ceiling lighting)	$5,000
249	G Caulking (allowance)	$4,500
251	G Wood trim (allowance)	$5,000
260	G Conference Center, renovation	$26,600
271	G Fire Alarm Control Panel	$10,200
272	G Fire Alarm, booster panel	$1,500
279	G Domestic water piping (allowance)	$4,000
286	G AHU w/ coil (200,000 btu)	$41,600
287	G Unit Heater (150,000 btu)	$13,000
320	R Access Control System (ACS)	$6,604
321	R CCTV system	$2,850
343	HM Access Control System (ACS)	$6,604
344	HM CCTV system	$2,850
	Total Scheduled Replacements	$576,294

PROJECTED REPLACEMENTS

Item	2052 - YEAR 26	$
31	Tot lot, mulch	$4,463
110	C Water heater (boiler)	$2,000
143	SC School/Classroom renovation (phase 2)	$237,500
317	R Compressor (5 ton)	$10,400
342	HM Sump pump	$1,000
	Total Scheduled Replacements	$255,363

Item	2053 - YEAR 27	$
30	Foundation plantings (allowance)	$2,000
50	S Interior painting (allowance)	$10,000
51	S Organ, restoration (allowance)	$28,000
62	S Condensing Unit (25 ton)	$20,800
63	S Fan/coil unit (45,000 btu)	$13,000
64	S Condensing Unit (15 ton)	$20,800
65	S Fan/coil unit (45,000 btu)	$13,000
144	SC School/Classroom renovation (phase 3)	$237,500
201	H Brick veneer repoint (10% allowance)	$7,344
202	H Caulking (allowance)	$4,500
209	H Interior painting (allowance)	$10,000
261	G Interior painting (allowance)	$10,000
262	G Gymnasium flooring restoration	$3,500
308	R Interior painting (allowance)	$4,000
310	R Wood flooring restoration	$250
334	HM Interior painting (allowance)	$4,000
	Total Scheduled Replacements	$388,694

PROJECTED REPLACEMENTS

Item	2054 - YEAR 28	$
1	Pavement, mill and overlay	$166,203
3	Parking bumpers	$1,500
5	Concrete curb and gutter (20% allowance)	$9,425
8	Asphalt curb	$588
145	SC School/Classroom renovation (phase 4)	$237,500
151	SC Music room flooring	$2,992
152	SC Music room ceiling	$2,992
305	R Carpet	$10,625
309	R VCT	$3,300
333	HM Carpet	$8,500
	Total Scheduled Replacements	$443,624

Item	2055 - YEAR 29	$
31	Tot lot, mulch	$4,463
115	C Fan/coil unit (45,000 btu)	$6,500
116	C Compressor (3 ton)	$6,500
117	C Fan/coil unit (45,000 btu)	$6,500
118	C Compressor (3 ton)	$6,500
119	C Fan/coil unit (45,000 btu)	$6,500
120	C Compressor (3 ton)	$6,500
121	C Fan/coil unit (30,000 btu)	$3,200
122	C Compressor (2 ton)	$3,200
191	SC Compressor (2.5 ton)	$6,400
192	SC Compressor (2.5 ton)	$6,400
193	SC Compressor (2.5 ton)	$3,200
194	SC Compressor (2 ton)	$6,400
195	SC Compressor (5 ton)	$31,200
196	SC Compressor (2 ton)	$9,600
197	SC Compressor (2 ton)	$3,200
304	R Garage door	$4,000
	Total Scheduled Replacements	$120,263

PROJECTED REPLACEMENTS

Item	2056 - YEAR 30	$
2	Pavement, rejuvenator seal coat	$20,119
9	Concrete flatwork (6%)	$5,913
15	Concrete stairs (full set)	$1,800
17	Concrete stairs (full set)	$3,600
18	Stone retaining, 10% re-set	$1,200
20	Wood privacy fence w/ gate	$4,000
24	Metal railing (20% allowance)	$500
28	Wood sign	$1,600
30	Foundation plantings (allowance)	$2,000
37	Genie lift	$18,000
39	S Built-up roofing	$14,300
42	S Caulking (allowance)	$4,500
43	S Exterior door (allowance)	$10,000
48	S Stained glass ventilators (allowance)	$10,000
50	S Interior painting (allowance)	$10,000
59	S Electrical (allowance)	$5,000
60	S Exhaust fan (15,000 cfm)	$3,000
91	C Brick veneer repoint (10% allowance)	$8,595
92	C Caulking (allowance)	$4,500
94	C Exterior building lights	$400
101	C Piano, restoration (upright)	$5,000
102	C Small restroom w/shower, renovation	$36,000
103	C Interior door (allowance)	$10,000
104	C Laundry room appliances	$2,000
105	C Chapel (ceiling spot lighting)	$5,000
106	C Chapel (sound system)	$3,550
109	C Domestic water piping (allowance)	$4,000
113	C Exhaust fan (15,000 cfm)	$3,000
124	C Countertop and Basin	$8,000
125	C Kitchen flooring	$1,200
126	C Refrigeration	$3,600
127	C Wall cabinet	$4,500
128	C Dishwasher	$800
129	C Range/Oven	$800
135	SC Caulking (allowance)	$4,500
136	SC Exterior door (allowance)	$10,000
137	SC Wood trim (allowance)	$5,000
146	SC Blinds	$10,000
156	SC Interior door (allowance)	$10,000
160	SC Domestic water piping (allowance)	$4,000
163	SC Exhaust fan (15,000 cfm)	$3,000
172	SC Boiler Glycol system	$2,000
173	SC Boiler, (1,700 MBH)	$40,000
177	SC Sump pump	$2,500
182	SC Commercial refrigeration	$7,000
185	SC Ice machine	$3,500
188	SC Folding cafeteria table	$12,000
203	H Exterior door (allowance)	$10,000
209	H Interior painting (allowance)	$10,000
210	H Piano, restoration (upright)	$5,000
214	H Interior door (allowance)	$10,000
216	H Interior door (allowance)	$10,000
219	H Domestic water piping (allowance)	$4,000
220	H Electrical (allowance)	$5,000
229	H A/V system	$13,398
230	H A/V Design/Integration	$2,500
231	H 4 CH. mixer	$199
232	H 400 W power amp	$300
233	H CD/MP3	$350
234	H Power control	$250
235	H Cabling	$3,000
236	H Speakers	$1,600

