

# Sample Church Reserve Study

## Full Reserve Study

Prepared for Year: 07/01/2026 - 06/30/2027



## Better Reserve Consultants

Mari Jo Betterley RSS.0025 and Amber Hancock RSS.0281

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June 01, 2025

Sample Church Reserve Study  
Best Management Company Ever - Reno  
123 Happy Homeowner Lane  
Reno, NV 89502

Sample Church Reserve Study - Executive Board of Directors,

Thank you for this opportunity to complete a Reserve Study for your Association. A Reserve Study is the most important document that determines where “hundreds of thousands or millions” of your assessment dollars will be spent. The Study is a planning tool that will plan the maintenance of your Association and affect your property value now and in the future.

## **Reserve Study Requirements NRS 116.3115**

2(b) The association shall establish adequate reserves, funded on a reasonable basis, for the repair, replacement and restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore. The reserves may be used only for those purposes, including, without limitation, repairing, replacing and restoring roofs, roads and sidewalks, and must not be used for daily maintenance.

## **NRS 116.31152 Duties of Executive Board Regarding Study: The Executive Board Shall**

NRS 116.31152 Study of reserves; duties of executive board regarding study; qualifications of person who conducts study; contents of study; submission of summary of study to Division; use of money credited against residential construction tax for upkeep of park facilities and related improvements identified in study.

1. The executive board shall:

(a) At least once every 5 years, cause to be conducted a study of the reserves required to repair, replace and restore the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore;

(b) At least annually, review the results of that study to determine whether those reserves are sufficient; and

(c) At least annually, make any adjustments to the association’s funding plan which the executive board deems necessary to provide adequate funding for the required reserves.

2. Except as otherwise provided in this subsection, the study of the reserves required by subsection 1 must be conducted by a person who holds a permit issued pursuant to chapter 116A of NRS.

## **NAC 116.415 Contents of Budget to Maintain Reserve**

An executive board shall, in addition to the requirements set forth in paragraph (b) of subsection 1 of NRS 116.31151, include in the budget to maintain the reserve:

1. An estimate of the amount of reserve funds necessary in the projected fiscal year, based on industry standards, to complete the maintenance, repairs, replacement or restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore as recommended in the study of reserves conducted pursuant to NRS 116.31152; and
2. If the projected balance of the reserve account at the end of the budgeted fiscal year is less than the amount required to adequately fund the reserves on a reasonable basis at the end of the budgeted fiscal year, as determined by the study of reserves conducted pursuant to NRS 116.31152:
  - (a) The reason for the difference; and
  - (b) How this difference is proposed to be resolved by the executive board.

### **What is a Reserve Study?**

- A Reserve Study is a financial planning tool to fund the repair, replacement, restoration and maintenance of the major components of the common elements. A major component of the common element includes, any amenity, improvement, furnishing, fixture, finish, system or equipment that may, within 30 years after its original installation, require repair, replacement or restoration in excess of routine or annual maintenance. This funding allows an equal payment of each cost over a period of time so that a large burden will not be placed on future owners. Day-to-day expenses and components included in the annual operating budget of an association are not included in the Reserve Study.
- A Reserve Study provides important annual disclosures to association members and prospective buyers regarding the condition of common area components.
- If you are selling your property or if you are a potential buyer, many financial institutions will not lend money on a property in an association without a properly funded Reserve Study.
- A Reserve Study focuses on ensuring that the property is in good condition, yet saves or "reserves" your Association`s money properly so that there are no needs for "Special Reserve Assessments" or huge increases in assessments in the future.
- And most important, a Reserve Study ensures that your Association will be a better place to own, now and in the future.
- The Reserve Study is prepared by an outside independent consultant for the benefit of the Board of Directors of a property with multiple owners, such as Homeowners Associations, Time Shares, Resorts, Hotels, Apartment Buildings, Office Parks, Worship Facilities, Swimming Pools, Private (golf/social) Clubs, Lodges (Elks, Masons) Nursing Homes, Sororities, Fraternities and Private Schools.
- The Reserve Study contains an assessment of the Estimated Useful Life and Replacement Costs of the commonly owned property components as determined by the particular association`s CC&R`s and bylaws. This Study evaluates the current condition of the Components and the Estimated Remaining Useful Life. The Replacement Cost is based on actual historical costs from Invoices or Bids or Estimates from Experts in the Field.

## Why have a Reserve Study?

A Reserve Study is required by Nevada Law:

### **NRS 116.3115 2(b)**

The association shall establish adequate reserves, funded on a reasonable basis, for the repair, replacement and restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore. The reserves may be used only for those purposes, including, without limitation, repairing, replacing and restoring roofs, roads and sidewalks, and must not be used for daily maintenance. The association may comply with the provisions of this paragraph through a funding plan that is designed to allocate the costs for the repair, replacement and restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore.

### **Levels of Service:**

There are three types of a Reserve Study:

1. Full Reserve Study:

Component Inventory-- An actual field inspection of the common elements with representative sampling;

Condition Assessment (based upon on-site visual observations)

Life and Valuation Estimates

Fund Status

Funding Plan

2. Update, With-Site-Visit/On-Site Review: (May be an update on a Reserve Study Completed by this Reserve Study Specialist or an Update to another Reserve Study Specialist's report).

Component Inventory (verification only, not quantification)

Condition Assessment (based on on-site visual observations)

Life and Valuation Estimates

Fund Status

Funding Plan

3. Update, No-Site-Visit/Off Site Review: (May be an update on a Reserve Study Completed by this Reserve Study Specialist or an Update to another Reserve Study Specialist's report).

Life and Valuation Estimates

Fund Status

Funding Plan

For updated reserve studies, quantities of major components as reported in previous reserve studies are deemed to be accurate and reliable. The reserve study relies upon the validity of previous reserve studies.

In many cases, it is better to complete a new, Full Study rather than ask the Reserve Study Specialist to update a Study prepared by another company. The Reserve Study Specialist must rely on the previous Study's information, measurements, estimated useful life and replacement costs.

## **There are Three Funding Plans: Baseline, Threshold and Full Funding**

This Reserve Study is based on the Threshold Funding Plan: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount.

Baseline Funding has a goal of maintaining funds above zero, while Full Funding has a goal of attaining and maintaining funding at 100% or greater. This is the most conservative funding goal.

## **Board of Directors Responsibility**

The Board of the Directors, the Management Company and the Reserve Study Specialist must work hand in hand to complete an accurate Reserve Study.

The Board of Directors must take full ownership in the Reserve Study. They should be involved in the process every step of the way. They should think about their "vision" of what the property will look like in the future. Plans should be included in the Reserve Study to protect, preserve and enhance the property so that individual unit owner's property values will increase and the property will be maintained properly.

When the Preliminary Reserve Study is provided, the Board of Directors should read it carefully and ensure that all information is correct. The Board of Directors should attend a Zoom Workshop or Board Meeting to discuss the Study in detail with the Reserve Study Specialist to ensure accuracy and understanding.

When the Reserve Study is adopted by the Board, the Board of Directors should think of it as a real "working tool" to plan the future condition of the Association. The Reserve Study is to be reviewed and updated on an annual basis. I always tell the Board of Directors to think of themselves as "Pioneers" for their Association. It doesn't matter if the Association is 3 years old or 30 years old. What you do now will affect the future condition of the Association.

