



Reserve Study for

Anytown Church
Anytown, VA

December 17, 2020



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Prepared by Global Solution Partners
Anytown Church Reserve Study

December 17, 2020

Pastor Smith
Anytown Church
123 Main Street
Anytown, VA 12345

Dear Pastor Smith,

Global Solution Partners is pleased to present to you and the Anytown Church the requested Reserve Study. We believe that you will find this reserve funding study to be thorough and complete. After you have had an opportunity to review the report, please do not hesitate to contact us. We are always happy to answer any questions you may have.

Property Description

Anytown Church is located in Anytown, VA. The church campus includes a rectory building, a sanctuary, and a school. The rectory building is a brick two-story structure that houses the administrative/business offices; the second story serves as living quarters for priests. The sanctuary building was undergoing a \$6M renovation at the time of the site visit; the renovation includes updating the sanctuary, installing new lighting, and a new sound system. The school building's original structure was constructed circa 1964; additions have been made since. The school building has recently been upgraded with new fire protection equipment, new LED lighting, and renovated restrooms.

Executive Financial Summary

Based on the information collected during the Reserve Study process, the recommended reserve fund contribution for 2021 is \$230,000. The annual contribution recommendations have been set to meet future expenses while avoiding special assessments and the need for contribution increases.

Most members find the [Cash Flow Analysis](#) table to be a helpful overview of the study. The cash flow table shows the recommended annual reserve payments by year for the entire 30 year study period.

It is important to realize that this study is a snapshot based on current conditions and circumstances which no doubt will change. With this in mind, it is essential to have the study updated periodically to maintain its relevance.

Date of Site Visit

The site visit for Anytown Church was conducted by Mr. Yaw O. Bonsu of Global Solution Partners on October 20, 2020. Mr. Bonsu was met on site by Pastor Smith, who provided pertinent information used in this report.

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Property Observations

- Per information provided by the client, the Anytown Church is currently undergoing a \$6M renovation. The renovation is mostly structural and does not include HVAC or roofing. Phase 1 of the Parish Renovation Project began on September 21, 2020, and is scheduled to be completed on December 1, 2020. The project will include a renovated sanctuary, new lighting, and a new sound system.
- Per information provided by the client, the transformer for the church building and the related electrical wiring for the church's transformer and circuit control panel is currently being replaced through Anytown Electric Company (a 3rd party contractor).
- Per information provided by the client, both the church and rectory buildings experience groundwater flooding inside the structures resulting from heavy rainfalls. Global Solution Partners recommends consulting with a qualified contractor to determine the cause to cure and associated costs.
- Approximately 18' of vinyl fencing at the school courtyard HVAC enclosure is damaged/leaning; recommend repairing or replacing as part of routine site maintenance.
- Per information provided by the client, the school building's windows are original to the date of construction (circa 1964) and are now drafty and in need of replacement. Global Solution Partners recommends consulting with a qualified contractor to determine the scope of the window replacement project and the cost due to the customization of the windows. This Reserve Study can be updated with the project cost upon selection of a contractor's proposal if necessary.
- Per information provided by the client, the school's bathrooms were refurbished in 2019.
- Per information provided by the client, the school's fire alarm panel was replaced in 2018.
- Per information provided by the client, most of the lighting in the school building was replaced with LED lighting within the last 12 months.

Depth of Study

A site visit was made to verify the existing condition as it relates to the average life expectancies of the various reserve study components and to verify component quantities. In-place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take-offs or determine directly the quantities of various components. Photographs were taken of the site improvements.

Summary of Financial Assumptions

The below table contains a partial summary of information including the desired study start date, number of dues-paying members, and beginning reserve fund balance, provided by the client or client's representative for the Anytown Church reserve funding study.

Reserve Study by Calendar Year Starting	January 1, 2021
Reserve Funding Study Length	30 years
Reserve Balance as of January 1, 2021	\$0.00
Annual Inflation Rate	2.50%
Interest Rate on Reserve Funds	0.50%

Recommended Payment Schedule

The below table contains Global Solution Partners' recommended schedule of reserve fund contribution payments for the next five years. See the [Projected Reserve Contributions](#) table later in this report for the full 30 years. Failure to follow the proposed schedule of payments may result in inadequate reserve funds and require the use of Special Assessments in the future. The recommended reserve fund contributions have been set to meet future capital expenses while avoiding special assessments and minimizing dues increases.

Calendar Year	Monthly Reserve Payment	Annual Reserve Payment	Proposed Reserve Balance
2021	\$19,167	\$230,000	\$35,050
2022	\$19,167	\$230,000	\$254,976
2023	\$19,167	\$230,000	\$415,816
2024	\$19,167	\$230,000	\$565,793
2025	\$19,167	\$230,000	\$790,895
2026	\$19,167	\$230,000	\$904,773

Reserve Study Assumptions

The below-listed assumptions are implicit in this reserve study:

- Cost estimates and financial information are accurate and current
- No unforeseen circumstances will cause a significant reduction of reserves
- Sufficient comprehensive property insurance exists to protect from insurable risks
- The Anytown Church Parish plans to continue to maintain the existing common areas and amenities
- Reserve payments occur at the end of every calendar month
- Expenses occur at the end of the expense year

Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the Anytown Church Parish are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the Anytown Church Parish. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the Anytown Church Parish.

Inflation Estimate

Inflation for the last year has been reviewed. An inflation multiplier of 2.50% per year has been applied to all future expenses.

Initial Reserves

Initial reserves were not factored into this Reserve Study.

An interest rate of 0.50% per year has been factored into this Reserve Study.

Financial Condition of the Anytown Church Parish

It is recommended that the association adjust its reserve fund contributions to align with the [Cash Flow Analysis](#) and [Projected Reserve Contributions](#) tables contained in this study.

Special Assessments

Special Assessments have not been factored into this Reserve Study.

Reserve Funding Goal

The reserve fund goal is to maintain a reserve account balance that meets or exceeds the annual cash flow requirement for the maintenance or replacement of all community reserve items.

Study Method

Every reserve item has been given an estimated remaining useful life, an estimated useful life when new, a present cost, and an estimated future cost based on inflation. The present costs of the reserve items in this report have been estimated using a variety of sources including professional cost estimating resources, actual costs provided by the client, our proprietary database, and the knowledge and experience of our Reserve Analysts. Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned, if applicable, on accumulated reserve funds and taxes on the reserve interest are also calculated. As you review this report, you may find the specifics e.g. quantities, costs, life expectancies, etc. of each reserve item in the [Reserve Study Expense Item Listing](#) table. We hope that you will appreciate the level of detail that is used in developing your customized funding plan.

Global Solution Partners has estimated future projected expenses for Anytown Church based upon the preservation of existing components within the community that the association is responsible for maintaining. The reserve study is limited in scope to those expense items listed in the [Reserve Study Expense Item Listing](#) table. Expense items that have an expected life of more than 30 years may not be included in this reserve study unless payment for these items overlaps the 30-year reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based on the included reserve funding study, it is our professional opinion that the annual reserve fund contributions recommended in the Annual Reserve Payment column of the [Cash Flow Analysis](#) table will realize this goal.

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In the process of developing the study, Global Solution Partners gathered specific information about the property by conducting a site visit and performing research through various sources. Additionally, information e.g. current reserve fund balances, number of Anytown Church Parishioners, desired start date, pertinent maintenance history, etc. were obtained directly from the client and/or the client's representative. Global Solution Partners relies on such information provided by the client and assumes it to be complete and accurate. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, the client or client's representative provided to Global Solution Partners the client's best-estimate age of that item. If the client or client's representative was unable to provide an estimate of a Reserve Item's age, Global Solution Partners made its own estimate of the age of the Reserve Item based on visual observation. The Reserve Study is created for the association's use and is a reflection of information gathered by and provided to Global Solution Partners.

This information is not for the purpose of performing an audit, historical records, quality, or forensic analyses. Any on-site evaluation is not considered to be a project audit, quality inspection, or engineering study.

Keeping Your Reserve Study Current

Global Solution Partners believes that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years.

This reserve study should be updated when any of the following occur:

- At least once a year
- At changes in interest rates
- At changes in inflation rates
- At changes in the number of dues-paying members
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

Items Beyond the Scope of This Report

- Building or land appraisals for any purpose
- State or local zoning ordinance violations
- Building code violations
- Soils conditions, soils contamination, or geological stability of the site
- Engineering analysis or structural stability of the site
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, or radon
- Water quality or other environmental hazards
- Invasions by termites and any or all other destroying organisms or insects
- Damage or destruction due to birds, bats, or animals to buildings or site
- This study is not a pest inspection
- Adequacy or efficiency of any system or component on site
- Specifically excluded reserve items

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- Septic systems and septic tanks
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items
- Items concealed by signs, carpets, or other things
- Missing or omitted information not supplied by the client for purposes of reserve study preparation
- Hidden improvements such as sewer, water, and electrical lines, or other buried or concealed items
- A Property Condition Assessment or other specialty or comprehensive inspection
- A Roof Inspection

Items Considered to be Long-Lived

Items considered to be long-lived are intentionally not included in this study. Long-lived items are typically those items that have a useful life expectancy beyond the current study period. The following items have been identified as long-lived and therefore are not included in this study:

- The Buildings' structures
- The iron handrails on site
- The granite countertops in the rectory building kitchens
- The new electrical panels in the rectory building
- The interior windows and railings at the church building
- The pews in the Church Building
- The buildings' interior doors
- The newly installed paver patio and walkway at the rear of the school building

Although the concrete surfaces could be considered to be Long-Lived, a repair and maintenance allowance has been factored into this analysis. Routine maintenance of these items will not only enhance the look of the community, but it may also extend the design life of these items.

Items Considered to be Operational

Items considered to be typically included in the operational budget are intentionally not included in this study. Operational budget items typically include routine maintenance and lower-cost items. The following items have been identified as operational budget items and therefore are not included in this study:

- The general landscaping
- The general signage on site
- The garage door openers at rectory building
- The storage areas inside the rectory building and its garage
- The gas grill at the rectory building terrace
- The emergency egress signs
- The emergency lighting
- The canned and ceiling mounted lighting
- The fire extinguishers and their inspections
- The tuning and maintenance of the church's organ
- The wall-mounted interior lighting in the buildings
- The ceiling lighting in the buildings
- The drinking fountains in the buildings

Items Maintained by Others

Items maintained by other entities or individuals i.e. municipalities, individual dwelling unit owners, other associations, utility companies, etc... are intentionally not included in this study. The following items have been identified as being maintained by others and therefore are not included in this study:

- Transformers on site
- Fire hydrants on site
- Water supply system
- Sewer system

Statement of Qualifications

Global Solution Partners is a professional firm in the business of preparing Reserve Studies and other related property services for resorts, hotels, and community associations. We are familiar with construction practices, construction costs, and contracting practices. Our staff members have vast experience in property due diligence and hold many certifications and licenses including but not limited to; contracting, engineering, roofing, code inspection, real estate, project management, home inspection, and pest control.

