



Venture Out at Mesa, Inc.

Mesa, AZ

Level of Service: Update "With-Site-Visit"

Report #: 15275-3

of Units: 1,749

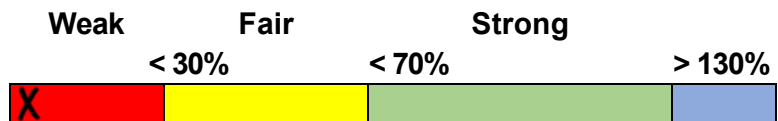
July 1, 2021 through June 30, 2022

Findings & Recommendations

as of July 1, 2021

Projected Starting Reserve Balance	\$850,479
Current Fully Funded Reserve Balance	\$26,810,781
Average Reserve Deficit (Surplus) Per Unit	\$14,843
Percent Funded	3.2 %
Approved 2021-22 Quarterly Reserve Contribution	\$192,390
Recommended 2022-23 Quarterly Reserve Contribution	\$275,000
Recommended 2021 - 2027 Special Assessments for Reserves	\$13,467,300

Reserve Fund Strength: 3.2%



Risk of Special Assessment:

High Medium Low

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	1.00 %
Annual Inflation Rate	4.00 %

This is an Update "With-Site-Visit" Reserve Study based on a prior report prepared by Association Reserves for your 2016-17 Fiscal Year. The site inspection work occurred over multiple days starting on 3/8/2021.

The Reserve expense threshold for this analysis is \$3,000. That means any Reserve related expenses under the threshold are not funded in the Reserve Study and need to be paid from the Operating Budget.

Additionally, assets that belong to the Social Club are not funded in this report. Plus, no funding has been allocated, per the HOA's request, for various pieces of equipment (regardless of cost), most painting, carts, vehicles, and a number of other projects deemed to be Operational expenses.

Your Reserve Fund is 3.2 % Funded. This means the Reserve Fund status is Weak, and special assessment risk is currently High.

The objective of your multi-year Funding Plan is to Fully Fund Reserves, where associations enjoy a low risk of Reserve cash flow problems.

The budget has already been approved and in use, so our recommended funding plan starts with the HOA's approved Quarterly Reserve contributions of \$192,390 this Fiscal Year. Based on this starting point and anticipated future expenses, we recommend increasing the Quarterly Reserve contribution to \$275,000 for the 2022-23 Fiscal Year. Going forward, the contribution rate should be increased as illustrated on the 30-yr Summary Table.

There are extensive short-term projects anticipated that the current Reserve fund and contributions are not adequate to handle. To help fund those projects, we also recommend collecting multi-year special assessments of \$1,923,900/year (\$1,100/lot) during the 2021-22 through 2027-28 Fiscal Years. Those assessments total \$13,467,300 over 7 years, which breaks down to \$7,700/lot.

This Reserve Study does not account for every potential expense the HOA may face. Projects deemed unpredictable with regard to timing and cost are typically not included. It is beyond the scope of this Reserve Study to inspect or assess structural conditions of buildings, electrical systems, plumbing systems, irrigation, drainage, etc. We recommend scheduling periodic inspections by qualified engineers or other industry professionals to assess any potential issues or concerns. Some items specific to Venture Out not funded for replacement include the Bathhouses, \$1.2 million drainage project, etc. Allowances for some underground utilities were added per the HOA's request.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
MAIN ENTRY				
100	Monument - Replace	30	7	\$14,000
101	Monument - Refurbish	30	22	\$8,000
110	Metal Fence - Replace	24	6	\$15,200
114	Pole Lights - Replace	30	19	\$21,000
120	Entry System - Replace	10	8	\$6,200
122	Barcode Readers - Replace	12	1	\$14,500
124	Barrier Arm (Residents) - Replace	8	0	\$6,800
125	Barrier Arm (Visitor) - Replace	8	5	\$5,000
126	Barrier Arm (Exit) - Replace	8	1	\$6,800
130	Gate Operators - Replace	18	7	\$27,600
134	Vehicle Gates - Replace	30	19	\$20,200
138	Metal Surfaces - Repaint	5	1	\$4,900
MAIN ENTRY - GATEHOUSE				
140	Doors - Replace	20	9	\$5,000
142	Windows - Replace	40	29	\$6,300
144	Gatehouse - Remodel	15	4	\$12,300
152	Foam Roof - Replace	25	14	\$3,800
154	HVAC Unit - Replace	12	1	\$5,800
SECURITY DEPARTMENT				
170	Camera System - Replace	6	2	\$15,600
177	Alarm Receiver - Replace	20	9	\$3,000
184	Radio Repeater - Replace	10	1	\$4,400
188	Card Reader System - Replace	12	8	\$14,500
PAVEMENT				
200	Asphalt Streets (Ph1) - Repave	25	14	\$148,400
201	Asphalt Streets (Ph1) - Seal	5	3	\$7,700
202	Asphalt Streets (Ph2) - Repave	25	15	\$145,600
203	Asphalt Streets (Ph2) - Seal	5	2	\$7,600
204	Asphalt Streets (Ph3) - Repave	25	16	\$145,200
205	Asphalt Streets (Ph3) - Seal	5	2	\$7,600
206	Asphalt Streets (Ph4) - Repave	25	22	\$254,200
207	Asphalt Streets (Ph4) - Seal	5	3	\$13,200
208	Asphalt Streets (Ph5) - Repave	25	23	\$173,500
209	Asphalt Streets (Ph5) - Seal	5	0	\$9,000
210	Asphalt Streets (Ph6) - Repave	25	24	\$150,500
211	Asphalt Streets (Ph6) - Seal	5	0	\$8,500
212	Asphalt Streets (Ph7) - Repave	25	0	\$187,600

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
213	Asphalt Streets (Ph7) - Seal	5	1	\$9,800
214	Asphalt Streets (Ph8) - Repave	25	1	\$191,000
215	Asphalt Streets (Ph8) - Seal	5	2	\$9,900
216	Asphalt Streets (Ph9) - Repave	25	2	\$338,000
217	Asphalt Streets (Ph9) - Seal	5	3	\$17,600
218	Asphalt Streets (Ph10) - Repave	25	3	\$338,000
219	Asphalt Streets (Ph10) - Seal	5	4	\$17,600
220	Asphalt Streets (Ph11) - Repave	25	4	\$338,000
221	Asphalt Streets (Ph11) - Seal	5	0	\$17,600
222	Asphalt Streets (Ph12) - Repave	25	5	\$338,000
223	Asphalt Streets (Ph12) - Seal	5	1	\$17,600
224	Asphalt Streets (Ph13) - Repave	25	6	\$338,000
225	Asphalt Streets (Ph13) - Seal	5	2	\$17,600
226	Asphalt Streets (Ph14) - Repave	25	7	\$338,000
227	Asphalt Streets (Ph14) - Seal	5	3	\$17,600
230	Asphalt - Crack Seal	5	0	\$45,000
234	Valley Gutters - Replace (A)	40	29	\$180,000
234	Valley Gutters - Replace (B)	40	35	\$65,000
234	Valley Gutters - Replace (C)	40	38	\$236,000
234	Valley Gutters - Replace (D)	40	0	\$119,000
234	Valley Gutters - Replace (E)	40	1	\$96,600
234	Valley Gutters - Replace (F)	40	2	\$77,400
238	Concrete Sidewalks - Repair	1	0	\$11,600
240	Asphalt Parking (CC) - Repave	25	16	\$188,000
241	Asphalt Parking (CC) - Seal/Repair	5	2	\$9,800
244	Asphalt Parking (NE) - Repave	25	22	\$180,000
245	Asphalt Parking (NE) - Seal/Repair	5	3	\$8,300
247	Concrete Drive (NE-A) - Replace	30	4	\$11,100
247	Concrete Drive (NE-B) - Replace	30	27	\$11,100
250	Asphalt Parking (SE) - Repave	25	4	\$372,500
251	Asphalt Parking (SE) - Seal/Repair	5	5	\$19,400
254	Concrete Drive (SE) - Replace	30	4	\$20,400
260	Asphalt Parking (HC) - Repave	25	3	\$91,200
261	Asphalt Parking (HC) - Seal/Repair	5	4	\$4,800
264	Concrete Drive (HC) - Replace	30	3	\$41,400
RV OVERNIGHTS				
280	RV Spaces - Replace	30	19	\$250,000
285	RV Power Centers - Replace	30	19	\$62,000
290	Bollard Lights - Replace	30	19	\$26,600
COMMON AREA				
300	Community Signs - Replace	10	7	\$16,000
306	Street Lights - Replace (A)	50	2	\$180,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
306	Street Lights - Replace (A-LED)	15	12	\$60,000
306	Street Lights - Replace (A-Pole)	30	27	\$60,000
307	Street Lights - Replace (B-LED)	15	12	\$28,000
307	Street Lights - Replace (B-Pole)	30	27	\$56,000
308	Street Lights - Replace (C-LED)	15	14	\$76,000
308	Street Lights - Replace (C-Pole)	30	29	\$152,000
310	Street Lights - Replace (D)	50	0	\$439,000
310	Street Lights - Replace (D-LED)	15	15	\$33,000
310	Street Lights - Replace (D-Pole)	30	30	\$66,000
311	Street Lights - Replace (E)	50	1	\$625,100
311	Street Lights - Replace (E-LED)	15	16	\$47,000
311	Street Lights - Replace (E-Pole)	30	31	\$94,000
312	Street Lights - Replace (F)	50	2	\$625,100
312	Street Lights - Replace (F-LED)	15	17	\$47,000
312	Street Lights - Replace (F-Pole)	30	32	\$94,000
313	Street Lights - Replace (G)	50	3	\$625,100
313	Street Lights - Replace (G-LED)	15	18	\$47,000
313	Street Lights - Replace (G-Pole)	30	33	\$94,000
314	Street Lights - Replace (H)	50	4	\$598,500
314	Street Lights - Replace (H-LED)	15	19	\$45,000
314	Street Lights - Replace (H-Pole)	30	34	\$90,000
320	Solar Panels - Replace	25	16	\$655,300
322	Solar Inverters (10-YR) - Replace	10	1	\$101,100
323	Solar Inverters (20-YR) - Replace	20	11	\$77,300
330	Block Walls - Replace	60	10	\$2,750,000
331	Block Walls - Repair	5	0	\$50,000
340	Backflow Valves - Replace	25	17	\$29,600
346	Landscape Granite - Replenish	4	1	\$8,200
380	Barcode Readers - Replace	12	1	\$14,500
382	Barrier Arm (Entry) - Replace	8	4	\$6,800
383	Barrier Arm (Exit) - Replace	8	1	\$6,800
384	Gate Operators - Replace	15	0	\$9,200
388	Vehicle Gates - Replace	30	10	\$12,300
390	Storage Roof - Replace	40	10	\$15,000
404	Isolation Valves - Partial Replace	1	0	\$15,400
410	Storm Drain - Reline	50	51	\$1,532,000
420	Sewer Pipes - Reline	100	48	\$5,000,000
423	Water Pipes - Reline	100	50	\$5,000,000
426	Water/Sewer Pipes - Repair	5	2	\$58,000
WEST POOL - BATHHOUSE				
500	Bathhouse - Renovate	40	30	\$160,500
502	Bathhouse - Remodel	20	10	\$81,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
504	Water Heater - Replace	10	0	\$11,300
510	Shingle Roof - Replace	20	10	\$11,200
514	HVAC Unit - Replace	15	5	\$8,000
WEST POOL				
520	Pool Fence - Replace	24	25	\$36,500
526	Landscape - Renovate	20	21	\$15,000
528	Pole Lights - Replace	30	31	\$6,000
530	Pool Deck - Replace	25	26	\$200,000
533	Pool - Replace	45	46	\$3,400,000
534	Pool - Resurface	15	16	\$60,000
536	Spas - Replace	45	16	\$60,000
537	Spas - Resurface	15	16	\$25,000
540	Shade Screens - Replace	15	16	\$3,200
WEST POOL - EQUIPMENT				
560	Pool Filter #1 - Replace	15	16	\$3,000
561	Pool Filter #2 - Replace	15	16	\$3,000
564	Pool Pumps - Replace	12	13	\$3,200
567	Pool Heater #1 - Replace	10	11	\$4,500
568	Pool Heater #2 - Replace	10	11	\$4,500
569	Pool Heater #3 - Replace	10	11	\$4,500
574	Spa Pumps - Replace	12	13	\$6,400
577	Spa Heater (North) - Replace	7	8	\$3,500
578	Spa Heater (South) - Replace	7	8	\$3,500
580	Chlorinator (Pool) - Replace	15	16	\$4,000
581	Chlorinator (N. Spa) - Replace	15	16	\$4,000
582	Chlorinator (S. Spa) - Replace	15	16	\$4,000
EPC - POOL				
600	Pool Fence - Replace	24	17	\$42,300
608	Landscape - Renovate	20	13	\$15,000
610	Pool Deck - Replace	25	18	\$230,400
612	Pool - Replace	45	38	\$3,400,000
613	Pool - Resurface	15	8	\$60,000
615	Spas - Replace	45	38	\$60,000
616	Spas - Resurface	15	8	\$21,000
618	Pool Lift - Replace	15	8	\$6,000
620	Pool Showers - Refurbish	15	8	\$7,700
622	Pole Lights - Replace	30	23	\$36,000
623	Shade Screens - Replace	15	8	\$5,400
EPC - POOL EQUIPMENT				
630	Pool Filters - Replace	15	10	\$6,000
632	Pool Pumps - Replace	12	5	\$3,600
635	Pool Heaters - Replace	8	2	\$13,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
638	Spa Filters - Replace	12	5	\$5,000
641	Spa Pumps - Replace	12	6	\$7,000
646	Spa Heaters - Replace	7	1	\$7,000
647	Chlorinator (Pool) - Replace	15	8	\$4,000
648	Chlorinator (N. Spa) - Replace	15	11	\$4,000
649	Chlorinator (S. Spa) - Replace	15	0	\$4,000
EPC - CLUBHOUSE EXTERIOR				
650	Exterior Lights - Replace	20	13	\$13,300
651	Keycard System - Replace	12	5	\$15,000
652	Doors - Replace	25	18	\$62,000
653	Windows - Replace	50	43	\$57,100
654	Bldg Exterior - Refurbish	8	2	\$17,000
657	Foam Roof - Replace	25	18	\$9,300
658	Foam Roof - Recoat	5	3	\$8,200
660	Metal Roof - Replace	40	33	\$156,500
661	Skylights - Replace	25	18	\$8,000
664	Water Heater - Replace	6	5	\$7,600
665	Water Softener - Replace	15	9	\$6,100
668	Personnel Lift - Replace	30	25	\$18,100
EPC - CLUBHOUSE HVAC				
670	HVAC Unit (CU1) - Replace	12	5	\$17,000
670	HVAC Unit (CU2) - Replace	12	5	\$17,000
670	HVAC Unit (CU3) - Replace	12	5	\$12,800
670	HVAC Unit (CU4) - Replace	12	5	\$32,000
670	HVAC Unit (CU5) - Replace	12	5	\$4,800
670	HVAC Unit (CU6) - Replace	12	5	\$8,000
670	HVAC Unit (CU7) - Replace	12	5	\$8,000
670	HVAC Unit (CU8) - Replace	12	5	\$4,000
EPC - CLUBHOUSE INTERIOR				
674	Carpet Floor - Replace	10	3	\$22,400
675	Door Openers - Replace	12	5	\$7,000
677	Bldg Interior - Remodel	20	13	\$130,000
680	Ceiling Tiles - Replace	40	33	\$43,800
685	Locker Rooms - Remodel	20	13	\$188,000
686	Saunas - Replace	15	8	\$22,000
690	Fire Alarm Panel - Replace	15	8	\$5,000
COMMUNITY CTR - EXTERIOR				
701	Bollard Lights - Replace	25	9	\$60,000
707	Walkway Deck - Resurface	20	9	\$78,800
708	Walkway Deck - Seal/Repair	5	4	\$18,000
710	Exterior Lights - Replace	20	4	\$23,600
712	Doors - Replace	25	10	\$113,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
713	Windows - Replace	50	35	\$215,000
714	Bldg Exterior - Refurbish	8	1	\$40,000
715	Metal Surfaces - Repaint	5	2	\$19,100
716	Foam Roof - Replace	25	12	\$19,700
717	Foam Roof - Recoat	5	2	\$17,500
718	Shingle Roof - Replace	20	4	\$113,400
COMMUNITY CTR - HVAC				
720	HVAC #1 - Replace	12	6	\$7,700
721	HVAC #2 - Replace	12	0	\$4,800
722	HVAC #3 - Replace	12	4	\$4,800
723	HVAC #4 - Replace	12	10	\$8,600
724	HVAC #5 - Replace	12	10	\$10,000
725	HVAC #6 - Replace	12	5	\$4,800
726	HVAC #7 - Replace	12	0	\$4,800
727	HVAC #8 - Replace	12	6	\$10,000
728	HVAC #9 - Replace	10	6	\$4,000
729	HVAC AHU1 - Replace	12	10	\$48,000
730	HVAC AHU2 - Replace	12	10	\$48,000
731	HVAC AHU3 - Replace	12	10	\$21,000
732	HVAC AHU4 - Replace	12	10	\$21,000
733	HVAC AHU5 - Replace	12	10	\$21,000
734	HVAC AHU6 - Replace	12	10	\$21,000
735	HVAC AHU7 - Replace	12	10	\$21,000
736	HVAC AHU8 - Replace	12	10	\$25,500
737	HVAC AHU9 - Replace	12	10	\$15,800
738	Mini-Split HVAC #1 - Replace	12	11	\$5,100
739	Mini-Split HVAC #2 - Replace	12	5	\$5,100
740	Mini-Split HVAC #3 - Replace	12	10	\$5,100
743	Walk-In HVAC #1 - Replace	15	0	\$10,300
744	Walk-In HVAC #2 - Replace	15	0	\$10,300
745	Evaporative Cooler - Replace	12	10	\$6,000
COMMUNITY CTR - INTERIOR				
750	Carpet Floor - Replace	10	5	\$37,000
752	Door Openers - Replace	12	2	\$7,000
756	Bldg Interior - Remodel	20	5	\$196,000
758	Ceiling Tiles - Replace	40	25	\$200,000
760	Mailboxes - Replace	40	24	\$214,200
763	Restrooms - Remodel	20	5	\$140,000
766	Ballroom Floor - Replace	30	14	\$140,000
772	Elevator Cabs - Remodel	20	4	\$30,000
773	Elevator #1 Equip - Modernize	30	6	\$80,000
774	Elevator #2 Equip - Modernize	30	14	\$80,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
777	Fire Alarm Panel - Replace	10	5	\$18,000
778	Phone System - Replace	14	0	\$18,000
COMMUNITY CTR - KITCHEN				
780	Kitchen - Remodel	25	9	\$67,000
784	Hood & Ansul Systems - Replace	25	9	\$32,000
794	Water Heater - Replace	10	0	\$11,300
796	Water Softener - Replace	15	10	\$7,500
ANNEX BUILDING - EXTERIOR				
801	Doors - Replace	25	10	\$58,000
802	Windows - Replace	50	10	\$16,000
804	Bldg Exterior - Refurbish	8	1	\$17,000
810	Foam Roof - Replace	25	15	\$23,100
811	Foam Roof - Recoat	5	0	\$20,600
812	Roof Rail - Replace	30	28	\$3,000
813	HVAC Screens - Replace	30	0	\$6,500
814	HVAC #1 - Replace	15	6	\$10,000
815	HVAC #2 - Replace	15	13	\$10,000
816	HVAC #3 - Replace	15	11	\$10,000
817	HVAC #4 - Replace	15	12	\$8,500
818	HVAC #5 - Replace	15	4	\$10,000
819	HVAC #6 - Replace	15	2	\$10,000
820	HVAC #7 - Replace	15	5	\$10,000
821	HVAC #8 - Replace	15	11	\$10,000
822	HVAC #9 - Replace	15	0	\$10,000
826	Personnel Lift - Replace	30	1	\$18,100
828	Sewer Pipe - Reline	50	0	\$30,000
ANNEX BUILDING - INTERIOR				
830	Carpet Floor - Replace	10	2	\$18,600
832	Bldg Interior - Remodel	20	2	\$98,600
834	Ceiling Tiles - Replace	40	2	\$42,000
840	Ballroom Floor - Replace	30	10	\$21,000
844	Room Dividers - Replace	30	2	\$28,000
848	Restrooms - Remodel	25	2	\$45,700
ADMIN BUILDING - EXTERIOR				
850	Admin Bldg - Replace	50	10	\$3,000,000
852	Doors - Replace	25	10	\$21,000
860	Foam Roof - Replace	25	5	\$18,700
861	Foam Roof - Recoat	5	0	\$10,400
862	HVAC #1 - Replace	12	3	\$10,000
863	HVAC #2 - Replace	12	0	\$10,000
864	Wi-Fi System - Replace	6	4	\$24,000
ADMIN BUILDING - INTERIOR				

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
870	Carpet Floor - Replace	10	0	\$14,000
872	Bldg Interior - Remodel	20	0	\$60,000
890	Restrooms - Remodel	20	0	\$19,000
LAUNDRY BUILDING				
900	Metal Handrails - Replace	30	7	\$4,500
902	Doors - Replace	25	10	\$22,000
903	Windows - Replace	50	10	\$18,200
906	Shingle Roof - Replace	25	15	\$36,000
908	Evaporative Coolers - Replace	20	2	\$6,000
910	HVAC (Laundry) - Replace	15	10	\$8,600
911	HVAC (Sewing) - Replace	20	18	\$8,600
914	Restrooms - Remodel	20	0	\$15,000
916	Laundry Room - Remodel	20	2	\$25,000
918	Bill Changer - Replace	25	4	\$5,600
920	Laundry Dryers - Replace (A)	18	1	\$15,600
921	Laundry Dryers - Replace (B)	18	0	\$6,000
922	Laundry Dryers - Replace (C)	18	1	\$6,000
930	Laundry Washers - Replace (A)	18	0	\$13,000
934	Laundry Washers - Replace (D)	18	1	\$14,400
934	Laundry Washers - Replace (E)	18	7	\$8,100
940	Water Heaters - Replace	15	5	\$17,000
950	Ceramics Room - Remodel	30	3	\$21,000
960	Sewing Room - Remodel	30	3	\$38,300
SATELLITE BATHHOUSES				
1001	Bathhouse #1 - Remodel	20	2	\$107,400
1001	Bathhouse #1 - Sewer Line	50	1	\$47,000
1004	Bathhouse #2 - Remodel	20	3	\$107,400
1005	Bathhouse #2 - Sewer Line	50	47	\$47,000
1007	Bathhouse #3 - Remodel	20	4	\$107,400
1008	Bathhouse #3 - Sewer Line	50	2	\$47,000
1010	Bathhouse #4 - Remodel	20	5	\$107,400
1011	Bathhouse #4 - Sewer Line	50	3	\$47,000
1013	Bathhouse #5 - Remodel	20	6	\$119,400
1014	Bathhouse #5 - Sewer Line	50	48	\$43,000
1016	Bathhouse #6 - Remodel	20	7	\$119,400
1017	Bathhouse #6 - Sewer Line	50	0	\$47,000
1019	Bathhouse #7 - Remodel	20	8	\$119,400
1020	Bathhouse #7 - Sewer Line	50	4	\$47,000
1022	Bathhouse #8 - Remodel	20	9	\$119,400
1023	Bathhouse #8 - Sewer Line	50	48	\$47,000
1031	Water Heater #1 - Replace	12	10	\$3,200
1032	Water Heater #2 - Replace	12	6	\$3,200

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1033	Water Heater #3 - Replace	12	3	\$3,200
1035	Water Heater #5 - Replace	12	0	\$3,200
1036	Water Heater #6 - Replace	12	2	\$3,200
1037	Water Heater #7 - Replace	12	1	\$3,200
1038	Water Heater #8 - Replace	12	1	\$3,200
1050	Shingle Roofs - Replace	20	18	\$50,000
1060	HVAC Screens - Replace	40	18	\$16,000
1070	HVAC #5M - Replace	15	0	\$5,000
1071	HVAC #5W - Replace	15	14	\$5,000
1072	HVAC #6M - Replace	15	5	\$5,000
1073	HVAC #6W - Replace	15	2	\$5,000
1074	HVAC #7M - Replace	15	0	\$5,000
1075	HVAC #7W - Replace	15	1	\$5,000
1076	HVAC #8M - Replace	15	0	\$5,000
1077	HVAC #8W - Replace	15	0	\$5,000
SOUTHEAST RV LOT				
1210	Trash Compactor - Replace	16	15	\$46,000
1211	Trash Carts - Replace	16	0	\$16,000
1217	Street Sweeper - Replace	15	6	\$52,400
1218	Tractor - Replace	20	3	\$36,000
1219	Tractor - Refurbish	20	17	\$11,500
SOUTHEAST RV LOT - MAINTENANCE BLDG				
1222	Doors - Replace	30	9	\$7,300
1223	Windows - Replace	40	19	\$5,800
1228	Shingle Roof - Replace	20	18	\$11,800
1231	HVAC Unit - Replace	15	13	\$6,000
1236	Push Mower - Replace	8	1	\$10,400
1240	Bldg Interior - Remodel	20	2	\$36,400
SOUTHEAST RV LOT - GLASS ARTS BLDG				
1261	Doors - Replace	30	22	\$6,800
1266	Metal Roof - Replace	40	32	\$36,000
1270	HVAC #1 - Replace	15	7	\$8,600
1271	HVAC #2 - Replace	15	7	\$10,000
1276	Bldg Interior - Remodel	20	12	\$45,600
1280	Room Divider - Replace	20	12	\$12,800
HOBBY CENTER				
1300	Vehicle Gates - Replace	30	28	\$5,300
1312	Pet Walk Lights - Replace	25	0	\$10,000
1314	Pet Walk Fence (2008) - Replace	25	11	\$9,000
1315	Pet Walk Fence (2014) - Replace	25	17	\$4,000
1320	Pet Walk Bridge - Replace	25	22	\$8,500
1322	Pet Walk Handrails - Replace	25	7	\$5,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
HOBBY CENTER - CRAFTS BLDGS				
1330	Hobby Buildings - Replace	50	4	\$4,600,000
1342	HVAC #1 - Replace	15	0	\$5,000
1343	HVAC #2 - Replace	15	0	\$5,000
1344	HVAC #3 - Replace	15	3	\$4,800
SPORTS AMENITIES - CENTRAL				
1605	Lawn Bowling Turf #1 - Replace	25	13	\$62,600
1606	Lawn Bowling Turf #2 - Replace	25	3	\$52,200
1608	Lawn Bowling Fence - Replace	18	13	\$9,000
1610	Putting Green Turf - Replace	25	2	\$40,000
1620	Shuffleboard Courts - Resurface	10	1	\$26,000
1624	Shuffleboard Lights - Replace	25	15	\$6,800
1640	Pickleball Crts (1-6) - Resurface	5	4	\$18,000
1642	Pickleball Fence (1-4) - Replace	25	4	\$40,000
1643	Pickleball Fence (5-6) - Replace	25	4	\$13,700
1646	Pickleball Ramada - Replace	25	7	\$9,500
1647	Pickleball Shade - Replace	15	1	\$3,000
1662	Tennis Courts (7-8) - Resurface	8	3	\$12,000
1664	Tennis Lights (7-8) - Replace (A)	15	10	\$16,000
1665	Tennis Lights (7-8) - Replace (B)	30	25	\$22,500
1667	Tennis Fence (7-8) - Replace	25	20	\$34,300
1670	Tennis Shades (7-8) - Replace	15	10	\$3,300
SPORTS AMENITIES - NORTHEAST				
1804	Security System - Replace	10	8	\$24,200
1806	Fountain - Refurbish	15	9	\$7,600
1820	Bocce Ball Courts - Replace	32	3	\$640,000
1822	Bocce Ball Turf - Replace	8	3	\$43,800
1826	Bocce Lights (1992) - Replace	32	3	\$24,000
1826	Bocce Lights (2012) - Replace	32	3	\$8,000
1830	Bocce Shades (2003) - