



Reserve Study for

Sample Church

Anytown, NC

July 6, 2026



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Sample Church Reserve Study

July 6, 2026

Rev. Jane Jones
Rector
Sample Church
1234 Main Street
Anytown, NC 12345

Dear Rev. Jones,

Global Solution Partners is pleased to present the requested reserve study to the Sample Parish. We trust that you will find the report to be thorough, comprehensive, and informative. Once you've had the opportunity to review the report, please feel free to contact us with any questions. We are always happy to assist.

Property Description

Sample Church is located in Anytown, NC and is approximately 76 years old. Some of the common assets of Sample Church include the buildings' exteriors such as the roofs, exterior surfaces, windows, doors, lighting, and rain gutters along with the interior rooms and mechanical equipment. They also maintain the parking areas, walkways, monuments, fencing, and landscaping. The Parish appeared to be in good condition at the time of the site visit.

Reserve Study Defined

A reserve study is a budget planning tool that identifies the components a community association is responsible for maintaining or replacing, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures.

This limited evaluation is conducted for budget and cash flow purposes. Tasks outside the scope of a reserve study include, but are not limited to, design review, construction evaluation, intrusive or destructive testing, budget reconciliation, accounting services, preventive maintenance plans, and structural or safety evaluations.

Executive Financial Summary

Based on the information collected during the reserve study process, the recommended reserve fund contribution for 2027 is \$244,000. The annual contribution recommendations have been set to meet future expenses while avoiding special assessments and minimizing dues increases. The recommended contributions increase by the inflation rate of 2.72%. Additionally, the annual reserve contribution will reset one time to \$110,000 in 2028 after some large capital expenditures have been realized in order to bring the cash flow closer in line with the anticipated expenses for the Parish.

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The Parish will find the [Cash Flow Analysis](#) table and the [Projected Reserve Contributions](#) table to be helpful overviews of the study. The cash flow table shows the recommended annual reserve payments by year for the entire 30-year study period. The Projected Reserve Contributions table breaks down the annual contribution based on the number of members in the Parish and shows how much they will individually be contributing to the reserves on a monthly and annual basis.

This study is based on current conditions at the time of the site visit, which are expected to change over time. As a result, regular updates are essential to ensure the study remains accurate and relevant.

Date of Site Visit

The site visit for Sample Parish was conducted by Mr. Kyle Jackson of Global Solution Partners on June 18, 2026. Mr. Jackson was met on site by Mr. John Bennett, who provided pertinent information used in this report.

Property Observations

- Per information provided by the client, the Sanctuary is experiencing water pooling within the boiler room. Global Solution Partners recommends obtaining further evaluations and costs to cure from qualified contractors. Any new findings may be incorporated into a future update to this study.
- The client provided a 13-page document titled "To Do List 2026" with detailed notes of ongoing and proposed component updates and replacements. Global Solution Partners reviewed this document for inclusion in the Reserve Study report.
- Per information provided by the client, the school leases its space within the church.
- The life expectancy of the current metal roofing system is approximately 45 years when new. Various conditions may impact the actual life expectancy; therefore, it is recommended that periodic evaluations be performed by a qualified contractor and the Reserve Study be updated accordingly. While the metal roofs' remaining useful life for the Grafe building falls outside of the 30-year reserve study window, Global Solution Partners has included it in this study so the Parish can begin saving for its future replacement.
- The evaluation of the roofing system is limited to determining the approximate remaining useful life to allow for sufficient funds to be available for future replacement. The evaluation is visual in nature and does not include any detailed inspection or engineering analysis. Global Solution Partners recommends that a qualified roofing contractor be retained to obtain a detailed inspection. Results of any third-party evaluation may be incorporated into a future update of this report.
- An interior room refurbishment allowance has been included in the Reserve Study. The purpose of the allowance is to fund flooring, furnishing, and decor upgrades.
- The evaluation of the electrical system is limited to determining the approximate remaining useful life to allow for sufficient funds to be available for future replacement. The evaluation is visual in nature and does not include any detailed inspection or engineering analysis. Global Solution Partners has included an electrical repair allowance in this study, which is intended to cover the replacement of a portion of the panels, sub-panels, and wiring as-needed over time.
- The evaluation of the plumbing is limited to determining the approximate remaining useful life to allow for sufficient funds to be available for future replacement. The evaluation is visual in nature and does not include any detailed inspection or engineering analysis.
- A piping repair lump sum allowance has been included in this Reserve Study at the rate of every 10 years. Evaluation of the piping is outside the scope of the Reserve Study site visit. Global Solution Partners recommends a consultation with a qualified contractor to determine the appropriate replacement

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schedule and associated costs. All contractor-provided costs and schedules may be factored into future updates to the Reserve Study.

- The evaluation of the fireproofing and fire protection system components is limited to determining the approximate remaining useful life to allow for sufficient funds to be available for future replacement. The evaluation does not include any detailed inspection or engineering analysis. Global Solution Partners recommends that a qualified contractor be retained to obtain a detailed inspection. Results of any third-party evaluation may be incorporated into a future update of this report.
- The asphalt surfaces were observed to be in fair condition. Evidence of previous repairs was observed; the surface is worn, and cracking was noted throughout. Asphalt surfaces should be resealed on a five-year schedule to provide protection from oxidation due to exposure to the sun and elements, minimize surface cracking, and enhance the aesthetics of the community.

Depth of Study

This study is a full “Level 1” reserve study with a site visit. A site visit was conducted to verify the existing condition as it relates to the average life expectancies of the various reserve study components and to verify component quantities. The Reserve Study site visit is a visual evaluation intended to assess the current condition of a representative sampling of the components and systems included in the study. 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 table below contains a partial summary of information, including the study start date, number of dues-paying members, and beginning reserve fund balance, provided by the client or client's representative for the Sample Parish reserve funding study.

Reserve Study by Calendar Year Starting	January 1, 2027
Reserve Funding Study Length	30 years
Reserve Balance as of January 1, 2027	\$0
Annual Inflation Rate	2.72%
Interest Rate on Reserve Funds	0.50%
Dues Change Period	1 year

Recommended Payment Schedule

The table below 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

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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
2027	\$20,333	\$244,000	\$107,612
2028	\$9,167	\$110,000	\$118,715
2029	\$9,416	\$112,992	\$212,075
2030	\$9,672	\$116,065	\$295,220
2031	\$9,935	\$119,222	\$390,426

Reserve Study Assumptions

The following assumptions are implicit in this reserve study:

- Cost estimates and financial information are accurate and current
- No unforeseen circumstances will cause a significant reduction in reserves
- Sufficient comprehensive property insurance exists to protect from insurable risks
- The 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

Inflation Estimate

An annual inflation multiplier of 2.72% has been applied to all future expenses within the 30-year study period. This annual inflation rate was obtained by averaging the previous 30-years' rates as published by the U.S. Bureau of Labor Statistics.

Initial Reserves

Initial reserves for this Reserve Study were projected by the client to be \$0 on January 1, 2027. An interest rate of 0.50% per year has been factored into this Reserve Study. The implicit assumption has been made that the reserve accounts were not drawn down between the date of the known reserve balance and the study start date.

Financial Condition of the Parish

It is recommended that the Parish 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 reserve items. Global Solution Partners recommends maintaining reserves at a minimum of 10% +/- threshold of the Fully Funded Balance at the lowest projected expense year throughout the 30-year study period.

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. These include professional cost-estimating resources, contractor quotes and invoices 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 Item Listing](#) table.

Global Solution Partners has estimated future projected expenses for Sample Parish based upon the preservation of existing components within the community that the Parish is responsible for maintaining. The reserve study is limited in scope to those expense items listed in the [Reserve 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.

This study uses the Cash Flow Method (also known as the pooling method) to develop its reserve funding plan. This approach aims to ensure that reserve contributions are sufficient to cover annual projected expenses. Various funding scenarios were tested against the anticipated schedule of reserve costs until the desired funding goal was met.

Of primary concern is the preservation of a positive funding balance, with funds sufficient to meet projected expenses throughout the study life. Based upon 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 and the subsequent breakdown of those contributions as member monthly fees shown in the [Projected Reserve Contributions](#) table will realize this goal.

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 dues-paying members, 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 Parish'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 structural engineering study.

Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the Parish are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component's useful life, effectively moving the component's expense into the future, which reduces the reserve funding payments of the 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 Parish.

Preventive Maintenance

Preventive maintenance is a critical aspect affecting life cycle costs and structural safety. Global Solution Partners encourages every association and facility to have a preventive maintenance manual prepared in conjunction with a reserve study.

The preventive maintenance manual should outline a proactive multi-year plan for ongoing maintenance, periodic structural inspections, and timely repair and replacement of common area components such as roofs, roads, mechanical equipment, and other portions of the community's common elements. The preventive maintenance plan should incorporate all applicable common elements, not just those addressed in the reserve study.

Keeping Your Reserve Study Current

Global Solution Partners recognizes reserve studies as an essential component of effective property management. Due to the ongoing changes in physical conditions and financial factors over time, the accuracy and relevance of a reserve study naturally diminish. Therefore, reserve studies typically remain useful for only a few years before an update is required.

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

- At least once every three years
- At significant changes in inflation rates
- At changes in the number of dues-paying members
- 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

The following list includes a sampling of items that are outside the scope of the reserve study. Some assets may require consultation with qualified contractors for further evaluation.

- Engineering analysis or structural stability of the building(s) or site
- 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
- Missing or omitted information not supplied by the client for purposes of reserve study preparation
- Building or land appraisals for any purpose
- State or local zoning ordinance violations
- Building code violations
- Soil conditions, soil contamination, or geological 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 the buildings or site
- Adequacy or efficiency of any system or component on-site
- Specifically excluded reserve items
- Septic systems and septic tanks
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis, spas, or similar items
- Items concealed by signs, carpets, walls, or other things
- A pest inspection
- A roof inspection
- An electrical inspection
- A plumbing inspection

Governing Documents

The CCR's (conditions, covenants, and restrictions) governing documents were not provided and therefore not reviewed as part of this study.

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:

- Building structures
- Iron handrails
- Pavers walkways
- SafePlace windows
- Stained glass windows

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 Parish, but may also extend the design life of these items.

Items Considered to be Operational

Items typically covered by the operational budget are intentionally excluded from this study. Items considered to be operational are defined as assets that either individually or collectively have a repair or replacement cost under \$1,000, and/or are considered part of routine maintenance. The following items have been identified as operational budget items and, therefore, are not included in this study:

- General landscaping and equipment
- General community signage
- Low-voltage landscape lighting
- Fire extinguishers
- Exit signs
- Fire suppression inspection
- Pest control
- Trash receptacles
- Firepit and garden area
- Kitchen equipment minor repairs
- Parking stops
- The Sanctuary janitor closet refurbishment
- The Sanctuary boiler room refurbishment
- Benches
- Ladders
- Concrete curbing repair
- Grafe Hall basement storage rooms
- ADA accessible ramp maintenance
- Safety painting of the east side edge walkway
- Maintenance shed upkeep and cleaning
- Grafe hall playground grounds minimal upkeep, repair, and latticework painting
- Sandbags for exterior doors at Grafe Hall
- Locks for outdoor mechanical equipment
- Exterior doors base plate replacements
- West ground sitting area installation
- Annual Boiler inspection
- Interior rooms' floor polishing
- Music instruments

Items Maintained by Others

Items maintained by other entities or individuals i.e., municipalities, neighboring properties, 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:

- Fire hydrants on site
- Water supply system
- Sewer system
- Transformers on site
- Asphalt streets in front of the townhome buildings
- Parking lot lights

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- Office copiers
- Dumpsters
- Chain-link perimeter fencing on the west side of the property
- Outdoor awning for the school recreational area
- AT&T and Dish communications equipment at the Sanctuary
- Emergency generator and outdoor HVAC system on the north side
- Picnic tables in the school recreational area

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. This study was overseen by Cheryl Rorrer, RS.

Liability

This study has been performed in compliance with the Community Associations Institute (CAI) national reserve study standards, as well as any applicable state guidelines. Global Solution Partners and the Reserve Specialist overseeing the study shall incur no civil liability for performing the physical or financial portions of this reserve study, which has been performed in accordance with these standards.

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 Sample Church for the opportunity to be of service in the preparation of this reserve study. Should you have any questions, please don't hesitate to contact us.

Prepared by

Alexis Bethea
Project Manager
Global Solution Partners

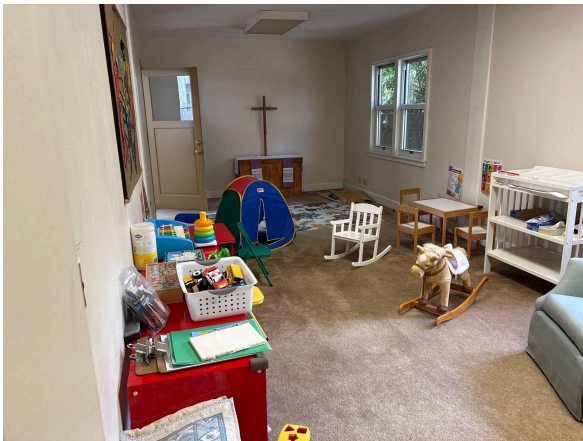
Sample Church Photos



The Sanctuary exterior



The Sanctuary exterior



The Sanctuary nursery



The Sanctuary Sacristy



The Sanctuary conference room



The Sanctuary hallway

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The Sanctuary covered walkway



Grafe Hall covered breezeway



Grafe Hall exterior



Grafe Hall kitchen



Grafe Hall school room



Grafe Hall school storage room

Reserve Item Categories

The Sanctuary - Building Exteriors



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum rain gutters replacement	\$6,589.12	24 Yrs	25 Yrs	2051	\$12,547.22	Y
Brick veneer exterior siding surfaces tuckpointing and refurbishment (10% every 10 years)	\$3,992.22	3 Yrs	10 Yrs	2030	\$4,326.93	Y
Covered walkway structure, gutters, and roof minor repairs allowance	\$3,500.00	0 Yrs	5 Yrs	2027	\$3,500.00	Y
Exterior doors maintenance allowance	\$1,750.00	5 Yrs	5 Yrs	2032	\$2,001.30	Y
Exterior doors replacement (double)	\$20,687.20	1 Yrs	40 Yrs	2028	\$21,249.89	Y
Exterior doors replacement (single)	\$5,602.77	20 Yrs	40 Yrs	2047	\$9,583.03	Y
Exterior siding surfaces painting	\$11,906.30	0 Yrs	8 Yrs	2027	\$11,906.30	Y
Metal exterior doors painting	\$2,000.00	0 Yrs	10 Yrs	2027	\$2,000.00	Y
Metal roofing replacement	\$180,042.72	5 Yrs	45 Yrs	2032	\$205,897.29	Y
Wall-mounted exterior lighting replacement allowance	\$4,500.00	0 Yrs	20 Yrs	2027	\$4,500.00	Y
Windows replacement	\$62,778.28	10 Yrs	30 Yrs	2037	\$82,103.09	Y
Wood exterior siding surfaces replacement	\$50,202.18	20 Yrs	50 Yrs	2047	\$85,866.31	Y

The Sanctuary - Interior Common Areas



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Choir room refurbishment allowance	\$3,500.00	5 Yrs	10 Yrs	2032	\$4,002.61	Y
Church office refurbishment allowance	\$4,500.00	6 Yrs	10 Yrs	2033	\$5,286.19	Y
Conference room refurbishment allowance	\$6,000.00	4 Yrs	10 Yrs	2031	\$6,679.92	Y
Interior common areas painting - hallways	\$4,000.00	5 Yrs	10 Yrs	2032	\$4,574.41	Y
Interior lighting replacement allowance - hallways	\$1,500.00	10 Yrs	25 Yrs	2037	\$1,961.74	Y
Nursery refurbishment allowance	\$7,000.00	1 Yrs	10 Yrs	2028	\$7,190.40	Y
Office #4 refurbishment allowance	\$2,500.00	3 Yrs	10 Yrs	2030	\$2,709.60	Y
Organ major repair and replacement	\$35,000.00	16 Yrs	25 Yrs	2043	\$53,771.01	Y
Organ yearly maintenance and repair allowance	\$2,000.00	0 Yrs	1 Yrs	2027	\$2,000.00	Y
Pendant lighting replacement - Sanctuary	\$5,191.56	14 Yrs	20 Yrs	2041	\$7,559.06	Y
Priest office refurbishment allowance	\$4,000.00	7 Yrs	10 Yrs	2034	\$4,826.64	Y
Restrooms refurbishment - basement level	\$18,701.20	13 Yrs	15 Yrs	2040	\$26,508.47	Y

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Restrooms refurbishment - main level	\$9,350.60	13 Yrs	15 Yrs	2040	\$13,254.23	Y
Sacristy and office refurbishment allowance	\$15,000.00	7 Yrs	10 Yrs	2034	\$18,099.91	Y
Sanctuary furniture upgrades allowance	\$4,000.00	5 Yrs	10 Yrs	2032	\$4,574.41	Y
Sanctuary redesign and refurbishment allowance	\$10,000.00	1 Yrs	10 Yrs	2028	\$10,272.00	Y
Vinyl composite tile flooring replacement - hallways	\$3,000.00	5 Yrs	8 Yrs	2032	\$3,430.81	Y
Vinyl composite tile flooring replacement - Sanctuary	\$6,000.00	2 Yrs	8 Yrs	2029	\$6,330.84	Y
Wood beam repair allowance - Sanctuary	\$2,500.00	6 Yrs	7 Yrs	2033	\$2,936.77	Y
Wood pew replacement	\$175,000.00	24 Yrs	100 Yrs	2051	\$333,240.91	Y

The Sanctuary - Mechanical Equipment



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Amtrol extrol hydronic expansion tank replacement	\$6,000.00	0 Yrs	25 Yrs	2027	\$6,000.00	Y
Boiler controller replacement	\$5,000.00	12 Yrs	20 Yrs	2039	\$6,899.70	Y
Boiler maintenance and repairs	\$3,500.00	2 Yrs	3 Yrs	2029	\$3,692.99	Y
Boiler replacement	\$130,000.00	12 Yrs	50 Yrs	2039	\$179,392.17	Y
Commercial hot water heater replacement - 50 gallon	\$6,045.82	14 Yrs	18 Yrs	2041	\$8,802.89	Y
Electrical main distribution panel replacement	\$80,000.00	25 Yrs	45 Yrs	2052	\$156,482.31	Y
Electrical subpanel replacement	\$2,134.28	10 Yrs	25 Yrs	2037	\$2,791.27	Y
Fire alarm system control panel replacement	\$6,014.01	12 Yrs	15 Yrs	2039	\$8,298.97	Y
Fire alarm system upgrade	\$18,901.17	12 Yrs	30 Yrs	2039	\$26,082.48	Y
Furnace controller replacement	\$2,500.00	9 Yrs	20 Yrs	2036	\$3,182.99	Y
Gas furnace replacement	\$9,800.40	11 Yrs	25 Yrs	2038	\$13,165.85	Y
Hydronic heating pump and piping system annual repair allowance	\$3,000.00	0 Yrs	1 Yrs	2027	\$3,000.00	Y
Hydronic heating pump and piping system upgrades	\$35,000.00	8 Yrs	25 Yrs	2035	\$43,381.86	Y
Piping repair allowance	\$3,000.00	7 Yrs	10 Yrs	2034	\$3,619.98	Y
Register heating repairs and upgrades	\$2,000.00	5 Yrs	5 Yrs	2032	\$2,287.20	Y

Grafe Hall - Building Exteriors



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum rain gutters replacement	\$3,540.42	29 Yrs	25 Yrs	2056	\$7,709.92	Y
Covered breezeway structure repairs	\$8,000.00	15 Yrs	20 Yrs	2042	\$11,965.07	Y
Exterior doors replacement (double)	\$8,447.28	16 Yrs	40 Yrs	2043	\$12,977.68	Y
Exterior doors replacement (single)	\$9,337.95	16 Yrs	40 Yrs	2043	\$14,346.03	Y
Exterior siding surfaces painting	\$18,104.00	0 Yrs	8 Yrs	2027	\$18,104.00	Y
Metal exterior doors painting	\$2,000.00	6 Yrs	10 Yrs	2033	\$2,349.42	Y
Metal roofing replacement - covered breezeway	\$20,787.48	34 Yrs	45 Yrs	2061	\$51,769.29	Y
Metal roofing replacement - main building	\$54,149.80	34 Yrs	45 Yrs	2061	\$134,855.06	Y
Wall-mounted exterior lighting replacement allowance	\$3,500.00	0 Yrs	20 Yrs	2027	\$3,500.00	Y
Windows replacement - needs replacing	\$35,000.28	1 Yrs	30 Yrs	2028	\$35,952.29	Y
Wood exterior siding surfaces replacement	\$76,334.40	20 Yrs	50 Yrs	2047	\$130,563.12	Y

Grafe Hall - Interior Common Areas



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
2-door reach in fridge replacement - kitchen	\$6,268.53	13 Yrs	15 Yrs	2040	\$8,885.48	Y
6-burner gas range oven griddle replacement - kitchen	\$8,652.50	7 Yrs	20 Yrs	2034	\$10,440.63	Y
Carpet flooring replacement - side room and stairs	\$3,000.00	6 Yrs	10 Yrs	2033	\$3,524.13	Y
Ceiling panels repair allowance	\$4,000.00	0 Yrs	15 Yrs	2027	\$4,000.00	Y
Commercial sink replacement - kitchen	\$2,422.70	18 Yrs	30 Yrs	2045	\$3,927.26	Y
Countertop griddle replacement - kitchen	\$2,806.26	1 Yrs	20 Yrs	2028	\$2,882.59	Y
Dishwasher replacement - kitchen	\$1,799.72	3 Yrs	15 Yrs	2030	\$1,950.61	Y
Flood lighting replacement	\$3,500.00	25 Yrs	25 Yrs	2052	\$6,846.10	Y
Freezer replacement - kitchen	\$5,854.86	13 Yrs	20 Yrs	2040	\$8,299.11	Y
Full appliance package replacement (microwave, oven, coffee makers, workstations) - kitchen	\$5,000.00	4 Yrs	20 Yrs	2031	\$5,566.60	Y
Hardwood flooring replacement - upstairs main room	\$15,000.00	18 Yrs	25 Yrs	2045	\$24,315.40	Y

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Interior common areas painting - upstairs main room and side room	\$4,000.00	5 Yrs	10 Yrs	2032	\$4,574.41	Y
Kitchen exhaust hood fire suppression system replacement - kitchen	\$4,562.75	7 Yrs	16 Yrs	2034	\$5,505.69	Y
Kitchen refurbishment	\$16,151.33	6 Yrs	20 Yrs	2033	\$18,973.10	Y
Pendant lighting replacement - upstairs main room	\$1,730.52	14 Yrs	20 Yrs	2041	\$2,519.69	Y
Restrooms refurbishment	\$18,701.20	0 Yrs	15 Yrs	2027	\$18,701.20	Y
School rooms refurbishment allowance	\$15,000.00	12 Yrs	15 Yrs	2039	\$20,699.10	Y
School Storage room refurbishment allowance	\$3,000.00	5 Yrs	15 Yrs	2032	\$3,430.81	Y
Upstairs main room furniture refurbishment allowance	\$5,000.00	6 Yrs	10 Yrs	2033	\$5,873.54	Y

Grafe Hall - Mechanical Equipment



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Commercial hot water heater replacement - 120 gallon	\$8,075.67	3 Yrs	18 Yrs	2030	\$8,752.73	Y
Electrical subpanel replacement	\$2,134.28	10 Yrs	25 Yrs	2037	\$2,791.27	Y
Fire alarm system upgrade	\$18,901.17	15 Yrs	30 Yrs	2042	\$28,269.22	Y
Gas furnace replacement	\$2,913.01	22 Yrs	25 Yrs	2049	\$5,257.17	Y
HVAC system replacement	\$9,690.80	3 Yrs	14 Yrs	2030	\$10,503.27	Y
Piping repair allowance	\$3,000.00	7 Yrs	10 Yrs	2034	\$3,619.98	Y
Register heating repairs and upgrades	\$2,000.00	4 Yrs	5 Yrs	2031	\$2,226.64	Y

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Sample Church Reserve Study

Site



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Children's playground equipment replacement	\$28,841.67	15 Yrs	20 Yrs	2042	\$43,136.57	Y
Children's playground mulch upkeep	\$2,250.00	0 Yrs	2 Yrs	2027	\$2,250.00	Y
Entrance and monuments refurbishment	\$16,151.33	1 Yrs	25 Yrs	2028	\$16,590.65	Y
Entrance signage replacement	\$7,106.58	8 Yrs	12 Yrs	2035	\$8,808.48	Y
Grounds mulch upkeep	\$2,250.00	0 Yrs	2 Yrs	2027	\$2,250.00	Y
Irrigation system equipment replacement allowance	\$11,362.55	0 Yrs	5 Yrs	2027	\$11,362.55	Y
Maintenance shed refurbishment allowance	\$8,075.67	6 Yrs	15 Yrs	2033	\$9,486.56	Y
Retaining wall installation	\$6,184.00	0 Yrs	40 Yrs	2027	\$6,184.00	Y
Security system upgrade allowance	\$16,151.33	0 Yrs	10 Yrs	2027	\$16,151.33	Y
Wood fencing replacement	\$11,214.00	12 Yrs	16 Yrs	2039	\$15,474.64	Y
Wood fencing stain and seal	\$2,352.00	5 Yrs	5 Yrs	2032	\$2,689.75	Y

Paving



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
ADA access ramp paving installation	\$6,000.00	0 Yrs	25 Yrs	2027	\$6,000.00	Y
Asphalt parking areas mill and overlay	\$155,197.04	10 Yrs	25 Yrs	2037	\$202,970.79	Y
Asphalt parking areas patch and seal	\$9,091.04	0 Yrs	5 Yrs	2027	\$9,091.04	Y
Concrete walkways repair allowance (10% every 10 years)	\$5,887.50	0 Yrs	10 Yrs	2027	\$5,887.50	Y
Concrete walkways resurface	\$54,000.00	10 Yrs	60 Yrs	2037	\$70,622.63	Y

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
The Sanctuary - Building Exteriors	Aluminum rain gutters replacement	\$11.57 Inft	570 Inft	\$6,589	24 Yrs	25 Yrs	2051 2076 2101	\$12,547 \$24,543 \$48,006	\$502 \$982 \$1,920
The Sanctuary - Building Exteriors	Brick veneer exterior siding surfaces tuckpointing and refurbishment (10% every 10 years)	\$6.59 sqft	606 sqft	\$3,992	3 Yrs	10 Yrs	2030 2040 2050	\$4,327 \$5,659 \$7,401	\$1,082 \$566 \$740
The Sanctuary - Building Exteriors	Covered walkway structure, gutters, and roof minor repairs allowance	\$3500.00 lump sum	1 lump sum	\$3,500	0 Yrs	5 Yrs	2027 2032 2037	\$3,500 \$4,003 \$4,577	\$3,500 \$801 \$915
The Sanctuary - Building Exteriors	Exterior doors maintenance allowance	\$1750.00 lump sum	1 lump sum	\$1,750	5 Yrs	5 Yrs	2032 2037 2042	\$2,001 \$2,289 \$2,617	\$334 \$458 \$523
The Sanctuary - Building Exteriors	Exterior doors replacement (double)	\$5171.80 set	4 set	\$20,687	1 Yrs	40 Yrs	2028 2068 2108	\$21,250 \$62,167 \$181,869	\$10,625 \$1,554 \$4,547
The Sanctuary - Building Exteriors	Exterior doors replacement (single)	\$1867.59 ea	3 ea	\$5,603	20 Yrs	40 Yrs	2047 2087 2127	\$9,583 \$28,035 \$82,017	\$456 \$701 \$2,050
The Sanctuary - Building Exteriors	Exterior siding surfaces painting	\$3.65 sqft	3,262 sqft	\$11,906	0 Yrs	8 Yrs	2027 2035 2043	\$11,906 \$14,758 \$18,292	\$11,906 \$1,845 \$2,286
The Sanctuary - Building Exteriors	Metal exterior doors painting	\$2000.00 lump sum	1 lump sum	\$2,000	0 Yrs	10 Yrs	2027 2037 2047	\$2,000 \$2,616 \$3,421	\$2,000 \$262 \$342
The Sanctuary - Building Exteriors	Metal roofing replacement	\$16.39 sqft	10,985 sqft	\$180,043	5 Yrs	45 Yrs	2032 2077 2122	\$205,897 \$688,852 \$2,304,632	\$34,316 \$15,308 \$51,214
The Sanctuary - Building Exteriors	Wall-mounted exterior lighting replacement allowance	\$4500.00 lump sum	1 lump sum	\$4,500	0 Yrs	20 Yrs	2027 2047 2067	\$4,500 \$7,697 \$13,165	\$4,500 \$385 \$658
The Sanctuary - Building Exteriors	Windows replacement	\$555.56 ea	113 ea	\$62,778	10 Yrs	30 Yrs	2037 2067 2097	\$82,103 \$183,658 \$410,828	\$7,464 \$6,122 \$13,694

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
The Sanctuary - Building Exteriors	Wood exterior siding surfaces replacement	\$15.39 sqft	3,262 sqft	\$50,202	20 Yrs	50 Yrs	2047 2097 2147	\$85,866 \$328,529 \$1,256,967	\$4,089 \$6,571 \$25,139
The Sanctuary - Interior Common Areas	Choir room refurbishment allowance	\$3500.00 lump sum	1 lump sum	\$3,500	5 Yrs	10 Yrs	2032 2042 2052	\$4,003 \$5,235 \$6,846	\$667 \$523 \$685
The Sanctuary - Interior Common Areas	Church office refurbishment allowance	\$4500.00 lump sum	1 lump sum	\$4,500	6 Yrs	10 Yrs	2033 2043 2053	\$5,286 \$6,913 \$9,042	\$755 \$691 \$904
The Sanctuary - Interior Common Areas	Conference room refurbishment allowance	\$6000.00 lump sum	1 lump sum	\$6,000	4 Yrs	10 Yrs	2031 2041 2051	\$6,680 \$8,736 \$11,425	\$1,336 \$874 \$1,143
The Sanctuary - Interior Common Areas	Interior common areas painting - hallways	\$4000.00 lump sum	1 lump sum	\$4,000	5 Yrs	10 Yrs	2032 2042 2052	\$4,574 \$5,983 \$7,824	\$762 \$598 \$782
The Sanctuary - Interior Common Areas	Interior lighting replacement allowance - hallways	\$1500.00 lump sum	1 lump sum	\$1,500	10 Yrs	25 Yrs	2037 2062 2087	\$1,962 \$3,837 \$7,506	\$178 \$153 \$300
The Sanctuary - Interior Common Areas	Nursery refurbishment allowance	\$7000.00 lump sum	1 lump sum	\$7,000	1 Yrs	10 Yrs	2028 2038 2048	\$7,190 \$9,404 \$12,299	\$3,595 \$940 \$1,230
The Sanctuary - Interior Common Areas	Office #4 refurbishment allowance	\$2500.00 lump sum	1 lump sum	\$2,500	3 Yrs	10 Yrs	2030 2040 2050	\$2,710 \$3,544 \$4,635	\$677 \$354 \$463
The Sanctuary - Interior Common Areas	Organ major repair and replacement	\$35000.00 ea	1 ea	\$35,000	16 Yrs	25 Yrs	2043 2068 2093	\$53,771 \$105,178 \$205,731	\$3,163 \$4,207 \$8,229

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
The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$2000.00 lump sum	1 lump sum	\$2,000	0 Yrs	1 Yrs	2027 2028 2029	\$2,000 \$2,054 \$2,110	\$2,000 \$2,054 \$2,110
The Sanctuary - Interior Common Areas	Pendant lighting replacement - Sanctuary	\$288.42 ea	18 ea	\$5,192	14 Yrs	20 Yrs	2041 2061 2081	\$7,559 \$12,929 \$22,114	\$504 \$646 \$1,106
The Sanctuary - Interior Common Areas	Priest office refurbishment allowance	\$4000.00 lump sum	1 lump sum	\$4,000	7 Yrs	10 Yrs	2034 2044 2054	\$4,827 \$6,312 \$8,256	\$603 \$631 \$826
The Sanctuary - Interior Common Areas	Restrooms refurbishment - basement level	\$9350.60 ea	2 ea	\$18,701	13 Yrs	15 Yrs	2040 2055 2070	\$26,508 \$39,647 \$59,297	\$1,893 \$2,643 \$3,953
The Sanctuary - Interior Common Areas	Restrooms refurbishment - main level	\$9350.60 ea	1 ea	\$9,351	13 Yrs	15 Yrs	2040 2055 2070	\$13,254 \$19,823 \$29,649	\$947 \$1,322 \$1,977
The Sanctuary - Interior Common Areas	Sacristy and office refurbishment allowance	\$15000.00 lump sum	1 lump sum	\$15,000	7 Yrs	10 Yrs	2034 2044 2054	\$18,100 \$23,672 \$30,958	\$2,262 \$2,367 \$3,096
The Sanctuary - Interior Common Areas	Sanctuary furniture upgrades allowance	\$4000.00 lump sum	1 lump sum	\$4,000	5 Yrs	10 Yrs	2032 2042 2052	\$4,574 \$5,983 \$7,824	\$762 \$598 \$782
The Sanctuary - Interior Common Areas	Sanctuary redesign and refurbishment allowance	\$10000.00 lump sum	1 lump sum	\$10,000	1 Yrs	10 Yrs	2028 2038 2048	\$10,272 \$13,434 \$17,569	\$5,136 \$1,343 \$1,757
The Sanctuary - Interior Common Areas	Vinyl composite tile flooring replacement - hallways	\$3000.00 lump sum	1 lump sum	\$3,000	5 Yrs	8 Yrs	2032 2040 2048	\$3,431 \$4,252 \$5,271	\$572 \$532 \$659

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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
The Sanctuary - Interior Common Areas	Vinyl composite tile flooring replacement - Sanctuary	\$6000.00 lump sum	1 lump sum	\$6,000	2 Yrs	8 Yrs	2029 2037 2045	\$6,331 \$7,847 \$9,726	\$2,110 \$981 \$1,216
The Sanctuary - Interior Common Areas	Wood beam repair allowance - Sanctuary	\$2500.00 lump sum	1 lump sum	\$2,500	6 Yrs	7 Yrs	2033 2040 2047	\$2,937 \$3,544 \$4,276	\$420 \$506 \$611
The Sanctuary - Interior Common Areas	Wood pew replacement	\$175000.00 lump sum	1 lump sum	\$175,000	24 Yrs	100 Yrs	2051 2151 2251	\$333,241 \$4,878,197 \$71,410,233	\$13,330 \$48,782 \$714,102
The Sanctuary - Mechanical Equipment	Amtrol extrol hydronic expansion tank replacement	\$6000.00 ea	1 ea	\$6,000	0 Yrs	25 Yrs	2027 2052 2077	\$6,000 \$11,736 \$22,956	\$6,000 \$469 \$918
The Sanctuary - Mechanical Equipment	Boiler controller replacement	\$5000.00 ea	1 ea	\$5,000	12 Yrs	20 Yrs	2039 2059 2079	\$6,900 \$11,801 \$20,185	\$531 \$590 \$1,009
The Sanctuary - Mechanical Equipment	Boiler maintenance and repairs	\$3500.00 ea	1 ea	\$3,500	2 Yrs	3 Yrs	2029 2032 2035	\$3,693 \$4,003 \$4,338	\$1,231 \$1,334 \$1,446
The Sanctuary - Mechanical Equipment	Boiler replacement	\$130000.00 ea	1 ea	\$130,000	12 Yrs	50 Yrs	2039 2089 2139	\$179,392 \$686,363 \$2,626,059	\$13,799 \$13,727 \$52,521
The Sanctuary - Mechanical Equipment	Commercial hot water heater replacement - 50 gallon	\$6045.82 ea	1 ea	\$6,046	14 Yrs	18 Yrs	2041 2059 2077	\$8,803 \$14,270 \$23,132	\$587 \$793 \$1,285
The Sanctuary - Mechanical Equipment	Electrical main distribution panel replacement	\$80000.00 ea	1 ea	\$80,000	25 Yrs	45 Yrs	2052 2097 2142	\$156,482 \$523,529 \$1,751,525	\$6,019 \$11,634 \$38,923
The Sanctuary - Mechanical Equipment	Electrical subpanel replacement	\$2134.28 ea	1 ea	\$2,134	10 Yrs	25 Yrs	2037 2062 2087	\$2,791 \$5,460 \$10,680	\$254 \$218 \$427
The Sanctuary - Mechanical Equipment	Fire alarm system control panel replacement	\$6014.01 ea	1 ea	\$6,014	12 Yrs	15 Yrs	2039 2054 2069	\$8,299 \$12,412 \$18,564	\$638 \$827 \$1,238

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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
The Sanctuary - Mechanical Equipment	Fire alarm system upgrade	\$18901.17 ea	1 ea	\$18,901	12 Yrs	30 Yrs	2039 2069 2099	\$26,082 \$58,344 \$130,512	\$2,006 \$1,945 \$4,350
The Sanctuary - Mechanical Equipment	Furnace controller replacement	\$2500.00 ea	1 ea	\$2,500	9 Yrs	20 Yrs	2036 2056 2076	\$3,183 \$5,444 \$9,312	\$318 \$272 \$466
The Sanctuary - Mechanical Equipment	Gas furnace replacement	\$9800.40 ea	1 ea	\$9,800	11 Yrs	25 Yrs	2038 2063 2088	\$13,166 \$25,753 \$50,373	\$1,097 \$1,030 \$2,015
The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$3000.00 ea	1 ea	\$3,000	0 Yrs	1 Yrs	2027 2028 2029	\$3,000 \$3,082 \$3,165	\$3,000 \$3,082 \$3,165
The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system upgrades	\$35000.00 ea	1 ea	\$35,000	8 Yrs	25 Yrs	2035 2060 2085	\$43,382 \$84,856 \$165,981	\$4,820 \$3,394 \$6,639
The Sanctuary - Mechanical Equipment	Piping repair allowance	\$3000.00 lump sum	1 lump sum	\$3,000	7 Yrs	10 Yrs	2034 2044 2054	\$3,620 \$4,734 \$6,192	\$452 \$473 \$619
The Sanctuary - Mechanical Equipment	Register heating repairs and upgrades	\$2000.00 ea	1 ea	\$2,000	5 Yrs	5 Yrs	2032 2037 2042	\$2,287 \$2,616 \$2,991	\$381 \$523 \$598
Grafe Hall - Building Exteriors	Aluminum rain gutters replacement	\$11.57 lnft	306 lnft	\$3,540	29 Yrs	25 Yrs	2056 2081 2106	\$7,710 \$15,081 \$29,499	\$257 \$603 \$1,180
Grafe Hall - Building Exteriors	Covered breezeway structure repairs	\$8000.00 lump sum	1 lump sum	\$8,000	15 Yrs	20 Yrs	2042 2062 2082	\$11,965 \$20,465 \$35,004	\$748 \$1,023 \$1,750
Grafe Hall - Building Exteriors	Exterior doors replacement (double)	\$4223.64 set	2 set	\$8,447	16 Yrs	40 Yrs	2043 2083 2123	\$12,978 \$37,966 \$111,070	\$763 \$949 \$2,777
Grafe Hall - Building Exteriors	Exterior doors replacement (single)	\$1867.59 ea	5 ea	\$9,338	16 Yrs	40 Yrs	2043 2083 2123	\$14,346 \$41,969 \$122,781	\$844 \$1,049 \$3,070
Grafe Hall - Building Exteriors	Exterior siding surfaces painting	\$3.65 sqft	4,960 sqft	\$18,104	0 Yrs	8 Yrs	2027 2035 2043	\$18,104 \$22,440 \$27,813	\$18,104 \$2,805 \$3,477
Grafe Hall - Building Exteriors	Metal exterior doors painting	\$2000.00 lump sum	1 lump sum	\$2,000	6 Yrs	10 Yrs	2033 2043 2053	\$2,349 \$3,073 \$4,018	\$336 \$307 \$402

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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
Grafe Hall - Building Exteriors	Metal roofing replacement - covered breezeway	\$15.82 sqft	1,314 sqft	\$20,787	34 Yrs	45 Yrs	2061 2106 2151	\$51,769 \$173,200 \$579,460	\$1,479 \$3,849 \$12,877
Grafe Hall - Building Exteriors	Metal roofing replacement - main building	\$15.82 sqft	3,423 sqft	\$54,150	34 Yrs	45 Yrs	2061 2106 2151	\$134,855 \$451,173 \$1,509,448	\$3,853 \$10,026 \$33,543
Grafe Hall - Building Exteriors	Wall-mounted exterior lighting replacement allowance	\$3500.00 lump sum	1 lump sum	\$3,500	0 Yrs	20 Yrs	2027 2047 2067	\$3,500 \$5,986 \$10,239	\$3,500 \$299 \$512
Grafe Hall - Building Exteriors	Windows replacement - needs replacing	\$555.56 ea	63 ea	\$35,000	1 Yrs	30 Yrs	2028 2058 2088	\$35,952 \$80,422 \$179,898	\$17,976 \$2,681 \$5,997
Grafe Hall - Building Exteriors	Wood exterior siding surfaces replacement	\$15.39 sqft	4,960 sqft	\$76,334	20 Yrs	50 Yrs	2047 2097 2147	\$130,563 \$499,541 \$1,911,268	\$6,217 \$9,991 \$38,225
Grafe Hall - Interior Common Areas	2-door reach in fridge replacement - kitchen	\$6268.53 ea	1 ea	\$6,269	13 Yrs	15 Yrs	2040 2055 2070	\$8,885 \$13,289 \$19,876	\$635 \$886 \$1,325
Grafe Hall - Interior Common Areas	6-burner gas range oven griddle replacement - kitchen	\$8652.50 ea	1 ea	\$8,653	7 Yrs	20 Yrs	2034 2054 2074	\$10,441 \$17,858 \$30,544	\$1,305 \$893 \$1,527
Grafe Hall - Interior Common Areas	Carpet flooring replacement - side room and stairs	\$3000.00 lump sum	1 lump sum	\$3,000	6 Yrs	10 Yrs	2033 2043 2053	\$3,524 \$4,609 \$6,028	\$503 \$461 \$603
Grafe Hall - Interior Common Areas	Ceiling panels repair allowance	\$4000.00 lump sum	1 lump sum	\$4,000	0 Yrs	15 Yrs	2027 2042 2057	\$4,000 \$5,983 \$8,948	\$4,000 \$399 \$597
Grafe Hall - Interior Common Areas	Commercial sink replacement - kitchen	\$2422.70 ea	1 ea	\$2,423	18 Yrs	30 Yrs	2045 2075 2105	\$3,927 \$8,785 \$19,651	\$207 \$293 \$655
Grafe Hall - Interior Common Areas	Countertop griddle replacement - kitchen	\$2806.26 ea	1 ea	\$2,806	1 Yrs	20 Yrs	2028 2048 2068	\$2,883 \$4,930 \$8,433	\$1,441 \$247 \$422
Grafe Hall - Interior Common Areas	Dishwasher replacement - kitchen	\$1799.72 ea	1 ea	\$1,800	3 Yrs	15 Yrs	2030 2045 2060	\$1,951 \$2,917 \$4,363	\$488 \$194 \$291

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
Grafe Hall - Interior Common Areas	Flood lighting replacement	\$3500.00 lump sum	1 lump sum	\$3,500	25 Yrs	25 Yrs	2052 2077 2102	\$6,846 \$13,391 \$26,194	\$263 \$536 \$1,048
Grafe Hall - Interior Common Areas	Freezer replacement - kitchen	\$5854.86 ea	1 ea	\$5,855	13 Yrs	20 Yrs	2040 2060 2080	\$8,299 \$14,195 \$24,279	\$593 \$710 \$1,214
Grafe Hall - Interior Common Areas	Full appliance package replacement (microwave, oven, coffee makers, workstations) - kitchen	\$5000.00 lump sum	1 lump sum	\$5,000	4 Yrs	20 Yrs	2031 2051 2071	\$5,567 \$9,521 \$16,285	\$1,113 \$476 \$814
Grafe Hall - Interior Common Areas	Hardwood flooring replacement - upstairs main room	\$15000.00 lump sum	1 lump sum	\$15,000	18 Yrs	25 Yrs	2045 2070 2095	\$24,315 \$47,562 \$93,032	\$1,280 \$1,902 \$3,721
Grafe Hall - Interior Common Areas	Interior common areas painting - upstairs main room and side room	\$4000.00 lump sum	1 lump sum	\$4,000	5 Yrs	10 Yrs	2032 2042 2052	\$4,574 \$5,983 \$7,824	\$762 \$598 \$782
Grafe Hall - Interior Common Areas	Kitchen exhaust hood fire suppression system replacement - kitchen	\$4562.75 ea	1 ea	\$4,563	7 Yrs	16 Yrs	2034 2050 2066	\$5,506 \$8,458 \$12,995	\$688 \$529 \$812
Grafe Hall - Interior Common Areas	Kitchen refurbishment	\$16151.33 lump sum	1 lump sum	\$16,151	6 Yrs	20 Yrs	2033 2053 2073	\$18,973 \$32,452 \$55,506	\$2,710 \$1,623 \$2,775
Grafe Hall - Interior Common Areas	Pendant lighting replacement - upstairs main room	\$288.42 ea	6 ea	\$1,731	14 Yrs	20 Yrs	2041 2061 2081	\$2,520 \$4,310 \$7,371	\$168 \$215 \$369
Grafe Hall - Interior Common Areas	Restrooms refurbishment	\$9350.60 ea	2 ea	\$18,701	0 Yrs	15 Yrs	2027 2042 2057	\$18,701 \$27,970 \$41,833	\$18,701 \$1,865 \$2,789
Grafe Hall - Interior Common Areas	School rooms refurbishment allowance	\$15000.00 lump sum	1 lump sum	\$15,000	12 Yrs	15 Yrs	2039 2054 2069	\$20,699 \$30,958 \$46,302	\$1,592 \$2,064 \$3,087

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
Grafe Hall - Interior Common Areas	School Storage room refurbishment allowance	\$3000.00 lump sum	1 lump sum	\$3,000	5 Yrs	15 Yrs	2032 2047 2062	\$3,431 \$5,131 \$7,674	\$572 \$342 \$512
Grafe Hall - Interior Common Areas	Upstairs main room furniture refurbishment allowance	\$5000.00 lump sum	1 lump sum	\$5,000	6 Yrs	10 Yrs	2033 2043 2053	\$5,874 \$7,682 \$10,046	\$839 \$768 \$1,005
Grafe Hall - Mechanical Equipment	Commercial hot water heater replacement - 120 gallon	\$8075.67 ea	1 ea	\$8,076	3 Yrs	18 Yrs	2030 2048 2066	\$8,753 \$14,188 \$23,000	\$2,188 \$788 \$1,278
Grafe Hall - Mechanical Equipment	Electrical subpanel replacement	\$2134.28 ea	1 ea	\$2,134	10 Yrs	25 Yrs	2037 2062 2087	\$2,791 \$5,460 \$10,680	\$254 \$218 \$427
Grafe Hall - Mechanical Equipment	Fire alarm system upgrade	\$18901.17 ea	1 ea	\$18,901	15 Yrs	30 Yrs	2042 2072 2102	\$28,269 \$63,236 \$141,454	\$1,767 \$2,108 \$4,715
Grafe Hall - Mechanical Equipment	Gas furnace replacement	\$2913.01 ea	1 ea	\$2,913	22 Yrs	25 Yrs	2049 2074 2099	\$5,257 \$10,283 \$20,114	\$229 \$411 \$805
Grafe Hall - Mechanical Equipment	HVAC system replacement	\$9690.80 ea	1 ea	\$9,691	3 Yrs	14 Yrs	2030 2044 2058	\$10,503 \$15,293 \$22,267	\$2,626 \$1,092 \$1,591
Grafe Hall - Mechanical Equipment	Piping repair allowance	\$3000.00 lump sum	1 lump sum	\$3,000	7 Yrs	10 Yrs	2034 2044 2054	\$3,620 \$4,734 \$6,192	\$452 \$473 \$619
Grafe Hall - Mechanical Equipment	Register heating repairs and upgrades	\$2000.00 ea	1 ea	\$2,000	4 Yrs	5 Yrs	2031 2036 2041	\$2,227 \$2,546 \$2,912	\$445 \$509 \$582
Site	Children's playground equipment replacement	\$28841.67 lump sum	1 lump sum	\$28,842	15 Yrs	20 Yrs	2042 2062 2082	\$43,137 \$73,781 \$126,196	\$2,696 \$3,689 \$6,310
Site	Children's playground mulch upkeep	\$2250.00 lump sum	1 lump sum	\$2,250	0 Yrs	2 Yrs	2027 2029 2031	\$2,250 \$2,374 \$2,505	\$2,250 \$1,187 \$1,252
Site	Entrance and monuments refurbishment	\$16151.33 lump sum	1 lump sum	\$16,151	1 Yrs	25 Yrs	2028 2053 2078	\$16,591 \$32,452 \$63,477	\$8,295 \$1,298 \$2,539
Site	Entrance signage replacement	\$3553.29 ea	2 ea	\$7,107	8 Yrs	12 Yrs	2035 2047 2059	\$8,808 \$12,155 \$16,773	\$979 \$1,013 \$1,398
Site	Grounds mulch upkeep	\$2250.00 lump sum	1 lump sum	\$2,250	0 Yrs	2 Yrs	2027 2029 2031	\$2,250 \$2,374 \$2,505	\$2,250 \$1,187 \$1,252

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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
Site	Irrigation system equipment replacement allowance	\$11362.55 lump sum	1 lump sum	\$11,363	0 Yrs	5 Yrs	2027 2032 2037	\$11,363 \$12,994 \$14,860	\$11,363 \$2,599 \$2,972
Site	Maintenance shed refurbishment allowance	\$8075.67 lump sum	1 lump sum	\$8,076	6 Yrs	15 Yrs	2033 2048 2063	\$9,487 \$14,188 \$21,221	\$1,355 \$946 \$1,415
Site	Retaining wall installation	\$6184.00 lump sum	1 lump sum	\$6,184	0 Yrs	40 Yrs	2027 2067 2107	\$6,184 \$18,091 \$52,926	\$6,184 \$452 \$1,323
Site	Security system upgrade allowance	\$16151.33 ea	1 ea	\$16,151	0 Yrs	10 Yrs	2027 2037 2047	\$16,151 \$21,123 \$27,625	\$16,151 \$2,112 \$2,763
Site	Wood fencing replacement	\$37.38 Inft	300 Inft	\$11,214	12 Yrs	16 Yrs	2039 2055 2071	\$15,475 \$23,774 \$36,524	\$1,190 \$1,486 \$2,283
Site	Wood fencing stain and seal	\$1.96 sqft	1,200 sqft	\$2,352	5 Yrs	5 Yrs	2032 2037 2042	\$2,690 \$3,076 \$3,518	\$448 \$615 \$704
Paving	ADA access ramp paving installation	\$6000.00 lump sum	1 lump sum	\$6,000	0 Yrs	25 Yrs	2027 2052 2077	\$6,000 \$11,736 \$22,956	\$6,000 \$469 \$918
Paving	Asphalt parking areas mill and overlay	\$4.78 sqft	32,468 sqft	\$155,197	10 Yrs	25 Yrs	2037 2062 2087	\$202,971 \$397,017 \$776,576	\$18,452 \$15,881 \$31,063
Paving	Asphalt parking areas patch and seal	\$0.28 sqft	32,468 sqft	\$9,091	0 Yrs	5 Yrs	2027 2032 2037	\$9,091 \$10,397 \$11,890	\$9,091 \$2,079 \$2,378
Paving	Concrete walkways repair allowance (10% every 10 years)	\$15.70 sqft	375 sqft	\$5,888	0 Yrs	10 Yrs	2027 2037 2047	\$5,888 \$7,700 \$10,070	\$5,888 \$770 \$1,007
Paving	Concrete walkways resurface	\$54000.00 lump sum	1 lump sum	\$54,000	10 Yrs	60 Yrs	2037 2097 2157	\$70,623 \$353,382 \$1,768,256	\$6,420 \$5,890 \$29,471

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

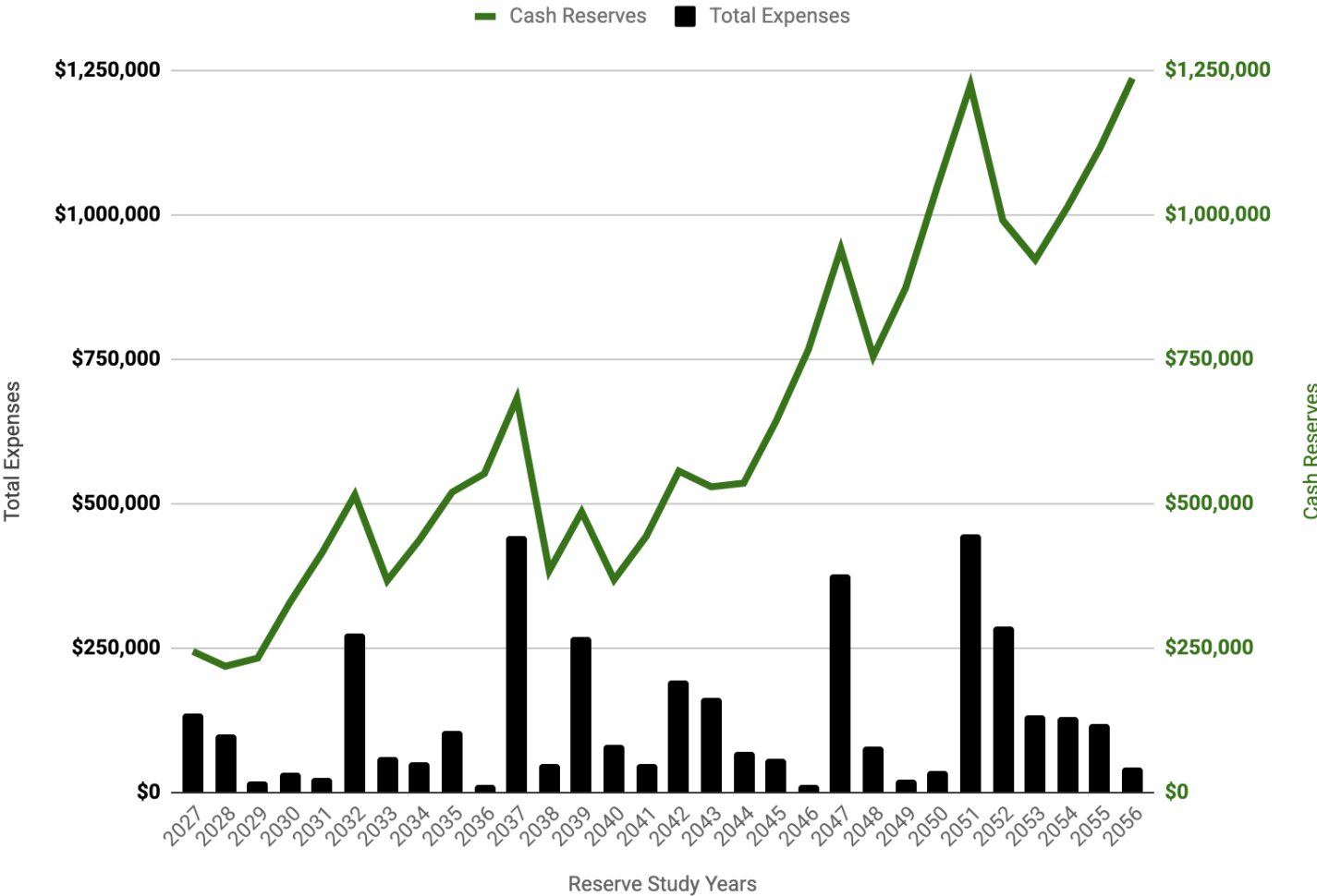
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Funding Reserve Analysis

Cash Flow Analysis

Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2027	\$244,000	\$0	\$136,388	\$0	\$107,612
2028	\$110,000	\$538	\$99,274	\$161	\$118,715
2029	\$112,992	\$594	\$20,048	\$178	\$212,075
2030	\$116,065	\$1,060	\$33,662	\$318	\$295,220
2031	\$119,222	\$1,476	\$25,050	\$443	\$390,426
2032	\$122,465	\$1,952	\$274,577	\$586	\$239,681
2033	\$125,796	\$1,198	\$59,589	\$360	\$306,726
2034	\$129,218	\$1,534	\$52,146	\$460	\$384,872
2035	\$132,733	\$1,924	\$105,501	\$577	\$413,451
2036	\$136,343	\$2,067	\$12,095	\$620	\$539,145
2037	\$140,052	\$2,696	\$442,369	\$809	\$238,715
2038	\$143,861	\$1,194	\$47,423	\$358	\$335,989
2039	\$147,774	\$1,680	\$269,956	\$504	\$214,982
2040	\$151,793	\$1,075	\$81,033	\$322	\$286,495
2041	\$155,922	\$1,432	\$49,458	\$430	\$393,961
2042	\$160,163	\$1,970	\$192,936	\$591	\$362,567
2043	\$164,520	\$1,813	\$164,072	\$544	\$364,284
2044	\$168,995	\$1,821	\$68,160	\$546	\$466,394
2045	\$173,591	\$2,332	\$56,286	\$700	\$585,332
2046	\$178,313	\$2,927	\$11,656	\$878	\$754,038
2047	\$183,163	\$3,770	\$376,017	\$1,131	\$563,823
2048	\$188,145	\$2,819	\$77,231	\$846	\$676,711
2049	\$193,263	\$3,384	\$22,402	\$1,015	\$849,940
2050	\$198,519	\$4,250	\$36,251	\$1,275	\$1,015,183
2051	\$203,919	\$5,076	\$445,780	\$1,523	\$776,875
2052	\$209,466	\$3,884	\$285,689	\$1,165	\$703,371
2053	\$215,163	\$3,517	\$132,213	\$1,055	\$788,783
2054	\$221,016	\$3,944	\$128,304	\$1,183	\$884,255
2055	\$227,027	\$4,421	\$116,674	\$1,326	\$997,703
2056	\$233,202	\$4,989	\$42,553	\$1,497	\$1,191,845
Totals	\$5,006,702	\$71,337	\$3,864,793	\$21,401	

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.



This Cash Flow chart is a visual representation of the Cash Flow Analysis table on the previous page.

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Funding Reserve Analysis

Projected Reserve Contributions

Calendar Year	Monthly Reserve Payment	Annual Reserve Payment	Annual Reserve Payment
2027	\$20,333.33	\$244,000.00	\$244,000.00
2028	\$9,166.67	\$110,000.00	\$110,000.00
2029	\$9,416.00	\$112,992.00	\$112,992.00
2030	\$9,672.12	\$116,065.38	\$116,065.38
2031	\$9,935.20	\$119,222.36	\$119,222.36
2032	\$10,205.43	\$122,465.21	\$122,465.21
2033	\$10,483.02	\$125,796.26	\$125,796.26
2034	\$10,768.16	\$129,217.92	\$129,217.92
2035	\$11,061.05	\$132,732.65	\$132,732.65
2036	\$11,361.91	\$136,342.98	\$136,342.98
2037	\$11,670.96	\$140,051.51	\$140,051.51
2038	\$11,988.41	\$143,860.91	\$143,860.91
2039	\$12,314.49	\$147,773.92	\$147,773.92
2040	\$12,649.45	\$151,793.37	\$151,793.37
2041	\$12,993.51	\$155,922.15	\$155,922.15
2042	\$13,346.94	\$160,163.24	\$160,163.24
2043	\$13,709.97	\$164,519.68	\$164,519.68
2044	\$14,082.88	\$168,994.61	\$168,994.61
2045	\$14,465.94	\$173,591.26	\$173,591.26
2046	\$14,859.41	\$178,312.95	\$178,312.95
2047	\$15,263.59	\$183,163.06	\$183,163.06
2048	\$15,678.76	\$188,145.09	\$188,145.09
2049	\$16,105.22	\$193,262.64	\$193,262.64
2050	\$16,543.28	\$198,519.38	\$198,519.38
2051	\$16,993.26	\$203,919.11	\$203,919.11
2052	\$17,455.48	\$209,465.71	\$209,465.71
2053	\$17,930.26	\$215,163.18	\$215,163.18
2054	\$18,417.97	\$221,015.62	\$221,015.62
2055	\$18,918.94	\$227,027.24	\$227,027.24
2056	\$19,433.53	\$233,202.38	\$233,202.38

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2027	The Sanctuary - Building Exteriors	Exterior siding surfaces painting	\$11,906
2027	The Sanctuary - Building Exteriors	Covered walkway structure, gutters, and roof minor repairs allowance	\$3,500
2027	The Sanctuary - Building Exteriors	Metal exterior doors painting	\$2,000
2027	The Sanctuary - Building Exteriors	Wall-mounted exterior lighting replacement allowance	\$4,500
2027	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$2,000
2027	The Sanctuary - Mechanical Equipment	Amtrol extrol hydronic expansion tank replacement	\$6,000
2027	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$3,000
2027	Grafe Hall - Building Exteriors	Exterior siding surfaces painting	\$18,104
2027	Grafe Hall - Building Exteriors	Wall-mounted exterior lighting replacement allowance	\$3,500
2027	Grafe Hall - Interior Common Areas	Ceiling panels repair allowance	\$4,000
2027	Grafe Hall - Interior Common Areas	Restrooms refurbishment	\$18,701
2027	Site	Children's playground mulch upkeep	\$2,250
2027	Site	Grounds mulch upkeep	\$2,250
2027	Site	Security system upgrade allowance	\$16,151
2027	Site	Retaining wall installation	\$6,184
2027	Site	Irrigation system equipment replacement allowance	\$11,363
2027	Paving	Asphalt parking areas patch and seal	\$9,091
2027	Paving	Concrete walkways repair allowance (10% every 10 years)	\$5,888
2027	Paving	ADA access ramp paving installation	\$6,000
Total for 2027:			\$136,388
2028	The Sanctuary - Building Exteriors	Exterior doors replacement (double)	\$21,250
2028	The Sanctuary - Interior Common Areas	Nursery refurbishment allowance	\$7,190
2028	The Sanctuary - Interior Common Areas	Sanctuary redesign and refurbishment allowance	\$10,272
2028	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$2,054

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2028	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$3,082
2028	Grafe Hall - Building Exteriors	Windows replacement - needs replacing	\$35,952
2028	Grafe Hall - Interior Common Areas	Countertop griddle replacement - kitchen	\$2,883
2028	Site	Entrance and monuments refurbishment	\$16,591
Total for 2028:			\$99,274
2029	The Sanctuary - Interior Common Areas	Vinyl composite tile flooring replacement - Sanctuary	\$6,331
2029	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$2,110
2029	The Sanctuary - Mechanical Equipment	Boiler maintenance and repairs	\$3,693
2029	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$3,165
2029	Site	Children's playground mulch upkeep	\$2,374
2029	Site	Grounds mulch upkeep	\$2,374
Total for 2029:			\$20,048
2030	The Sanctuary - Building Exteriors	Brick veneer exterior siding surfaces tuckpointing and refurbishment (10% every 10 years)	\$4,327
2030	The Sanctuary - Interior Common Areas	Office #4 refurbishment allowance	\$2,710
2030	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$2,168
2030	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$3,252
2030	Grafe Hall - Interior Common Areas	Dishwasher replacement - kitchen	\$1,951
2030	Grafe Hall - Mechanical Equipment	HVAC system replacement	\$10,503
2030	Grafe Hall - Mechanical Equipment	Commercial hot water heater replacement - 120 gallon	\$8,753
Total for 2030:			\$33,662
2031	The Sanctuary - Interior Common Areas	Conference room refurbishment allowance	\$6,680
2031	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$2,227
2031	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$3,340

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2031	Grafe Hall - Interior Common Areas	Full appliance package replacement (microwave, oven, coffee makers, workstations) - kitchen	\$5,567
2031	Grafe Hall - Mechanical Equipment	Register heating repairs and upgrades	\$2,227
2031	Site	Children's playground mulch upkeep	\$2,505
2031	Site	Grounds mulch upkeep	\$2,505
Total for 2031:			\$25,050
2032	The Sanctuary - Building Exteriors	Metal roofing replacement	\$205,897
2032	The Sanctuary - Building Exteriors	Covered walkway structure, gutters, and roof minor repairs allowance	\$4,003
2032	The Sanctuary - Building Exteriors	Exterior doors maintenance allowance	\$2,001
2032	The Sanctuary - Interior Common Areas	Choir room refurbishment allowance	\$4,003
2032	The Sanctuary - Interior Common Areas	Interior common areas painting - hallways	\$4,574
2032	The Sanctuary - Interior Common Areas	Vinyl composite tile flooring replacement - hallways	\$3,431
2032	The Sanctuary - Interior Common Areas	Sanctuary furniture upgrades allowance	\$4,574
2032	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$2,287
2032	The Sanctuary - Mechanical Equipment	Register heating repairs and upgrades	\$2,287
2032	The Sanctuary - Mechanical Equipment	Boiler maintenance and repairs	\$4,003
2032	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$3,431
2032	Grafe Hall - Interior Common Areas	School Storage room refurbishment allowance	\$3,431
2032	Grafe Hall - Interior Common Areas	Interior common areas painting - upstairs main room and side room	\$4,574
2032	Site	Wood fencing stain and seal	\$2,690
2032	Site	Irrigation system equipment replacement allowance	\$12,994
2032	Paving	Asphalt parking areas patch and seal	\$10,397
Total for 2032:			\$274,577
2033	The Sanctuary - Interior Common Areas	Church office refurbishment allowance	\$5,286
2033	The Sanctuary - Interior Common Areas	Wood beam repair allowance - Sanctuary	\$2,937

