



Securing Tomorrow, Today

Church Sample Reserve Study

Reserve Study Type Full	Level of Service 1
Job Number 000-ST-0	Property Location City, ST
Beginning January 1, 2025	Ending December 31, 2025
Date Prepared February 25, 2024	Fiscal Year 2025



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Reserve Study Overview

This Reserve Study report provides a comprehensive overview of the anticipated financial needs for the upkeep and replacement of various components within the property. This study aims to ensure that the property is well-maintained and financially sustainable over time.

This study is a snapshot in time based on the date the report was completed. While reserve studies provide a financial roadmap for managing common assets, they are based on data, assumptions, and conditions that are subject to change over time. Therefore, organizations should regularly review and update reserve studies to ensure they remain effective tools for long-term financial planning. Our recommendation is to update reserve studies every year and have a visual inspection completed every 3-5 years. However, if major projects occur sooner, we highly recommend getting a visual inspection done sooner as well.

State Requirements: Our recommendations are simply that, recommendations, they are not required. However, associations should consult with their attorney to see what is required for reserves in their corresponding state. Please see the link below for general information regarding state regulations:


[CAI Reserves - State Requirements](#)

Special Assessments: Special assessments may be recommended when unforeseen or inadequately planned expenses arise, such as unexpected major repairs, or replacement of large assets such as roofing, paving, etc. Special assessments serve as a financial solution of last resort, allowing homeowner associations and similar organizations to raise additional funds from their members to cover these unanticipated or urgent costs. Special assessments can be collected in the form of direct payments by unit owners or a bank loan. Keeping account of reserves and upcoming expenses can help prevent special assessments.

Funding Methods: There are two types of funding methods when it comes to reserves.

The first, which is highly recommended and what this report is based on, is the pooled method or “cash flow method”. This method of funding is basically one account of funds that can be allocated to any reserve project. With this method, the association may spend their reserve funds for any reserve project that occurs giving them a lot more flexibility.

The second method is the straight-lined method or “component method”. This method of funding is when associations have a separate account of funds for each component within their reserves. These funds can only be used for the specific component it is assigned to. For example, let’s say the association owns roadways and roofing. They would have one account for roadways and another for roadways. They




may only spend money that is in the roadway account on roadways and vice versa. While this may be beneficial for more detailed tracking, this limits the association from having any flexibility if an unexpected project occurs and the account is underfunded. Funds can be moved into a different account; however, it is a more complex process. If your association funding method is straight-lined, we recommend consulting with your attorney/accountant for more details about this process. Overall, this funding method results in higher annual contributions to make sure each account is funded adequately.

Report Timeline: This report is based on a 30-year timeframe. While some assets may have a greater useful life than the 30-year timeline. It is extremely beneficial to adequately plan for them since these expenses tend to be higher cost points.

Inflation Rate: The inflation rate used for this report is an anticipated average of inflation over 30 years. This rate was used to increase the starting cost estimate for each component every year. While some inflation rates may be higher or lower during the current time period in which the report was completed, over time this rate will level out as it has in the past.

Yearly Increases: Yearly increases to reserves are recommended. The cost of replacements are going to increase, and to help keep up with the rise in prices we recommend raising reserve contributions every year.

Reserve Fund Status: Reserve Fund Status is measured by the current funds the association has in reserves (estimated starting balance) compared to the “fully funded balance” for the corresponding fiscal year. The estimated starting balance was provided to us by the client, or calculated by using the budget received from the client. Please see page (10) of the report or the “Dashboard” tab of the Excel sheet to see your association's funding status.



Executive Summary

Client Information	
Job #	000-ST-0
Property Name	Sample Church
Location	City, ST
# of Units	1
Fiscal Year	2025
Inspection Date	6/1/2024
Total Property Income	\$300,000.00
Current Property Reserve Income	\$40,000.00
Estimated Starting Reserves Balance (1/1/2025)	\$120,000.00
Inflation	3%
Interest	2%
Yearly Percent Increase to Reserves	3%
Number of Funded Components	24
Fund Status (Current % Funded)	14.7%
Funding Plan	
State Required Recommendations (If Applicable)	
Reserve Contributions	N/A
Reserve Contributions Per Unit	N/A
Midwest Reserves' Recommendations	
Reserve Contributions	\$101,335.00
Reserve Contributions Per Unit	\$101,335.00
Special Assessment (If Applicable)	\$0.00
Special Assessment (If Applicable) Per Unit	\$0.00
Baseline Method (Stay above \$0)	
Reserve Contributions	\$62,350.40
Reserve Contributions Per Unit	\$62,350.40
Special Assessment (If Applicable)	\$0.00
Special Assessment (If Applicable) Per Unit	\$0.00

Purpose and Objectives

The purpose of this Reserve Study is to assess the association-owned assets and estimate future replacement costs.

This study is based on a systematic approach to evaluate component conditions, determine remaining life, and calculate replacement costs. Methods utilized include:

- Physical inspections and condition assessments by qualified professionals.
- Depreciation calculations considering factors like age, condition, and remaining life.
- Inflation-adjusted cost projections to reflect future expenses accurately.
- Funding models that adhere to industry standards and best practices.

Our component list follows the three-part test structured by the NRSS which is the following:

- The association has the obligation to maintain or replace the existing element.
- The need and schedule for this project can be reasonably anticipated.
- The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs.

A comprehensive component inventory has been compiled, including the following details for each component:

- Component Number
- Component Name
- Location
- Last Replacement
- Next Replacement
- Inspection Condition
- General Information
- Useful Life (UL)
- Remaining Useful Life (RUL)
- Quantity
- Unit Measurement
- Estimated Cost
- Additional Notes

Explanation of Midwest Reverses findings for component inventory details:

- UL/RUL
 - Client Project History
 - Visual Inspection Condition
 - Local Vendor Research
- Cost Estimates
 - Local Vendor Research
 - Client Cost History
 - Midwest Reserves Similar Clientele Database
 - National Industry Cost Estimating Guidebooks

Projected expenses for each component have been calculated, reflecting estimated costs over the study period. The future costs of components have been adjusted for inflation, providing a realistic representation of future expenses. This helps in formulating a sustainable funding strategy.

Graphical representations of component deterioration rates are presented in the additional Excel file provided, offering insights into the aging patterns of each component. This visualization aids in understanding long-term maintenance needs.

The Remaining Useful Life (RUL) table, provided in the additional Excel file, outlines the anticipated remaining lifespan of each component. This table serves as a valuable tool for proactive planning, ensuring timely replacements and cost-effective maintenance. This timeline does not mean the association is required or should replace the component at that time. It just means the association should be financially capable of replacing the component at that time.

Funding Goal

This report is intended to assist your association in reaching 100% funded in a 30-year timeframe. The Reserve Study Report provides an essential roadmap for maintaining the property's components and ensuring financial sustainability. We recommend that the findings and recommendations outlined in this report be carefully considered in your property management and budgeting strategies.

"Fully funded" by the definition of National Reserve Study Standards (NRSS) is the following: *Full Funding is "a reserve funding goal to attain and maintain reserves at or near 100 percent funded." While the NRSS doesn't define a time period within which this goal is to be achieved, a stable and equitable multi-year funding plan should draw the association smoothly to the 100 percent level within the years projected in the reserve study. Minor variances in an association's percent-funded status typically occur from year to year. Reserve professionals should consider any association that's funded within a few percentage points from the 100 percent level to be fully funded.*

Percent Funded Calculation

$$\text{FFB} = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$$

If the client would prefer to aim for a different funding goal, they may do so by using the Excel file provided. Please feel free to contact us if you have any questions regarding how to use the Excel file.

Definitions

SF = Square Foot

LF = Linear Foot

Allowance = Sum of Costs

FFB = Fully Funded Balance

UL = Useful Life

RUL = Remaining Useful Life

Disclaimers

Disclaimers and Limitations on the Information and Recommendations Contained in this Report.

Midwest Reserves has performed a visual inspection of the property as part of developing this report. We did not conduct any invasive or destructive testing and are not providing an exhaustive review of building code compliance. We also have not performed any material testing, core sampling, or performance testing of any building, equipment, or machinery on the premises. We have not inspected the premises for any construction defects, hazardous materials, or hidden issues such as plumbing or electrical problems with sub-surface drainage systems. We have made reasonable efforts to exercise due diligence with regard to our inspection, but we make no representations or warranties regarding any latent or hidden defects not observable from the visual inspection.

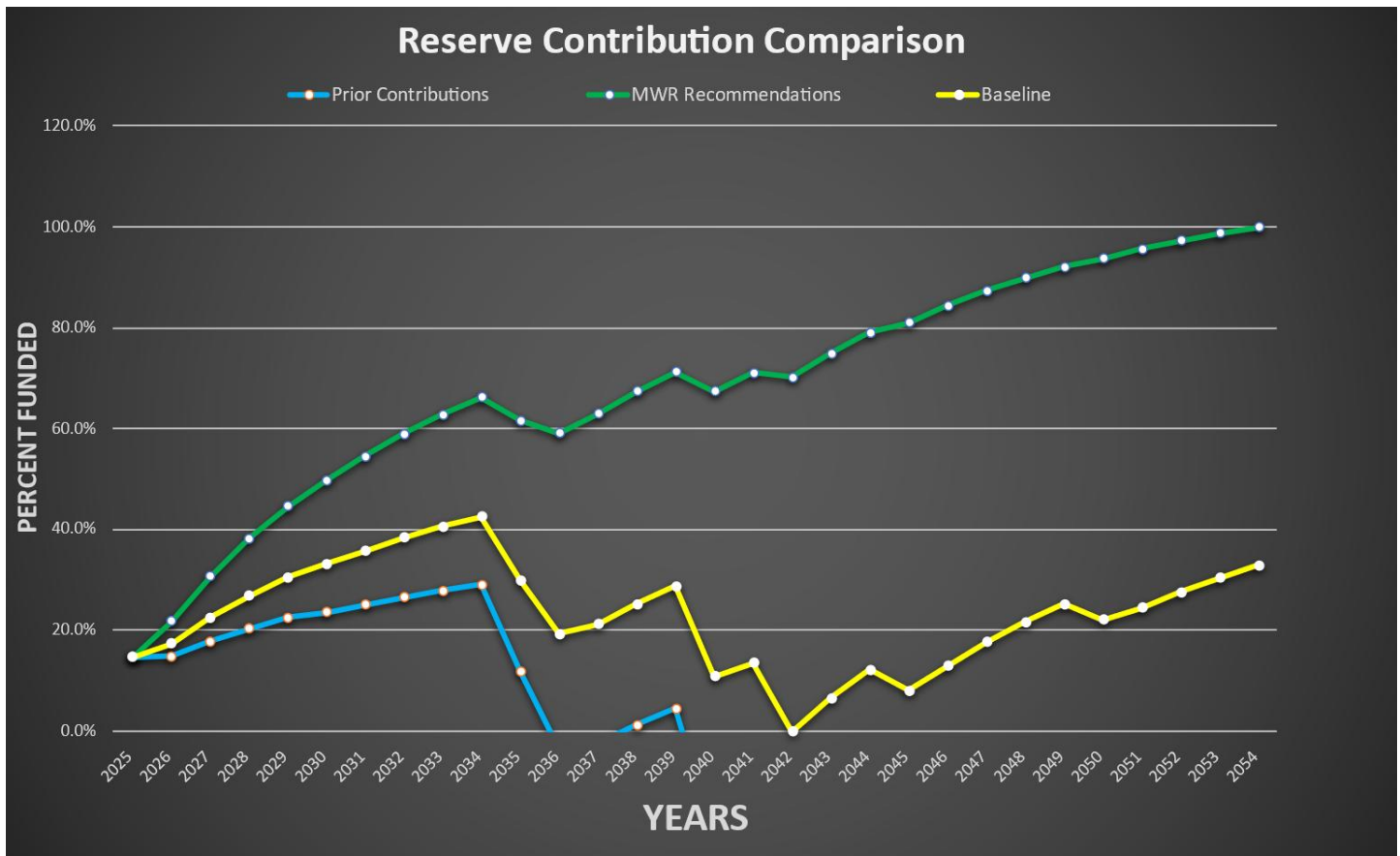
You acknowledge that we are relying on you to provide accurate information to us, and we assume that all such information provided by you is correct. We have not checked the viability or accuracy of any information you provided to us. We will assume no liability for the inaccuracy of any information provided by you to us.

Any opinions we have provided to you regarding estimated costs and remaining useful lives are not a guarantee or warranty of the actual costs you may incur regarding any elements of the premises or remaining useful lives. This report is not intended to be used for and you may not use this report or any part of this report as a design specification, design engineering, appraisal, audit, quality/forensic analysis, or background checks of historical records.

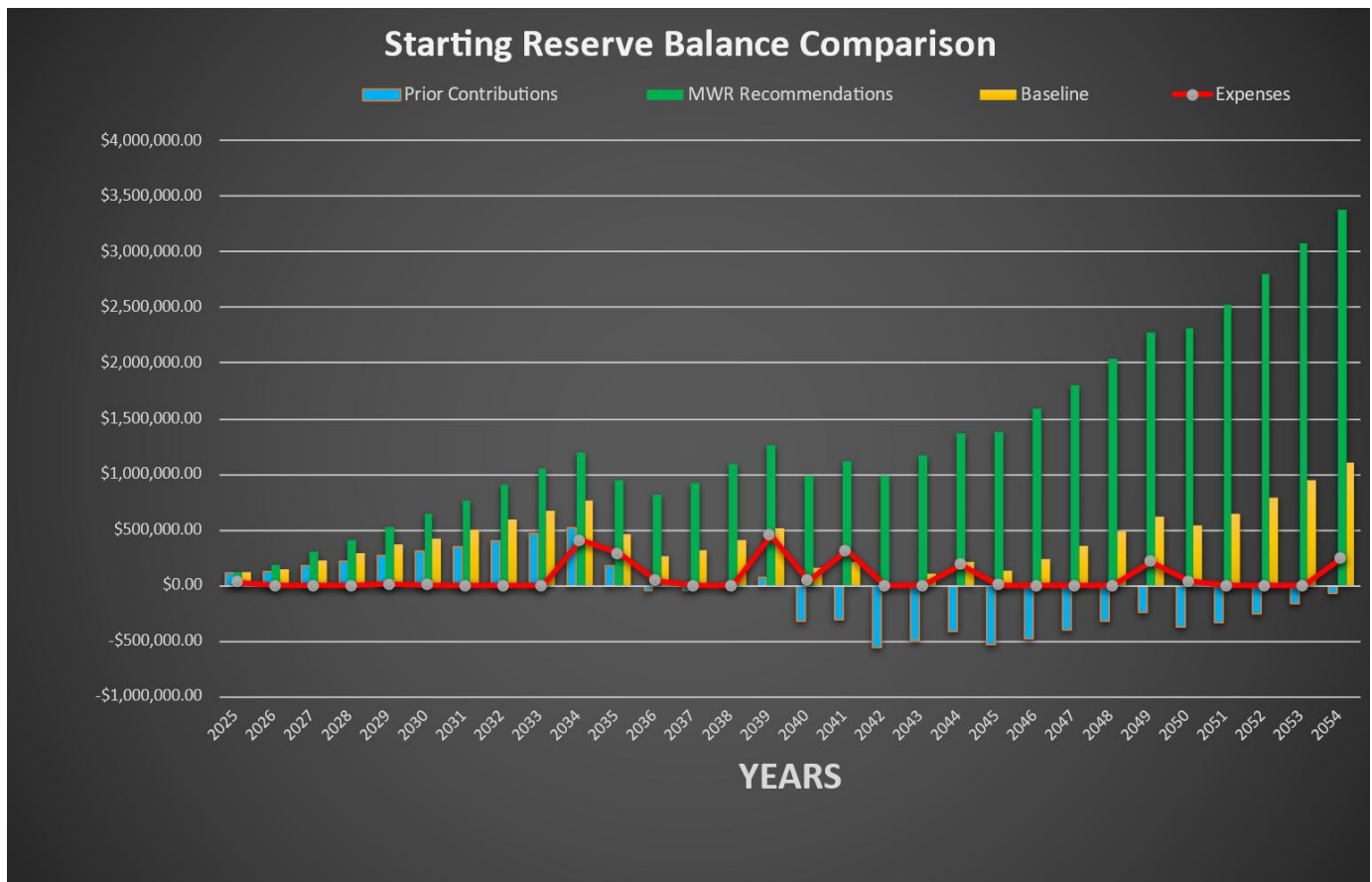
You acknowledge that the physical condition of the premises, the economic environment, and legislative environment can change and therefore, understand that the information provided in this report is provided as a “one-year” document. Because of these likely changes, we advise continuing to obtain yearly reports in order to assist you with forecasting your yearly reserves.