## **Disclosures**

The Initial Reserve Fund Bank Account Balance and Interest Rate was provided by the Management Company or Board of Directors. The Reserve Study Specialist did not verify or audit this fund. There are no guarantees, expressed or implied, with the predictions of the cost or life expectancy of any of the major components. Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer.

A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited. A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality or structural inspection. The Reserve Study Specialist will not perform invasive testing. The Condition of the Components may be based on Representative Sampling. Better Reserve Consultants has the required \$1,000,000.00 professional liability insurance coverage.

Material issues which (including Defects in Design or Construction), if not disclosed, would cause the condition of the association to be misrepresented. The Client Inventory List is based on the Site Inspection, Previous Reserve Study and Information provided by the Community Manager and Board of Directors. It is the responsibility of the client to verify that all components are listed correctly.

The projected life expectancy of the major components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and dramatically increase the funding needs of the reserves of the association.

Site Inspectors include: Kimberly Albrecht, Bryce Betterley and Logan Veatch.

This reserve study does not take into account any construction defect issues that would have an impact on the component cost or useful life.

### **Utilities and Asbestos**

Future Utility Line Major Repairs and Replacement such as Water Lines, Sewer Lines and Electrical Upgrades should be included in the Study. Expert evaluation of all Utilities is strongly recommended to ensure the accurate Repair or Replacement Costs as well as the Estimated Remaining Useful Life of each Component. If there is Asbestos present in the property, the Asbestos Abatement Costs and Time Frames should be included in the Study. Because a Reserve Study is not a Structural or Property Inspection, the Reserve Specialist may not be aware of Utility Line Issues or Asbestos. The Board of Directors and the Community Manager must inform the Specialist of any issues that may be present.

### **Reserve Study Specialist Experience and Qualifications**

Mari Jo Betterley, President BRC  
State of Nevada RSS.0025 2004-Present  
National Association of Professional Reserve Analysts Certified RS #2331  
Community Association Institute Certified RS #169  
Nevada Educated Business Partner  
Chairman - Nevada Reserves for Recovery Task Force  
Graduate University of Nevada

Paul Herzbrun, State of Nevada RSS.0234 2019-Present  
Business Consultant – Business Systems and Processes 2004- 2019  
Personal Development Coach – writing and execution of training courses 2004-2019

Amber Hancock, Regional VP BRC, State of Nevada RSS. 0281 2023- Present  
Supervisory Community Association Manager SUPR-9079 2004- Present  
Community Association Manager/SUPR 2003/2017 - Present

### **Conflict of Interest**

There is no relationship with this Association that could result in actual or perceived conflicts of interest. The Reserve Study Specialist does not expect to receive any direct or indirect compensation or profits from any person who will perform services for the client.

There is no affiliation with, or financial interest in the association for which the reserve study specialist will prepare the reserve study; and The Reserve Study Specialist does not have a personal relationship with any unit's owner, member of the executive board of the association for which the reserve study specialist will prepare the reserve study.

### **Sources Relied Upon in Determining the Component Estimated Useful Life, Remaining Useful Life and today's cost**

Better Reserve Consultants uses "real costs and numbers" whenever possible. We rely on the management company and the Board of Directors to provide actual bids, invoices and estimates for the component measurements, replacement costs and estimated time frames. If the management company does not have the "history" of the component information, we may ask a third party contractor to evaluate and measure the property. It is always best to work the Association's own vendors to obtain accurate information. Any consultants and other persons with expertise used to assist in the preparation of the reserve study names have been included in this Study.

### **NRS 116.31144--Audit and review of financial statements**

1. Except as otherwise provided in subsection 2, the executive board shall: (a) If the annual budget of the association is \$45,000 or more but less than \$75,000, cause the financial statement of the association to be reviewed by an independent certified public accountant during the year immediately preceding the year in which a study of the reserves of the association is to be conducted pursuant to NRS 116.31152. (b) If the annual budget of the association is \$75,000 or more but less than \$150,000, cause the financial statement of the association to be reviewed by an independent certified public accountant every fiscal year. (c) If the annual budget of the association is \$150,000 or more, cause the financial statement of the association to be audited by an independent certified public accountant every fiscal year.

### **Calculations**

This Study Fully Funded Balance is based upon the National Standards set forth through the Community Association Institute. The Fully Funded Balance (FFB) is defined as: Total Accrued Depreciation-An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulas can be utilized depending on the provider's sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.  $FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$  or  $FFB = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate})^{\text{Remaining Life}}] - [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate})^{\text{Remaining Life}}]$ .

### **Initial Reserve Bank Balance**

The beginning reserve bank balance is the cash balance at the beginning of the fiscal year/period beginning date. The bank balance may be an estimation of the future balance based on the current balance, additional transfers to the reserve bank account and expected expenditures prior to the beginning of the fiscal year. This balance is provided by the Board of Directors and/or the management company. This balance does not include any "due-to-from" amount if any funds are owed to the reserve account from past years.

## **NRS Requires that an Association is "Adequately Funded"**

Nevada Law Requires that Association is Adequately Funded  
NAC 116.425 (2) 2, (a) Reserve Study Contents. (NRS.11631152,116.615)

2. As used in this section, "adequately funded reserves" means the funds sufficient to maintain the common elements described in the governing documents:

- (a) At the level described in the most recently conducted or updated study of reserves; and
- (b) Without using the funds from the operating accounts or without special or reserve assessments, except for occurrences that are a result of unforeseen catastrophic events.

The funding level for each association may vary based on the size, age of the community and the component evaluation. It is strongly recommended that the board of directors work with their attorney and accountant to determine the level of funding that is adequate for their association.

### **Reserve Study Components**

A Reserve Study Item is considered any Component of the Common Element that would be repaired, replaced, restored or maintained, within a 30 year period. The minimum replacement cost is usually \$1,000.00 or more. Day-to-day expenses are Considered an Operating Expense and not included in the Study.

### **Funding Summary**

The Reserve Study Funding Plan is based on the assumption that there are no unforeseen circumstances that would alter the components Repair, Replacement, Restoration or Maintenance Costs and Estimated Remaining or Useful Life. The Recommended Reserve Contribution and Funding Levels chart, included in this Study, must be followed.

## **A Reserve Study Annual Update (by a Reserve Specialist) is Required per NRS**

NRS 116.31151-Annual distribution to units' owners of operating and reserve budgets or summaries

1....The executive board shall, not less than 30 days or more than 60 days before the beginning of the fiscal year of the association, prepare and distribute to each unit's owner a copy of:

(a) The budget for the daily operation of the association. The budget must include, without limitation, the estimated annual revenue and expenditures of the association and any contributions to be made to the reserve account of the association.

(b) The budget to provide adequate funding for the reserves required by paragraph (b) of subsection 2 of NRS 116.3115. The budget must include, without limitation

(1) The CURRENT estimated replacement cost, estimated remaining life and estimated useful life of each major component of the common elements ...

(2) As of the end of the fiscal year for which the budget is prepared, the CURRENT estimate of the amount of cash reserves that are necessary, and the CURRENT amount of accumulated cash reserves that are set aside, to repair, replace or restore the major components of the common elements...