Conflict of Interest

As the preparer of this reserve study, Global Solution Partners certifies that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

Global Solution Partners would like to thank the Anytown Church for the opportunity to be of service in the preparation of this Reserve Study. Again, please feel free to write or call at our letterhead address if you have any questions.

Prepared by

Cheryl Rorrer, RS
Project Manager
Global Solution Partners

Community Photos



Signage



Typical condition of asphalt parking lot



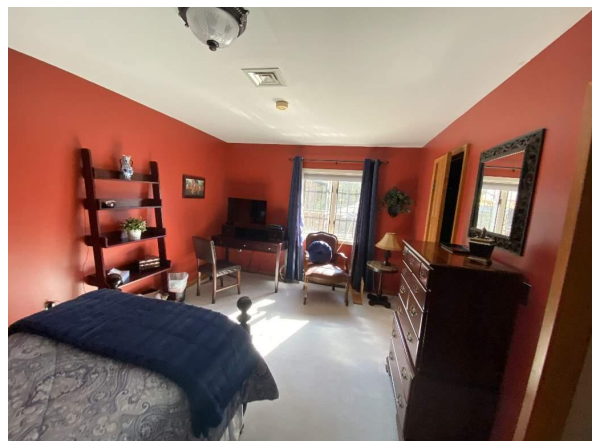
Chain link fencing



Rectory building - lobby



Rectory building - office



Rectory building - living quarters

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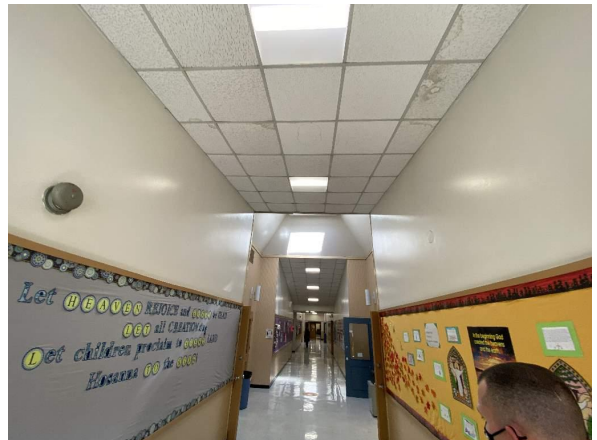
Church vestibule



Sanctuary - under renovation



School library



School hallway



School HVAC



School - new walkway

Reserve Item Categories

Paving



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Asphalt paved parking areas patch and seal and stripe - parking areas and drive lanes	\$57,758.80	2 Yrs	5 Yrs	2023	\$60,682.84	Y
Asphalt paved parking areas patch and seal and stripe - driveway at rectory	\$1,120.00	2 Yrs	5 Yrs	2023	\$1,176.70	Y
Concrete curbing and guttering replacement - 10% every 10 years	\$8,830.82	10 Yrs	10 Yrs	2031	\$11,304.20	Y
Asphalt paved parking areas mill and overlay - parking areas and drive lanes	\$288,794.00	17 Yrs	25 Yrs	2038	\$439,434.22	Y
Asphalt paved parking areas mill and overlay - driveway at rectory	\$4,000.00	17 Yrs	25 Yrs	2038	\$6,086.47	Y
Stone walkway and patio replacement - front of church	\$9,600.00	25 Yrs	40 Yrs	2046	\$17,797.86	Y
Paver patio replacement - at rear of school	\$4,315.20	30 Yrs	30 Yrs	2051	\$9,051.42	Y
Pavers walkways replacement - at school courtyard	\$23,200.00	40 Yrs	40 Yrs	2061	\$62,293.48	Y

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Site Elements



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Chain-link fencing replacement - at sports field	\$7,942.00	0 Yrs	24 Yrs	2021	\$7,942.00	Y
Metal benches replacement	\$880.00	2 Yrs	20 Yrs	2023	\$924.55	Y
Storage Building/shed replacement - by sports fields	\$5,500.00	5 Yrs	25 Yrs	2026	\$6,222.75	Y
Paint wood fence - at Church HVAC units	\$1,209.00	7 Yrs	7 Yrs	2028	\$1,437.12	Y
Wood benches replacement	\$3,080.00	9 Yrs	14 Yrs	2030	\$3,846.50	Y
Chain-link fencing replacement - between rectory and church	\$1,985.50	12 Yrs	24 Yrs	2033	\$2,670.28	Y
Parking lot lights	\$39,600.00	14 Yrs	28 Yrs	2035	\$55,953.76	Y
Wood fencing replacement - at Church HVAC units	\$3,445.00	14 Yrs	16 Yrs	2035	\$4,867.69	Y
Stormwater drainage system repair allowance	\$22,000.00	15 Yrs	15 Yrs	2036	\$31,862.56	Y
Children's Playground Equipment Replacement	\$79,200.00	17 Yrs	20 Yrs	2038	\$120,512.17	Y
Composite picnic table replacement	\$4,400.00	17 Yrs	20 Yrs	2038	\$6,695.12	Y
Composite benches replacement	\$7,040.00	17 Yrs	20 Yrs	2038	\$10,712.19	Y
Entrance and monuments refurbishment	\$22,000.00	20 Yrs	30 Yrs	2041	\$36,049.56	Y

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Chain-link fencing replacement - at playgrounds	\$7,106.00	23 Yrs	24 Yrs	2044	\$12,539.32	Y
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Rectory Building - Exterior Surfaces



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Private entrance staircase refurbishment placeholder - side of building	\$10,000.00	1 Yrs	40 Yrs	2022	\$10,250.00	Y
Awnings fabric & frame replacement - rooftop terrace	\$5,632.00	2 Yrs	8 Yrs	2023	\$5,917.12	Y
Patio Furniture - rooftop terrace	\$5,775.00	5 Yrs	7 Yrs	2026	\$6,533.88	Y
Asphalt shingle roofing replacement - garage Building	\$10,508.52	9 Yrs	20 Yrs	2030	\$13,123.70	Y
Asphalt shingle roofing replacement - rectory Building	\$21,695.82	9 Yrs	20 Yrs	2030	\$27,095.11	Y
Aluminum rain gutters replacement	\$4,405.50	9 Yrs	30 Yrs	2030	\$5,501.87	Y
Brick tuckpointing and refurbishment - 10% every 10 years	\$7,688.10	10 Yrs	10 Yrs	2031	\$9,841.42	Y
Balcony/Roof-top terrace paver replacement	\$10,208.00	15 Yrs	30 Yrs	2036	\$14,784.23	Y
Garage doors replacement - two car	\$3,960.00	18 Yrs	25 Yrs	2039	\$6,176.25	Y
Building-mounted name signage replacement	\$4,620.00	20 Yrs	30 Yrs	2041	\$7,570.41	Y

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Aluminum and Glass entrance doors replacement	\$2,000.00	20 Yrs	35 Yrs	2041	\$3,277.23	Y
Aluminum and Glass entrance doors replacement - at kitchen	\$900.00	20 Yrs	35 Yrs	2041	\$1,474.75	Y
Private entrance door with sidelight - rooftop terrace	\$1,800.00	20 Yrs	35 Yrs	2041	\$2,949.51	Y

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Rectory Building - Interior



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Lobby decorating allowance - painting, flooring, furnishings & decor	\$7,500.00	5 Yrs	15 Yrs	2026	\$8,485.56	Y
Office equipment replacement allowance	\$66,000.00	5 Yrs	10 Yrs	2026	\$74,672.94	Y
Kitchen Cabinetry replacement - large kitchen	\$13,200.00	5 Yrs	20 Yrs	2026	\$14,934.59	Y
Twin bed and box spring set - guest room	\$954.80	5 Yrs	10 Yrs	2026	\$1,080.27	Y
Private unit paint and flooring allowance	\$7,200.00	5 Yrs	10 Yrs	2026	\$8,146.14	Y
Carpet replacement - hallways	\$6,704.50	6 Yrs	10 Yrs	2027	\$7,775.16	Y
Office refurbishment allowance - individual offices	\$22,500.00	7 Yrs	20 Yrs	2028	\$26,745.43	Y
Kitchen appliance package replacement - large kitchen	\$7,480.00	10 Yrs	20 Yrs	2031	\$9,575.03	Y
Lower level restrooms refurbish	\$11,000.00	10 Yrs	20 Yrs	2031	\$14,080.93	Y
Common bathroom refurbish - upper-level hall	\$1,650.00	10 Yrs	20 Yrs	2031	\$2,112.14	Y
Twin headboard set - guest room	\$596.20	10 Yrs	20 Yrs	2031	\$763.19	Y
Dresser, desk, chairs, shelf replacement allowance - guest room	\$2,400.00	10 Yrs	10 Yrs	2031	\$3,072.20	Y

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Guest room paint, flooring, decor allowance - guest room	\$2,400.00	10 Yrs	10 Yrs	2031	\$3,072.20	Y
Private unit bathroom refurbish	\$26,000.00	10 Yrs	16 Yrs	2031	\$33,282.20	Y
Clothes washer replacement	\$800.00	11 Yrs	12 Yrs	2032	\$1,049.67	Y
Clothes dryer replacement	\$800.00	11 Yrs	12 Yrs	2032	\$1,049.67	Y
Stainless steel double-door refrigerator - large kitchen	\$4,125.00	15 Yrs	30 Yrs	2036	\$5,974.23	Y
Drinking fountain with water bottle filler and cooler	\$1,500.00	15 Yrs	15 Yrs	2036	\$2,172.45	Y
Office refurbishment allowance - main office	\$6,500.00	16 Yrs	20 Yrs	2037	\$9,649.29	Y
Guest bathroom refurbish - shared guest bathroom	\$5,000.00	16 Yrs	16 Yrs	2037	\$7,422.53	Y
Kitchen Cabinetry replacement - small kitchen	\$8,800.00	20 Yrs	20 Yrs	2041	\$14,419.82	Y
Kitchen appliance package replacement - small kitchen	\$2,420.00	20 Yrs	20 Yrs	2041	\$3,965.45	Y

Rectory Building - Mechanicals



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Common areas HVAC system replacement	\$3,200.00	0 Yrs	20 Yrs	2021	\$3,200.00	Y
Telephone Building entry control panel	\$1,760.00	0 Yrs	8 Yrs	2021	\$1,760.00	Y
Ruud water heater - 80 gallon	\$2,800.00	0 Yrs	15 Yrs	2021	\$2,800.00	Y
Ductless mini-split AC unit replacement - offices	\$6,000.00	20 Yrs	20 Yrs	2041	\$9,831.70	Y