Continued in next column

Item	2056 - YEAR 30	$
237	H Stackable chair (metal frame, plastic)	$3,840
238	H 6' round banquet table	$2,650
239	H 8' rectangle table	$1,900
247	G Gutters and downspouts	$6,360
249	G Caulking (allowance)	$4,500
250	G Exterior door (allowance)	$10,000
251	G Wood trim (allowance)	$5,000
261	G Interior painting (allowance)	$10,000
262	G Gymnasium flooring restoration	$3,500
266	G Interior door (allowance)	$10,000
267	G Gymnasium (ceiling down light)	$14,400
268	G Gymnasium (ceiling spot lighting)	$9,000
273	G Fire sprinkler compressor for dry pipe	$750
274	G Fire sprinkler system (allowance)	$10,000
281	G Exhaust fan (15,000 cfm)	$1,500
292	G A/V system	$13,398
293	G Projector and screen	$6,500
300	R Built-up roof	$20,800
303	R Siding, painted aluminum, restoration	$10,800
307	R Small restroom, renovation	$9,000
308	R Interior painting (allowance)	$4,000
310	R Wood flooring restoration	$250
319	R Water Heater	$8,500
334	HM Interior painting (allowance)	$4,000
335	HM Small restroom w/shower, renovation	$5,000
353	Guest house, gutters and downspouts	$720

Total Scheduled Replacements	$581,942

PROJECTED REPLACEMENTS

Item	2057 - YEAR 31	$
61	S Fan/coil unit (120,000 btu)	$20,800
67	S Fan/coil unit (45,000 btu)	$6,500
68	S Compressor (3 ton)	$6,400
	Total Scheduled Replacements	$33,700

Item	2058 - YEAR 32	$
12	Lamp post head	$2,700
31	Tot lot, mulch	$4,463
51	S Organ, restoration (allowance)	$28,000
202	H Caulking (allowance)	$4,500
223	H Compressor (15 ton)	$20,800
	Total Scheduled Replacements	$60,463

PROJECTED REPLACEMENTS

Item	2059 - YEAR 33	$
30	Foundation plantings (allowance)	$2,000
50	S Interior painting (allowance)	$10,000
208	H VCT	$17,279
209	H Interior painting (allowance)	$10,000
261	G Interior painting (allowance)	$10,000
262	G Gymnasium flooring restoration	$3,500
308	R Interior painting (allowance)	$4,000
310	R Wood flooring restoration	$250
334	HM Interior painting (allowance)	$4,000
	Total Scheduled Replacements	$61,029

Item	2060 - YEAR 34	$
189	SC Food Warmer Box	$1,000
240	H Kitchen flooring	$2,184
241	H Commercial Refrigeration	$3,200
242	H Ice Machine	$1,500
243	H Exhaust hood w/ suppression	$8,800
244	H Cabinets and countertop	$8,000
245	H Commercial Range	$10,000
301	R Gutters and downspouts	$1,926
318	R Boiler, (50 MBH)	$10,000
322	R Countertop and Basin	$3,000
323	R Kitchen flooring	$900
324	R Refrigeration	$1,800
325	R Enclosed base cabinet	$2,000
326	R Dishwasher	$700
327	R Range	$700
340	HM Fan/coil unit (60,000 btu)	$13,000
341	HM Fan/coil unit (30,000 btu)	$3,200
345	HM Kitchen flooring	$750
346	HM Commercial Refrigeration	$1,800
347	HM Cabinet and countertop	$5,000
348	HM Commercial Range	$750
349	HM ADA ramp	$5,280
	Total Scheduled Replacements	$85,490

PROJECTED REPLACEMENTS

Item	2061 - YEAR 35	$
13	Brick retaining wall (25% re-set and repoint)	$988
25	Metal railing (20% allowance)	$500
31	Tot lot, mulch	$4,463
32	Tot lot, playset	$18,000
33	Tot lot, jungle gym	$4,800
34	Tot lot, swing	$2,400
35	Tot lot, PTL border	$2,610
36	Tot lot, fence	$9,800
41	S Stone exterior repoint (10% allowance)	$27,165
42	S Caulking (allowance)	$4,500
49	S Exterior building lights	$2,700
52	S Pendant fixture, refurbish	$10,800
53	S Private restroom, renovation	$5,204
54	S Interior door (allowance)	$10,000
55	S Exit sign	$1,000
72	S A/V Design/Integration	$2,500
73	S Wireless receiver	$450
74	S Lapel microphone	$600
75	S 4 CH. mixer	$199
76	S 400 W power amp	$300
77	S CD/MP3	$350
78	S Power control	$250
79	S Hearing aid system	$1,549
80	S Cabling	$3,000
81	S Wall mount speaker	$4,000
82	S Loudspeaker	$1,600
83	S Ceiling speaker	$1,200
84	S DVR	$4,500
85	S Hard drive	$400
86	S Hearing aid adapter	$1,029
87	C Built-up roof	$11,184
92	C Caulking (allowance)	$4,500
93	C Exterior door (allowance)	$10,000
94	C Exterior building lights	$400
107	C Overhead doors	$2,500
134	SC Brick veneer repoint (10% allowance)	$21,000
135	SC Caulking (allowance)	$4,500
137	SC Wood trim (allowance)	$5,000
141	SC Exterior building lights	$400
147	SC Teacher kitchenette renovation	$14,466
148	SC Private restroom, renovation	$5,204
149	SC Standard restroom, renovation	$20,000
151	SC Music room flooring	$2,992
152	SC Music room ceiling	$2,992
153	SC Smoke detector	$3,500
154	SC Fire strobe	$250
155	SC Fire alarm pull	$1,250
158	SC Exit sign	$750
161	SC Water heater	$8,500
176	SC Accessibility lift	$20,000
180	SC Dumpster pad	$4,000
187	SC Range	$10,000
206	H Exterior building lights	$400
211	H Private restroom, renovation	$2,602
212	H Standard restroom, renovation	$20,000
215	H Exit sign	$500
218	H Water heater	$2,000
225	H Compressor (3 ton)	$52,000
226	H Compressor (5 ton)	$10,400
227	H Boiler, (1,700 MBH)	$20,000
246	G Asphalt shingle	$80,164
248	G Brick veneer repoint (10% allowance)	$10,020