NRS 116.311522 states that the study of the reserves must be conducted by a person who holds a permit issued pursuant to chapter 116A of NRS

A Reserve Study is considered a "working tool" and should be re-evaluated every year. What is accurate this year, may not be accurate in future years. Each year the Reserve Study should be updated with recent history and actual costs along with future costs and revised plans. The Reserve Study should "evolve" and change so that it is a "living document" that the Board of Directors follows and believes in.

### **Reserve Study Commencement Date**

116.427

1. For the purposes of paragraph (a) of subsection 1 of NRS 116.31152, the 5 year period for conducting a reserve study commences on the date on which the on-site inspection of the major components is performed and concludes upon the adoption of the reserve study by the executive board at a meeting conducted pursuant to NRS 116.31083. For the purposes of this section, the adoption of the reserve study must take place before the culmination of 5 years after the date that the executive board last adopted a full reserve study that includes the information described in NAC 116.425.

2. After a full reserve study is conducted, the next full reserve study must be commenced on, or as close as practicable to, the same month and date that the previous on-site inspection of the major components was performed.

## **A Reserve Study is a Budget Planning Tool**

Do NOT rely on this Reserve Study for condition assessment or evaluation of quality of work. This report is prepared as a budget planning tool to assist the association in its long-range financial planning. Use of the Study for any other purpose is not appropriate. The visual observations made do NOT constitute a Structural or Engineering Inspection and are not detailed enough to be relied upon, nor should they be relied upon, to determine violations of jurisdictional requirements (building ordinances, codes, etc.) relating to the safety, soundness, structural integrity, or habitability of the projects buildings of any individual component. A Reserve Study is a Budget Planning Tool and should not be used for other purposes.

We appreciate this opportunity to EARN your business. Better Reserve Consultants takes pride in completing an accurate Reserve Study that is very “customized” to your Association. It is our goal to provide a Reserve Study that you will actually use as a funding tool - a Study that you will believe in!

Thank you,

Mari Jo Betterley RSS.0025 and Amber Hancock RSS.0281  
Better Reserve Consultants, LLC

### ***Important Information***

Reserve Study Prepared for Year: 07/01/2026 - 06/30/2027

Reserve Study Site Inspection Date / Commencement Date: 06/12/2025

Assessment Paying Members/ Units: 1

Location of Association: Incline Village, Nevada

Funding Plan: Threshold Funding

Reserve Bank Accounts Interest Rate and Balance as of: 07/01/2025

Reserve Bank Account	0.2000%	<u>\$390,000.00</u>
	Total:	\$390,000.00

Inflation Rate: 2.50% (Based on the average over the last 20 years)

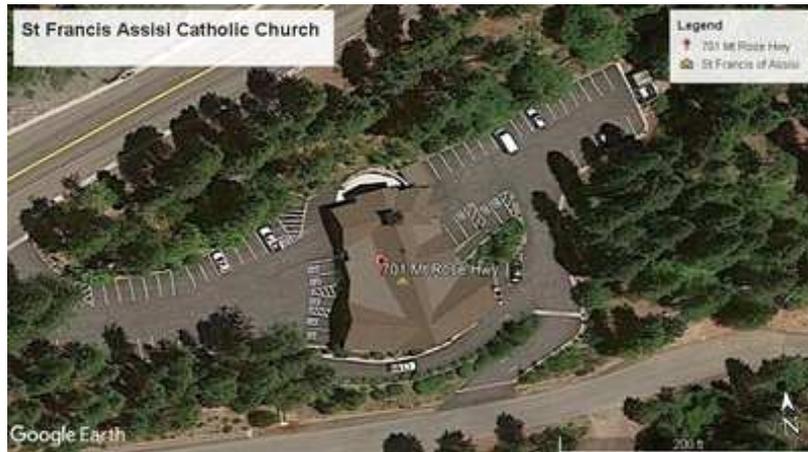
Income Tax Rate: 0.00% on Reserve Bank Account Interest Only

Current Annual Reserve Contribution/ Transfer From Operating: \$65,000.00

Total estimated current replacement costs of the major component inventory: \$1,100,719.70

"Due-to-From" - Due to the Reserve Account from the Operating Account: \$0.00  
(Amount that was not transferred to the Reserve Account per previous Reserve Study)

Total Special Reserve Assessment Recommended: \$0.00



The Roof Replacement Costs and Remaining Useful Life are an estimation only. Further evaluation by a Roofing Inspector is strongly recommended. This Study should be updated with the results of the inspection.



The Rectory Exterior Components include Vinyl Siding Repairs, Roof Maintenance, Roof Replacement, Deck Staining and Repairs and Garage Door Replacement. The Vinyl Siding has an Estimated Useful Life When New of 40-50 Years. Replacement has not been scheduled.



Staining and Repairs of the Exterior Stairs and Deck has been included in the Study. The Trex Deck Surface has an Estimated Useful Life when new of 20 Years. Future Replacement has been included in the Study.



The Component Major Landscaping and Irrigation includes: Tree Removal and Replacement, Major Irrigation Repairs, Rock or Landscaping Renovation to be done as needed. Day-to-day Landscaping is considered an Operational Expense and has not been included in this Study.



Maintenance of the Stairs to the Rectory and Lower Level is done by the Maintenance Staff. The Estimated Useful Life of the Staircase is 40 years. Replacement has not been included in the Study.



The Projector, Screen, Sound System and Choir Sound Board are included as Components in the Study.



The Room Dividers have an Estimated Useful Life of 20 years. Replacement has been included in the Study.



The Kitchen Remodel has been included in the Study to be done as needed. Appliance Replacement is scheduled to be done as needed through a Contingency Fund.



Painting and Repairs of the Metal Handrails is done by the Maintenance Staff and is considered an Operating Expense.



Replacement of the AC Units has been included in the Study. The Estimated Useful Life When New is 20 years.



The Retaining Wall has an estimated useful life of more than 30 years. Replacement has not been included in the Study. Periodic Inspection by an Engineer is recommended to ensure the Wall's integrity.



The Building Exterior Components include the Roof Replacement, Stucco Painting and Repairs, Ice Melt System, Exterior Lighting and Gutter Repairs.



The Church and Rectory are in overall good condition and very well maintained.

## Component Evaluation - Concepts

### Common Element

The Association CC&Rs typically define what a common element is. Usually, this is property owned in common by all the unit owners (rather than by an individual unit owner).

### Component

A Major Component of the common elements is any component of the common elements, including, without limitation, any amenity, improvement, furnishing, fixture, finish, system or equipment, that may, within 30 years after its original installation, require repair, replacement or restoration in excess of routine annual maintenance which is included in the annual operating budget of an association.

### Units

A quantity chosen as a standard in terms of measurement. For Example, Square Footage, Linear Footage, a Condominium Unit, a Roof, etc.

### Date Last Repaired/ Replaced:

Estimated date when the Component was last Replaced, Repaired, Restored or Maintained

### Cost Per Unit

How much each unit of measurement costs to repair, replace, restore, or maintain

### Today's Cost:

Total Estimated Cost to Repair, Replace, Maintain or Restore the Component  
This may be a calculation of Costs per Unit x Number of Units or it may be a set value.

### Estimated Life When New

Estimated Time Frame that the Component should last before it is Repaired, Replaced, Restored or Maintained. This may be based on a Warranty, Historical Life Span, Manufactures/ Contractors opinion, location, etc.

### Estimated Remaining Useful Life:

The Estimated amount of time that the component will actually last from today.  
This may be a calculation based on Estimated Useful Life When New minus the actual age or it could be based on other factors such as wear, condition, climate etc.



### Building Exterior

Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1. Church Statues	2037	as needed	\$5,400	\$5,400	12	20
2. Gutters and Downspouts Repair or Replacement Contingency	2026	as needed	\$2,700	\$2,700	1	5
3. Ice Melt System Rehab	2032	as needed	\$6,500	\$6,500	7	20
5. Lighting Contingency	2026	as needed	\$1,700	\$1,700	1	5
4. Lighting -Front Fixtures	2032	as needed	\$860	\$6,020	7	20
6. Roof Replacement (Includes Removal and Disposal of Current Shingles)	2042	14500 sq ft	\$9.15/sq ft	\$132,675	17	30
7. Stucco Painting and Repairs (New 2008)	2029	as needed	\$26,900	\$26,900	4	15



### Building Interior

Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1. Appliance Replacement Contingency	2027	as needed	\$5,400	\$5,400	2	3
2. Audio Visual -Screen Projector	2027	as needed	\$2,700	\$2,700	2	10
3. Audio Visual Sound System	2027	as needed	\$9,200	\$9,200	2	15
4. Door Closers	2027	14 units	\$431/unit	\$6,034	2	20
5. Door Hardware Allowance	2026	as needed	\$5,400	\$5,400	1	5
6. Doors -Front Entrance	2042	as needed	\$16,200	\$16,200	17	30
7. Flooring -Carpet/Pad and Installation	2027	4400 sq ft	\$10.20/sq ft	\$44,880	2	15
8. Flooring -Vinyl Plank-Church Hall (Done 2016)	2042	4000 sq ft	\$4.33/sq ft	\$17,300	17	30
9. Flooring -Youth Room	2027	1000 sq ft	\$3.80/sq ft	\$3,800	2	15
10. HVAC AC Condenser Units (Rheems) Replacement	2032	7 units	\$3,770/unit	\$26,390	7	20
11. HVAC Boiler System Air Handlers	2032	8 units	\$3,775/unit	\$30,200	7	20
12. HVAC Boilers	2042	2 units	\$21,500/unit	\$43,000	17	30
13. Kitchen Remodel	2032	1 unit	\$10,800	\$10,800	7	20
14. Office Computer Server	2027	1 unit	\$11,800	\$11,800	2	10
15. Office Equipment Contingency (Computers, Copiers, etc.)	2026	as needed	\$10,800	\$10,800	1	5
16. Office Furniture Contingency	2026	as needed	\$5,400	\$5,400	1	5
17. Painting Interior	2027	as needed	\$24,800	\$24,800	2	15
18. Pews Fabric Seats	2027	43 units	\$269/unit	\$11,567	2	10

**Building Interior (Continued)**

Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
19. Pews Refurbishment	2032	43 units	\$540/unit	\$23,220	7	20
20. Plumbing Repairs Contingency	2026	as needed	\$10,800	\$10,800	1	5
21. Restroom Remodel	2032	3 units	\$1,620/unit	\$4,860	7	20
22. Room Dividers -Panels (12yrs. Old)	2030	20 units	\$755/unit	\$15,100	5	20
23. Security System (Purchased 2015)	2025	as needed	\$12,900	\$12,900	0	7
24. Staircase -Chairlift	2032	1 unit	\$15,100	\$15,100	7	20
25. TV Replacement	2027	4 units	\$825/unit	\$3,300	2	7
26. Vestibule Electric Fireplace	2032	1 unit	\$1,700	\$1,700	7	20
27. Water Fountain	2032	2 units	\$900/unit	\$1,800	7	20
28. Window Coverings	2032	as needed	\$7,000	\$7,000	7	20
29. Windows - Triple Pane Windows Facing Lake Tahoe Replacement	2032	as needed	\$22,600	\$22,600	7	20
31. Windows Doors and Glass Replacement (Based on Actual 2008 Costs)	2042	as needed	\$242,000	\$242,000	17	30
32. Windows Replacement Contingency	2026	as needed	\$2,700	\$2,700	1	5
30. Windows -Stained Glass Repairs	2026	as needed	\$5,400	\$5,400	1	5



### Common Area

Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1. Entrance Sign	2032	1 unit	\$5,900	\$5,900	7	20
2. Flag Pole	2032	1 unit	\$2,700	\$2,700	7	20
4. Landscaping and Irrigation Renovation	2027	as needed	\$5,400	\$5,400	2	3
3. Landscaping -Trees Contingency	2027	as needed	\$5,400	\$5,400	2	3
5. Lighting and Electrical Contingency	2026	as needed	\$1,700	\$1,700	1	5
6. Park Bench	2027	1 unit	\$1,100	\$1,100	2	10
7. Picnic Tables	2027	1 unit	\$1,700	\$1,700	2	10



### Rectory

Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1. Exterior -Bear Trash Can	2032	1 unit	\$1,100	\$1,100	7	20
2. Exterior -Garage Concrete Slab Repairs	2032	as needed	\$5,400	\$5,400	7	30
3. Exterior -Garage Door	2042	1 unit	\$1,700	\$1,700	17	30
4. Exterior -Garage Door Opener	2032	1 unit	\$1,100	\$1,100	7	15
5. Exterior -Garage Heater	2032	1 unit	\$600	\$600	7	15
6. Exterior -Generator (2018)	2041	1 unit	\$12,900	\$12,900	16	20
7. Exterior -Metal Roof Maintenance (25 Years Old)	2026	as needed	\$1,700	\$1,700	1	5
8. Exterior -Metal Roof Replacement (25 Years Old)	2037	3000 sq ft	\$8.60/sq ft	\$25,800	12	40
9. Exterior -Snow Blower	2032	1 unit	\$3,300	\$3,300	7	20
10. Exterior -Staining and Repairs Deck Rails	2027	as needed	\$2,700	\$2,700	2	3
11. Exterior -Staining Wood Beams	2026	as needed	\$1,100	\$1,100	1	5
12. Exterior -Trex Surface Replacement (Done 2017)	2040	as needed	\$2,700	\$2,700	15	20
13. Exterior -Vinyl Siding Major Repairs Contingency	2026	as needed	\$5,400	\$5,400	1	5
14. Interior -Bathroom Remodel	2042	5 units	\$2,700/unit	\$13,500	17	30
15. Interior -Boiler with Baseboard Heating System	2037	1 unit	\$8,100	\$8,100	12	40
16. Interior -Flooring Replacement Carpeting	2029	2200 sq ft	\$10.20/sq ft	\$22,440	4	15

**Rectory (Continued)**

<b>Component</b>	<b>Year Scheduled</b>	<b>Unit of Measure</b>	<b>Cost Per Unit</b>	<b>Today's Cost</b>	<b>Estimated Remaining Useful Life (Years)</b>	<b>Estimated Life When New (Years)</b>
17. Interior -Flooring-Carpet at Stairs (Worn)	2029	1 unit	\$3,300	\$3,300	4	7
18. Interior -Furniture Replacement Contingency (Mattresses, etc.)	2026	as needed	\$2,700	\$2,700	1	5
19. Interior -Kitchen Remodel (Apartment)	2042	1 unit	\$5,400	\$5,400	17	30
20. Interior -Kitchen Remodel (Home)	2042	1 unit	\$10,800	\$10,800	17	30
21. Interior -Lighting and Electrical	2026	1 unit	\$1,700	\$1,700	1	5
22. Interior -Painting	2027	as needed	\$6,500	\$6,500	2	15
23. Interior -Water Heater	2031	1 unit	\$1,700	\$1,700	6	12
24. Interior -Windows and Doors Replacement	2042	as needed	\$10,200	\$10,200	17	30



### Roads and Parking

Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1. Cut and Patch /Repairs Contingency	2031	as needed	\$10,800	\$10,800	6	10
2. Overlay -Parking Lot and Rectory Driveway	2037	32300 sq ft	\$2.15/sq ft	\$69,445	12	30
3. Surface Maintenance Treatment -Parking Lot and Rectory Driveway	2026	32300 sq ft	\$.27/sq ft	\$8,688.70	1	4

## Recommended Reserve Contribution and Funding Levels - Concepts

<b>Beginning of the Year Balance</b>	Reserve Bank Account(s) Balance as of the Beginning of the year
<b>Special Reserve Assessment</b>	A temporary assessment levied on the members in addition to regular assessments by the board of directors when necessary for several reasons, including funding a major repair or replacement of a common element or funding, in general, the reserve account.
<b>Annual Transfer</b>	Recommended Transfer or Annual Contribution to the Reserve Account
<b>Monthly Contribution per Unit</b>	An example of the amount of money that each unit owner would contribute to the Reserve Bank Account each month
<b>Annual Expenditures</b>	Estimated Expenditures based on the Component Evaluation
<b>Investment Earnings</b>	Dollar Amount of Interest contributed to the Reserve Account based on the percent interest rate on the Reserve Bank Account - Provided by the Management Company or Board of Directors.
<b>Income Tax</b>	Estimated Income Tax - 30% of the Reserve Bank Account(s) earned interest
<b>End of the Year Balance</b>	Recommended Reserve Bank Account Ending Balance at the end of the Fiscal Year
<b>% Funded</b>	A Measure of the financial health of the Association based on funding the depreciation of each Component. The chart below indicates the financial position based on the Percent Funded.
<b>Fully Funded</b>	Funding of 100% of the depreciation of each Component.

**0% - 39% Funded is considered to be a "weak" financial position. Associations that fall into this category must take action to bring the funding levels to a proper level by raising the monthly/ annual contribution or a Special Reserve Assessment.**

**40% - 69% Funded is considered to be a "fair" financial position. This does not represent financial strength and stability. The likelihood of a Special Reserve Assessment is still possible. The Association should make every effort to continue strengthening the financial position of the Reserve Fund.**

**70% - 99% Funded is considered a "strong" financial position. This indicates financial strength of a Reserve Fund and every attempt to maintain this level should be a goal of the Association.**

**100% Funded or Greater is the "ideal" financial position. This means that the Association has the funds in the Reserve Account in order to repair, replace, restore or maintain the Common Elements based on their depreciation.**

### Recommended Reserve Contribution

Year Funded	Beginning of Year Balance	Spc Rsv Assessmt	Annual Transfer	Member Mo Pmt	Annual Expenditure	Interest Earned	Income Tax	End of Year Balance	%	Fully Funded (100%)
2025-26	\$390,000.00	\$0.00	\$65,000.00	\$5,416.67	\$12,900.00	\$780.00	\$0.00	\$442,880.00	55.63	\$796,118.82
2026-27	\$442,880.00	\$0.00	\$70,000.00	\$5,833.33	\$69,585.92	\$886.00	\$0.00	\$444,180.08	54.72	\$811,671.50
2027-28	\$444,180.08	\$0.00	\$80,000.00	\$6,666.67	\$153,686.50	\$888.00	\$0.00	\$371,381.58	49.61	\$748,632.33
2028-29	\$371,381.58	\$0.00	\$90,000.00	\$7,500.00	\$0.00	\$743.00	\$0.00	\$462,124.58	55.25	\$836,433.69
2029-30	\$462,124.58	\$0.00	\$100,000.00	\$8,333.33	\$58,104.71	\$924.00	\$0.00	\$504,943.87	58.09	\$869,283.13
2030-31	\$504,943.87	\$0.00	\$110,000.00	\$9,166.67	\$48,298.33	\$1,010.00	\$0.00	\$567,655.54	62.16	\$913,288.11
2031-32	\$567,655.54	\$0.00	\$120,000.00	\$10,000.00	\$83,150.00	\$1,135.00	\$0.00	\$605,640.54	65.44	\$925,542.02
2032-33	\$605,640.54	\$0.00	\$130,000.00	\$10,833.33	\$224,887.45	\$1,211.00	\$0.00	\$511,964.09	63.69	\$803,897.79
2033-34	\$511,964.09	\$0.00	\$130,000.00	\$10,833.33	\$23,027.83	\$1,024.00	\$0.00	\$619,960.26	70.39	\$880,720.08
2034-35	\$619,960.26	\$0.00	\$130,000.00	\$10,833.33	\$14,972.25	\$1,240.00	\$0.00	\$736,228.01	76.17	\$966,604.15
2035-36	\$736,228.01	\$0.00	\$130,000.00	\$10,833.33	\$0.00	\$1,472.00	\$0.00	\$867,700.01	81.26	\$1,067,791.97
2036-37	\$867,700.01	\$0.00	\$130,000.00	\$10,833.33	\$106,803.88	\$1,735.00	\$0.00	\$892,631.13	83.63	\$1,067,396.76
2037-38	\$892,631.13	\$0.00	\$130,000.00	\$10,833.33	\$185,072.84	\$1,785.00	\$0.00	\$839,343.29	84.45	\$993,933.01
2038-39	\$839,343.29	\$0.00	\$130,000.00	\$10,833.33	\$11,977.47	\$1,679.00	\$0.00	\$959,044.82	87.96	\$1,090,319.47
2039-40	\$959,044.82	\$0.00	\$130,000.00	\$10,833.33	\$44,932.57	\$1,918.00	\$0.00	\$1,046,030.25	90.49	\$1,155,952.22
2040-41	\$1,046,030.25	\$0.00	\$130,000.00	\$10,833.33	\$3,910.41	\$2,092.00	\$0.00	\$1,174,211.84	93.05	\$1,261,978.70
2041-42	\$1,174,211.84	\$0.00	\$130,000.00	\$10,833.33	\$127,964.40	\$2,348.00	\$0.00	\$1,178,595.44	94.33	\$1,249,466.71
2042-43	\$1,178,595.44	\$0.00	\$130,000.00	\$10,833.33	\$927,492.85	\$2,357.00	\$0.00	\$383,459.59	81.39	\$471,153.32
2043-44	\$383,459.59	\$0.00	\$130,000.00	\$10,833.33	\$7,798.29	\$767.00	\$0.00	\$506,428.30	85.45	\$592,643.60
2044-45	\$506,428.30	\$0.00	\$130,000.00	\$10,833.33	\$78,877.40	\$1,013.00	\$0.00	\$558,563.90	86.15	\$648,399.16
2045-46	\$558,563.90	\$0.00	\$130,000.00	\$10,833.33	\$30,969.85	\$1,117.00	\$0.00	\$658,711.05	87.39	\$753,771.54
2046-47	\$658,711.05	\$0.00	\$130,000.00	\$10,833.33	\$135,691.22	\$1,317.00	\$0.00	\$654,336.83	85.89	\$761,834.46
2047-48	\$654,336.83	\$0.00	\$140,000.00	\$11,666.67	\$63,011.23	\$1,309.00	\$0.00	\$732,634.60	86.78	\$844,276.83
2048-49	\$732,634.60	\$0.00	\$140,000.00	\$11,666.67	\$39,174.37	\$1,465.00	\$0.00	\$834,925.23	87.61	\$953,038.18
2049-50	\$834,925.23	\$0.00	\$140,000.00	\$11,666.67	\$0.00	\$1,670.00	\$0.00	\$976,595.23	88.61	\$1,102,127.34
2050-51	\$976,595.23	\$0.00	\$140,000.00	\$11,666.67	\$50,220.94	\$1,953.00	\$0.00	\$1,068,327.29	88.66	\$1,204,950.59
2051-52	\$1,068,327.29	\$0.00	\$140,000.00	\$11,666.67	\$168,936.02	\$2,137.00	\$0.00	\$1,041,528.27	87.01	\$1,197,036.38
2052-53	\$1,041,528.27	\$0.00	\$140,000.00	\$11,666.67	\$329,548.29	\$2,083.00	\$0.00	\$854,062.98	82.14	\$1,039,769.46
2053-54	\$854,062.98	\$0.00	\$140,000.00	\$11,666.67	\$25,754.79	\$1,708.00	\$0.00	\$970,016.19	82.07	\$1,181,927.16
2054-55	\$970,016.19	\$0.00	\$140,000.00	\$11,666.67	\$56,457.72	\$1,940.00	\$0.00	\$1,055,498.47	81.34	\$1,297,612.31
<b>Total:</b>		\$0.00	\$3,705,000.00		\$3,083,207.53	\$43,706.00	\$0.00			