In addition to the foregoing, all the limitations of liability and disclaimers of warranties set forth in the Services Agreement between you and us apply to this report. Midwest Reserve’s liability is limited to the cost of this study.

Reserve Contribution Comparison Chart



Starting Balance Comparison Chart



Component List Summary

*Red highlighted components need to be addressed in the initial fiscal year.

*Yellow highlighted components need to be addressed within the first five years.

Component #	Component Name	Quantity	Unit Measurement	UL	RUL	Cost	Next Replacement
1010	Asphalt - Sealcoating	13,800	SF	5	0	\$ 5,100	2025
1020	Asphalt - Mill & Overlay	13,800	SF	20	11	\$ 32,900	2036
1180	Street Light(s) - Replace	4	Lights	25	10	\$ 18,000	2035
1270	Intercom System(s) - Replace	1	System(s)	20	4	\$ 5,500	2029
1300	Security System(s) - Replace	1	System(s)	15	10	\$ 15,000	2035
2010	Asphalt Roofing - Replace	22,400	SF	25	16	\$ 163,000	2041
2120	Gutters - Replace	2,000	LF	25	16	\$ 34,000	2041
2130	Exteriors - Paint/Seal	1	Allowance	10	9	\$ 92,000	2034
2170	Structural - Repairs	1	Allowance	10	9	\$ 15,000	2034
2185	Stained Windows & Historic Doors - Restore/Maintain	1	Allowance	40	9	\$ 74,000	2034
2190	Standard Windows - Replace	800	SF	40	24	\$ 80,000	2049
2200	Glass Doors - Replace	3	Doors	40	24	\$ 14,900	2049
3010	HVAC(s) - Replace	5	System(s)	15	0	\$ 26,000	2025
3170	Elevator(s) - Replace	1	Elevator(s)	25	9	\$ 80,000	2034
3180	Elevator Cab(s) - Replace	1	Cab(s)	25	9	\$ 20,000	2034
3240	Fire Alarm System(s) - Modernize	1	System(s)	25	9	\$ 30,000	2034
3260	Exit Signs/Emergency Lights - Replace	55	Fixtures	20	4	\$ 6,000	2029
4140	Bathrooms - Remodel	2	Bathrooms	20	10	\$ 10,000	2035
4141	Sanctuary Room - Remodel	1	Allowance	20	10	\$ 40,000	2035
4141	Social Room - Remodel	1	Allowance	20	10	\$ 20,000	2035
4159	Kitchen - Remodel	1	Allowance	20	10	\$ 30,000	2035
4171	Furniture - Restore/Maintain	1	Allowance	20	10	\$ 75,000	2035
4184	Musical Equipment - Replace	5	Pieces	30	14	\$ 300,000	2039
4185	Organ - Restore/Maintain	1	Pieces	50	34	\$ 750,000	2059

30-Year Summary (Midwest Reserves)

Percent Funded Key

Special Assessment Risk



MIDWEST RESERVES RECOMMENDATION SUMMARY

Year	Start of Year Balance	Fully Funded Balance	Percent Funded	Reserve Contributions	Expenses	Special Assessment	Interest Earned	End of Year Balance
2025	\$120,000.00	\$818,535.00	14.7%	\$101,335.00	\$31,100.00	\$0.00	\$2,400.00	\$192,635.00
2026	\$192,635.00	\$881,557.26	21.9%	\$104,375.05	\$0.00	\$0.00	\$3,852.70	\$300,862.76
2027	\$300,862.76	\$980,618.16	30.7%	\$107,506.31	\$0.00	\$0.00	\$6,017.26	\$414,386.32
2028	\$414,386.32	\$1,084,829.32	38.2%	\$110,731.49	\$0.00	\$0.00	\$8,287.73	\$533,405.54
2029	\$533,405.54	\$1,194,410.58	44.7%	\$114,053.44	\$12,943.35	\$0.00	\$10,668.11	\$645,183.74
2030	\$645,183.74	\$1,296,258.73	49.8%	\$117,475.04	\$5,912.30	\$0.00	\$12,903.67	\$769,650.16
2031	\$769,650.16	\$1,410,784.73	54.6%	\$120,999.29	\$0.00	\$0.00	\$15,393.00	\$906,042.45
2032	\$906,042.45	\$1,537,288.01	58.9%	\$124,629.27	\$0.00	\$0.00	\$18,120.85	\$1,048,792.58
2033	\$1,048,792.58	\$1,670,111.79	62.8%	\$128,368.15	\$0.00	\$0.00	\$20,975.85	\$1,198,136.58
2034	\$1,198,136.58	\$1,809,521.43	66.2%	\$132,219.20	\$405,784.46	\$0.00	\$23,962.73	\$948,534.04
2035	\$948,534.04	\$1,537,834.55	61.7%	\$136,185.77	\$286,388.58	\$0.00	\$18,970.68	\$817,301.92
2036	\$817,301.92	\$1,383,734.39	59.1%	\$140,271.34	\$45,541.29	\$0.00	\$16,346.04	\$928,378.00
2037	\$928,378.00	\$1,475,926.28	62.9%	\$144,479.48	\$0.00	\$0.00	\$18,567.56	\$1,091,425.05
2038	\$1,091,425.05	\$1,620,719.09	67.3%	\$148,813.87	\$0.00	\$0.00	\$21,828.50	\$1,262,067.42
2039	\$1,262,067.42	\$1,772,871.12	71.2%	\$153,278.29	\$453,776.92	\$0.00	\$25,241.35	\$986,810.14
2040	\$986,810.14	\$1,465,303.41	67.3%	\$157,876.63	\$48,452.79	\$0.00	\$19,736.20	\$1,115,970.18
2041	\$1,115,970.18	\$1,569,191.61	71.1%	\$162,612.93	\$316,127.17	\$0.00	\$22,319.40	\$984,775.35
2042	\$984,775.35	\$1,403,786.91	70.2%	\$167,491.32	\$0.00	\$0.00	\$19,695.51	\$1,171,962.18
2043	\$1,171,962.18	\$1,562,424.97	75.0%	\$172,516.06	\$0.00	\$0.00	\$23,439.24	\$1,367,917.48
2044	\$1,367,917.48	\$1,729,317.90	79.1%	\$177,691.54	\$187,625.15	\$0.00	\$27,358.35	\$1,385,342.23
2045	\$1,385,342.23	\$1,711,564.32	80.9%	\$183,022.29	\$9,211.17	\$0.00	\$27,706.84	\$1,586,860.19
2046	\$1,586,860.19	\$1,880,753.16	84.4%	\$188,512.96	\$0.00	\$0.00	\$31,737.20	\$1,807,110.36
2047	\$1,807,110.36	\$2,068,325.05	87.4%	\$194,168.35	\$0.00	\$0.00	\$36,142.21	\$2,037,420.91
2048	\$2,037,420.91	\$2,265,458.58	89.9%	\$199,993.40	\$0.00	\$0.00	\$40,748.42	\$2,278,162.72
2049	\$2,278,162.72	\$2,472,558.62	92.1%	\$205,993.20	\$216,289.29	\$0.00	\$45,563.25	\$2,313,429.88
2050	\$2,313,429.88	\$2,467,267.78	93.8%	\$212,172.99	\$42,084.94	\$0.00	\$46,268.60	\$2,529,786.54
2051	\$2,529,786.54	\$2,645,548.02	95.6%	\$218,538.18	\$0.00	\$0.00	\$50,595.73	\$2,798,920.45
2052	\$2,798,920.45	\$2,876,952.43	97.3%	\$225,094.33	\$0.00	\$0.00	\$55,978.41	\$3,079,993.19
2053	\$3,079,993.19	\$3,119,860.12	98.7%	\$231,847.16	\$0.00	\$0.00	\$61,599.86	\$3,373,440.21
2054	\$3,373,440.21	\$3,374,753.02	100.0%	\$238,802.57	\$252,152.51	\$0.00	\$67,468.80	\$3,427,559.08