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Item	2061 - YEAR 35	$
249	G Caulking (allowance)	$4,500
251	G Wood trim (allowance)	$5,000
252	G Corrugated metal awning	$19,200
257	G Exterior building lights, small	$250
258	G Exterior building lights, large	$1,200
259	G Walkway lights, recessed	$2,000
263	G Private restroom, renovation	$5,204
264	G Standard restroom, renovation	$20,000
265	G Shower room, tbd	$18,000
269	G Emergency lights	$1,250
270	G Exit sign	$1,250
275	G Smoke detector	$10,000
276	G Fire strobe	$1,500
277	G Fire alarm pull	$750
278	G Emergency lights	$750
279	G Domestic water piping (allowance)	$4,000
280	G Water heater	$1,000
282	G Electrical (allowance)	$5,000
288	G Water Heater	$800
289	G Access Control System (ACS)	$6,604
290	G Camera	$5,400
291	G CCTV system	$2,850
305	R Carpet	$10,625
311	R Private restroom, renovation	$10,408
333	HM Carpet	$8,500
336	HM Emergency lights	$1,250
337	HM Water heater (80 gal.)	$2,500
354	Guest house, siding	$10,944

Total Scheduled Replacements $639,065

PROJECTED REPLACEMENTS

Item	2062 - YEAR 36	$
2	Pavement, rejuvenator seal coat	$20,119
9	Concrete flatwork (6%)	$5,913
30	Foundation plantings (allowance)	$2,000
50	S Interior painting (allowance)	$10,000
171	SC Carrier 50ss048	$13,000
190	SC Fan/coil unit, (18,000 btu) classroom	$49,000
209	H Interior painting (allowance)	$10,000
221	H Exhaust fan (15,000 cfm)	$3,000
222	H Fan/coil unit (225,000 BTU)	$10,400
261	G Interior painting (allowance)	$10,000
262	G Gymnasium flooring restoration	$3,500
308	R Interior painting (allowance)	$4,000
310	R Wood flooring restoration	$250
312	R Fan/coil unit (45,000 btu)	$13,000
313	R Compressor (3 ton)	$6,400
314	R Fan/coil unit (30,000 btu)	$6,400
315	R Compressor (2 ton)	$6,400
316	R Fan/coil unit (75,000 btu)	$20,800
334	HM Interior painting (allowance)	$4,000
342	HM Sump pump	$1,000
	Total Scheduled Replacements	$199,182

Item	2063 - YEAR 37	$
51	S Organ, restoration (allowance)	$28,000
202	H Caulking (allowance)	$4,500
	Total Scheduled Replacements	$32,500

PROJECTED REPLACEMENTS

Item	2064 - YEAR 38	$
31	Tot lot, mulch	$4,463
47	S Stained glass restoration (allowance)	$100,000
98	C Renovation (phase 1)	$46,740
114	C Self-contained unit	$4,500
175	SC Pass-thru fan/coil unit	$3,000
207	H Blinds	$3,600
283	G Fan/coil unit (75,000 btu)	$20,800
284	G Compressor (5 ton)	$20,800
285	G Condensing Unit (25 ton)	$41,600
297	G Concrete pad	$3,420
339	HM Compressor (5 ton)	$20,800
	Total Scheduled Replacements	$269,723

Item	2065 - YEAR 39	$
30	Foundation plantings (allowance)	$2,000
50	S Interior painting (allowance)	$10,000
99	C Renovation (phase 2)	$46,740
111	C Boiler buddy	$2,000
174	SC Water Heater	$17,000
209	H Interior painting (allowance)	$10,000
261	G Interior painting (allowance)	$10,000
262	G Gymnasium flooring restoration	$3,500
302	R Soffit, vinyl	$1,140
308	R Interior painting (allowance)	$4,000
310	R Wood flooring restoration	$250
334	HM Interior painting (allowance)	$4,000
	Total Scheduled Replacements	$110,630

SECTION D - CONDITION ASSESSMENT

General Comments. MillerDodson Associates conducted a Reserve Study at Sample Church and School in August 2025. Sample Church and School appears to be generally in ???? condition for a religious facility and educational facility constructed in 1959. A review of the Replacement Reserve Inventory will show that we anticipate most of the components achieving their normal economic lives.

The following comments pertain to the larger, more significant components in the Replacement Reserve Inventory and to those items that are unique or deserving of attention because of their condition or the manner in which they have been treated in the Replacement Reserve Analysis or Inventory.

IMPORTANT NOTE: This Condition Assessment is based upon visual and apparent conditions of the common elements of the community which were observed by the Reserve Analyst at the time of the site visit. This Condition Assessment does not constitute, nor is it a substitute for, a professional Structural Evaluation of the buildings, amenities, or systems. MillerDodson strongly recommends that the Facility retain the services of a Structural Engineer to conduct thorough and periodic evaluations of the buildings, balconies, and any other structural components of the buildings and amenities of the Association.

General Condition Statements.

Excellent. 100% to 90% of Normal Economic Life expected, with no appreciable wear or defects.

Good. 90% to 60% of Normal Economic Life expected, minor wear or cosmetic defects found. Normal maintenance should be expected. If performed properly, normal maintenance may increase the useful life of a component. Otherwise, the component is wearing normally.

Fair. 60% to 30% of Normal Economic Life expected moderate wear with defects found. Repair actions should be taken to extend the life of the component or to correct repairable defects and distress. Otherwise, the component is wearing normally.

Marginal. 30% to 10% of Normal Economic Life expected, with moderate to significant wear or distress found. Repair actions are expected to be cost-effective for localized issues, but normal wear and use are evident. The component is reaching the end of the Normal Economic Life.

Poor. 10% to 0% of Normal Economic Life expected, with significant distress and wear. Left unattended, additional damage to underlying structures is likely to occur. Further maintenance is unlikely to be cost-effective.

(Continued on next page)

SITE ITEMS

Asphalt Pavement. The Church is responsible for the parking areas, and paths within the facility. In general, the Church's asphalt pavements are in good condition.

The Church maintains an inventory of asphalt pavement along the following streets and areas:

Parking	Sf
Gymnasium Parking	18,000
School Parking	27,000
Heller Hall Parking	28,800
Rectory Parking	9,100
Convent Parking	1,575
House of Ministries Parking	3,000

As a rule of thumb, asphalt should be overlaid when approximately 5% of the surface area is cracked or otherwise deteriorated. The normal service life of asphalt pavement is typically 18 to 20 years.

In order to maintain the condition of the pavement throughout the community and to ensure the longest life of the asphalt, we recommend a systematic and comprehensive maintenance program that includes:

- **Cleaning.** Long-term exposure to oil or gas breaks down asphalt. Because this asphalt pavement is generally not used for long-term parking, it is unlikely that frequent cleaning will be necessary. When necessary, spill areas should be cleaned or patched if deterioration has penetrated the asphalt. This is a maintenance activity, and we have assumed that it will not be funded from Reserves.
- **Crack Repair.** All cracks should be repaired with an appropriate compound to prevent water infiltration through the asphalt into the base. This repair should be done annually. Crack repair is normally considered a maintenance activity and is not funded from Reserves. Areas of extensive cracking or deterioration that cannot be made watertight should be cut out and patched.
- **Seal Coating.** The asphalt should be seal coated every five to seven years. For this maintenance, activity to be effective in extending the life of the asphalt, cleaning and crack repair should be performed first.

The pricing used is based on recent contracts for a two-inch overlay, which reflects the current local market for this work.

For seal coating, several different products are available. The older, more traditional seal coating products are simply paints. They coat the surface of the asphalt and they are minimally effective. However, the newer coating materials, such as those from Total Asphalt Management, Asphalt Restoration Technologies, Inc., and others, are penetrating. They are engineered, so to speak, to 'remoisturize' the pavement. Asphalt pavement is intended to be flexible. Over time, the volatile chemicals in the pavement dry, the pavement becomes brittle, and degradation follows in the forms of cracking and potholes. Remoisturizing the pavement can return its flexibility and extend the life of the pavement.

Lastly, the resource links provided on our website may provide insight into the general terms and concerns, including maintenance related advantages and disadvantages, which may help the Church better manage the asphalt pavements throughout the community: http://mdareserves.com/resources/links/site-components.

Concrete Work. The concrete work includes the community curbs, sidewalks, leadwalks, stairs, stoops, and other flatwork. We have modeled for curb replacement when the asphalt pavement is overlaid. The overall condition of the concrete work is good.

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The standards we use for recommending replacement are as follows:

- Trip hazard, ½ inch height difference.
- Severe cracking.
- Severe spalling and scale.
- Uneven riser heights on steps.
- Steps with risers in excess of 8¼ inches.

Because it is highly unlikely that all of the concrete components will fail and require replacement in the period of the study, we have programmed funds for the replacement of these inventories and spread the funds over an extended timeframe to reflect the incremental nature of this work.

The relevant links on our web site may provide useful information related to concrete terminology, maintenance, and repair. Please see http://mdareserves.com/resources/links/site-components.

Site Lighting. The Church is responsible for the operation of the facility's site lights, and there are poled streetlights, and building mounted lights. The lighting system was not on at the time of our site visit. We understand that the lighting system is in operating condition.

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This study assumes replacement of the light fixtures every 15 to 20 years, and pole replacement every 30 to 40 years. When the light poles are replaced, we assume that the underground wiring will also be replaced.

When a whole-scale lighting replacement project is called for, we recommend consulting with a lighting design expert. Many municipalities have design codes, guidelines, and restrictions when it comes to exterior illumination.

In addition, new technology such LED and LIFI among others should be evaluated when considering replacement.

Retaining Walls. The Church maintains masonry, poured concrete and stone retaining walls. The retaining walls are in mixed condition relative to the age of the installation.

Retaining walls in general are designed to provide slope stabilization and soil retention by means of a structural system. Typically, walls that are three feet high or more require some level of design.

Movement and displacement of any retaining wall is a sign of general settlement or failure. This typically is in the form of leaning and bowing, and can involve the entire wall or localized sections of the wall. Typically, these types of movements are gradual and may require the replacement of the wall. Movement of retaining walls located near other buildings or structures may negatively affect the stability of the adjacent structure. These conditions can become extremely costly if not properly identified, monitored, and addressed.

Brick, stone, concrete block masonry walls can have an extended useful life of 40 years or more, and if stable, may only require periodic repointing and localized repair. Repoint is the process of raking out defective masonry joints and tooling in new mortar into the joints. Properly mortared and tooled joints will repel the weather and keep water from penetrating the wall. Siloxane or other breathable sealants should be considered to provide additional protection to the wall from water penetration. This study assumes that repointing will be performed incrementally as needed.

Poured concrete retaining walls can have an extended useful life of 60 years or more, and if stable, may only require periodic localized repair. Siloxane or other breathable sealants should be considered to provide additional protection to the wall from water penetration. This study assumes that concrete repairs will be performed incrementally as needed.