### 30 Year Planned Expenditures

*This is where you will spend your money in the next 30 years*

#### 2025-26

Building Interior - Security System (Purchased 2015)	\$12,900.00
<b>Total</b>	<b>\$12,900.00</b>

#### 2026-27

Building Exterior - Gutters and Downspouts Repair or Replacement	\$2,767.50
Contingency	
Building Exterior - Lighting Contingency	\$1,742.50
Building Interior - Door Hardware Allowance	\$5,535.00
Building Interior - Office Equipment Contingency (Computers, Copiers, etc.)	\$11,070.00
Building Interior - Office Furniture Contingency	\$5,535.00
Building Interior - Plumbing Repairs Contingency	\$11,070.00
Building Interior - Windows Replacement Contingency	\$2,767.50
Building Interior - Windows -Stained Glass Repairs	\$5,535.00
Common Area - Lighting and Electrical Contingency	\$1,742.50
Rectory - Exterior -Metal Roof Maintenance (25 Years Old)	\$1,742.50
Rectory - Exterior -Staining Wood Beams	\$1,127.50
Rectory - Exterior -Vinyl Siding Major Repairs Contingency	\$5,535.00
Rectory - Interior -Furniture Replacement Contingency (Mattresses, etc.)	\$2,767.50
Rectory - Interior -Lighting and Electrical	\$1,742.50
Roads and Parking - Surface Maintenance Treatment -Parking Lot and Rectory Driveway	\$8,905.92
<b>Total</b>	<b>\$69,585.92</b>

**2027-28**

Building Interior - Appliance Replacement Contingency	\$5,673.38
Building Interior - Audio Visual -Screen Projector	\$2,836.69
Building Interior - Audio Visual Sound System	\$9,665.75
Building Interior - Door Closers	\$6,339.47
Building Interior - Flooring -Carpet/Pad and Installation	\$47,152.05
Building Interior - Flooring -Youth Room	\$3,992.38
Building Interior - Office Computer Server	\$12,397.38
Building Interior - Painting Interior	\$26,055.50
Building Interior - Pews Fabric Seats	\$12,152.58
Building Interior - TV Replacement	\$3,467.06
Common Area - Landscaping and Irrigation Renovation	\$5,673.38
Common Area - Landscaping -Trees Contingency	\$5,673.38
Common Area - Park Bench	\$1,155.69
Common Area - Picnic Tables	\$1,786.06
Rectory - Exterior -Staining and Repairs Deck Rails	\$2,836.69
Rectory - Interior -Painting	\$6,829.06
<b>Total</b>	<b>\$153,686.50</b>

**2029-30**

Building Exterior - Stucco Painting and Repairs (New 2008)	\$29,692.57
Rectory - Interior -Flooring Replacement Carpeting	\$24,769.56
Rectory - Interior -Flooring-Carpet at Stairs (Worn)	\$3,642.58
<b>Total</b>	<b>\$58,104.71</b>

**2030-31**

Building Interior - Appliance Replacement Contingency	\$6,109.60
Building Interior - Room Dividers -Panels (12yrs. Old)	\$17,084.26
Common Area - Landscaping and Irrigation Renovation	\$6,109.60
Common Area - Landscaping -Trees Contingency	\$6,109.60
Rectory - Exterior -Staining and Repairs Deck Rails	\$3,054.80
Roads and Parking - Surface Maintenance Treatment -Parking Lot and Rectory Driveway	\$9,830.47
<b>Total</b>	<b>\$48,298.33</b>

**2031-32**

Building Exterior - Gutters and Downspouts Repair or Replacement Contingency	\$3,131.17
Building Exterior - Lighting Contingency	\$1,971.48
Building Interior - Door Hardware Allowance	\$6,262.34
Building Interior - Office Equipment Contingency (Computers, Copiers, etc.)	\$12,524.69
Building Interior - Office Furniture Contingency	\$6,262.34
Building Interior - Plumbing Repairs Contingency	\$12,524.69
Building Interior - Windows Replacement Contingency	\$3,131.17
Building Interior - Windows -Stained Glass Repairs	\$6,262.34
Common Area - Lighting and Electrical Contingency	\$1,971.48
Rectory - Exterior -Metal Roof Maintenance (25 Years Old)	\$1,971.48
Rectory - Exterior -Staining Wood Beams	\$1,275.66
Rectory - Exterior -Vinyl Siding Major Repairs Contingency	\$6,262.34
Rectory - Interior -Furniture Replacement Contingency (Mattresses, etc.)	\$3,131.17
Rectory - Interior -Lighting and Electrical	\$1,971.48
Rectory - Interior -Water Heater	\$1,971.48
Roads and Parking - Cut and Patch /Repairs Contingency	\$12,524.69
<b>Total</b>	<b>\$83,150.00</b>