30-Year Summary (Baseline)

Percent Funded Key

Special Assessment Risk



HIGH

MEDIUM

LOW

BASELINE SUMMARY

Year	Start of Year Balance	Fully Funded Balance	Percent Funded	Reserve Contributions	Expenses	Special Assessment	Interest Earned	End of Year Balance
2025	\$120,000.00	\$818,535.00	14.7%	\$62,350.40	\$31,100.00	\$0.00	\$2,400.00	\$153,650.40
2026	\$153,650.40	\$881,557.26	17.4%	\$64,220.91	\$0.00	\$0.00	\$3,073.01	\$220,944.32
2027	\$220,944.32	\$980,618.16	22.5%	\$66,147.54	\$0.00	\$0.00	\$4,418.89	\$291,510.74
2028	\$291,510.74	\$1,084,829.32	26.9%	\$68,131.96	\$0.00	\$0.00	\$5,830.21	\$365,472.92
2029	\$365,472.92	\$1,194,410.58	30.6%	\$70,175.92	\$12,943.35	\$0.00	\$7,309.46	\$430,014.95
2030	\$430,014.95	\$1,296,258.73	33.2%	\$72,281.20	\$5,912.30	\$0.00	\$8,600.30	\$504,984.15
2031	\$504,984.15	\$1,410,784.73	35.8%	\$74,449.64	\$0.00	\$0.00	\$10,099.68	\$589,533.47
2032	\$589,533.47	\$1,537,288.01	38.3%	\$76,683.13	\$0.00	\$0.00	\$11,790.67	\$678,007.26
2033	\$678,007.26	\$1,670,111.79	40.6%	\$78,983.62	\$0.00	\$0.00	\$13,560.15	\$770,551.03
2034	\$770,551.03	\$1,809,521.43	42.6%	\$81,353.13	\$405,784.46	\$0.00	\$15,411.02	\$461,530.72
2035	\$461,530.72	\$1,537,834.55	30.0%	\$83,793.72	\$286,388.58	\$0.00	\$9,230.61	\$268,166.47
2036	\$268,166.47	\$1,383,734.39	19.4%	\$86,307.53	\$45,541.29	\$0.00	\$5,363.33	\$314,296.04
2037	\$314,296.04	\$1,475,926.28	21.3%	\$88,896.76	\$0.00	\$0.00	\$6,285.92	\$409,478.72
2038	\$409,478.72	\$1,620,719.09	25.3%	\$91,563.66	\$0.00	\$0.00	\$8,189.57	\$509,231.96
2039	\$509,231.96	\$1,772,871.12	28.7%	\$94,310.57	\$453,776.92	\$0.00	\$10,184.64	\$159,950.25
2040	\$159,950.25	\$1,465,303.41	10.9%	\$97,139.89	\$48,452.79	\$0.00	\$3,199.00	\$211,836.36
2041	\$211,836.36	\$1,569,191.61	13.5%	\$100,054.09	\$316,127.17	\$0.00	\$4,236.73	\$0.00
2042	\$0.00	\$1,403,786.91	0.0%	\$103,055.71	\$0.00	\$0.00	\$0.00	\$103,055.71
2043	\$103,055.71	\$1,562,424.97	6.6%	\$106,147.38	\$0.00	\$0.00	\$2,061.11	\$211,264.20
2044	\$211,264.20	\$1,729,317.90	12.2%	\$109,331.80	\$187,625.15	\$0.00	\$4,225.28	\$137,196.14
2045	\$137,196.14	\$1,711,564.32	8.0%	\$112,611.75	\$9,211.17	\$0.00	\$2,743.92	\$243,340.65
2046	\$243,340.65	\$1,880,753.16	12.9%	\$115,990.11	\$0.00	\$0.00	\$4,866.81	\$364,197.57
2047	\$364,197.57	\$2,068,325.05	17.6%	\$119,469.81	\$0.00	\$0.00	\$7,283.95	\$490,951.33
2048	\$490,951.33	\$2,265,458.58	21.7%	\$123,053.90	\$0.00	\$0.00	\$9,819.03	\$623,824.26
2049	\$623,824.26	\$2,472,558.62	25.2%	\$126,745.52	\$216,289.29	\$0.00	\$12,476.49	\$546,756.98
2050	\$546,756.98	\$2,467,267.78	22.2%	\$130,547.89	\$42,084.94	\$0.00	\$10,935.14	\$646,155.07
2051	\$646,155.07	\$2,645,548.02	24.4%	\$134,464.32	\$0.00	\$0.00	\$12,923.10	\$793,542.49
2052	\$793,542.49	\$2,876,952.43	27.6%	\$138,498.25	\$0.00	\$0.00	\$15,870.85	\$947,911.60
2053	\$947,911.60	\$3,119,860.12	30.4%	\$142,653.20	\$0.00	\$0.00	\$18,958.23	\$1,109,523.03
2054	\$1,109,523.03	\$3,374,753.02	32.9%	\$146,932.80	\$252,152.51	\$0.00	\$22,190.46	\$1,026,493.78

30-Year Summary (Prior)