Church Building - Exterior Surfaces



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Brick tuckpointing and refurbishment - 10% every 10 years	\$84,726.00	10 Yrs	10 Yrs	2031	\$108,456.44	Y
Asphalt shingle roofing replacement - church and vestibule	\$80,468.53	15 Yrs	20 Yrs	2036	\$116,542.43	Y
Aluminum rain gutters replacement	\$4,653.00	15 Yrs	30 Yrs	2036	\$6,738.93	Y
Metal roof replacement - rear of Building	\$29,462.40	20 Yrs	40 Yrs	2041	\$48,277.57	Y
Aluminum and Glass entrance doors replacement - exterior	\$24,000.00	35 Yrs	35 Yrs	2056	\$56,956.92	Y
Fixed Glass panel windows replacement - exterior	\$37,752.00	40 Yrs	40 Yrs	2061	\$101,366.53	Y

Church Building - Interior



Item Name	Present Cost	Remaining Life	Expected Life	First Expense		Repeating Item?
				Year	First Expense	
Carpet replacement	\$35,062.50	10 Yrs	10 Yrs	2031	\$44,882.96	Y
Vestibule interior refurbishment	\$50,000.00	15 Yrs	15 Yrs	2036	\$72,414.91	Y
Dressing room refurbishment	\$11,000.00	15 Yrs	20 Yrs	2036	\$15,931.28	Y
Church bathrooms refurbish	\$22,000.00	20 Yrs	20 Yrs	2041	\$36,049.56	Y

Church Building - Mechanicals



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
HVAC unit - 40 Ton unit - RTU 1	\$38,120.00	3 Yrs	15 Yrs	2024	\$41,051.07	Y
HVAC unit - 40 Ton unit - RTU 2	\$38,120.00	3 Yrs	15 Yrs	2024	\$41,051.07	Y
Water heater	\$2,800.00	7 Yrs	15 Yrs	2028	\$3,328.32	Y
Electrical systems and transformers refurbishment	\$165,000.00	30 Yrs	30 Yrs	2051	\$346,098.65	Y

School Building - Exterior Surfaces



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Flat roof membrane replacement	\$168,327.55	0 Yrs	20 Yrs	2021	\$168,327.55	Y
Brick tuckpointing and refurbishment - 10% every 10 years	\$18,409.60	10 Yrs	10 Yrs	2031	\$23,565.84	Y
Asphalt shingle roofing replacement	\$158,271.38	16 Yrs	20 Yrs	2037	\$234,954.76	Y
Exterior doors replacement - single doors	\$21,450.00	17 Yrs	35 Yrs	2038	\$32,638.71	Y
Aluminum rain gutters replacement	\$11,352.00	18 Yrs	30 Yrs	2039	\$17,705.25	Y
Aluminum and Glass entrance doors replacement	\$5,400.00	25 Yrs	35 Yrs	2046	\$10,011.30	Y
Exterior doors replacement - double doors	\$13,200.00	25 Yrs	35 Yrs	2046	\$24,472.06	Y

School Building - Interior Common Areas



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Office refurbishment allowance	\$8,800.00	15 Yrs	20 Yrs	2036	\$12,745.02	Y
Office furniture replacement allowance	\$11,000.00	15 Yrs	20 Yrs	2036	\$15,931.28	Y
Office equipment replacement allowance	\$13,200.00	15 Yrs	20 Yrs	2036	\$19,117.54	Y
Clinic office refurbishment allowance	\$3,500.00	15 Yrs	20 Yrs	2036	\$5,069.04	Y
Cafeteria refurbishment	\$10,000.00	15 Yrs	20 Yrs	2036	\$14,482.98	Y
Library refurbishment allowance	\$50,000.00	15 Yrs	20 Yrs	2036	\$72,414.91	Y
Bathrooms refurbish	\$22,000.00	18 Yrs	20 Yrs	2039	\$34,312.49	Y
Unisex bathroom refurbish	\$7,500.00	18 Yrs	20 Yrs	2039	\$11,697.44	Y
Gymnasium refurbishment	\$150,000.00	30 Yrs	30 Yrs	2051	\$314,635.14	Y

School Building - Kitchen



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Commercial 2-compartment sink replacement	\$1,650.00	2 Yrs	30 Yrs	2023	\$1,733.53	Y
Griddle and gas burner range replacement	\$8,250.00	8 Yrs	15 Yrs	2029	\$10,051.82	Y
Commercial stand mixer replacement	\$3,600.00	10 Yrs	20 Yrs	2031	\$4,608.30	Y
Food prep tables replacement allowance	\$6,500.00	10 Yrs	20 Yrs	2031	\$8,320.55	Y
Manatowac ice machine	\$3,767.50	10 Yrs	20 Yrs	2031	\$4,822.72	Y
Reach-in milk cooler - small	\$3,000.00	11 Yrs	15 Yrs	2032	\$3,936.26	Y
Reach-in milk cooler - large	\$4,000.00	11 Yrs	15 Yrs	2032	\$5,248.35	Y
Commercial dishwasher replacement	\$16,000.00	12 Yrs	25 Yrs	2033	\$21,518.22	Y
Refrigerator - 3 door replacement	\$8,937.50	15 Yrs	30 Yrs	2036	\$12,944.16	Y
Reach-in single door commercial refrigerator replacement	\$5,032.50	15 Yrs	30 Yrs	2036	\$7,288.56	Y
Food warmer replacement	\$44,550.00	15 Yrs	25 Yrs	2036	\$64,521.68	Y
Food warmer/server replacements	\$11,687.50	15 Yrs	25 Yrs	2036	\$16,926.98	Y
Bunn coffee maker and airports replacement	\$1,800.00	18 Yrs	20 Yrs	2039	\$2,807.39	Y
Commercial SS	\$3,600.00	20 Yrs	30 Yrs	2041	\$5,899.02	Y

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3-compartment sink replacement						
Oven - double stack - replacement	\$8,717.50	20 Yrs	30 Yrs	2041	\$14,284.64	Y

School Building - Mechanicals



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Ductless mini-split AC unit replacement - older model - courtyard	\$3,000.00	0 Yrs	20 Yrs	2021	\$3,000.00	Y
Common areas HVAC system replacement - York units - from 1993	\$7,920.00	0 Yrs	14 Yrs	2021	\$7,920.00	Y
Water heater replacement	\$7,000.00	4 Yrs	18 Yrs	2025	\$7,726.69	Y
125 Gallon water heater	\$5,500.00	6 Yrs	18 Yrs	2027	\$6,378.31	Y
Common areas HVAC system replacement - 3 compressors at vinyl enclosure and Trane unit at front of building	\$15,840.00	7 Yrs	14 Yrs	2028	\$18,828.78	Y
8 Ton HVAC unit - RTUs	\$21,450.00	7 Yrs	17 Yrs	2028	\$25,497.31	Y
12 Ton HVAC unit - RTUs	\$36,360.00	7 Yrs	17 Yrs	2028	\$43,220.61	Y
Elevator equipment replacement	\$38,500.00	10 Yrs	20 Yrs	2031	\$49,283.25	Y
Elevator cabin refurbish	\$8,800.00	10 Yrs	20 Yrs	2031	\$11,264.74	Y
Fire alarm system control panel replacement	\$4,125.00	14 Yrs	15 Yrs	2035	\$5,828.52	Y
Security camera system replacement	\$56,100.00	15 Yrs	15 Yrs	2036	\$81,249.53	Y
10 Ton HVAC unit	\$20,240.00	15 Yrs	17 Yrs	2036	\$29,313.55	Y
Fire sprinkler repair and upgrade allowance	\$69,748.00	19 Yrs	20 Yrs	2040	\$111,502.65	Y

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Ductless mini-split AC unit replacement - newer models - Chapel, admin area, courtyard	\$9,000.00	19 Yrs	20 Yrs	2040	\$14,387.85	Y
Elevator doors refurbishment	\$8,800.00	20 Yrs	30 Yrs	2041	\$14,419.82	Y
Fire alarm system upgrade	\$22,000.00	29 Yrs	30 Yrs	2050	\$45,020.96	Y
Electrical systems restoration	\$30,000.00	40 Yrs	45 Yrs	2061	\$80,551.92	Y

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining g Life When New	Year	Estimated Future Cost	Straight Line Payment
Paving	Asphalt paved parking areas mill and overlay - parking areas and drive lanes	\$2.00 sqft	144,397 sqft	\$288,794	17 Yrs	25 Yrs	2038 2063 2088	\$439,434 \$814,686 \$1,510,383	\$24,413 \$32,587 \$60,415
Paving	Asphalt paved parking areas patch and seal and stripe - parking areas and drive lanes	\$0.40 sqft	144,397 sqft	\$57,759	2 Yrs	5 Yrs	2023 2028 2033	\$60,683 \$68,657 \$77,679	\$20,228 \$13,731 \$15,536
Paving	Asphalt paved parking areas mill and overlay - driveway at rectory	\$2.00 sqft	2,000 sqft	\$4,000	17 Yrs	25 Yrs	2038 2063 2088	\$6,086 \$11,284 \$20,920	\$338 \$451 \$837
Paving	Asphalt paved parking areas patch and seal and stripe - driveway at rectory	\$0.56 sqft	2,000 sqft	\$1,120	2 Yrs	5 Yrs	2023 2028 2033	\$1,177 \$1,331 \$1,506	\$392 \$266 \$301
Paving	Concrete curbing and guttering replacement - 10% every 10 years	\$16.94 Inft	521 Inft	\$8,831	10 Yrs	10 Yrs	2031 2041 2051	\$11,304 \$14,470 \$18,523	\$1,028 \$1,447 \$1,852
Paving	Stone walkway and patio replacement - front of church	\$40.00 sqft	240 sqft	\$9,600	25 Yrs	40 Yrs	2046 2086 2126	\$17,798 \$47,788 \$128,315	\$685 \$1,195 \$3,208
Paving	Paver patio replacement - at rear of school	\$9.28 sqft	465 sqft	\$4,315	30 Yrs	30 Yrs	2051 2081 2111	\$9,051 \$18,986 \$39,824	\$292 \$633 \$1,327
Paving	Pavers walkways replacement - at school courtyard	\$9.28 sqft	2,500 sqft	\$23,200	40 Yrs	40 Yrs	2061 2101 2141	\$62,293 \$167,262 \$449,109	\$1,519 \$4,182 \$11,228
Site Elements	Entrance and monuments refurbishment	\$22000.00 lump sum	1 lump sum	\$22,000	20 Yrs	30 Yrs	2041 2071 2101	\$36,050 \$75,616 \$158,610	\$1,717 \$2,521 \$5,287
Site Elements	Storm water drainage system repair allowance	\$2200.00 ea	10 ea	\$22,000	15 Yrs	15 Yrs	2036 2051 2066	\$31,863 \$46,146 \$66,834	\$1,991 \$3,076 \$4,456
Site Elements	Parking lot lights	\$1320.00 ea	30 ea	\$39,600	14 Yrs	28 Yrs	2035 2063 2091	\$55,954 \$111,711 \$223,031	\$3,730 \$3,990 \$7,965
Site Elements	Chain-link fencing replacement - at sports field	\$20.90 Inft	380 Inft	\$7,942	0 Yrs	24 Yrs	2021 2045 2069	\$7,942 \$14,365 \$25,982	\$7,942 \$599 \$1,083