When and if it becomes necessary to replace these walls, we recommend the Church consider one of the segmental block retaining wall systems. These systems are very low maintenance. If over time the wall experiences movement, sections of the walls can be re-stacked at a very small portion of the cost of a new wall. Segmental block retaining walls can have a service life of 80 years or more. As a general source of information about retaining walls, we offer several links from our website at http://mdareserves.com/resources/links/site-components.

Retaining wall replacement can be costly, and early planning on the part of the Church can help to reduce the impact of this work on the community's budget in the future. We therefore recommend having a Professional Engineer inspect the walls and develop preliminary replacement alternatives and recommendations based on the site conditions, replacement costs, and recommended replacement wall types. This information can then be incorporated into future updates to the Reserve Study.

Fencing. The Church maintains metal fencing that is in generally good condition. Fencing systems have a large number of configurations and finishes that can usually be repaired as a maintenance activity by replacing individual components as they become damaged or weathered.

Protection from string machine damage during lawn maintenance can extend the useful life of some fence types. Protection from this type of damage is typically provided by applying herbicides around post bases or installing protective sheathing.

Chain link fencing can have a useful life of 40 years or more. Periodic weed control may be required to protect and maintain the fence.

For more information on fencing, visit our website link to the American Fence Association.

Fence posts can have an extended useful life if these simple maintenance activities are performed. If left unattended, the pressure from expansive post rust can crack and damage the supporting material.

Storm Water Management. Storm water can be problematic in areas with high runoff water or dramatic changes in elevation. Typically, the majority of storm water management systems are maintained by the county or municipality. This study attempts to include the portions of the system are considered common property. The share line between municipality and community responsibility is often obscure and subject to the judgment of the county authority.

Storm water management components include the entire network of underground piping, runoff beds, swales, drains, French drains, curb inlets, drop inlets, and site grading. Many installations have a service life equal to or greater to the life of the life of the community and will not require replacement.

Various authorities are involved with and have oversight of runoff water. There are historic, newly developed, and ongoing improvements in protection of the water table. Regulations on runoff water are established to reduce sediment in the watershed, eliminate contamination of the water table, and retain freshwater within the watershed. Sanctions on tributaries will expand upstream to all possible sources of collection. Communities are responsible for the volume of water produced within their boundaries until it reaches the end of the watershed.

We have included an allowance for storm water management. This allowance is for situations where systems fail or do not meet current code and require replacement. This study includes a review of the visible storm water management components that are considered common and observations of system failure when evident.

Thorough review of engineering plans, codes, system functioning, and applicable regulations was not performed as part of this study. Our estimate considers likely replacements and practical cost from communities of similar size and complexity. Inspection and evaluation of underground lines and structures is beyond the scope of work for this study.

Additional information is available on our website at: http://mdareserves.com/resources/links/site-components

Tot Lots. The facility maintains two tot lots. These tot lots include play structures, miscellaneous play equipment, and a wood chip surface. The facility facilities are in generally good condition.

The safety of each individual piece of playground equipment as well as the layout of the entire play area should be considered when evaluating a playground for safety. The installation and maintenance of the protective surfacing under and around all equipment is crucial. Please note that the evaluation of the equipment and these facilities for safety is beyond the scope of this work.

Information for playground design and safety can be found in the Public Playground Safety Handbook, U.S. Consumer Product Safety Commission (Pub Number 325). For a link to this handbook, please see our web site at www.mdareserves.com/resources/links/recreation.

Our estimates for playground equipment are based on comparing photos of the existing equipment with equipment of a similar size in manufacturers' catalogs. We use the pricing that is quoted by manufacturers for comparable equipment and add 30% for the disposal of the old equipment and installation of new equipment.

Building Roofing. The buildings are roofed in asphalt, slate, and flat roofing systems that are in generally mixed condition based on the age of the installation.

Asphalt shingle roofs can have a useful life of 20 to 50 years depending on the weight and quality of the shingle. Weathered, curled, and missing shingles are all indications that the shingles may be nearing the end of their useful life.

Slate shingle roofing can have an extended useful life of 100 years or more. Failures with slate roofs are primarily from the use of improper fasteners, damage from improper access to the roof, and physical damage from primarily hail. The

metalwork including flashings and valleys will need to be replaced, and we assume that this work will be required every 30 years.

Flat roofing systems can have a variety of configurations that will greatly affect the cost of replacement including insulation, ballast, the height of the building, and the density of installed mechanical equipment. Flat roofing systems typically have a useful life of 15 to 25 years.

Access to all the roofing was not provided at the time of inspection. Where access was limited, the roofing was observed from the ground.

Annual inspections are recommended, with cleaning, repair, and mitigation of vegetation performed as needed. Access, inspection, and repair work should be performed by contractors and personnel with the appropriate access equipment who are experienced in the types of roofing used for the facility.

For additional information on roofs and roof maintenance, please see the appropriate links on our web site at http://mdareserves.com/resources/links/building-exterior.

Gutters and Downspouts. The buildings have has aluminum gutters and downspouts. The gutters and downspouts are in good condition.

A gutter and downspout system will remove rainwater from the area of the building roof, siding, and foundation. This will protect building's exterior surfaces from water damage. Gutters should run the full length of all drip edges of the building roof. Even with full gutters, it is important to inspection the function of the gutters during heavy rain to identify any deficiencies. It may be necessary to periodically adjust the slope of sections, repair connections, replace hangers, and install shrouds to the gutters. Downspouts should be securely attached to the side of the structure. Any broken straps should be replaced. The area of the outlet should be inspected to promote run-off in the desired direction. Long straight runs should have an elbow at the bottom. Splash blocks should be installed to fray the water out-letting from the downspout.

It is recommended that all gutters be cleaned at least twice each year. If there are a large number of trees located close to a building, consider installing a gutter debris shield that will let water into the gutters but will filter out leaves, twigs, and other debris.

Siding and Trim. The exteriors of the buildings are clad in wood, vinyl, and masonry siding and trim. The siding and trim materials are in generally good condition.

Wooden exterior materials are typically repaired as needed during normal painting cycles. Painting cycles for wooden exteriors vary between five and ten years depending on the grade of wood and the quality of the materials and finish work. In this study, we have modeled for incremental wood material replacement to coincide with the painting cycle of the facility.

