



FUNDING SUMMARY	
RESERVE STUDY BASIS YEAR:	2024
2024 Starting Reserve Balance (12/31/2024):	\$400,000
Current Annual Contributions:	\$0
2024 Ideal Fully Funded Balance:	\$814,000
2024 Percent Funded:	49%
# UNITS:	1
INFLATION:	3.00%
INTEREST:	1.00%
BASELINE FUNDING	
ANNUAL CONTRIBUTIONS:	\$85,000
PLANNED SPECIAL ASSESSMENTS:	\$0
THRESHOLD FUNDING WITH SPECIAL ASSESSMENT	
ANNUAL CONTRIBUTIONS:	\$104,000
PLANNED SPECIAL ASSESSMENTS:	\$0

Notes:

1. The starting reserve balance of \$400K as of December 31, 2024 is a recommended starting point.



COMPONENT INVENTORY AND REPLACEMENT COSTS										
WORK ID	RECOMMENDED WORK	YEAR PLACED IN SERVICE	EXPECTED USEFUL LIFE (YRS)	REMAINING USEFUL LIFE (YRS)	QUANTITY		UNIT COST	TOTAL PROJECT COST	2024 FULLY FUNDED BALANCE (FFB)	EXPENDITURE TIMETABLE
SITE & OUTDOOR AMENITIES										
S-1	Periodic Concrete Sidewalk & Apron Repairs/Replacement		7	7	1	LS	\$ 3,000	\$ 3,000	\$ -	2031 - \$3,582 2038 - \$4,406
S-2	Asphalt Paving: Mill and Pave Asphalt Pavement		15	5	35,000	SF	\$ 5.00	\$ 175,000	\$ 116,667	2029 - \$196,964 2044 - \$306,864
S-3	Asphalt Paving: Asphalt Sealcoating, Crack Sealing, and Line Striping/Graphics		5	2	35,000	SF	\$ 2.00	\$ 70,000	\$ 42,000	2026 - \$72,100 2031 - \$83,584 2036 - \$96,896 2041 - \$112,329
S-4	Chain Link Fence Periodic Replacement		25	12	1	LS	\$ 4,500.00	\$ 4,500	\$ 2,340	2036 - \$6,229
P-1	1" Backflow Preventer	1990	50	17	1	LS	\$ 1,350.00	\$ 1,350	\$ 891	2041 - \$2,166
E-1	Exterior Lighting (Sconce, Flood, Phtocell, Flush LED, Security Light, Pole Light)		10	3	36	EA	\$ 225.00	\$ 8,100	\$ 5,670	2027 - \$8,593 2037 - \$11,549
E-2	AC Compressor Safety Disconnect	1966	30	1	2	EA	\$ 250.00	\$ 500	\$ 483	2025 - \$500
E-3	Mechanical Timer 125 V	2010	20	7	1	EA	\$ 250.00	\$ 250	\$ 163	2031 - \$299
E-4	AC Panel #1 125 A Outdoor	1995	30	2	1	EA	\$ 800.00	\$ 800	\$ 747	2026 - \$824
E-5	AC Panel #2 124 A Outdoor	2000	30	7	1	EA	\$ 1,250.00	\$ 1,250	\$ 958	2031 - \$1,493
E-6	3 Phase Meter Can	1966	50	8	1	EA	\$ 1,750.00	\$ 1,750	\$ 1,470	2032 - \$2,152
M-1	A/C Wall Mount	2014	10	1	5	EA	\$ 900.00	\$ 4,500	\$ 4,050	2025 - \$4,500 2035 - \$6,048
OA-1	Patio Space: Pavers Replacement		20	18	150	SF	\$ 22	\$ 3,300	\$ 330	2042 - \$5,454
OA-2	Patio Space: Outdoor Furniture		25	15	1	LS	\$ 3,000	\$ 3,000	\$ 1,200	2039 - \$4,538
OA-5	West Storage Shed Replacement		30	20	1	LS	\$ 5,000	\$ 5,000	\$ 1,667	2044 - \$8,768