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Site Elements	Chain-link fencing replacement - between rectory and church	\$20.90 Inft	95 Inft	\$1,986	12 Yrs	24 Yrs	2033	\$2,670	\$205
							2057	\$4,830	\$201
							2081	\$8,736	\$364
Site Elements	Wood fencing replacement - at Church HVAC units	\$53.00 Inft	65 Inft	\$3,445	14 Yrs	16 Yrs	2035	\$4,868	\$325
							2051	\$7,226	\$452
							2067	\$10,727	\$670
Site Elements	Paint wood fence - at Church HVAC units	\$1.55 sqft	780 sqft	\$1,209	7 Yrs	7 Yrs	2028	\$1,437	\$180
							2035	\$1,708	\$244
							2042	\$2,031	\$290
Site Elements	Storage Building/shed replacement - by sports fields	\$5500.00 lump sum	1 lump sum	\$5,500	5 Yrs	25 Yrs	2026	\$6,223	\$1,037
							2051	\$11,537	\$461
							2076	\$21,388	\$856
Site Elements	Chain-link fencing replacement - at playgrounds	\$20.90 Inft	340 Inft	\$7,106	23 Yrs	24 Yrs	2044	\$12,539	\$522
							2068	\$22,680	\$945
							2092	\$41,022	\$1,709
Site Elements	Children's Playground Equipment Replacement	\$39600.00 ea	2 ea	\$79,200	17 Yrs	20 Yrs	2038	\$120,512	\$6,695
							2058	\$197,473	\$9,874
							2078	\$323,583	\$16,179
Site Elements	Composite picnic table replacement	\$880.00 ea	5 ea	\$4,400	17 Yrs	20 Yrs	2038	\$6,695	\$372
							2058	\$10,971	\$549
							2078	\$17,977	\$899
Site Elements	Wood benches replacement	\$385.00 ea	8 ea	\$3,080	9 Yrs	14 Yrs	2030	\$3,846	\$385
							2044	\$5,435	\$388
							2058	\$7,680	\$549
Site Elements	Composite benches replacement	\$880.00 ea	8 ea	\$7,040	17 Yrs	20 Yrs	2038	\$10,712	\$595
							2058	\$17,553	\$878
							2078	\$28,763	\$1,438
Site Elements	Metal benches replacement	\$880.00 ea	1 ea	\$880	2 Yrs	20 Yrs	2023	\$0,925	\$308
							2043	\$1,515	\$076
							2063	\$2,482	\$124
Rectory Building - Exterior Surfaces	Brick tuckpointing and refurbishment - 10% every 10 years	\$5.23 sqft	1,470 sqft	\$7,688	10 Yrs	10 Yrs	2031	\$9,841	\$895
							2041	\$12,598	\$1,260
							2051	\$16,126	\$1,613
Rectory Building - Exterior Surfaces	Asphalt shingle roofing replacement - garage Building	\$4.19 sqft	2,508 sqft	\$10,509	9 Yrs	20 Yrs	2030	\$13,124	\$1,312
							2050	\$21,505	\$1,075
							2070	\$35,238	\$1,762
Rectory Building - Exterior Surfaces	Asphalt shingle roofing replacement - rectory Building	\$4.19 sqft	5,178 sqft	\$21,696	9 Yrs	20 Yrs	2030	\$27,095	\$2,710
							2050	\$44,398	\$2,220
							2070	\$72,752	\$3,638

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Rectory Building - Exterior Surfaces	Aluminum rain gutters replacement	\$6.60 Inft	668 Inft	\$4,406	9 Yrs	30 Yrs	2030 2060 2090	\$5,502 \$11,541 \$24,207	\$550 \$385 \$807
Rectory Building - Exterior Surfaces	Building-mounted name signage replacement	\$4620.00 ea	1 ea	\$4,620	20 Yrs	30 Yrs	2041 2071 2101	\$7,570 \$15,879 \$33,308	\$360 \$529 \$1,110
Rectory Building - Exterior Surfaces	Garage doors replacement - two car	\$1980.00 ea	2 ea	\$3,960	18 Yrs	25 Yrs	2039 2064 2089	\$6,176 \$11,450 \$21,228	\$325 \$458 \$849
Rectory Building - Exterior Surfaces	Aluminum and Glass entrance doors replacement	\$2000.00 sqft	1 sqft	\$2,000	20 Yrs	35 Yrs	2041 2076 2111	\$3,277 \$7,778 \$18,458	\$156 \$222 \$527
Rectory Building - Exterior Surfaces	Aluminum and Glass entrance doors replacement - at kitchen	\$900.00 ea	1 ea	\$900	20 Yrs	35 Yrs	2041 2076 2111	\$1,475 \$3,500 \$8,306	\$070 \$100 \$237
Rectory Building - Exterior Surfaces	Private entrance door with sidelight - rooftop terrace	\$1800.00 ea	1 ea	\$1,800	20 Yrs	35 Yrs	2041 2076 2111	\$2,950 \$7,000 \$16,612	\$140 \$200 \$475
Rectory Building - Exterior Surfaces	Private entrance staircase refurbishment placeholder - side of building	\$10000.00 lump sum	1 lump sum	\$10,000	1 Yrs	40 Yrs	2022 2062 2102	\$10,250 \$27,522 \$73,898	\$5,125 \$688 \$1,847
Rectory Building - Exterior Surfaces	Windows replacement	\$495.00 ea	60 ea	\$29,700	25 Yrs	40 Yrs	2046 2086 2126	\$55,062 \$147,845 \$396,974	\$2,118 \$3,696 \$9,924
Rectory Building - Exterior Surfaces	Fixed Glass panel windows replacement	\$33.00 sqft	120 sqft	\$3,960	25 Yrs	40 Yrs	2046 2086 2126	\$7,342 \$19,713 \$52,930	\$282 \$493 \$1,323
Rectory Building - Exterior Surfaces	Balcony/Roof-top terrace paver replacement	\$9.28 sqft	1,100 sqft	\$10,208	15 Yrs	30 Yrs	2036 2066 2096	\$14,784 \$31,011 \$65,047	\$924 \$1,034 \$2,168
Rectory Building - Exterior Surfaces	Awnings fabric & frame replacement - rooftop terrace	\$44.00 sqft	128 sqft	\$5,632	2 Yrs	8 Yrs	2023 2031 2039	\$5,917 \$7,209 \$8,784	\$1,972 \$901 \$1,098

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Rectory Building - Exterior Surfaces	Patio Furniture - rooftop terrace	\$385.00 ea	15 ea	\$5,775	5 Yrs	7 Yrs	2026	\$6,534	\$1,089
							2033	\$7,767	\$1,110
							2040	\$9,232	\$1,319
Rectory Building - Interior	Lobby decorating allowance - painting, flooring, furnishings & decor	\$7500.00 lump sum	1 lump sum	\$7,500	5 Yrs	15 Yrs	2026	\$8,486	\$1,414
							2041	\$12,290	\$819
							2056	\$17,799	\$1,187
Rectory Building - Interior	Office refurbishment allowance - main office	\$6500.00 lump sum	1 lump sum	\$6,500	16 Yrs	20 Yrs	2037	\$9,649	\$568
							2057	\$15,811	\$791
							2077	\$25,909	\$1,295
Rectory Building - Interior	Office refurbishment allowance - individual offices	\$2500.00 lump sum	9 lump sum	\$22,500	7 Yrs	20 Yrs	2028	\$26,745	\$3,343
							2048	\$43,826	\$2,191
							2068	\$71,813	\$3,591
Rectory Building - Interior	Office equipment replacement allowance	\$6600.00 lump sum	10 lump sum	\$66,000	5 Yrs	10 Yrs	2026	\$74,673	\$12,445
							2036	\$95,588	\$9,559
							2046	\$122,360	\$12,236
Rectory Building - Interior	Kitchen Cabinetry replacement - large kitchen	\$13200.00 lump sum	1 lump sum	\$13,200	5 Yrs	20 Yrs	2026	\$14,935	\$2,489
							2046	\$24,472	\$1,224
							2066	\$40,100	\$2,005
Rectory Building - Interior	Stainless steel double-door refrigerator - large kitchen	\$4125.00 ea	1 ea	\$4,125	15 Yrs	30 Yrs	2036	\$5,974	\$373
							2066	\$12,531	\$418
							2096	\$26,285	\$876
Rectory Building - Interior	Kitchen appliance package replacement - large kitchen	\$7480.00 lump sum	1 lump sum	\$7,480	10 Yrs	20 Yrs	2031	\$9,575	\$870
							2051	\$15,690	\$784
							2071	\$25,710	\$1,285
Rectory Building - Interior	Kitchen Cabinetry replacement - small kitchen	\$8800.00 lump sum	1 lump sum	\$8,800	20 Yrs	20 Yrs	2041	\$14,420	\$687
							2061	\$23,629	\$1,181
							2081	\$38,718	\$1,936
Rectory Building - Interior	Kitchen appliance package replacement - small kitchen	\$2420.00 lump sum	1 lump sum	\$2,420	20 Yrs	20 Yrs	2041	\$3,965	\$189
							2061	\$6,498	\$325
							2081	\$10,647	\$532
Rectory Building - Interior	Carpet replacement - hallways	\$12.65 sqft	530 sqft	\$6,705	6 Yrs	10 Yrs	2027	\$7,775	\$1,111
							2037	\$9,953	\$995
							2047	\$12,741	\$1,274
Rectory Building - Interior	Lower level restrooms refurbish	\$5500.00 lump sum	2 lump sum	\$11,000	10 Yrs	20 Yrs	2031	\$14,081	\$1,280
							2051	\$23,073	\$1,154
							2071	\$37,808	\$1,890
Rectory Building - Interior	Drinking fountain with water bottle filler and cooler	\$1500.00 sqft	1 sqft	\$1,500	15 Yrs	15 Yrs	2036	\$2,172	\$136
							2051	\$3,146	\$210
							2066	\$4,557	\$304

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Rectory Building - Interior	Common bathroom refurbish - upper level hall	\$1650.00 lump sum	1 lump sum	\$1,650	10 Yrs	20 Yrs	2031	\$2,112	\$192
							2051	\$3,461	\$173
							2071	\$5,671	\$284
Rectory Building - Interior	Twin bed and box spring set - guest room	\$477.40 ea	2 ea	\$955	5 Yrs	10 Yrs	2026	\$1,080	\$180
							2036	\$1,383	\$138
							2046	\$1,770	\$177
Rectory Building - Interior	Twin headboard set - guest room	\$298.10 ea	2 ea	\$596	10 Yrs	20 Yrs	2031	\$0,763	\$069
							2051	\$1,251	\$063
							2071	\$2,049	\$102
Rectory Building - Interior	Dresser, desk, chairs, shelf replacement allowance - guest room	\$1200.00 ea	2 ea	\$2,400	10 Yrs	10 Yrs	2031	\$3,072	\$279
							2041	\$3,933	\$393
							2051	\$5,034	\$503
Rectory Building - Interior	Guest room paint, flooring, decor allowance - guest room	\$1200.00 ea	2 ea	\$2,400	10 Yrs	10 Yrs	2031	\$3,072	\$279
							2041	\$3,933	\$393
							2051	\$5,034	\$503
Rectory Building - Interior	Guest bathroom refurbish - shared guest bathroom	\$5000.00 ea	1 ea	\$5,000	16 Yrs	16 Yrs	2037	\$7,423	\$437
							2053	\$11,019	\$689
							2069	\$16,357	\$1,022
Rectory Building - Interior	Private unit paint and flooring allowance	\$1800.00 ea	4 ea	\$7,200	5 Yrs	10 Yrs	2026	\$8,146	\$1,358
							2036	\$10,428	\$1,043
							2046	\$13,348	\$1,335
Rectory Building - Interior	Private unit bathroom refurbish	\$6500.00 ea	4 ea	\$26,000	10 Yrs	16 Yrs	2031	\$33,282	\$3,026
							2047	\$49,408	\$3,088
							2063	\$73,346	\$4,584
Rectory Building - Interior	Clothes washer replacement	\$800.00 ea	1 ea	\$800	11 Yrs	12 Yrs	2032	\$1,050	\$087
							2044	\$1,412	\$118
							2056	\$1,899	\$158
Rectory Building - Interior	Clothes dryer replacement	\$800.00 ea	1 ea	\$800	11 Yrs	12 Yrs	2032	\$1,050	\$087
							2044	\$1,412	\$118
							2056	\$1,899	\$158
Rectory Building - Mechanicals	Common areas HVAC system replacement	\$3200.00 ea	1 ea	\$3,200	0 Yrs	20 Yrs	2021	\$3,200	\$3,200
							2041	\$5,244	\$262
							2061	\$8,592	\$430
Rectory Building - Mechanicals	Ductless mini-split AC unit replacement - offices	\$3000.00 ea	2 ea	\$6,000	20 Yrs	20 Yrs	2041	\$9,832	\$468
							2061	\$16,110	\$806
							2081	\$26,399	\$1,320
Rectory Building - Mechanicals	Telephone Building entry control panel	\$1760.00 ea	1 ea	\$1,760	0 Yrs	8 Yrs	2021	\$1,760	\$1,760
							2029	\$2,144	\$268
							2037	\$2,613	\$327
Rectory Building - Mechanicals	Ruud water heater - 80 gallon	\$2800.00 ea	1 ea	\$2,800	0 Yrs	15 Yrs	2021	\$2,800	\$2,800
							2036	\$4,055	\$270
							2051	\$5,873	\$392

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Church Building - Exterior Surfaces	Asphalt shingle roofing replacement - church and vestibule	\$4.19 sqft	19,205 sqft	\$80,469	15 Yrs	20 Yrs	2036 2056 2076	\$116,542 \$190,968 \$312,924	\$7,284 \$9,548 \$15,646
Church Building - Exterior Surfaces	Aluminum rain gutters replacement	\$6.60 lnft	705 lnft	\$4,653	15 Yrs	30 Yrs	2036 2066 2096	\$6,739 \$14,135 \$29,650	\$421 \$471 \$988
Church Building - Exterior Surfaces	Metal roof replacement - rear of Building	\$20.46 sqft	1,440 sqft	\$29,462	20 Yrs	40 Yrs	2041 2081 2121	\$48,278 \$129,628 \$348,060	\$2,299 \$3,241 \$8,702
Church Building - Exterior Surfaces	Brick tuckpointing and refurbishment - 10% every 10 years	\$5.23 sqft	16,200 sqft	\$84,726	10 Yrs	10 Yrs	2031 2041 2051	\$108,456 \$138,833 \$177,719	\$9,860 \$13,883 \$17,772
Church Building - Exterior Surfaces	Aluminum and Glass entrance doors replacement - exterior	\$2000.00 sqft	12 sqft	\$24,000	35 Yrs	35 Yrs	2056 2091 2126	\$56,957 \$135,170 \$320,787	\$1,582 \$3,862 \$9,165
Church Building - Exterior Surfaces	Fixed Glass panel windows replacement - exterior	\$33.00 sqft	1,144 sqft	\$37,752	40 Yrs	40 Yrs	2061 2101 2141	\$101,367 \$272,176 \$730,809	\$2,472 \$6,804 \$18,270
Church Building - Interior	Vestibule interior refurbishment	\$50000.00 lump sum	1 lump sum	\$50,000	15 Yrs	15 Yrs	2036 2051 2066	\$72,415 \$104,878 \$151,895	\$4,526 \$6,992 \$10,126
Church Building - Interior	Church bathrooms refurbish	\$11000.00 lump sum	2 lump sum	\$22,000	20 Yrs	20 Yrs	2041 2061 2081	\$36,050 \$59,071 \$96,795	\$1,717 \$2,954 \$4,840
Church Building - Interior	Carpet replacement	\$8.25 sqft	4,250 sqft	\$35,063	10 Yrs	10 Yrs	2031 2041 2051	\$44,883 \$57,454 \$73,546	\$4,080 \$5,745 \$7,355
Church Building - Interior	Dressing room refurbishment	\$11000.00 lump sum	1 lump sum	\$11,000	15 Yrs	20 Yrs	2036 2056 2076	\$15,931 \$26,105 \$42,777	\$996 \$1,305 \$2,139
Church Building - Mechanicals	Electrical systems and transformers refurbishment	\$165000.00 ea	1 ea	\$165,000	30 Yrs	30 Yrs	2051 2081 2111	\$346,099 \$725,965 \$1,522,761	\$11,164 \$24,199 \$50,759
Church Building - Mechanicals	Water heater	\$2800.00 ea	1 ea	\$2,800	7 Yrs	15 Yrs	2028 2043 2058	\$3,328 \$4,820 \$6,981	\$416 \$321 \$465
Church Building - Mechanicals	HVAC unit - 40 Ton unit - RTU 1	\$38120.00 ea	1 ea	\$38,120	3 Yrs	15 Yrs	2024 2039 2054	\$41,051 \$59,454 \$86,107	\$10,263 \$3,964 \$5,740

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Church Building - Mechanicals	HVAC unit - 40 Ton unit - RTU 2	\$38120.00 ea	1 ea	\$38,120	3 Yrs	15 Yrs	2024 2039 2054	\$41,051 \$59,454 \$86,107	\$10,263 \$3,964 \$5,740
School Building - Exterior Surfaces	Flat roof membrane replacement	\$5.23 sqft	32,185 sqft	\$168,328	0 Yrs	20 Yrs	2021 2041 2061	\$168,328 \$275,824 \$451,970	\$168,328 \$13,791 \$22,599
School Building - Exterior Surfaces	Asphalt shingle roofing replacement	\$4.19 sqft	37,774 sqft	\$158,271	16 Yrs	20 Yrs	2037 2057 2077	\$234,955 \$385,001 \$630,869	\$13,821 \$19,250 \$31,543
School Building - Exterior Surfaces	Aluminum rain gutters replacement	\$6.60 lnft	1,720 lnft	\$11,352	18 Yrs	30 Yrs	2039 2069 2099	\$17,705 \$37,138 \$77,899	\$932 \$1,238 \$2,597
School Building - Exterior Surfaces	Brick tuckpointing and refurbishment - 10% every 10 years	\$5.23 sqft	3,520 sqft	\$18,410	10 Yrs	10 Yrs	2031 2041 2051	\$23,566 \$30,166 \$38,615	\$2,142 \$3,017 \$3,862
School Building - Exterior Surfaces	Exterior doors replacement - single doors	\$1650.00 ea	13 ea	\$21,450	17 Yrs	35 Yrs	2038 2073 2108	\$32,639 \$77,458 \$183,825	\$1,813 \$2,213 \$5,252
School Building - Exterior Surfaces	Aluminum and Glass entrance doors replacement	\$900.00 ea	6 ea	\$5,400	25 Yrs	35 Yrs	2046 2081 2116	\$10,011 \$23,759 \$56,385	\$385 \$679 \$1,611
School Building - Exterior Surfaces	Exterior doors replacement - double doors	\$1650.00 ea	8 ea	\$13,200	25 Yrs	35 Yrs	2046 2081 2116	\$24,472 \$58,077 \$137,829	\$941 \$1,659 \$3,938
School Building - Interior Common Areas	Bathrooms refurbish	\$11000.00 lump sum	2 lump sum	\$22,000	18 Yrs	20 Yrs	2039 2059 2079	\$34,312 \$56,225 \$92,131	\$1,806 \$2,811 \$4,607
School Building - Interior Common Areas	Office refurbishment allowance	\$4400.00 lump sum	2 lump sum	\$8,800	15 Yrs	20 Yrs	2036 2056 2076	\$12,745 \$20,884 \$34,221	\$797 \$1,044 \$1,711
School Building - Interior Common Areas	Office furniture replacement allowance	\$5500.00 lump sum	2 lump sum	\$11,000	15 Yrs	20 Yrs	2036 2056 2076	\$15,931 \$26,105 \$42,777	\$996 \$1,305 \$2,139

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
School Building - Interior Common Areas	Office equipment replacement allowance	\$6600.00 lump sum	2 lump sum	\$13,200	15 Yrs	20 Yrs	2036 2056 2076	\$19,118 \$31,326 \$51,332	\$1,195 \$1,566 \$2,567
School Building - Interior Common Areas	Clinic office refurbishment allowance	\$3500.00 lump sum	1 lump sum	\$3,500	15 Yrs	20 Yrs	2036 2056 2076	\$5,069 \$8,306 \$13,611	\$317 \$415 \$681
School Building - Interior Common Areas	Unisex bathroom refurbish	\$2500.00 lump sum	3 lump sum	\$7,500	18 Yrs	20 Yrs	2039 2059 2079	\$11,697 \$19,168 \$31,408	\$616 \$958 \$1,570
School Building - Interior Common Areas	Gymnasium refurbishment	\$150000.00 lump sum	1 lump sum	\$150,000	30 Yrs	30 Yrs	2051 2081 2111	\$314,635 \$659,968 \$1,384,328	\$10,150 \$21,999 \$46,144
School Building - Interior Common Areas	Cafeteria refurbishment	\$10000.00 lump sum	1 lump sum	\$10,000	15 Yrs	20 Yrs	2036 2056 2076	\$14,483 \$23,732 \$38,888	\$905 \$1,187 \$1,944
School Building - Interior Common Areas	Library refurbishment allowance	\$50000.00 lump sum	1 lump sum	\$50,000	15 Yrs	20 Yrs	2036 2056 2076	\$72,415 \$118,660 \$194,439	\$4,526 \$5,933 \$9,722
School Building - Kitchen	Commercial 2-compartment sink replacement	\$1650.00 ea	1 ea	\$1,650	2 Yrs	30 Yrs	2023 2053 2083	\$1,734 \$3,636 \$7,627	\$578 \$121 \$254
School Building - Kitchen	Commercial SS 3-compartment sink replacement	\$3600.00 ea	1 ea	\$3,600	20 Yrs	30 Yrs	2041 2071 2101	\$5,899 \$12,374 \$25,954	\$281 \$412 \$865
School Building - Kitchen	Commercial stand mixer replacement	\$3600.00 ea	1 ea	\$3,600	10 Yrs	20 Yrs	2031 2051 2071	\$4,608 \$7,551 \$12,374	\$419 \$378 \$619
School Building - Kitchen	Refrigerator - 3 door replacement	\$8937.50 ea	1 ea	\$8,938	15 Yrs	30 Yrs	2036 2066 2096	\$12,944 \$27,151 \$56,952	\$809 \$905 \$1,898
School Building - Kitchen	Reach-in single door commercial refrigerator replacement	\$5032.50 ea	1 ea	\$5,033	15 Yrs	30 Yrs	2036 2066 2096	\$7,289 \$15,288 \$32,068	\$456 \$510 \$1,069

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Funding Reserve Analysis

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
School Building - Kitchen	Food warmer replacement	\$11137.50 ea	4 ea	\$44,550	15 Yrs	25 Yrs	2036 2061 2086	\$64,522 \$119,620 \$221,768	\$4,033 \$4,785 \$8,871
School Building - Kitchen	Griddle and gas burner range replacement	\$8250.00 ea	1 ea	\$8,250	8 Yrs	15 Yrs	2029 2044 2059	\$10,052 \$14,558 \$21,084	\$1,117 \$971 \$1,406
School Building - Kitchen	Food prep tables replacement allowance	\$6500.00 lump sum	1 lump sum	\$6,500	10 Yrs	20 Yrs	2031 2051 2071	\$8,321 \$13,634 \$22,341	\$756 \$682 \$1,117
School Building - Kitchen	Commercial dishwasher replacement	\$16000.00 ea	1 ea	\$16,000	12 Yrs	25 Yrs	2033 2058 2083	\$21,518 \$39,894 \$73,960	\$1,655 \$1,596 \$2,958
School Building - Kitchen	Manatowac ice machine	\$3767.50 ea	1 ea	\$3,768	10 Yrs	20 Yrs	2031 2051 2071	\$4,823 \$7,903 \$12,949	\$438 \$395 \$647
School Building - Kitchen	Bunn coffee maker and airpots replaement	\$1800.00 ea	1 ea	\$1,800	18 Yrs	20 Yrs	2039 2059 2079	\$2,807 \$4,600 \$7,538	\$148 \$230 \$377
School Building - Kitchen	Oven - double stack - replacement	\$8717.50 ea	1 ea	\$8,718	20 Yrs	30 Yrs	2041 2071 2101	\$14,285 \$29,963 \$62,849	\$680 \$999 \$2,095
School Building - Kitchen	Food warmer/server replaements	\$2337.50 ea	5 ea	\$11,688	15 Yrs	25 Yrs	2036 2061 2086	\$16,927 \$31,382 \$58,180	\$1,058 \$1,255 \$2,327
School Building - Kitchen	Reach-in milk cooler - small	\$3000.00 ea	1 ea	\$3,000	11 Yrs	15 Yrs	2032 2047 2062	\$3,936 \$5,701 \$8,257	\$328 \$380 \$550
School Building - Kitchen	Reach-in milk cooler - large	\$4000.00 ea	1 ea	\$4,000	11 Yrs	15 Yrs	2032 2047 2062	\$5,248 \$7,601 \$11,009	\$437 \$507 \$734
School Building - Mechanicals	Fire alarm system control panel replacement	\$4125.00 ea	1 ea	\$4,125	14 Yrs	15 Yrs	2035 2050 2065	\$5,829 \$8,441 \$12,226	\$389 \$563 \$815
School Building - Mechanicals	Fire alarm system upgrade	\$22000.00 ea	1 ea	\$22,000	29 Yrs	30 Yrs	2050 2080 2110	\$45,021 \$94,435 \$198,083	\$1,501 \$3,148 \$6,603
School Building - Mechanicals	Elevator equipment replacement	\$38500.00 ea	1 ea	\$38,500	10 Yrs	20 Yrs	2031 2051 2071	\$49,283 \$80,756 \$132,329	\$4,480 \$4,038 \$6,616
School Building - Mechanicals	Elevator cabin refurbish	\$8800.00 ea	1 ea	\$8,800	10 Yrs	20 Yrs	2031 2051 2071	\$11,265 \$18,459 \$30,247	\$1,024 \$923 \$1,512
School Building - Mechanicals	Elevator doors refurbishment	\$4400.00 ea	2 ea	\$8,800	20 Yrs	30 Yrs	2041 2071 2101	\$14,420 \$30,247 \$63,444	\$687 \$1,008 \$2,115

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Funding Reserve Analysis

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
School Building - Mechanicals	Security camera system replacement	\$56100.00 lump sum	1 lump sum	\$56,100	15 Yrs	15 Yrs	2036 2051 2066	\$81,250 \$117,674 \$170,426	\$5,078 \$7,845 \$11,362
School Building - Mechanicals	Fire sprinkler repair and upgrade allowance	\$1.06 sqft	65,800 sqft	\$69,748	19 Yrs	20 Yrs	2040 2060 2080	\$111,503 \$182,710 \$299,392	\$5,575 \$9,136 \$14,970
School Building - Mechanicals	Ductless mini-split AC unit replacement - newer models - Chapel, admin area, courtyard	\$3000.00 ea	3 ea	\$9,000	19 Yrs	20 Yrs	2040 2060 2080	\$14,388 \$23,576 \$38,632	\$719 \$1,179 \$1,932
School Building - Mechanicals	Ductless mini-split AC unit replacement - older model - courtyard	\$3000.00 ea	1 ea	\$3,000	0 Yrs	20 Yrs	2021 2041 2061	\$3,000 \$4,916 \$8,055	\$3,000 \$246 \$403
School Building - Mechanicals	Common areas HVAC system replacement - 3 compressors at vinyl enclosure and Trane unit at front of building	\$3960.00 ea	4 ea	\$15,840	7 Yrs	14 Yrs	2028 2042 2056	\$18,829 \$26,605 \$37,592	\$2,354 \$1,900 \$2,685
School Building - Mechanicals	Common areas HVAC system replacement - York units - from 1993	\$3960.00 ea	2 ea	\$7,920	0 Yrs	14 Yrs	2021 2035 2049	\$7,920 \$11,191 \$15,812	\$7,920 \$799 \$1,129
School Building - Mechanicals	10 Ton HVAC unit	\$10120.00 ea	2 ea	\$20,240	15 Yrs	17 Yrs	2036 2053 2070	\$29,314 \$44,604 \$67,870	\$1,832 \$2,624 \$3,992
School Building - Mechanicals	125 Gallon water heater	\$5500.00 ea	1 ea	\$5,500	6 Yrs	18 Yrs	2027 2045 2063	\$6,378 \$9,948 \$15,515	\$911 \$553 \$862
School Building - Mechanicals	Electrical systems restoration	\$30000.00 lump sum	1 lump sum	\$30,000	40 Yrs	45 Yrs	2061 2106 2151	\$80,552 \$244,709 \$743,402	\$1,965 \$5,438 \$16,520
School Building - Mechanicals	Water heater replacement	\$3500.00 ea	2 ea	\$7,000	4 Yrs	18 Yrs	2025 2043 2061	\$7,727 \$12,051 \$18,795	\$1,545 \$669 \$1,044
School Building - Mechanicals	8 Ton HVAC unit - RTUs	\$7150.00 ea	3 ea	\$21,450	7 Yrs	17 Yrs	2028 2045 2062	\$25,497 \$38,797 \$59,034	\$3,187 \$2,282 \$3,473
School Building - Mechanicals	12 Ton HVAC unit - RTUs	\$12120.00 ea	3 ea	\$36,360	7 Yrs	17 Yrs	2028 2045 2062	\$43,221 \$65,765 \$100,070	\$5,403 \$3,869 \$5,886

Note for straight-line funding: Straight Line Annual Payments do not include earned interest, tax adjustments, or payments made with initial reserves.

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Funding Reserve Analysis

Cash Flow Analysis

Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Net Reserve Funds
2021	\$230,000	\$0	\$194,950	\$35,050
2022	\$230,000	\$175	\$10,250	\$254,976
2023	\$230,000	\$1,275	\$70,435	\$415,816
2024	\$230,000	\$2,079	\$82,102	\$565,793
2025	\$230,000	\$2,829	\$7,727	\$790,895
2026	\$230,000	\$3,954	\$120,076	\$904,773
2027	\$230,000	\$4,524	\$82,435	\$1,056,862
2028	\$230,000	\$5,284	\$121,150	\$1,170,997
2029	\$230,000	\$5,855	\$10,052	\$1,396,800
2030	\$230,000	\$6,984	\$56,601	\$1,577,183
2031	\$230,000	\$7,886	\$342,308	\$1,472,761
2032	\$230,000	\$7,364	\$96,115	\$1,614,010
2033	\$230,000	\$8,070	\$24,188	\$1,827,891
2034	\$230,000	\$9,139	\$12,584	\$2,054,446
2035	\$230,000	\$10,272	\$175,385	\$2,119,333
2036	\$230,000	\$10,597	\$630,685	\$1,729,245
2037	\$230,000	\$8,646	\$339,432	\$1,628,458
2038	\$230,000	\$8,142	\$740,657	\$1,125,944
2039	\$230,000	\$5,630	\$81,706	\$1,279,868
2040	\$230,000	\$6,399	\$671,901	\$844,366
2041	\$230,000	\$4,222	\$226,406	\$852,182
2042	\$230,000	\$4,261	\$116,830	\$969,613
2043	\$230,000	\$4,848	\$22,260	\$1,182,202
2044	\$230,000	\$5,911	\$141,377	\$1,276,735
2045	\$230,000	\$6,384	\$158,001	\$1,355,118
2046	\$230,000	\$6,776	\$209,443	\$1,382,451
2047	\$230,000	\$6,912	\$154,644	\$1,464,720
2048	\$230,000	\$7,324	\$17,781	\$1,684,262
2049	\$230,000	\$8,421	\$72,531	\$1,850,152
2050	\$230,000	\$9,251	\$828,295	\$1,261,107
2051	\$230,000	\$6,306	\$669,785	\$827,628
Totals	\$7,130,000	\$185,720	\$6,488,092	

Cash Flow by Calendar Year

The following chart shows that the reserve account balance meets or exceeds the annual cash flow requirement for the maintenance or replacement of all community reserve items.