Vinyl siding and trim can have an extended useful life if not damaged by impact, heat, or other physical reasons. However, the coatings and finishes typically have a useful life and over time begin to weather, chalk, and show their age. For these reasons, we have modeled for the replacement of the siding and trim every 25 years.

Brick masonry is used as the main exterior cladding of the building. As masonry weathers, the mortar joints will become damaged by water penetration. As additional water gains access to the joints, repeated freeze-thaw cycles gradually increase the damage to the mortar joints. If allowed to progress, even the masonry units such as brick, block, and stone can have their surfaces affected and masonry units can become loose.

In general, masonry is considered a long-life item and is therefore excluded from reserve funding. However, because weather and other conditions result in the slow deterioration of the mortar in masonry joints, we have included funding in this study for repointing. Repointing is the process of raking and cutting out damaged sections of mortar and replacing them with new mortar.

Periodic repointing and local replacement of damaged masonry units will limit the damage done by moisture penetration. For this study, we assume that 10% of the masonry will require repointing every 10 years after approximately 30 years. For additional information about masonry and repointing, please view the relevant links at http://mdareserves.com/resources/links/building-exterior.

Windows and Doors. The Church is responsible for the common windows and exterior doors of the facility and the individual owners are responsible for the windows and doors attributed to their unit.

The Church is responsible for all of the windows and exterior doors of the facility. The windows and doors are in generally good condition.

Window and door units play an integral part in a facility's overall comfort, efficiency, and energy use. The quality of the installed units and the care taken in their installation and maintenance are major factors in their effectiveness and useful

life. These units can have a useful life of 20 to 35 years or more depending on their use and other factors mentioned above.

In general, we recommend coordinating the replacement of these units with other exterior work, such as siding and roof replacements. The weather tightness of the building envelope often requires transitional flashing and caulking that should be performed in coordination with each other. Warranties and advantages in 'economy of scale' can often result in lower overall replacement costs and results that are more reliable. Lastly, coordinated replacements offer the opportunity to correct initial construction defects and improve the effectiveness of details with improved construction techniques and materials.

For more information, please see our links at http://mdareserves.com/resources/links/building-exterior.

Building Interiors. The Church maintains the lobbies, halls, classrooms, residences, offices, and meeting area that are in generally good condition.

We have assumed that the Church will want to maintain these areas in a commercially acceptable condition. Typically, replacement cycles for common interior spaces vary between 5 to 10 years depending on the aesthetic tastes of the Church, usage, and construction. Material selection and the community's preferences are the major factors in setting the reserve components for items such as refurnishing and interior refurbishment. The Church will need to establish these cycles as these facilities age. Maintaining historical records and incorporating these trends and preferences into a future Reserve Study update is the best way to adjust for these cycles.

Split and Package HVAC Systems. The heating ventilation and air conditioning (HVAC) of the facility are reported to be in good operating condition. Detailed inspection and testing of these systems is beyond the scope of this study.

The Church maintains a number of HVAC systems that use the refrigerant known as R22. This refrigerant will be phased out of production by the year 2030 and was generally phased out of use in new systems in 2010.

See the EPA, HCFC Phase-out Schedule on our website at http://mdareserves.com/resources/links/building-system. Since most of the community's AC systems rely on the old R22 refrigerant, we assume that the HVAC

replacement will include upgrading to the new refrigerant, which is likely to require the replacement of the entire system, including the compressor, coil, and line-set.

The Church maintains a number of HVAC systems that use one of the new generation refrigerants. Unlike the old R22 refrigerant, the new refrigerants are expected to be available throughout the period of this study. However, the operating pressure for new refrigerant systems is approximately twice as high as older systems. Many of the standard components have not been redesigned for these higher pressures, including the coils, which generally fail due to metal fatigue.

Even though manufacturers continue to predict 15 to 20-year life cycles for HVAC equipment that use these new refrigerants, this is not proven by historical data. We therefore recommend anticipating a normal economic life of 15 years for all HVAC equipment that uses pressurized refrigerants of these types.

In addition, the Church maintains air handlers/furnaces throughout the facility, and these components can have a useful life of 20 to 40 years. With fan, motor, and coil replacements performed as needed, the casings of these systems can last significantly longer.

As is the case with most equipment, to achieve a maximum useful economic life, proper maintenance is essential. In some cases, proper and proactive maintenance can greatly extend the useful life of these components.

Building Electrical Service. The electrical systems of the buildings are reported to be operating normally.

Other than transformers and meters and if protected from water damage or overloading, interior electrical systems within a building, including feed lines and switch gear, are considered long-life components, and unless otherwise noted, are excluded from this study.

In order to maintain this equipment properly, periodic tightening of all connections is recommended every three to five years. Insurance policies in some cases may have specific requirements regarding the tightening of electrical connections. It is also recommended that outlets, sockets, switches, and minor fixtures be replaced at a maximum of every 30 years.

Replacement of these smaller components, unless otherwise identified, is considered incidental to refurbishment or is considered a Valuation Exclusion.

This Condition Assessment is based upon our visual survey of the property. The sole purpose of the visual survey was an evaluation of the common and limited common elements of the property to ascertain their remaining useful life and replacement cost. Our evaluation assumed that all components met building code requirements in force at the time of construction. Our visual survey was conducted with care by experienced persons, but no warranty or guarantee is expressed or implied.

End of Condition Assessment

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1. COMMON INTEREST DEVELOPMENTS - AN OVERVIEW

Over the past 40 years, the responsibility for many services, facilities, and infrastructure around our homes has shifted from the local government to Community Associations. Thirty years ago, a typical new townhouse abutted a public street on the front and a public alley on the rear. Open space was provided by a nearby public park, and recreational facilities were purchased ala carte from privately owned country clubs, swim clubs, tennis clubs, and gymnasiums. Today, 60% of all new residential construction, i.e., townhouses, single-family homes, condominiums, and cooperatives, is in Common Interest Developments (CID). In a CID, a homeowner is bound to a Community Association that owns, maintains, and is responsible for periodic replacements of various components that may include the roads, curbs, sidewalks, playgrounds, streetlights, recreational facilities, and other community facilities and infrastructure.