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2033	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$2,349
2033	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$3,524
2033	Grafe Hall - Building Exteriors	Metal exterior doors painting	\$2,349
2033	Grafe Hall - Interior Common Areas	Upstairs main room furniture refurbishment allowance	\$5,874
2033	Grafe Hall - Interior Common Areas	Carpet flooring replacement - side room and stairs	\$3,524
2033	Grafe Hall - Interior Common Areas	Kitchen refurbishment	\$18,973
2033	Site	Children's playground mulch upkeep	\$2,643
2033	Site	Grounds mulch upkeep	\$2,643
2033	Site	Maintenance shed refurbishment allowance	\$9,487
Total for 2033:			\$59,589
2034	The Sanctuary - Interior Common Areas	Priest office refurbishment allowance	\$4,827
2034	The Sanctuary - Interior Common Areas	Sacristy and office refurbishment allowance	\$18,100
2034	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$2,413
2034	The Sanctuary - Mechanical Equipment	Piping repair allowance	\$3,620
2034	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$3,620
2034	Grafe Hall - Interior Common Areas	6-burner gas range oven griddle replacement - kitchen	\$10,441
2034	Grafe Hall - Interior Common Areas	Kitchen exhaust hood fire suppression system replacement - kitchen	\$5,506
2034	Grafe Hall - Mechanical Equipment	Piping repair allowance	\$3,620
Total for 2034:			\$52,146
2035	The Sanctuary - Building Exteriors	Exterior siding surfaces painting	\$14,758
2035	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$2,479
2035	The Sanctuary - Mechanical Equipment	Boiler maintenance and repairs	\$4,338
2035	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system upgrades	\$43,382

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2035	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$3,718
2035	Grafe Hall - Building Exteriors	Exterior siding surfaces painting	\$22,440
2035	Site	Children's playground mulch upkeep	\$2,789
2035	Site	Grounds mulch upkeep	\$2,789
2035	Site	Entrance signage replacement	\$8,808
Total for 2035:			\$105,501
2036	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$2,546
2036	The Sanctuary - Mechanical Equipment	Furnace controller replacement	\$3,183
2036	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$3,820
2036	Grafe Hall - Mechanical Equipment	Register heating repairs and upgrades	\$2,546
Total for 2036:			\$12,095
2037	The Sanctuary - Building Exteriors	Covered walkway structure, gutters, and roof minor repairs allowance	\$4,577
2037	The Sanctuary - Building Exteriors	Exterior doors maintenance allowance	\$2,289
2037	The Sanctuary - Building Exteriors	Metal exterior doors painting	\$2,616
2037	The Sanctuary - Building Exteriors	Windows replacement	\$82,103
2037	The Sanctuary - Interior Common Areas	Interior lighting replacement allowance - hallways	\$1,962
2037	The Sanctuary - Interior Common Areas	Vinyl composite tile flooring replacement - Sanctuary	\$7,847
2037	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$2,616
2037	The Sanctuary - Mechanical Equipment	Register heating repairs and upgrades	\$2,616
2037	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$3,923
2037	The Sanctuary - Mechanical Equipment	Electrical subpanel replacement	\$2,791
2037	Grafe Hall - Mechanical Equipment	Electrical subpanel replacement	\$2,791
2037	Site	Children's playground mulch upkeep	\$2,943
2037	Site	Grounds mulch upkeep	\$2,943

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2037	Site	Wood fencing stain and seal	\$3,076
2037	Site	Security system upgrade allowance	\$21,123
2037	Site	Irrigation system equipment replacement allowance	\$14,860
2037	Paving	Asphalt parking areas mill and overlay	\$202,971
2037	Paving	Concrete walkways repair allowance (10% every 10 years)	\$7,700
2037	Paving	Concrete walkways resurface	\$70,623
Total for 2037:			\$442,369
2038	The Sanctuary - Interior Common Areas	Nursery refurbishment allowance	\$9,404
2038	The Sanctuary - Interior Common Areas	Sanctuary redesign and refurbishment allowance	\$13,434
2038	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$2,687
2038	The Sanctuary - Mechanical Equipment	Boiler maintenance and repairs	\$4,702
2038	The Sanctuary - Mechanical Equipment	Gas furnace replacement	\$13,166
2038	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$4,030
Total for 2038:			\$47,423
2039	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$2,760
2039	The Sanctuary - Mechanical Equipment	Fire alarm system upgrade	\$26,082
2039	The Sanctuary - Mechanical Equipment	Fire alarm system control panel replacement	\$8,299
2039	The Sanctuary - Mechanical Equipment	Boiler replacement	\$179,392
2039	The Sanctuary - Mechanical Equipment	Boiler controller replacement	\$6,900
2039	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$4,140
2039	Grafe Hall - Interior Common Areas	School rooms refurbishment allowance	\$20,699
2039	Site	Children's playground mulch upkeep	\$3,105
2039	Site	Grounds mulch upkeep	\$3,105
2039	Site	Wood fencing replacement	\$15,475
Total for 2039:			\$269,956
2040	The Sanctuary - Building Exteriors	Brick veneer exterior siding surfaces tuckpointing and refurbishment (10% every 10 years)	\$5,659

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2040	The Sanctuary - Interior Common Areas	Restrooms refurbishment - basement level	\$26,508
2040	The Sanctuary - Interior Common Areas	Restrooms refurbishment - main level	\$13,254
2040	The Sanctuary - Interior Common Areas	Office #4 refurbishment allowance	\$3,544
2040	The Sanctuary - Interior Common Areas	Vinyl composite tile flooring replacement - hallways	\$4,252
2040	The Sanctuary - Interior Common Areas	Wood beam repair allowance - Sanctuary	\$3,544
2040	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$2,835
2040	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$4,252
2040	Grafe Hall - Interior Common Areas	2-door reach in fridge replacement - kitchen	\$8,885
2040	Grafe Hall - Interior Common Areas	Freezer replacement - kitchen	\$8,299
Total for 2040:			\$81,033
2041	The Sanctuary - Interior Common Areas	Conference room refurbishment allowance	\$8,736
2041	The Sanctuary - Interior Common Areas	Pendant lighting replacement - Sanctuary	\$7,559
2041	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$2,912
2041	The Sanctuary - Mechanical Equipment	Commercial hot water heater replacement - 50 gallon	\$8,803
2041	The Sanctuary - Mechanical Equipment	Boiler maintenance and repairs	\$5,096
2041	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$4,368
2041	Grafe Hall - Interior Common Areas	Pendant lighting replacement - upstairs main room	\$2,520
2041	Grafe Hall - Mechanical Equipment	Register heating repairs and upgrades	\$2,912
2041	Site	Children's playground mulch upkeep	\$3,276
2041	Site	Grounds mulch upkeep	\$3,276
Total for 2041:			\$49,458
2042	The Sanctuary - Building Exteriors	Covered walkway structure, gutters, and roof minor repairs allowance	\$5,235

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2042	The Sanctuary - Building Exteriors	Exterior doors maintenance allowance	\$2,617
2042	The Sanctuary - Interior Common Areas	Choir room refurbishment allowance	\$5,235
2042	The Sanctuary - Interior Common Areas	Interior common areas painting - hallways	\$5,983
2042	The Sanctuary - Interior Common Areas	Sanctuary furniture upgrades allowance	\$5,983
2042	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$2,991
2042	The Sanctuary - Mechanical Equipment	Register heating repairs and upgrades	\$2,991
2042	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$4,487
2042	Grafe Hall - Building Exteriors	Covered breezeway structure repairs	\$11,965
2042	Grafe Hall - Interior Common Areas	Ceiling panels repair allowance	\$5,983
2042	Grafe Hall - Interior Common Areas	Restrooms refurbishment	\$27,970
2042	Grafe Hall - Interior Common Areas	Interior common areas painting - upstairs main room and side room	\$5,983
2042	Grafe Hall - Mechanical Equipment	Fire alarm system upgrade	\$28,269
2042	Site	Children's playground equipment replacement	\$43,137
2042	Site	Wood fencing stain and seal	\$3,518
2042	Site	Irrigation system equipment replacement allowance	\$16,994
2042	Paving	Asphalt parking areas patch and seal	\$13,597
Total for 2042:			\$192,936
2043	The Sanctuary - Building Exteriors	Exterior siding surfaces painting	\$18,292
2043	The Sanctuary - Interior Common Areas	Church office refurbishment allowance	\$6,913
2043	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$3,073
2043	The Sanctuary - Interior Common Areas	Organ major repair and replacement	\$53,771
2043	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$4,609
2043	Grafe Hall - Building Exteriors	Exterior siding surfaces painting	\$27,813

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2043	Grafe Hall - Building Exteriors	Exterior doors replacement (single)	\$14,346
2043	Grafe Hall - Building Exteriors	Exterior doors replacement (double)	\$12,978
2043	Grafe Hall - Building Exteriors	Metal exterior doors painting	\$3,073
2043	Grafe Hall - Interior Common Areas	Upstairs main room furniture refurbishment allowance	\$7,682
2043	Grafe Hall - Interior Common Areas	Carpet flooring replacement - side room and stairs	\$4,609
2043	Site	Children's playground mulch upkeep	\$3,457
2043	Site	Grounds mulch upkeep	\$3,457
Total for 2043:			\$164,072
2044	The Sanctuary - Interior Common Areas	Priest office refurbishment allowance	\$6,312
2044	The Sanctuary - Interior Common Areas	Sacristy and office refurbishment allowance	\$23,672
2044	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$3,156
2044	The Sanctuary - Mechanical Equipment	Piping repair allowance	\$4,734
2044	The Sanctuary - Mechanical Equipment	Boiler maintenance and repairs	\$5,523
2044	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$4,734
2044	Grafe Hall - Mechanical Equipment	Piping repair allowance	\$4,734
2044	Grafe Hall - Mechanical Equipment	HVAC system replacement	\$15,293
Total for 2044:			\$68,160
2045	The Sanctuary - Interior Common Areas	Vinyl composite tile flooring replacement - Sanctuary	\$9,726
2045	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$3,242
2045	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$4,863
2045	Grafe Hall - Interior Common Areas	Hardwood flooring replacement - upstairs main room	\$24,315
2045	Grafe Hall - Interior Common Areas	Dishwasher replacement - kitchen	\$2,917