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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2021	Site Elements	Chain-link fencing replacement - at sports field	\$7,942
2021	Rectory Building - Mechanicals	Common areas HVAC system replacement	\$3,200
2021	Rectory Building - Mechanicals	Telephone Building entry control panel	\$1,760
2021	Rectory Building - Mechanicals	Ruud water heater - 80 gallon	\$2,800
2021	School Building - Exterior Surfaces	Flat roof membrane replacement	\$168,328
2021	School Building - Mechanicals	Ductless mini-split AC unit replacement - older model - courtyard	\$3,000
2021	School Building - Mechanicals	Common areas HVAC system replacement - York units - from 1993	\$7,920
Total for 2021:			\$194,950
2022	Rectory Building - Exterior Surfaces	Private entrance staircase refurbishment placeholder - side of building	\$10,250
Total for 2022:			\$10,250
2023	Paving	Asphalt paved parking areas patch and seal and stripe - parking areas and drive lanes	\$60,683
2023	Paving	Asphalt paved parking areas patch and seal and stripe - driveway at rectory	\$1,177
2023	Site Elements	Metal benches replacement	\$925
2023	Rectory Building - Exterior Surfaces	Awnings fabric & frame replacement - rooftop terrace	\$5,917
2023	School Building - Kitchen	Commercial 2-compartment sink replacement	\$1,734
Total for 2023:			\$70,435
2024	Church Building - Mechanicals	HVAC unit - 40 Ton unit - RTU 1	\$41,051
2024	Church Building - Mechanicals	HVAC unit - 40 Ton unit - RTU 2	\$41,051
Total for 2024:			\$82,102
2025	School Building - Mechanicals	Water heater replacement	\$7,727
Total for 2025:			\$7,727
2026	Site Elements	Storage Building/shed replacement - by sports fields	\$6,223
2026	Rectory Building - Exterior Surfaces	Patio Furniture - rooftop terrace	\$6,534
2026	Rectory Building - Interior	Lobby decorating allowance - painting, flooring, furnishings & decor	\$8,486
2026	Rectory Building - Interior	Office equipment replacement allowance	\$74,673

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2026	Rectory Building - Interior	Kitchen Cabinetry replacement - large kitchen	\$14,935
2026	Rectory Building - Interior	Twin bed and box spring set - guest room	\$1,080
2026	Rectory Building - Interior	Private unit paint and flooring allowance	\$8,146
Total for 2026:			\$120,076
2027	Paving	Asphalt paved parking areas patch and seal and stripe - parking areas and drive lanes	\$66,983
2027	Paving	Asphalt paved parking areas patch and seal and stripe - driveway at rectory	\$1,299
2027	Rectory Building - Interior	Carpet replacement - hallways	\$7,775
2027	School Building - Mechanicals	125 Gallon water heater	\$6,378
Total for 2027:			\$82,435
2028	Site Elements	Paint wood fence - at Church HVAC units	\$1,437
2028	Rectory Building - Interior	Office refurbishment allowance - individual offices	\$26,745
2028	Rectory Building - Mechanicals	Telephone Building entry control panel	\$2,092
2028	Church Building - Mechanicals	Water heater	\$3,328
2028	School Building - Mechanicals	Common areas HVAC system replacement - 3 compressors at vinyl enclosure and Trane unit at front of building	\$18,829
2028	School Building - Mechanicals	8 Ton HVAC unit - RTUs	\$25,497
2028	School Building - Mechanicals	12 Ton HVAC unit - RTUs	\$43,221
Total for 2028:			\$121,150
2029	School Building - Kitchen	Griddle and gas burner range replacement	\$10,052
Total for 2029:			\$10,052
2030	Site Elements	Wood benches replacement	\$3,846
2030	Rectory Building - Exterior Surfaces	Asphalt shingle roofing replacement - garage Building	\$13,124
2030	Rectory Building - Exterior Surfaces	Asphalt shingle roofing replacement - rectory Building	\$27,095
2030	Rectory Building - Exterior Surfaces	Aluminum rain gutters replacement	\$5,502
2030	Rectory Building - Exterior Surfaces	Awnings fabric & frame replacement - rooftop terrace	\$7,034
Total for 2030:			\$56,601
2031	Paving	Concrete curbing and guttering replacement - 10% every 10 years	\$11,304

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2031	Rectory Building - Exterior Surfaces	Brick tuckpointing and refurbishment - 10% every 10 years	\$9,841
2031	Rectory Building - Interior	Kitchen appliance package replacement - large kitchen	\$9,575
2031	Rectory Building - Interior	Lower level restrooms refurbish	\$14,081
2031	Rectory Building - Interior	Common bathroom refurbish - upper level hall	\$2,112
2031	Rectory Building - Interior	Twin headboard set - guest room	\$763
2031	Rectory Building - Interior	Dresser, desk, chairs, shelf replacement allowance - guest room	\$3,072
2031	Rectory Building - Interior	Guest room paint, flooring, decor allowance - guest room	\$3,072
2031	Rectory Building - Interior	Private unit bathroom refurbish	\$33,282
2031	Church Building - Exterior Surfaces	Brick tuckpointing and refurbishment - 10% every 10 years	\$108,456
2031	Church Building - Interior	Carpet replacement	\$44,883
2031	School Building - Exterior Surfaces	Brick tuckpointing and refurbishment - 10% every 10 years	\$23,566
2031	School Building - Kitchen	Commercial stand mixer replacement	\$4,608
2031	School Building - Kitchen	Food prep tables replacement allowance	\$8,321
2031	School Building - Kitchen	Manatowac ice machine	\$4,823
2031	School Building - Mechanicals	Elevator equipment replacement	\$49,283
2031	School Building - Mechanicals	Elevator cabin refurbish	\$11,265
Total for 2031:			\$342,308
2032	Paving	Asphalt paved parking areas patch and seal and stripe - parking areas and drive lanes	\$75,785
2032	Paving	Asphalt paved parking areas patch and seal and stripe - driveway at rectory	\$1,470
2032	Rectory Building - Exterior Surfaces	Patio Furniture - rooftop terrace	\$7,577
2032	Rectory Building - Interior	Clothes washer replacement	\$1,050
2032	Rectory Building - Interior	Clothes dryer replacement	\$1,050
2032	School Building - Kitchen	Reach-in milk cooler - small	\$3,936
2032	School Building - Kitchen	Reach-in milk cooler - large	\$5,248
Total for 2032:			\$96,115
2033	Site Elements	Chain-link fencing replacement - between rectory and church	\$2,670
2033	School Building - Kitchen	Commercial dishwasher replacement	\$21,518
Total for 2033:			\$24,188
2034	Site Elements	Paint wood fence - at Church HVAC units	\$1,667

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2034	School Building - Mechanicals	Common areas HVAC system replacement - York units - from 1993	\$10,918
Total for 2034:			\$12,584
2035	Site Elements	Parking lot lights	\$55,954
2035	Site Elements	Wood fencing replacement - at Church HVAC units	\$4,868
2035	Rectory Building - Interior	Office equipment replacement allowance	\$93,256
2035	Rectory Building - Interior	Twin bed and box spring set - guest room	\$1,349
2035	Rectory Building - Interior	Private unit paint and flooring allowance	\$10,173
2035	Rectory Building - Mechanicals	Ruud water heater - 80 gallon	\$3,956
2035	School Building - Mechanicals	Fire alarm system control panel replacement	\$5,829
Total for 2035:			\$175,385
2036	Site Elements	Storm water drainage system repair allowance	\$31,863
2036	Rectory Building - Exterior Surfaces	Balcony/Roof-top terrace paver replacement	\$14,784
2036	Rectory Building - Interior	Stainless steel double-door refrigerator - large kitchen	\$5,974
2036	Rectory Building - Interior	Carpet replacement - hallways	\$9,710
2036	Rectory Building - Interior	Drinking fountain with water bottle filler and cooler	\$2,172
2036	Rectory Building - Mechanicals	Telephone Building entry control panel	\$2,549
2036	Church Building - Exterior Surfaces	Asphalt shingle roofing replacement - church and vestibule	\$116,542
2036	Church Building - Exterior Surfaces	Aluminum rain gutters replacement	\$6,739
2036	Church Building - Interior	Vestibule interior refurbishment	\$72,415
2036	Church Building - Interior	Dressing room refurbishment	\$15,931
2036	School Building - Interior Common Areas	Office refurbishment allowance	\$12,745
2036	School Building - Interior Common Areas	Office furniture replacement allowance	\$15,931
2036	School Building - Interior Common Areas	Office equipment replacement allowance	\$19,118
2036	School Building - Interior Common Areas	Clinic office refurbishment allowance	\$5,069
2036	School Building - Interior Common Areas	Cafeteria refurbishment	\$14,483
2036	School Building - Interior Common Areas	Library refurbishment allowance	\$72,415
2036	School Building - Kitchen	Refrigerator - 3 door replacement	\$12,944