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	EXTERIOR WALLS, WINDOWS/DOORS, AND BALCONIES									
EW-1	Broward County Building Safety Recertification	2021	10	7	1 LS	\$ 6,500	\$ 6,500	\$ 1,950	2031 - \$7,761 2041 - \$10,431	
EW-3	Recertification: General Conditions, Permits, Site Protection, and Access	2021	10	7	1 LS	\$ 6,000	\$ 6,000	\$ 1,800	2031 - \$7,164 2041 - \$9,628	
EW-4	Stucco Maintenance	2021	10	7	750 SF	\$ 32	\$ 24,000	\$ 7,200	2031 - \$28,657 2041 - \$38,513	
EW-5	Concrete Repair	2021	10	7	25 CF	\$ 500	\$ 12,500	\$ 3,750	2031 - \$14,926 2041 - \$20,059	
EW-6	Sealant Joint Replacement	2021	10	7	300 LF	\$ 12	\$ 3,600	\$ 1,080	2031 - \$4,299 2041 - \$5,777	
EW-9	Exterior Wall Painting	2021	10	7	1 LS	\$ 25,000	\$ 25,000	\$ 7,500	2031 - \$29,851 2041 - \$40,118	
WD-1	Aluminum Window Replacement		25	10	20 EA	\$ 1,750	\$ 35,000	\$ 21,000	2034 - \$45,667	
WD-2	Main Entry Door Replacement		40	25	1 EA	\$ 7,500	\$ 7,500	\$ 2,813	> 20 YEARS	
WD-3	Exterior Egress Door Replacement		25	20	12 EA	\$ 1,900	\$ 22,800	\$ 4,560	2044 - \$39,980	



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	ROOF									
R-1	Steeple Removal		50	1	1	LS	\$ 3,500.00	\$ 3,500	\$ 3,430	2025 - \$3,500
R-1	Asphalt Shingle, Replace with Standing Seam Metal Roof (Pitched Roof Areas)		20	1	12,000	SF	\$ 29.00	\$ 348,000	\$ 330,600	2025 - \$348,000
R-2	Single Ply TPO Roofing Replacement (West Addition)		25	1	1,450	SF	\$ 28.00	\$ 40,600	\$ 38,976	2025 - \$40,600
R-3	Mansard Roof Replace With Standing Seam Metal Roof (West Addition)		25	1	950	SF	\$ 29.00	\$ 27,550	\$ 26,448	2025 - \$27,550



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BUILDING INTERIORS & AMENITIES									
BI-1	Main Church: Periodic Refurbishment & FFE Allowance		25	20	1 LS	\$ 75,000	\$ 75,000	\$ 15,000	2044 - \$131,513
BI-2	Sunday Church: Periodic Refurbishment & FFE Allowance		25	10	1 LS	\$ 35,000	\$ 35,000	\$ 21,000	2034 - \$45,667
BI-3	Fellowship Hall: Periodic Refurbishment & FFE Allowance		25	15	1 LS	\$ 60,000	\$ 60,000	\$ 24,000	2039 - \$90,755
BI-4	Fellowship Hall: Kitchen Appliances Replacement		10	5	1 LS	\$ 3,500	\$ 3,500	\$ 1,750	2029 - \$3,939 2039 - \$5,294



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MECHANICAL										
M-2	4 TON AC PACKAGE UNIT (SUNDAY CHURCH)	2013	18	8	1 EA	\$ 4,850	\$ 4,850	\$ 2,694	2032 - \$5,965	
M-3	4 TON AC #1 SPLIT SYSTEM (FELLOWSHIP HALL)	2013	15	5	1 EA	\$ 4,950	\$ 4,950	\$ 3,300	2029 - \$5,571 2044 - \$8,680	
M-4	5 TON AC SPLIT SYSTEM (FELLOWSHIP HALL+MAIN CHURCH(2))	2015	15	7	3 EA	\$ 5,500	\$ 16,500	\$ 8,800	2031 - \$19,702	
M-5	7.5 TON AC 3PHASE SPLIT SYSTEM (MAIN CHURCH(2))	1998	18	3	2 EA	\$ 13,400	\$ 26,800	\$ 22,333	2027 - \$28,432	
M-6	Main Church Air Handler		20	5	4 EA	\$ 6,500	\$ 26,000	\$ 19,500	2029 - \$29,263	
M-7	Air Handler		20	5	3 EA	\$ 4,500	\$ 13,500	\$ 10,125	2029 - \$15,194	
PLUMBING										
P-1	Fellowship Hall 40 Gal Water Heater	1990	15	2	1 EA	\$ 1,900	\$ 1,900	\$ 1,647	2026 - \$1,957 2041 - \$3,049	
P-2	Main Church Bathroom Fixtures		25	10	4 EA	\$ 350	\$ 1,400	\$ 840	2034 - \$1,827	



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ELECTRICAL										
E-7	Elec Room Main Distribution Panel 400A	1966	50	3	1 EA	\$ 15,750	\$ 15,750	\$ 14,805	2027 - \$16,709	
E-8	Elec. Room 125A MLO IND Panel	2020	30	27	1 EA	\$ 750	\$ 750	\$ 75	> 20 YEARS	
E-9	Fellowship Hall - Switches & Outlets		30	5	51 EA	\$ 50	\$ 2,550	\$ 2,125	2029 - \$2,870	
E-10	Fellowship Hall - Overhead Light Fixtures		15	5	45 EA	\$ 105	\$ 4,725	\$ 3,150	2029 - \$5,318 2044 - \$8,285	
E-11	Fellowship Hall - Exit Signs & Emergency Lights		10	2	5 EA	\$ 120	\$ 600	\$ 480	2026 - \$618 2036 - \$831	
E-12	Fellowshp Hall - MLO IND Panel 125A	2020	30	27	1 EA	\$ 750	\$ 750	\$ 75	> 20 YEARS	
E-13	Fellowship Hall - 12K BTY Portable A/C	2020	15	12	1 EA	\$ 750	\$ 750	\$ 150	2036 - \$1,038	
E-14	Sunday Church Switches & Outlets	1966	30	5	15 EA	\$ 50	\$ 750	\$ 625	2029 - \$844	
E-15	Sunday Church - Exit Signs & Emergency Lights	2010	15	5	2 EA	\$ 120	\$ 240	\$ 160	2029 - \$270 2044 - \$421	
E-16	Sunday Church - Overhead Light Fixtures	2013	15	1	17 EA	\$ 165	\$ 2,805	\$ 2,618	2025 - \$2,805 2040 - \$4,370	
E-17	Sunday Church - MLO IND 125A Panel	1966	30	1	1 EA	\$ 750	\$ 750	\$ 725	2025 - \$750	
E-18	Main Church - Switches & Outlets		30	5	41 EA	\$ 50	\$ 2,050	\$ 1,708	2029 - \$2,307	
E-19	Main Church - Exit Signs & Emergency Lights		15	5	13 EA	\$ 120	\$ 1,560	\$ 1,040	2029 - \$1,756 2044 - \$2,735	
E-20	Main Church - Overhead Light Fixtures		15	5	53 EA	\$ 165	\$ 8,745	\$ 5,830	2029 - \$9,843 2044 - \$15,334	
E-21	Main Church - Small & Medium Pendant Lights	2015	20	12	15 EA	\$ 400	\$ 6,000	\$ 2,400	2036 - \$8,305	
E-22	Main Church - Exhaust Fan	2018	10	4	4 EA	\$ 350	\$ 1,400	\$ 840	2028 - \$1,530 2038 - \$2,056	
E-23	Main Church - 225 A Panel	1966	30	5	1 EA	\$ 2,500	\$ 2,500	\$ 2,083	2029 - \$2,814	
BUILDING FIRE PROTECTION/ALARMS										
FP-1	Main Fire Alarm Control Panel		15	5	1 EA	\$ 15,000	\$ 15,000	\$ 10,000	2029 - \$16,883 2044 - \$26,303	
FP-2	Fire Alarm Devices (Pull Stations, Strobes, Smoke Detectors, etc.)		25	12	1 LS	\$ 8,500	\$ 8,500	\$ 4,420	2036 - \$11,766	
TOTAL										
							\$ 1,190,000	\$ 814,000		