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2045	Grafe Hall - Interior Common Areas	Commercial sink replacement - kitchen	\$3,927
2045	Site	Children's playground mulch upkeep	\$3,647
2045	Site	Grounds mulch upkeep	\$3,647
Total for 2045:			\$56,286
2046	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$3,330
2046	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$4,995
2046	Grafe Hall - Mechanical Equipment	Register heating repairs and upgrades	\$3,330
Total for 2046:			\$11,656
2047	The Sanctuary - Building Exteriors	Wood exterior siding surfaces replacement	\$85,866
2047	The Sanctuary - Building Exteriors	Covered walkway structure, gutters, and roof minor repairs allowance	\$5,986
2047	The Sanctuary - Building Exteriors	Exterior doors replacement (single)	\$9,583
2047	The Sanctuary - Building Exteriors	Exterior doors maintenance allowance	\$2,993
2047	The Sanctuary - Building Exteriors	Metal exterior doors painting	\$3,421
2047	The Sanctuary - Building Exteriors	Wall-mounted exterior lighting replacement allowance	\$7,697
2047	The Sanctuary - Interior Common Areas	Wood beam repair allowance - Sanctuary	\$4,276
2047	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$3,421
2047	The Sanctuary - Mechanical Equipment	Register heating repairs and upgrades	\$3,421
2047	The Sanctuary - Mechanical Equipment	Boiler maintenance and repairs	\$5,986
2047	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$5,131
2047	Grafe Hall - Building Exteriors	Wood exterior siding surfaces replacement	\$130,563
2047	Grafe Hall - Building Exteriors	Wall-mounted exterior lighting replacement allowance	\$5,986
2047	Grafe Hall - Interior Common Areas	School Storage room refurbishment allowance	\$5,131
2047	Site	Children's playground mulch upkeep	\$3,848

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2047	Site	Grounds mulch upkeep	\$3,848
2047	Site	Entrance signage replacement	\$12,155
2047	Site	Wood fencing stain and seal	\$4,023
2047	Site	Security system upgrade allowance	\$27,625
2047	Site	Irrigation system equipment replacement allowance	\$19,435
2047	Paving	Asphalt parking areas patch and seal	\$15,549
2047	Paving	Concrete walkways repair allowance (10% every 10 years)	\$10,070
Total for 2047:			\$376,017
2048	The Sanctuary - Interior Common Areas	Nursery refurbishment allowance	\$12,299
2048	The Sanctuary - Interior Common Areas	Vinyl composite tile flooring replacement - hallways	\$5,271
2048	The Sanctuary - Interior Common Areas	Sanctuary redesign and refurbishment allowance	\$17,569
2048	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$3,514
2048	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$5,271
2048	Grafe Hall - Interior Common Areas	Countertop griddle replacement - kitchen	\$4,930
2048	Grafe Hall - Mechanical Equipment	Commercial hot water heater replacement - 120 gallon	\$14,188
2048	Site	Maintenance shed refurbishment allowance	\$14,188
Total for 2048:			\$77,231
2049	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$3,609
2049	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$5,414
2049	Grafe Hall - Mechanical Equipment	Gas furnace replacement	\$5,257
2049	Site	Children's playground mulch upkeep	\$4,061
2049	Site	Grounds mulch upkeep	\$4,061
Total for 2049:			\$22,402
2050	The Sanctuary - Building Exteriors	Brick veneer exterior siding surfaces tuckpointing and refurbishment (10% every 10 years)	\$7,401
2050	The Sanctuary - Interior Common Areas	Office #4 refurbishment allowance	\$4,635
2050	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$3,708

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2050	The Sanctuary - Mechanical Equipment	Boiler maintenance and repairs	\$6,488
2050	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$5,561
2050	Grafe Hall - Interior Common Areas	Kitchen exhaust hood fire suppression system replacement - kitchen	\$8,458
Total for 2050:			\$36,251
2051	The Sanctuary - Building Exteriors	Aluminum rain gutters replacement	\$12,547
2051	The Sanctuary - Building Exteriors	Exterior siding surfaces painting	\$22,672
2051	The Sanctuary - Interior Common Areas	Conference room refurbishment allowance	\$11,425
2051	The Sanctuary - Interior Common Areas	Wood pew replacement	\$333,241
2051	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$3,808
2051	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$5,713
2051	Grafe Hall - Building Exteriors	Exterior siding surfaces painting	\$34,474
2051	Grafe Hall - Interior Common Areas	Full appliance package replacement (microwave, oven, coffee makers, workstations) - kitchen	\$9,521
2051	Grafe Hall - Mechanical Equipment	Register heating repairs and upgrades	\$3,808
2051	Site	Children's playground mulch upkeep	\$4,285
2051	Site	Grounds mulch upkeep	\$4,285
Total for 2051:			\$445,780
2052	The Sanctuary - Building Exteriors	Covered walkway structure, gutters, and roof minor repairs allowance	\$6,846
2052	The Sanctuary - Building Exteriors	Exterior doors maintenance allowance	\$3,423
2052	The Sanctuary - Interior Common Areas	Choir room refurbishment allowance	\$6,846
2052	The Sanctuary - Interior Common Areas	Interior common areas painting - hallways	\$7,824
2052	The Sanctuary - Interior Common Areas	Sanctuary furniture upgrades allowance	\$7,824
2052	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$3,912

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2052	The Sanctuary - Mechanical Equipment	Register heating repairs and upgrades	\$3,912
2052	The Sanctuary - Mechanical Equipment	Amtrol extrol hydronic expansion tank replacement	\$11,736
2052	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$5,868
2052	The Sanctuary - Mechanical Equipment	Electrical main distribution panel replacement	\$156,482
2052	Grafe Hall - Interior Common Areas	Interior common areas painting - upstairs main room and side room	\$7,824
2052	Grafe Hall - Interior Common Areas	Flood lighting replacement	\$6,846
2052	Site	Wood fencing stain and seal	\$4,601
2052	Site	Irrigation system equipment replacement allowance	\$22,225
2052	Paving	Asphalt parking areas patch and seal	\$17,782
2052	Paving	ADA access ramp paving installation	\$11,736
Total for 2052:			\$285,689
2053	The Sanctuary - Interior Common Areas	Church office refurbishment allowance	\$9,042
2053	The Sanctuary - Interior Common Areas	Vinyl composite tile flooring replacement - Sanctuary	\$12,055
2053	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$4,018
2053	The Sanctuary - Mechanical Equipment	Boiler maintenance and repairs	\$7,032
2053	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$6,028
2053	Grafe Hall - Building Exteriors	Metal exterior doors painting	\$4,018
2053	Grafe Hall - Interior Common Areas	Upstairs main room furniture refurbishment allowance	\$10,046
2053	Grafe Hall - Interior Common Areas	Carpet flooring replacement - side room and stairs	\$6,028
2053	Grafe Hall - Interior Common Areas	Kitchen refurbishment	\$32,452
2053	Site	Children's playground mulch upkeep	\$4,521
2053	Site	Grounds mulch upkeep	\$4,521
2053	Site	Entrance and monuments refurbishment	\$32,452
Total for 2053:			\$132,213

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2054	The Sanctuary - Interior Common Areas	Priest office refurbishment allowance	\$8,256
2054	The Sanctuary - Interior Common Areas	Sacristy and office refurbishment allowance	\$30,958
2054	The Sanctuary - Interior Common Areas	Wood beam repair allowance - Sanctuary	\$5,160
2054	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$4,128
2054	The Sanctuary - Mechanical Equipment	Fire alarm system control panel replacement	\$12,412
2054	The Sanctuary - Mechanical Equipment	Piping repair allowance	\$6,192
2054	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$6,192
2054	Grafe Hall - Interior Common Areas	School rooms refurbishment allowance	\$30,958
2054	Grafe Hall - Interior Common Areas	6-burner gas range oven griddle replacement - kitchen	\$17,858
2054	Grafe Hall - Mechanical Equipment	Piping repair allowance	\$6,192
Total for 2054:			\$128,304
2055	The Sanctuary - Interior Common Areas	Restrooms refurbishment - basement level	\$39,647
2055	The Sanctuary - Interior Common Areas	Restrooms refurbishment - main level	\$19,823
2055	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$4,240
2055	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$6,360
2055	Grafe Hall - Interior Common Areas	2-door reach in fridge replacement - kitchen	\$13,289
2055	Site	Children's playground mulch upkeep	\$4,770
2055	Site	Grounds mulch upkeep	\$4,770
2055	Site	Wood fencing replacement	\$23,774
Total for 2055:			\$116,674
2056	The Sanctuary - Interior Common Areas	Vinyl composite tile flooring replacement - hallways	\$6,533
2056	The Sanctuary - Interior Common Areas	Organ yearly maintenance and repair allowance	\$4,355
2056	The Sanctuary - Mechanical Equipment	Boiler maintenance and repairs	\$7,622

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2056	The Sanctuary - Mechanical Equipment	Furnace controller replacement	\$5,444
2056	The Sanctuary - Mechanical Equipment	Hydronic heating pump and piping system annual repair allowance	\$6,533
2056	Grafe Hall - Building Exteriors	Aluminum rain gutters replacement	\$7,710
2056	Grafe Hall - Mechanical Equipment	Register heating repairs and upgrades	\$4,355
Total for 2056:			\$42,553

Additional Services for Your Community



Global Solution Partners

Reserve Studies

A comprehensive analysis of your community's reserve fund needs, helping you plan for future repairs and replacements with confidence and clarity.

SIRS (Structural Integrity Reserve Studies)

A Florida State-mandated funding study for the structural elements of buildings three stories or taller. We help you stay compliant while planning for long-term safety.

Insurance Appraisals

A replacement cost analysis that estimates how much it would cost to rebuild or replace a structure for insurance purposes. Unlike market valuations, it focuses solely on the cost approach and the community's insurable assets.

Contractor Solutions (pilot program)

From routine maintenance to large-scale construction, Global Solution Partners sources competitive bids from vetted, high-quality contractors, so you don't have to.

Property Condition Assessment

An evaluation of a property's physical condition to identify existing deficiencies, maintenance needs, and potential future repair or replacement costs. Commonly performed before a property is bought, financed, or leased, the assessment helps buyers, lenders, and investors better understand the property's overall condition and associated risks.



GSP Engineers

Our sister company, [GSP Engineers](#), offers a range of professional engineering services to support your property's longevity and integrity.

Building/Property Structural Inspections & Assessments

If you've spotted cracks, leaning walls, or other signs of movement, we'll assess the condition of visible structural systems and outline next steps, including stamped repair plans if needed.

Property Alterations

Planning to change how a space is used? We are happy to review the proposed changes and certify them for the new loading requirements per the most recent and applicable building codes/provisions.

Project Management

Coordinating multiple repairs or upgrades? We offer engineering oversight to keep your project compliant, on schedule, and done right.

Third Party Structural Review

Need a second opinion? We provide independent structural reviews to ensure safety, compliance, and peace of mind before you move forward.

Email: info@globalsolutionpartners.com

Website: globalsolutionpartners.com/quotes

Phone: (844) 477-7883