Percent Funded Key


Special Assessment Risk



PRIOR RESERVES CONTRIBUTIONS SUMMARY

Year	Start of Year Balance	Fully Funded Balance	Percent Funded	Reserve Contributions	Expenses	Special Assessment	Interest Earned	End of Year Balance
2025	\$120,000.00	\$818,535.00	14.7%	\$40,000.00	\$31,100.00	\$0.00	\$2,400.00	\$131,300.00
2026	\$131,300.00	\$881,557.26	14.9%	\$41,200.00	\$0.00	\$0.00	\$2,626.00	\$175,126.00
2027	\$175,126.00	\$980,618.16	17.9%	\$42,436.00	\$0.00	\$0.00	\$3,502.52	\$221,064.52
2028	\$221,064.52	\$1,084,829.32	20.4%	\$43,709.08	\$0.00	\$0.00	\$4,421.29	\$269,194.89
2029	\$269,194.89	\$1,194,410.58	22.5%	\$45,020.35	\$12,943.35	\$0.00	\$5,383.90	\$306,655.79
2030	\$306,655.79	\$1,296,258.73	23.7%	\$46,370.96	\$5,912.30	\$0.00	\$6,133.12	\$353,247.57
2031	\$353,247.57	\$1,410,784.73	25.0%	\$47,762.09	\$0.00	\$0.00	\$7,064.95	\$408,074.61
2032	\$408,074.61	\$1,537,288.01	26.5%	\$49,194.95	\$0.00	\$0.00	\$8,161.49	\$465,431.06
2033	\$465,431.06	\$1,670,111.79	27.9%	\$50,670.80	\$0.00	\$0.00	\$9,308.62	\$525,410.48
2034	\$525,410.48	\$1,809,521.43	29.0%	\$52,190.93	\$405,784.46	\$0.00	\$10,508.21	\$182,325.16
2035	\$182,325.16	\$1,537,834.55	11.9%	\$53,756.66	\$286,388.58	\$0.00	\$3,646.50	-\$46,660.26
2036	-\$46,660.26	\$1,383,734.39	-3.4%	\$55,369.35	\$45,541.29	\$0.00	\$0.00	-\$36,832.20
2037	-\$36,832.20	\$1,475,926.28	-2.5%	\$57,030.44	\$0.00	\$0.00	\$0.00	\$20,198.24
2038	\$20,198.24	\$1,620,719.09	1.2%	\$58,741.35	\$0.00	\$0.00	\$403.96	\$79,343.55
2039	\$79,343.55	\$1,772,871.12	4.5%	\$60,503.59	\$453,776.92	\$0.00	\$1,586.87	-\$312,342.91
2040	-\$312,342.91	\$1,465,303.41	-21.3%	\$62,318.70	\$48,452.79	\$0.00	\$0.00	-\$298,477.00
2041	-\$298,477.00	\$1,569,191.61	-19.0%	\$64,188.26	\$316,127.17	\$0.00	\$0.00	-\$550,415.91
2042	-\$550,415.91	\$1,403,786.91	-39.2%	\$66,113.91	\$0.00	\$0.00	\$0.00	-\$484,302.00
2043	-\$484,302.00	\$1,562,424.97	-31.0%	\$68,097.32	\$0.00	\$0.00	\$0.00	-\$416,204.68
2044	-\$416,204.68	\$1,729,317.90	-24.1%	\$70,140.24	\$187,625.15	\$0.00	\$0.00	-\$533,689.59
2045	-\$533,689.59	\$1,711,564.32	-31.2%	\$72,244.45	\$9,211.17	\$0.00	\$0.00	-\$470,656.31
2046	-\$470,656.31	\$1,880,753.16	-25.0%	\$74,411.78	\$0.00	\$0.00	\$0.00	-\$396,244.52
2047	-\$396,244.52	\$2,068,325.05	-19.2%	\$76,644.14	\$0.00	\$0.00	\$0.00	-\$319,600.39
2048	-\$319,600.39	\$2,265,458.58	-14.1%	\$78,943.46	\$0.00	\$0.00	\$0.00	-\$240,656.93
2049	-\$240,656.93	\$2,472,558.62	-9.7%	\$81,311.76	\$216,289.29	\$0.00	\$0.00	-\$375,634.45
2050	-\$375,634.45	\$2,467,267.78	-15.2%	\$83,751.12	\$42,084.94	\$0.00	\$0.00	-\$333,968.27
2051	-\$333,968.27	\$2,645,548.02	-12.6%	\$86,263.65	\$0.00	\$0.00	\$0.00	-\$247,704.62
2052	-\$247,704.62	\$2,876,952.43	-8.6%	\$88,851.56	\$0.00	\$0.00	\$0.00	-\$158,853.06
2053	-\$158,853.06	\$3,119,860.12	-5.1%	\$91,517.11	\$0.00	\$0.00	\$0.00	-\$67,335.96
2054	-\$67,335.96	\$3,374,753.02	-2.0%	\$94,262.62	\$252,152.51	\$0.00	\$0.00	-\$225,225.84

Component Inventory Details



The "Component Details" section of a reserve study report provides a comprehensive breakdown of the various components that are part of the homeowner association's property. These components can include buildings, infrastructure, common areas, amenities, and other elements that require maintenance, repairs, and replacement over time. The purpose of this section is to provide a detailed inventory of each component, including important information related to its condition, lifespan, replacement costs, inspection image, and more.

Every component that did not meet the cost threshold has been added to the non-funded component details section under "Insignificant Cost".

The Component Details section is crucial for understanding the current status of each component, its expected lifespan, and the financial requirements for future repairs or replacements. It forms the foundation for calculating reserve funding needs, budget planning, and determining whether the association is adequately prepared to cover future expenses. A thorough and accurate inventory of component details ensures that the reserve study report provides a clear roadmap for the association's financial management and maintenance planning.

See the following pages for your association's component details.



910

Client Not Responsible

*The association's Component Picture
will be Inserted here.*

Chapter: Excluded Components

Location: N/A

Component History:

Next Anticipated Project:

UL: RUL:

Quantity: 1 List

Estimated Cost:

Cost Source: MWR Data

Inspection Condition: No condition assessment. Not a physical asset.

General Information: The components listed in the additional notes section have not been included within the reserve study due to not meeting the (1st) set of requirements for the following three-part test provided by the National Reserve Study Standards (<https://www.caionline.org/pages/default.aspx>): 1.) The association has the obligation to maintain or replace the existing element. (Client Not Responsible). 2.) The need and schedule for this project can be reasonably anticipated. (Unpredictable Life Expectancy). 3.) The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs (Insignificant Cost, Operating Expense)

Additional Notes: Pumping Station (1) | Concrete Sidewalks

920

Unpredictable Life Expectancy

*The association's Component Picture
will be Inserted here.*

Chapter: Excluded Components

Location: N/A

Component History:

Next Anticipated Project:

UL: RUL:

Quantity: 1 List

Estimated Cost:

Cost Source: MWR Data

Inspection Condition: No condition assessment. Not a physical asset.

General Information: The components listed in the additional notes section have not been included within the reserve study due to not meeting the (2nd) set of requirements for the following three-part test provided by the National Reserve Study Standards (<https://www.caionline.org/pages/default.aspx>): 1.) The association has the obligation to maintain or replace the existing element. (Client Not Responsible). 2.) The need and schedule for this project can be reasonably anticipated. (Unpredictable Life Expectancy). 3.) The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs (Insignificant Cost, Operating Expense)

Additional Notes: Site Drainage | Masonry Siding | Electrical System | Plumbing System | Utility Infrastructure | Irrigation System (Underground Lines) | Building Structural Members | Building Foundation(s)

930

Insignificant Cost

*The association's Component Picture
will be Inserted here.*

Chapter: Excluded Components

Location: N/A

Component History:

Next Anticipated Project:

UL: RUL:

Quantity: 1 List

Estimated Cost:

Cost Source: MWR Data

Inspection Condition: No condition assessment. Not a physical asset.

General Information: The components listed in the additional notes section have not been included within the reserve study due to not meeting the (3rd) set of requirements for the following three-part test provided by the National Reserve Study Standards (<https://www.caionline.org/pages/default.aspx>): 1.) The association has the obligation to maintain or replace the existing element. (Client Not Responsible). 2.) The need and schedule for this project can be reasonably anticipated. (Unpredictable Life Expectancy). 3.) The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs (Insignificant Cost, Operating Expense)

Additional Notes: Concrete Repairs | Wood Property Signs (2) | Laminate Flooring (100 SF) | Utility/Recessed Lights

940

Operating Expense

*The association's Component Picture
will be Inserted here.*

Chapter: Excluded Components

Location: N/A

Component History:

Next Anticipated Project:

UL: RUL:

Quantity: 1 List

Estimated Cost:

Cost Source: MWR Data

Inspection Condition: No condition assessment. Not a physical asset.

General Information: The components listed in the additional notes section have not been included within the reserve study due to not meeting the (3rd) set of requirements for the following three-part test provided by the National Reserve Study Standards (<https://www.caionline.org/pages/default.aspx>): 1.) The association has the obligation to maintain or replace the existing element. (Client Not Responsible). 2.) The need and schedule for this project can be reasonably anticipated. (Unpredictable Life Expectancy). 3.) The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs (Insignificant Cost, Operating Expense)

Additional Notes: Landscaping | Tree Trimming | Roof Cleaning/Treatment | Snow Removal/Treatment | Pressure Washing

1010

Asphalt - Sealcoating

*The association's Component Picture
will be Inserted here.*

Chapter: Grounds

Location: Parking lot

Component History: 2019: Sealed and striped for \$3,000

Next Anticipated Project: 2025

UL: 5 RUL: 0

Quantity: 13,800 SF

Estimated Cost: \$5,100.00

Cost Source: Inflated Client Cost History

Inspection Condition: In a poor condition assessment, the asphalt sealcoating would exhibit significant signs of distress and deterioration. There might be extensive cracking, large potholes, and areas where the sealcoating has worn off entirely, exposing the underlying pavement. Neglecting sealcoating maintenance over time can lead to accelerated asphalt degradation, where moisture penetration and freeze-thaw cycles further damage the pavement. In such cases, extensive repair or resurfacing may be necessary to restore the integrity and safety of the asphalt.

General Information: It's essential to conduct regular inspections and assessments to determine the appropriate timing for sealcoating maintenance and to ensure the longevity and safety of the asphalt pavement. Regular sealcoating maintenance can save you substantial costs in the long run and ensure the safety and aesthetics of your community.