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2036	School Building - Kitchen	Reach-in single door commercial refrigerator replacement	\$7,289
2036	School Building - Kitchen	Food warmer replacement	\$64,522
2036	School Building - Kitchen	Food warmer/server replaements	\$16,927
2036	School Building - Mechanicals	Security camera system replacement	\$81,250
2036	School Building - Mechanicals	10 Ton HVAC unit	\$29,314
Total for 2036:			\$630,685
2037	Paving	Asphalt paved parking areas patch and seal and stripe - parking areas and drive lanes	\$85,743
2037	Paving	Asphalt paved parking areas patch and seal and stripe - driveway at rectory	\$1,663
2037	Rectory Building - Interior	Office refurbishment allowance - main office	\$9,649
2037	Rectory Building - Interior	Guest bathroom refurbish - shared guest bathroom	\$7,423
2037	School Building - Exterior Surfaces	Asphalt shingle roofing replacement	\$234,955
Total for 2037:			\$339,432
2038	Paving	Asphalt paved parking areas mill and overlay - parking areas and drive lanes	\$439,434
2038	Paving	Asphalt paved parking areas mill and overlay - driveway at rectory	\$6,086
2038	Site Elements	Children's Playground Equipment Replacement	\$120,512
2038	Site Elements	Composite picnic table replacement	\$6,695
2038	Site Elements	Composite benches replacement	\$10,712
2038	Rectory Building - Exterior Surfaces	Awnings fabric & frame replacement - rooftop terrace	\$8,570
2038	Church Building - Mechanicals	HVAC unit - 40 Ton unit - RTU 1	\$58,004
2038	Church Building - Mechanicals	HVAC unit - 40 Ton unit - RTU 2	\$58,004
2038	School Building - Exterior Surfaces	Exterior doors replacement - single doors	\$32,639
Total for 2038:			\$740,657
2039	Rectory Building - Exterior Surfaces	Garage doors replacement - two car	\$6,176
2039	Rectory Building - Exterior Surfaces	Patio Furniture - rooftop terrace	\$9,007
2039	School Building - Exterior Surfaces	Aluminum rain gutters replacement	\$17,705
2039	School Building - Interior Common Areas	Bathrooms refurbish	\$34,312

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2039	School Building - Interior Common Areas	Unisex bathroom refurbish	\$11,697
2039	School Building - Kitchen	Bunn coffee maker and airpots replaement	\$2,807
Total for 2039:			\$81,706
2040	Paving	Concrete curbing and guttering replacement - 10% every 10 years	\$14,117
2040	Rectory Building - Exterior Surfaces	Brick tuckpointing and refurbishment - 10% every 10 years	\$12,291
2040	Rectory Building - Interior	Lobby decorating allowance - painting, flooring, furnishings & decor	\$11,990
2040	Rectory Building - Interior	Dresser, desk, chairs, shelf replacement allowance - guest room	\$3,837
2040	Rectory Building - Interior	Guest room paint, flooring, decor allowance - guest room	\$3,837
2040	Rectory Building - Mechanicals	Common areas HVAC system replacement	\$5,116
2040	Church Building - Exterior Surfaces	Brick tuckpointing and refurbishment - 10% every 10 years	\$135,447
2040	Church Building - Interior	Carpet replacement	\$56,053
2040	School Building - Exterior Surfaces	Flat roof membrane replacement	\$269,097
2040	School Building - Exterior Surfaces	Brick tuckpointing and refurbishment - 10% every 10 years	\$29,431
2040	School Building - Mechanicals	Fire sprinkler repair and upgrade allowance	\$111,503
2040	School Building - Mechanicals	Ductless mini-split AC unit replacement - newer models - Chapel, admin area, courtyard	\$14,388
2040	School Building - Mechanicals	Ductless mini-split AC unit replacement - older model - courtyard	\$4,796
Total for 2040:			\$671,901
2041	Site Elements	Entrance and monuments refurbishment	\$36,050
2041	Site Elements	Paint wood fence - at Church HVAC units	\$1,981
2041	Rectory Building - Exterior Surfaces	Building-mounted name signage replacement	\$7,570
2041	Rectory Building - Exterior Surfaces	Aluminum and Glass entrance doors replacement	\$3,277
2041	Rectory Building - Exterior Surfaces	Aluminum and Glass entrance doors replacement - at kitchen	\$1,475
2041	Rectory Building - Exterior Surfaces	Private entrane door with sidelight - rooftop terrace	\$2,950
2041	Rectory Building - Interior	Kitchen Cabinetry replacement - small kitchen	\$14,420
2041	Rectory Building - Interior	Kitchen appliance package replacement - small kitchen	\$3,965

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2041	Rectory Building - Mechanicals	Ductless mini-split AC unit replacement - offices	\$9,832
2041	Church Building - Exterior Surfaces	Metal roof replacement - rear of Building	\$48,278
2041	Church Building - Interior	Church bathrooms refurbish	\$36,050
2041	School Building - Kitchen	Commercial SS 3-compartment sink replacement	\$5,899
2041	School Building - Kitchen	Oven - double stack - replacement	\$14,285
2041	School Building - Mechanicals	Elevator doors refurbishment	\$14,420
2041	School Building - Mechanicals	Common areas HVAC system replacement - 3 compressors at vinyl enclosure and Trane unit at front of building	\$25,956
Total for 2041:			\$226,406
2042	Paving	Asphalt paved parking areas patch and seal and stripe - parking areas and drive lanes	\$97,011
2042	Paving	Asphalt paved parking areas patch and seal and stripe - driveway at rectory	\$1,881
2042	Site Elements	Metal benches replacement	\$1,478
2042	Church Building - Mechanicals	Water heater	\$4,703
2042	School Building - Mechanicals	Water heater replacement	\$11,757
Total for 2042:			\$116,830
2043	Site Elements	Wood benches replacement	\$5,302
2043	Rectory Building - Interior	Clothes washer replacement	\$1,377
2043	Rectory Building - Interior	Clothes dryer replacement	\$1,377
2043	School Building - Kitchen	Griddle and gas burner range replacement	\$14,203
Total for 2043:			\$22,260
2044	Site Elements	Chain-link fencing replacement - at sports field	\$14,015
2044	Site Elements	Chain-link fencing replacement - at playgrounds	\$12,539
2044	Rectory Building - Mechanicals	Telephone Building entry control panel	\$3,106
2044	School Building - Mechanicals	125 Gallon water heater	\$9,705
2044	School Building - Mechanicals	8 Ton HVAC unit - RTUs	\$37,851
2044	School Building - Mechanicals	12 Ton HVAC unit - RTUs	\$64,161
Total for 2044:			\$141,377
2045	Rectory Building - Interior	Office equipment replacement allowance	\$119,376
2045	Rectory Building - Interior	Kitchen Cabinetry replacement - large kitchen	\$23,875

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2045	Rectory Building - Interior	Twin bed and box spring set - guest room	\$1,727
2045	Rectory Building - Interior	Private unit paint and flooring allowance	\$13,023
Total for 2045:			\$158,001
2046	Paving	Stone walkway and patio replacement - front of church	\$17,798
2046	Rectory Building - Exterior Surfaces	Windows replacement	\$55,062
2046	Rectory Building - Exterior Surfaces	Fixed Glass panel windows replacement	\$7,342
2046	Rectory Building - Exterior Surfaces	Awnings fabric & frame replacement - rooftop terrace	\$10,441
2046	Rectory Building - Exterior Surfaces	Patio Furniture - rooftop terrace	\$10,707
2046	Rectory Building - Interior	Carpet replacement - hallways	\$12,430
2046	Rectory Building - Interior	Private unit bathroom refurbish	\$48,203
2046	School Building - Exterior Surfaces	Aluminum and Glass entrance doors replacement	\$10,011
2046	School Building - Exterior Surfaces	Exterior doors replacement - double doors	\$24,472
2046	School Building - Kitchen	Reach-in milk cooler - small	\$5,562
2046	School Building - Kitchen	Reach-in milk cooler - large	\$7,416
Total for 2046:			\$209,443
2047	Paving	Asphalt paved parking areas patch and seal and stripe - parking areas and drive lanes	\$109,759
2047	Paving	Asphalt paved parking areas patch and seal and stripe - driveway at rectory	\$2,128
2047	Rectory Building - Interior	Office refurbishment allowance - individual offices	\$42,757
Total for 2047:			\$154,644
2048	Site Elements	Paint wood fence - at Church HVAC units	\$2,355
2048	School Building - Mechanicals	Common areas HVAC system replacement - York units - from 1993	\$15,427
Total for 2048:			\$17,781
2049	Rectory Building - Exterior Surfaces	Asphalt shingle roofing replacement - garage Building	\$20,980
2049	Rectory Building - Exterior Surfaces	Asphalt shingle roofing replacement - rectory Building	\$43,316
2049	School Building - Mechanicals	Fire alarm system control panel replacement	\$8,236
Total for 2049:			\$72,531
2050	Paving	Concrete curbing and guttering replacement - 10% every 10 years	\$18,071

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Annual Expenses

Year	Category	Reserve Item	Cost
2050	Site Elements	Stormwater drainage system repair allowance	\$45,021
2050	Site Elements	Wood fencing replacement - at Church HVAC units	\$7,050
2050	Site Elements	Storage Building/shed replacement - by sports fields	\$11,255
2050	Rectory Building - Exterior Surfaces	Brick tuckpointing and refurbishment - 10% every 10 years	\$15,733
2050	Rectory Building - Interior	Kitchen appliance package replacement - large kitchen	\$15,307
2050	Rectory Building - Interior	Lower level restrooms refurbish	\$22,510
2050	Rectory Building - Interior	Drinking fountain with water bottle filler and cooler	\$3,070
2050	Rectory Building - Interior	Common bathroom refurbish - upper level hall	\$3,377
2050	Rectory Building - Interior	Twin headboard set - guest room	\$1,220
2050	Rectory Building - Interior	Dresser, desk, chairs, shelf replacement allowance - guest room	\$4,911
2050	Rectory Building - Interior	Guest room paint, flooring, decor allowance - guest room	\$4,911
2050	Rectory Building - Mechanicals	Ruud water heater - 80 gallon	\$5,730
2050	Church Building - Exterior Surfaces	Brick tuckpointing and refurbishment - 10% every 10 years	\$173,384
2050	Church Building - Interior	Vestibule interior refurbishment	\$102,320
2050	Church Building - Interior	Carpet replacement	\$71,752
2050	School Building - Exterior Surfaces	Brick tuckpointing and refurbishment - 10% every 10 years	\$37,674
2050	School Building - Kitchen	Commercial stand mixer replacement	\$7,367
2050	School Building - Kitchen	Food prep tables replacement allowance	\$13,302
2050	School Building - Kitchen	Manatowac ice machine	\$7,710
2050	School Building - Mechanicals	Fire alarm system upgrade	\$45,021
2050	School Building - Mechanicals	Elevator equipment replacement	\$78,787
2050	School Building - Mechanicals	Elevator cabin refurbish	\$18,008
2050	School Building - Mechanicals	Security camera system replacement	\$114,803
Total for 2050:			\$828,295
2051	Paving	Paver patio replacement - at rear of school	\$9,051
2051	Church Building - Mechanicals	Electrical systems and transformers refurbishment	\$346,099
2051	School Building - Interior Common Areas	Gymnasium refurbishment	\$314,635
Total for 2051:			\$669,785