The growth of Community Associations has been explosive. In 1965, there were only approximately 500 Community Associations in the United States. According to the 1990 U.S. Census, there were roughly 130,000 Community Associations. The Community Associations Institute (CAI), a national trade association, estimated in 2020 that there were more than 350,000 communities with over 75 million residents.

The shift of responsibility for billions of dollars of community facilities and infrastructure from the local government and private sector to Community Associations has generated new and unanticipated issues. Although Community Associations have succeeded in solving many short-term issues, many Associations still fail to properly plan for the significant expenses of replacing community facilities and infrastructure components. When inadequate Replacement Reserve funding results in less than timely replacements of failing components, homeowners are invariably exposed to the burden of special assessments, major increases in Association fees, and often a decline in property values.

2. REPLACEMENT RESERVE STUDY

The purpose of a Replacement Reserve Study is to provide the Association with an inventory of the common community facilities and infrastructure components that require periodic major repair or replacement, a general view of the physical condition of these components, and an effective financial plan to fund projected periodic replacements or major repairs. The Replacement Reserve Study consists of the following:

Replacement Reserve Study Introduction. The introduction provides a description of the property, an Executive Summary of the Funding Recommendations, Level of Reserve Study service, and a statement of the Purpose of the Replacement Reserve Study. It also lists documents and site evaluations upon which the Replacement Reserve Study is based and provides the Credentials of the Reserve Analyst.

Section A Replacement Reserve Analysis. Many components that are owned by the Association have a limited life and require periodic replacement. Therefore, it is essential that the Association have a financial plan that provides funding for the timely replacement of these components in order to protect the safety, appearance, and ultimately, the property value of the homes in the community. In conformance with National Reserve Study Standards, a Replacement Reserve Analysis evaluates the current funding of Replacement Reserves as reported by the Association and recommends annual funding of Replacement Reserves using the Threshold Cash Flow Method. See the definition below.

Section B Replacement Reserve Inventory. The Replacement Reserve Inventory lists the commonly owned components within the community that require periodic replacement using funding from Replacement Reserves. Replacement Reserve Inventory includes estimates of the Normal Economic Life (NEL) and the Remaining Economic Life (REL) for those components whose replacement is scheduled for funding from Replacement Reserves.

The Replacement Reserve Inventory also provides information about those components that are excluded from the Replacement Reserve Inventory and whose replacement is not scheduled for funding from Replacement Reserves.

Section C Projected Annual Replacements. The Calendar of Projected Annual Replacements provides a year-by-year listing of the Projected Replacements based on the data in the Replacement Reserve Inventory.

Section D Condition Assessment. The observed condition of the major items listed in the Replacement Reserve Inventory is discussed in more detail. The Condition Assessment includes a narrative and photographs that document conditions at the property observed at the time of our visual evaluation.

The Appendix is provided as an attachment to the Replacement Reserve Study. Additional attachments may include supplemental photographs to document conditions at the property and additional information specific to the property cited in the Conditions Assessment (i.e., Consumer Product Safety Commission, Handbook for Public Playground Safety, information on segmental retaining walls, manufacturer recommendations for asphalt shingles or siding, etc.).

3. METHODS OF ANALYSIS

The Replacement Reserve industry generally recognizes two different methods of accounting for Replacement Reserve Analysis, the Cash Flow Method. Due to the difference in accounting methodologies, these methods lead to different calculated values for the Recommended Annual Funding to the Reserves. A brief description is included below:

Cash Flow Threshold Method. This Reserve Study uses the Threshold Cash Flow Method, sometimes referred to as the "Pooling Method." It calculates the minimum constant annual funding to reserves (Minimum Annual Deposit) required to meet projected expenditures without allowing total reserves on hand to fall below the predetermined Minimum Balance, or Threshold, in any year.

4. REPLACEMENT RESERVE STUDY DATA

Identification of Reserve Components. The Reserve Analyst has only two methods of identifying Reserve Components; (1) information provided by the Association and (2) observations made at the site. The Reserve Analyst must be provided with all available information detailing the components owned by the Association. It is our policy to request such information prior to bidding on a project and to meet with the parties responsible for maintaining the community after acceptance of our proposal. Upon submission of the Initial Study, the Study should be reviewed by the Board of Directors and the individuals responsible for maintaining the community. We depend upon the Association for correct information, documentation, and drawings. We also look to the Association representative to help us fashion the Reserve Study so that it reflects what the community hopes to accomplish in the coming years.

Unit Costs. Unit costs are developed using nationally published standards and estimating guides and are adjusted by state or region. In some instances, recent data received in the course of our work is used to modify these figures. Contractor proposals or actual cost experience may be available as part of the Association records. This is useful information, which should be incorporated into your report. Please bring any such available data to our attention, preferably before the report is commenced.

Replacement vs. Repair and Maintenance. A Replacement Reserve Study addresses the required funding for Capital Replacement Expenditures. This should not be confused with operational costs or the cost of regular repairs or maintenance.

5. DEFINITIONS

Adjusted Cash Flow Analysis. Cash flow analysis adjusted to take into account annual cost increases due to inflation and interest earned on invested reserves. In this method, the annual contribution is assumed to grow annually at the inflation rate.

Cash Flow Analysis. See the Cash Flow Threshold Method, above.

Contingency. An allowance for unexpected requirements. The “Threshold” used in the Cash Flow Method is a predetermined minimum balance that serves the same purpose as a “contingency.” However, IRS Guidelines do not allow for a “contingency” line item in the inventory. Therefore, it is built into the mathematical model as a “Threshold.”