Additional Notes: None

1020

Asphalt - Mill & Overlay

*The association's Component Picture
will be Inserted here.*

Chapter: Grounds

Location: Parking lot

Component History: 2016: Top coat installed and striped for \$26,500

Next Anticipated Project: 2036

UL: 20 RUL: 11

Quantity: 13,800 SF

Estimated Cost: \$32,900.00

Cost Source: Inflated Client Cost History

Inspection Condition: In a fair condition assessment, the asphalt displays some signs of wear and tear. There might be visible cracks and minor surface degradation due to weathering and aging. While the pavement is still structurally sound, it may require some maintenance and preventive measures to prevent further deterioration. Timely repairs and proactive measures can help prolong the life of the pavement and prevent more extensive repairs in the future.

General Information: Asphalt mill and overlay involves removing the top layer of an existing asphalt surface and replacing it with a new layer. This process is commonly used to rejuvenate aging or damaged pavements. It's crucial to regularly assess the condition of your asphalt surfaces and plan for maintenance and repair as needed. A proactive approach, along with periodic inspections and a well-thought-out reserve fund, will help you manage the costs and ensure the longevity of your asphalt pavement. Consulting with a professional. The cost for this component can vary depending on the amount of asphalt depth milled.

Additional Notes: None

1180

Street Light(s) - Replace

*The association's Component Picture
will be Inserted here.*

Chapter: Grounds

Location: Parking lot

Component History: 2009: Original to construction | 2018: Converted to LED

Next Anticipated Project: 2035

UL: 25 RUL: 10

Quantity: 4 Lights

Estimated Cost: \$18,000.00

Cost Source: MWR Data

Inspection Condition: In a fair condition assessment, street lights in your community show moderate signs of wear and aging. While they are still functional, some components might require attention. As a proactive measure, we recommend initiating a scheduled maintenance plan to address these issues promptly and prevent further deterioration.

General Information: Street light replacement is a vital aspect of maintaining a well-lit and safe community. These lights play a crucial role in enhancing visibility during nighttime, reducing accidents, deterring criminal activities, and promoting overall community well-being. Regularly assessing the condition of street lights is essential in identifying potential issues early on and planning for timely maintenance or replacement. By adhering to a proactive approach, your community can save on long-term expenses and ensure the continued functionality and safety of its street lighting system. When considering a replacement project, it's essential to work with a reputable and experienced contractor to ensure the selection of energy-efficient and durable lighting solutions that meet the specific needs of your community. Lights were not tested during the inspection.

Additional Notes: Material: Metal | Height: 25' | (4) Double-Fixture Light Post

1270

Intercom System(s) - Replace

*The association's Component Picture
will be Inserted here.*

Chapter: Grounds

Location: Building entrance

Component History: 2009: Original to construction

Next Anticipated Project: 2029

UL: 20 RUL: 4

Quantity: 1 System(s)

Estimated Cost: \$5,500.00

Cost Source: MWR Data

Inspection Condition: No condition has been given for this component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition. Further investigations into the condition would need to be professionally completed by an inspector/vendor.

General Information: Maintaining your community intercom system involves regular inspections, cleaning, and testing to ensure proper functionality. Check for physical damage, ensure a stable power supply, and keep software updated if applicable. Verify cabling and connections, protect outdoor components from weather, and educate users on proper handling. Schedule professional maintenance, keep records, and plan for potential upgrades. This proactive approach guarantees reliable communication and extends the system's lifespan.

Additional Notes: Make: DKS | Model: 1-Line | Serial/Date: N/A

1300

Security System(s) - Replace

*The association's Component Picture
will be Inserted here.*

Chapter: Grounds

Location: Throughout property

Component History:

Next Anticipated Project: 2035

UL: 15 RUL: 10

Quantity: 1 System(s)

Estimated Cost: \$15,000.00

Cost Source: MWR Data

Inspection Condition: No condition has been given for this component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition. Further investigations into the condition would need to be professionally completed by an inspector/vendor.

General Information: Security camera systems play a vital role in safeguarding your property, assets, and the well-being of occupants. Regular assessments and timely maintenance are essential to ensure these systems remain in optimal condition. As an association, you are likely to encounter various environmental factors, such as temperature fluctuations and extreme weather conditions, which may impact the longevity of your security cameras.

Additional Notes: (10) Cameras

2010

Asphalt Roofing - Replace

*The association's Component Picture
will be Inserted here.*

Chapter: Exteriors

Location: Building rooftop(s)

Component History: 2016: Replaced for \$100,000

Next Anticipated Project: 2041

UL: 25 RUL: 16

Quantity: 22,400 SF

Estimated Cost: \$163,000.00

Cost Source: Inflated Client Cost History

Inspection Condition: No condition has been given for the roof component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition of roofs. Further investigations into the roof's condition would need to be professionally completed by a roof inspector/vendor.

General Information: Asphalt roofs are a popular choice for properties due to their durability and cost-effectiveness. Fluctuating weather patterns, including extreme temperatures and precipitation, can impact the condition of your roof over time. Regular maintenance, such as clearing debris, inspecting for damages, and addressing minor issues promptly, can significantly extend the lifespan of your asphalt roof. We advise scheduling routine roof inspections by experienced professionals to identify and address potential problems early on. Implementing a proactive maintenance plan will not only save you money on costly repairs but also extend the life of your roof. While the remaining useful life has been given for this component in the report, we recommend discussing this with your insurance provider to see if there is any early replacement that may need to occur.

Additional Notes: None

2120

Gutters - Replace

*The association's Component Picture
will be Inserted here.*

Chapter: Exteriors

Location: Building rooftop(s)

Component History: 2009: Original to construction | 2016: Assumed replaced with roof

Next Anticipated Project: 2041

UL: 25 RUL: 16

Quantity: 2,000 LF

Estimated Cost: \$34,000.00

Cost Source: MWR Data

Inspection Condition: In a fair condition assessment, gutters may show small cracks, minor rust spots, or possible loose attachments. While the gutters may still be functioning adequately, some maintenance and repairs may be required to prevent further deterioration.

General Information: Roof gutters play a crucial role in protecting your property from water damage caused by rainfall. Gutters direct rainwater away from the roof and foundation, preventing water from pooling and causing structural damage. Regular inspections and maintenance are vital to keep your gutters in working condition. Cleaning them of debris, leaves, and other obstructions is recommended to ensure efficient water flow. Timely repairs and addressing minor issues can prevent more significant problems in the future.

Additional Notes: None

2130

Exteriors - Paint/Seal

*The association's Component Picture
will be Inserted here.*

Chapter: Exteriors

Location: Building exterior(s)

Component History: 2024: Painted for \$92,000

Next Anticipated Project: 2034

UL: 10 RUL: 9

Quantity: 1 Allowance

Estimated Cost: \$92,000.00

Cost Source: Client Cost History

Inspection Condition: In a fair condition assessment, the exterior paint shows noticeable signs of wear on the exterior paint. There might be localized areas where the paint has started to show signs of cracking, peeling, chalking, or flaking. Window and door sealants are beginning to show some signs of deterioration.

General Information: Regular maintenance and inspection of the exterior paint are vital to preserving the long-term value of your property. To ensure the longevity of your building's paint, consider implementing routine inspections, cleaning, and timely repainting. Remember, a well-maintained exterior paint not only enhances the property's curb appeal but also acts as a crucial barrier against environmental elements.

Additional Notes: 22,900 SF of Paint | 7,640 LF of Sealants

2170

Structural - Repairs

*The association's Component Picture
will be Inserted here.*

Chapter: Exteriors

Location: Building exterior(s)

Component History: 2024: Repairs completed for \$15,000

Next Anticipated Project: 2034

UL: 10 RUL: 9

Quantity: 1 Allowance

Estimated Cost: \$15,000.00

Cost Source: Client Cost History

Inspection Condition: No condition has been given for the structural repairs component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition of structural components. Further investigations on the structure's condition would need to be professionally completed by a structural engineer or other qualified professional.