**2032-33**

Building Exterior - Ice Melt System Rehab	\$7,726.46
Building Exterior - Lighting -Front Fixtures	\$7,155.89
Building Interior - HVAC AC Condenser Units (Rheems) Replacement	\$31,369.42
Building Interior - HVAC Boiler System Air Handlers	\$35,898.31
Building Interior - Kitchen Remodel	\$12,837.81
Building Interior - Pews Refurbishment	\$27,601.28
Building Interior - Restroom Remodel	\$5,777.01
Building Interior - Security System (Purchased 2015)	\$15,334.05
Building Interior - Staircase -Chairlift	\$17,949.15
Building Interior - Vestibule Electric Fireplace	\$2,020.77
Building Interior - Water Fountain	\$2,139.63
Building Interior - Window Coverings	\$8,320.80
Building Interior - Windows - Triple Pane Windows Facing Lake Tahoe Replacement	\$26,864.30
Common Area - Entrance Sign	\$7,013.25
Common Area - Flag Pole	\$3,209.45
Rectory - Exterior -Bear Trash Can	\$1,307.55
Rectory - Exterior -Garage Concrete Slab Repairs	\$6,418.90
Rectory - Exterior -Garage Door Opener	\$1,307.55
Rectory - Exterior -Garage Heater	\$713.21
Rectory - Exterior -Snow Blower	\$3,922.66
<b>Total</b>	<b>\$224,887.45</b>

**2033-34**

Building Interior - Appliance Replacement Contingency	\$6,579.38
Common Area - Landscaping and Irrigation Renovation	\$6,579.38
Common Area - Landscaping -Trees Contingency	\$6,579.38
Rectory - Exterior -Staining and Repairs Deck Rails	\$3,289.69
<b>Total</b>	<b>\$23,027.83</b>

**2034-35**

Building Interior - TV Replacement	\$4,121.25
Roads and Parking - Surface Maintenance Treatment -Parking Lot and Rectory Driveway	\$10,851.00
<b>Total</b>	<b>\$14,972.25</b>

**2036-37**

Building Exterior - Gutters and Downspouts Repair or Replacement Contingency	\$3,542.63
Building Exterior - Lighting Contingency	\$2,230.55
Building Interior - Appliance Replacement Contingency	\$7,085.27
Building Interior - Door Hardware Allowance	\$7,085.27
Building Interior - Office Equipment Contingency (Computers, Copiers, etc.)	\$14,170.54
Building Interior - Office Furniture Contingency	\$7,085.27
Building Interior - Plumbing Repairs Contingency	\$14,170.54
Building Interior - Windows Replacement Contingency	\$3,542.63
Building Interior - Windows -Stained Glass Repairs	\$7,085.27
Common Area - Landscaping and Irrigation Renovation	\$7,085.27
Common Area - Landscaping -Trees Contingency	\$7,085.27
Common Area - Lighting and Electrical Contingency	\$2,230.55
Rectory - Exterior -Metal Roof Maintenance (25 Years Old)	\$2,230.55
Rectory - Exterior -Staining and Repairs Deck Rails	\$3,542.63
Rectory - Exterior -Staining Wood Beams	\$1,443.30
Rectory - Exterior -Vinyl Siding Major Repairs Contingency	\$7,085.27
Rectory - Interior -Flooring-Carpet at Stairs (Worn)	\$4,329.89
Rectory - Interior -Furniture Replacement Contingency (Mattresses, etc.)	\$3,542.63
Rectory - Interior -Lighting and Electrical	\$2,230.55
<b>Total</b>	<b>\$106,803.88</b>

**2037-38**

Building Exterior - Church Statues	\$7,262.40
Building Interior - Audio Visual -Screen Projector	\$3,631.20
Building Interior - Office Computer Server	\$15,869.69
Building Interior - Pews Fabric Seats	\$15,556.33
Common Area - Park Bench	\$1,479.38
Common Area - Picnic Tables	\$2,286.31
Rectory - Exterior -Metal Roof Replacement (25 Years Old)	\$34,698.13
Rectory - Interior -Boiler with Baseboard Heating System	\$10,893.60
Roads and Parking - Overlay -Parking Lot and Rectory Driveway	\$93,395.80
<b>Total</b>	<b>\$185,072.84</b>

**2038-39**

Roads and Parking - Surface Maintenance Treatment -Parking Lot and Rectory Driveway	\$11,977.47
<b>Total</b>	<b>\$11,977.47</b>

**2039-40**

Building Interior - Appliance Replacement Contingency	\$7,630.06
Building Interior - Security System (Purchased 2015)	\$18,227.36
Common Area - Landscaping and Irrigation Renovation	\$7,630.06
Common Area - Landscaping -Trees Contingency	\$7,630.06
Rectory - Exterior -Staining and Repairs Deck Rails	\$3,815.03
<b>Total</b>	<b>\$44,932.57</b>

**2040-41**

Rectory - Exterior -Trex Surface Replacement (Done 2017)	\$3,910.41
<b>Total</b>	<b>\$3,910.41</b>

**2041-42**

Building Exterior - Gutters and Downspouts Repair or Replacement Contingency	\$4,008.17
Building Exterior - Lighting Contingency	\$2,523.66
Building Interior - Door Hardware Allowance	\$8,016.33
Building Interior - Office Equipment Contingency (Computers, Copiers, etc.)	\$16,032.66
Building Interior - Office Furniture Contingency	\$8,016.33
Building Interior - Plumbing Repairs Contingency	\$16,032.66
Building Interior - TV Replacement	\$4,898.87
Building Interior - Windows Replacement Contingency	\$4,008.17
Building Interior - Windows -Stained Glass Repairs	\$8,016.33
Common Area - Lighting and Electrical Contingency	\$2,523.66
Rectory - Exterior -Generator (2018)	\$19,150.12
Rectory - Exterior -Metal Roof Maintenance (25 Years Old)	\$2,523.66
Rectory - Exterior -Staining Wood Beams	\$1,632.96
Rectory - Exterior -Vinyl Siding Major Repairs Contingency	\$8,016.33
Rectory - Interior -Furniture Replacement Contingency (Mattresses, etc.)	\$4,008.17
Rectory - Interior -Lighting and Electrical	\$2,523.66
Roads and Parking - Cut and Patch /Repairs Contingency	\$16,032.66
<b>Total</b>	<b>\$127,964.40</b>

**2042-43**

Building Exterior - Roof Replacement (Includes Removal and Disposal of Current Shingles)	\$201,880.70
Building Interior - Appliance Replacement Contingency	\$8,216.74
Building Interior - Audio Visual Sound System	\$13,998.89
Building Interior - Doors -Front Entrance	\$24,650.22
Building Interior - Flooring -Carpet/Pad and Installation	\$68,290.23
Building Interior - Flooring -Vinyl Plank-Church Hall (Done 2016)	\$26,324.00
Building Interior - Flooring -Youth Room	\$5,782.15
Building Interior - HVAC Boilers	\$65,429.59
Building Interior - Painting Interior	\$37,736.13
Building Interior - Windows Doors and Glass Replacement (Based on Actual 2008 Costs)	\$368,231.62
Common Area - Landscaping and Irrigation Renovation	\$8,216.74
Common Area - Landscaping -Trees Contingency	\$8,216.74
Rectory - Exterior -Garage Door	\$2,586.75
Rectory - Exterior -Staining and Repairs Deck Rails	\$4,108.37
Rectory - Interior -Bathroom Remodel	\$20,541.85
Rectory - Interior -Kitchen Remodel (Apartment)	\$8,216.74
Rectory - Interior -Kitchen Remodel (Home)	\$16,433.48
Rectory - Interior -Painting	\$9,890.52
Rectory - Interior -Windows and Doors Replacement	\$15,520.51
Roads and Parking - Surface Maintenance Treatment -Parking Lot and Rectory Driveway	\$13,220.88
<b>Total</b>	<b>\$927,492.85</b>