Cyclic Replacement Item. A component item that typically begins to fail after an initial period (Estimated Initial Replacement), but which will be replaced in increments over a number of years (the Estimated Replacement Cycle). The Reserve Analysis program divides the number of years in the Estimated Replacement Cycle into five equal increments. It then allocates the Estimated Replacement Cost equally over those five increments. (As distinguished from Normal Replacement Items, see below)

Estimated Normal Economic Life (NEL). Used in the Normal Replacement Schedules. This represents the industry average number of years that a new item should be expected to last until it has to be replaced. This figure is sometimes modified by climate, region, or original construction conditions.

Estimated Remaining Economic Life (REL). Used in the Normal Replacement Schedules. Number of years until the item is expected to need replacement. Normally, this number would be considered to be the difference between the Estimated Economic Life and the age of the item. However, this number must be modified to reflect maintenance practice, climate, original construction, quality, or other conditions. For the purpose of this report, this number is determined by the Reserve Analyst based on the present condition of the item relative to the actual age.

Minimum Annual Deposit. Shown on the Summary Sheet A1. The calculated requirement for annual contribution to reserves is calculated by the Cash Flow Method (see above).

Minimum Balance. Otherwise referred to as the Threshold, this amount is used in the Cash Flow Threshold Method only. Normally derived using the average annual expenditure over the study period, this is the minimum amount held in reserves in the Peak Year.

National Reserve Study Standards. A set of Standards developed by the Community Associations Institute in 1995 (and updated in 2017) which establishes the accepted methods of Reserve Calculation and stipulates what data must be included in the Reserve Study for each component listed in the inventory. These Standards can be found at CAIonline.org.

Normal Replacement Item. A component of the property that, after an expected economic life, is replaced in its entirety. (As distinguished from Cyclic Replacement Items, see above.)

Number of Years of the Study. The number of years into the future for which expenditures are projected and reserve levels calculated. This number should be large enough to include the projected replacement of every item on the schedule, at least once. The Reserve Study must cover a minimum of 20 years to comply with the National Reserve Study Standards. However, your study covers a 40-year period.

Peak Year. In the Cash Flow Threshold Method, a year in which the reserves on hand are projected to fall to the established threshold level. See Minimum Balance, above.

Reserves Currently on Deposit. Shown on the Summary Sheet A1, this is the amount of accumulated reserves as reported by the Association in the current year.

Replacement Reserve Study. An analysis of all of the components of the common property of a Community Association for which replacement should be anticipated within the economic life of the property as a whole. The analysis involves estimation for each component of its Estimated Replacement Cost, Normal Economic Life, and Remaining Economic Life. The objective of the study is to calculate a Recommended Annual Funding for the Association's Replacement Reserve Fund.

Total Replacement Cost. Shown on the Summary Sheet A1, this is total of the Estimated Replacement Costs for all items on the schedule if they were to be replaced once.

Unit Replacement Cost. Estimated replacement cost for a single unit of a given item on the schedule.

Unit (of Measure). Non-standard abbreviations are defined on the page of the Replacement Reserve Inventory where the item appears. The following standard abbreviations are used in this report:

ea each	**ls** lump sum	**sy** square yard
ft or lf linear foot	**pr** pair	**cy** cubic yard
sf square foot		

What is a Reserve Study?
Who are we?

https://youtu.be/m4BcOE6q3Aw

What kind of property uses a Reserve Study?
Who are our clients?

https://youtu.be/40SodajTW1g

Who conducts a Reserve Study?
Reserve Specialist (RS) what does this mean?

https://youtu.be/pYSMZO13VjQ

When should a Reserve Study be updated?
What are the different types of Reserve Studies?

https://youtu.be/Qx8WHB9Cgnc

What's in a Reserve Study and what's out?
Improvement/Component, what's the difference?

https://youtu.be/ZfBoAEhtf3E

What is my role as a Community Manager?
Will the report help me explain Reserves?

https://youtu.be/1J2h7FIU3qw

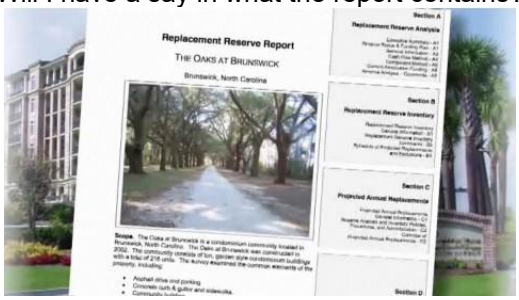
What is my role as a community Board Member?
Will a Reserve Study meet my needs?

https://youtu.be/aARD1B1Oa3o

Community dues, how can a Reserve Study help?
Will a study keep my property competitive?

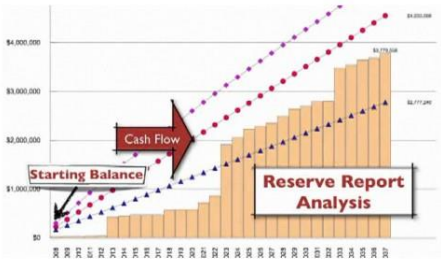
https://youtu.be/diZfM1IyJYU

How do I read the report?
Will I have a say in what the report contains?



https://youtu.be/qCeVJhFf9ag

Where do the numbers come from?
Cumulative expenditures and funding, what?

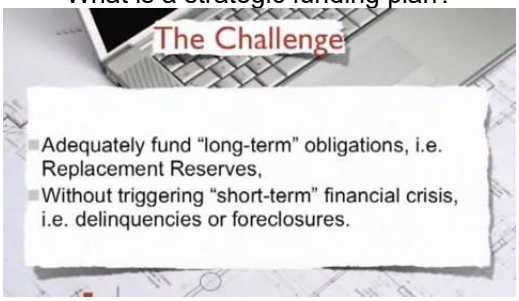


https://youtu.be/SePdwVDvHWI

How are interest and inflation addressed?
Inflation, what should we consider?

https://youtu.be/W8CDLwRIv68

A community needs more help, where do we go?
What is a strategic funding plan?



https://youtu.be/hIxV9X1tIcA