General Information: Structural repairs are a comprehensive process aimed at preserving and revitalizing the external elements of the structure. If the structure has façade, the repairs involve addressing cracks, chips, and other damage to the exterior surfaces of a building. If the structure has masonry, repairs or replacements of damaged bricks or stones may take place. If the small issues in the structure are left not repaired, bigger issues could arise. We recommend doing restoration work during every paint cycle. If the client had an inspection done by a qualified engineer or similar entity, the findings from their report should be incorporated here. Funding here is for a general allowance for any partial repairs.

Additional Notes: 7,500 SF of Masonry Siding | Numerous LF of Trim | (1) Building(s)

2185

Stained Windows & Historic Doors - Restore/Maintain

*The association's Component Picture
will be Inserted here.*

Chapter: Exteriors

Location: Building exterior(s)

Component History:

Next Anticipated Project: 2034

UL: 40 RUL: 9

Quantity: 1 Allowance

Estimated Cost: \$74,000.00

Cost Source: MWR Data

Inspection Condition: In a fair condition assessment, signs of moderate wear are visible, such as peeling paint, minor wood deterioration, or aging glazing putty. Some draftiness or minor leaks may be present, and small repairs—such as reglazing, sealing, or localized wood repair—would help prolong the windows' & doors' lifespan.

General Information: This component includes the periodic refurbishment and restoration of windows & doors, particularly in historic buildings where full replacement is not desired. Restoration work may involve repairing wood frames, reglazing panes, improving weather sealing, repainting, and addressing similar issues. This ensures that the windows & doors maintain their aesthetic and functional integrity while extending their serviceable life. Rather than budgeting for full replacement, this component accounts for periodic upkeep to preserve the character and efficiency of aging windows & doors.

Additional Notes: 1,000 SF of Windows | (4) Wood Doors

2190

Standard Windows - Replace

*The association's Component Picture
will be Inserted here.*

Chapter: Exteriors

Location: Building exterior(s)

Component History: 2009: Original to construction

Next Anticipated Project: 2049

UL: 40 RUL: 24

Quantity: 800 SF

Estimated Cost: \$80,000.00

Cost Source: MWR Data

Inspection Condition: In a fair condition assessment, windows show some signs of wear on the frames, and some seals may show early signs of degradation. While the windows still function reasonably well, we recommend monitoring them closely and addressing any emerging issues promptly.

General Information: Windows included within this component are located within the common areas throughout the property. Windows are an integral part of any property, contributing to both its aesthetic appeal and functional performance. Regular maintenance, such as cleaning, lubricating hinges, and checking for air leaks, can significantly extend their lifespan.

Additional Notes: None

2200

Glass Doors - Replace

*The association's Component Picture
will be Inserted here.*

Chapter: Exteriors

Location: Building exterior(s)

Component History: 2009: Original to construction

Next Anticipated Project: 2049

UL: 40 RUL: 24

Quantity: 3 Doors

Estimated Cost: \$14,900.00

Cost Source: MWR Data

Inspection Condition: In a fair condition assessment, glass doors show minor wear and tear that might have occurred over time. Possible signs of small scratches, minimal glass discoloration, or minor hardware issues are visible.

General Information: Doors included within this component are located within the common areas throughout the property. Glass doors are an essential feature of any property, offering both functional and aesthetic benefits. In addition to providing transparency and visibility, they allow natural light to flow through, enhancing the ambiance of your living or working spaces. Properly maintained glass doors can contribute to improved energy efficiency by reducing the need for artificial lighting during the day. Regular maintenance of glass doors is crucial to extend their lifespan and preserve their appearance. Routine cleaning helps remove dirt, grime, and pollutants that might accumulate on the glass surface, ensuring clarity and transparency. Addressing minor issues promptly can prevent them from escalating into more significant problems, reducing the overall maintenance costs and potential disruptions.

Additional Notes: None

3010

HVAC(s) - Replace

*The association's Component Picture
will be Inserted here.*

Chapter: Mechanical

Location: Condenser(s) at exterior of building, air handler(s) at interior of building

Component History: 2009: Original to construction

Next Anticipated Project: 2025

UL: 15 RUL: 0

Quantity: 5 System(s)

Estimated Cost: \$26,000.00

Cost Source: MWR Data

Inspection Condition: No condition has been given for this component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition. Further investigations into the condition would need to be professionally completed by an inspector/vendor.

General Information: Properly functioning HVAC systems are vital for maintaining indoor comfort and air quality, as well as managing energy costs. Regular maintenance, timely repairs, and system upgrades play a crucial role in extending the lifespan of these systems and optimizing their performance. By investing in routine assessments and necessary improvements, property owners can ensure that their HVAC systems operate efficiently, keeping occupants comfortable throughout the year while also minimizing operational costs and potential disruptions.

Additional Notes: Elevator Room - Type: (1) Mini-Split System | Make: Mitsubishi | Size: 0.75-Ton | Date: 2009 | Social Rooms - Type: (4) Split Systems | Make: Payne | Size: 1.5-Ton | Date: 2009

3170

Elevator(s) - Replace

*The association's Component Picture
will be Inserted here.*

Chapter: Mechanical

Location: Elevator room

Component History: 2009: Original to construction

Next Anticipated Project: 2034

UL: 25 RUL: 9

Quantity: 1 Elevator(s)

Estimated Cost: \$80,000.00

Cost Source: MWR Data

Inspection Condition: No condition has been given for this component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition. Further investigations into the condition would need to be professionally completed by an inspector/vendor.

General Information: Elevators play a crucial role in ensuring efficient vertical transportation within buildings. In certain climates, factors such as temperature variations and humidity levels can impact elevator components over time. Regular maintenance is vital to extend the lifespan of your elevator system and to ensure its reliable and safe operation. Modernization efforts can also improve efficiency, enhance safety features, and comply with updated regulations.

Additional Notes: Type: Hydraulic | Make: TKE | Number of Stops: 3 | Date: 2009

3180

Elevator Cab(s) - Replace

*The association's Component Picture
will be Inserted here.*

Chapter: Mechanical

Location: Elevator interiors

Component History: 2009: Original to construction

Next Anticipated Project: 2034

UL: 25 RUL: 9

Quantity: 1 Cab(s)

Estimated Cost: \$20,000.00

Cost Source: MWR Data

Inspection Condition: No condition has been given for this component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition. Further investigations into the condition would need to be professionally completed by an inspector/vendor.

General Information: Elevator cabs play a crucial role in ensuring safe and convenient vertical transportation within buildings. Regular maintenance and assessments are vital to ensure optimal performance, longevity, and passenger satisfaction. Elevator cab conditions are influenced by factors such as usage intensity, maintenance practices, and exposure to environmental elements. Proactive measures, such as routine inspections, addressing minor issues promptly, and adhering to recommended maintenance schedules, can significantly impact the overall condition of elevator cabs.

Additional Notes: Type: Passenger | Capacity: 3,500 LB

3240

Fire Alarm System(s) - Modernize

*The association's Component Picture
will be Inserted here.*

Chapter: Mechanical

Location: Throughout building

Component History: 2009: Original to construction | 2020: Partial upgrade completed for \$4,100 | 2021: Panel replaced for \$10,000

Next Anticipated Project: 2034

UL: 25 RUL: 9

Quantity: 1 System(s)

Estimated Cost: \$30,000.00

Cost Source: MWR Data

Inspection Condition: No condition has been given for this component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition. Further investigations into the condition would need to be professionally completed by an inspector/vendor.

General Information: Fire alarm systems are an essential part of building safety, particularly in the regions where varying weather conditions can pose unique challenges. These systems are designed to detect and alert occupants to the presence of a fire, allowing for timely evacuation and minimizing property damage. Regular inspections, testing, and maintenance are crucial to ensuring the reliable functioning of fire alarm systems. Routine servicing helps prevent false alarms, ensures timely response from emergency services, and extends the system's overall lifespan. Additionally, staying up to date with advancements in fire detection technology can enhance the effectiveness of your system.