**2043-44**

Rectory - Interior -Flooring-Carpet at Stairs (Worn)	\$5,146.87
Rectory - Interior -Water Heater	\$2,651.42
<b>Total</b>	<b>\$7,798.29</b>

**2044-45**

Building Exterior - Stucco Painting and Repairs (New 2008)	\$43,003.69
Rectory - Interior -Flooring Replacement Carpeting	\$35,873.71
<b>Total</b>	<b>\$78,877.40</b>

**2045-46**

Building Interior - Appliance Replacement Contingency	\$8,848.53
Common Area - Landscaping and Irrigation Renovation	\$8,848.53
Common Area - Landscaping -Trees Contingency	\$8,848.53
Rectory - Exterior -Staining and Repairs Deck Rails	\$4,424.26
<b>Total</b>	<b>\$30,969.85</b>

**2046-47**

Building Exterior - Gutters and Downspouts Repair or Replacement Contingency	\$4,534.87
Building Exterior - Lighting Contingency	\$2,855.29
Building Interior - Door Hardware Allowance	\$9,069.74
Building Interior - Office Equipment Contingency (Computers, Copiers, etc.)	\$18,139.48
Building Interior - Office Furniture Contingency	\$9,069.74
Building Interior - Plumbing Repairs Contingency	\$18,139.48
Building Interior - Security System (Purchased 2015)	\$21,666.61
Building Interior - Windows Replacement Contingency	\$4,534.87
Building Interior - Windows -Stained Glass Repairs	\$9,069.74
Common Area - Lighting and Electrical Contingency	\$2,855.29
Rectory - Exterior -Metal Roof Maintenance (25 Years Old)	\$2,855.29
Rectory - Exterior -Staining Wood Beams	\$1,847.54
Rectory - Exterior -Vinyl Siding Major Repairs Contingency	\$9,069.74
Rectory - Interior -Furniture Replacement Contingency (Mattresses, etc.)	\$4,534.87
Rectory - Interior -Lighting and Electrical	\$2,855.29
Roads and Parking - Surface Maintenance Treatment -Parking Lot and Rectory Driveway	\$14,593.38
<b>Total</b>	<b>\$135,691.22</b>

**2047-48**

Building Interior - Audio Visual -Screen Projector	\$4,648.24
Building Interior - Door Closers	\$10,387.96
Building Interior - Office Computer Server	\$20,314.54
Building Interior - Pews Fabric Seats	\$19,913.42
Common Area - Park Bench	\$1,893.73
Common Area - Picnic Tables	\$2,926.67
Rectory - Exterior -Garage Door Opener	\$1,893.73
Rectory - Exterior -Garage Heater	\$1,032.94
<b>Total</b>	<b>\$63,011.23</b>

**2048-49**

Building Interior - Appliance Replacement Contingency	\$9,528.90
Building Interior - TV Replacement	\$5,823.22
Common Area - Landscaping and Irrigation Renovation	\$9,528.90
Common Area - Landscaping -Trees Contingency	\$9,528.90
Rectory - Exterior -Staining and Repairs Deck Rails	\$4,764.45
<b>Total</b>	<b>\$39,174.37</b>

**2050-51**

Building Interior - Room Dividers -Panels (12yrs. Old)	\$27,994.56
Rectory - Interior -Flooring-Carpet at Stairs (Worn)	\$6,118.02
Roads and Parking - Surface Maintenance Treatment -Parking Lot and Rectory Driveway	\$16,108.36
<b>Total</b>	<b>\$50,220.94</b>

**2051-52**

Building Exterior - Gutters and Downspouts Repair or Replacement Contingency	\$5,130.79
Building Exterior - Lighting Contingency	\$3,230.50
Building Interior - Appliance Replacement Contingency	\$10,261.58
Building Interior - Door Hardware Allowance	\$10,261.58
Building Interior - Office Equipment Contingency (Computers, Copiers, etc.)	\$20,523.16
Building Interior - Office Furniture Contingency	\$10,261.58
Building Interior - Plumbing Repairs Contingency	\$20,523.16
Building Interior - Windows Replacement Contingency	\$5,130.79
Building Interior - Windows -Stained Glass Repairs	\$10,261.58
Common Area - Landscaping and Irrigation Renovation	\$10,261.58
Common Area - Landscaping -Trees Contingency	\$10,261.58
Common Area - Lighting and Electrical Contingency	\$3,230.50
Rectory - Exterior -Metal Roof Maintenance (25 Years Old)	\$3,230.50
Rectory - Exterior -Staining and Repairs Deck Rails	\$5,130.79
Rectory - Exterior -Staining Wood Beams	\$2,090.32
Rectory - Exterior -Vinyl Siding Major Repairs Contingency	\$10,261.58
Rectory - Interior -Furniture Replacement Contingency (Mattresses, etc.)	\$5,130.79
Rectory - Interior -Lighting and Electrical	\$3,230.50
Roads and Parking - Cut and Patch /Repairs Contingency	\$20,523.16
<b>Total</b>	<b>\$168,936.02</b>

**2052-53**

Building Exterior - Ice Melt System Rehab	\$12,660.70
Building Exterior - Lighting -Front Fixtures	\$11,725.76
Building Interior - HVAC AC Condenser Units (Rheems) Replacement	\$51,402.44
Building Interior - HVAC Boiler System Air Handlers	\$58,823.56
Building Interior - Kitchen Remodel	\$21,036.24
Building Interior - Pews Refurbishment	\$45,227.92
Building Interior - Restroom Remodel	\$9,466.31
Building Interior - Staircase -Chairlift	\$29,411.78
Building Interior - Vestibule Electric Fireplace	\$3,311.26
Building Interior - Water Fountain	\$3,506.04
Building Interior - Window Coverings	\$13,634.60
Building Interior - Windows - Triple Pane Windows Facing Lake Tahoe Replacement	\$44,020.28
Common Area - Entrance Sign	\$11,492.02
Common Area - Flag Pole	\$5,259.06
Rectory - Exterior -Bear Trash Can	\$2,142.58
Rectory - Exterior -Snow Blower	\$6,427.74
<b>Total</b>	<b>\$329,548.29</b>

**2053-54**

Building Interior - Security System (Purchased 2015)	\$25,754.79
<b>Total</b>	<b>\$25,754.79</b>

**2054-55**

Building Interior - Appliance Replacement Contingency	\$11,050.60
Common Area - Landscaping and Irrigation Renovation	\$11,050.60
Common Area - Landscaping -Trees Contingency	\$11,050.60
Rectory - Exterior -Staining and Repairs Deck Rails	\$5,525.30
Roads and Parking - Surface Maintenance Treatment -Parking Lot and Rectory Driveway	\$17,780.62
<b>Total</b>	<b>\$56,457.72</b>