Additional Notes: Panel Make: Honeywell | Panel Model: ES-200X | (10) Horn/Strobes | (20) Pull Stations | (12) Tamper Switches | (8) Waterflow Switches | (15) Smoke Detectors

3260

Exit Signs/Emergency Lights - Replace

*The association's Component Picture
will be Inserted here.*

Chapter: Mechanical

Location: Throughout building

Component History: 2009: Original to construction

Next Anticipated Project: 2029

UL: 20 RUL: 4

Quantity: 55 Fixtures

Estimated Cost: \$6,000.00

Cost Source: MWR Data

Inspection Condition: No condition has been given for this component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition. Further investigations into the condition would need to be professionally completed by an inspector/vendor.

General Information: Exit signs and emergency lights are integral components of any building's life safety systems, designed to guide occupants safely to exits during emergencies such as power outages, fires, or other hazardous situations. Regular maintenance, inspection, and testing are essential to ensure that these devices are functioning properly and adhering to local safety codes and regulations. Certain regions' climate and environmental conditions can impact the performance and longevity of exit signs and emergency lights. Extreme temperatures, humidity, and other factors can contribute to wear and tear on the devices, making routine assessments even more critical.

Additional Notes: (20) Exit Signs | (34) Emergency Lights | (5) Combo Devices

4140

Bathrooms - Remodel

*The association's Component Picture
will be Inserted here.*

Chapter: Interiors

Location: Interior common area

Component History:

Next Anticipated Project: 2035

UL: 20 RUL: 10

Quantity: 2 Bathrooms

Estimated Cost: \$10,000.00

Cost Source: MWR Data

Inspection Condition: In a fair condition assessment, interior bathrooms show moderate deterioration. This could involve addressing issues like chipped tiles or slightly worn fixtures.

General Information: Bathroom remodeling is an investment that not only enhances the comfort of your property but also adds value. Upgrading fixtures, optimizing layouts, and using durable materials can lead to longer lasting and visually appealing bathrooms. Consider energy-efficient fixtures to reduce utility costs in the long run.

Additional Notes: Tile Flooring: 300 SF | Paint: 900 SF | Countertops: 20 SF | Cabinetry: 10 LF | (4) Sink(s) | (4) Toilet(s) | (2) Urinal(s)

4141

Sanctuary Room - Remodel

*The association's Component Picture
will be Inserted here.*

Chapter: Interiors

Location: Sanctuary area

Component History:

Next Anticipated Project: 2035

UL: 20 RUL: 10

Quantity: 1 Allowance

Estimated Cost: \$40,000.00

Cost Source: MWR Data

Inspection Condition: In a fair condition assessment, the interior room shows moderate deterioration. This could involve issues like slightly worn, flooring, fixtures, furniture, etc.

General Information: Interior room remodeling is an investment that not only enhances the comfort of your property but also adds value. Upgrading fixtures, optimizing layouts, and using durable materials can lead to longer lasting and visually appealing rooms.

Additional Notes: Carpet Flooring: 2,000 SF | Paint: 6,000 SF | Countertops: 20 SF | Cabinetry: 20 LF | (20) Wall Lights | (1) Chandelier

4141

Social Room - Remodel

*The association's Component Picture
will be Inserted here.*

Chapter: Interiors

Location: Interior common area

Component History:

Next Anticipated Project: 2035

UL: 20 RUL: 10

Quantity: 1 Allowance

Estimated Cost: \$20,000.00

Cost Source: MWR Data

Inspection Condition: In a fair condition assessment, the interior room shows moderate deterioration. This could involve issues like slightly worn, flooring, fixtures, furniture, etc.

General Information: Interior room remodeling is an investment that not only enhances the comfort of your property but also adds value. Upgrading fixtures, optimizing layouts, and using durable materials can lead to longer lasting and visually appealing rooms.

Additional Notes: Carpet Flooring: 1,000 SF | Paint: 4,000 SF | (10) Wall Lights | Numerous Folding Tables & Chairs

4159

Kitchen - Remodel

*The association's Component Picture
will be Inserted here.*

Chapter: Interiors

Location: Kitchen

Component History:

Next Anticipated Project: 2035

UL: 20 RUL: 10

Quantity: 1 Allowance

Estimated Cost: \$30,000.00

Cost Source: MWR Data

Inspection Condition: In a fair condition assessment, the kitchen shows some signs of aging and minor wear. While the cabinets and countertops may have some scratches or dents, they still seem functional. The appliances might be slightly outdated but seem to be operational.

General Information: When considering kitchen remodeling, it's essential to evaluate not only the aesthetic appeal but also the functionality and efficiency of the space. Renovating a kitchen can significantly increase the property's value and enhance the overall appeal for residents or potential buyers. Factors to consider include the layout, storage capacity, lighting, and the use of durable, low-maintenance materials. Additionally, incorporating energy-efficient appliances and fixtures can lead to long-term cost savings on utility bills.

Additional Notes: Tile Flooring: 200 SF | Painted Surfaces: 500 SF | Countertops: 24 SF | Cabinetry: 12 LF | Suspended Ceiling: 200 SF | (1) Kitchen Sink | (2) Single Door Refrigerators | (1) Chest Freezer | (1) Oven/Stove | (1) Microwave | (1) Dishwasher

4171

Furniture - Restore/Maintain

*The association's Component Picture
will be Inserted here.*

Chapter: Interiors

Location: Sanctuary area

Component History:

Next Anticipated Project: 2035

UL: 20 RUL: 10

Quantity: 1 Allowance

Estimated Cost: \$75,000.00

Cost Source: Vendor Research

Inspection Condition: In a fair condition assessment, signs of moderate wear are evident, such as noticeable scratches, fading, or minor structural looseness. Upholstery may have some wear or discoloration, and minor repairs or refinishing work would help extend the furniture's lifespan.

General Information: This component includes the periodic refurbishment and restoration of furniture items such as benches, chairs, tables, and other similar furnishings. Restoration work may involve refinishing wood surfaces, repairing structural damage, reupholstering seat cushions, or reinforcing joints to maintain functionality and appearance. Rather than full replacement, this component provides funding for necessary upkeep to preserve the furniture's condition over time.

Additional Notes: (30) 25 LF Wooden Church Pews | (5) Wooden Alters | (10) Dining Chairs

4184

Musical Equipment - Replace

*The association's Component Picture
will be Inserted here.*

Chapter: Interiors

Location: Sanctuary area

Component History: 2009: Original to construction

Next Anticipated Project: 2039

UL: 30 RUL: 14

Quantity: 5 Pieces

Estimated Cost: \$300,000.00

Cost Source: Vendor Research

Inspection Condition: No condition has been given for this component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition. Further investigations into the condition would need to be professionally completed by an inspector/vendor.

General Information: This component includes the full replacement of musical equipment such as electric pianos, drum sets, guitars, amplifiers, and other instruments that cannot be effectively refurbished or maintained over an extended period. These items experience wear and tear over time, with electronic components, strings, drumheads, and mechanical parts degrading with use. This component accounts for the eventual need to replace the instrument entirely to maintain sound quality and functionality.

Additional Notes: (1) Organ Keyboard/Console | (2) Guiatrs | (1) Drum Set | (1) Microphone | (1) Bass Guitar | Numerous Speakers

4185

Organ - Restore/Maintain

*The association's Component Picture
will be Inserted here.*

Chapter: Interiors

Location: Sanctuary area

Component History: 2009: Original to construction

Next Anticipated Project: 2059

UL: 50 RUL: 34

Quantity: 1 Pieces

Estimated Cost: \$750,000.00

Cost Source: Vendor Research

Inspection Condition: No condition has been given for this component. While visual inspections are valuable tools for initial evaluations, they are inadequate for fully assessing the complex condition. Further investigations into the condition would need to be professionally completed by an inspector/vendor.

General Information: This component includes the periodic restoration and maintenance of musical equipment, particularly large and historic instruments such as pipe organs and other permanently installed instruments. Restoration efforts may involve cleaning and repairing pipes, re-leathering bellows, tuning, electrical system maintenance, and refurbishing wooden casings. Instead of full replacement, this component accounts for the necessary upkeep to preserve the instrument's sound quality, functionality, and historical significance over time.

Additional Notes: (1) Organ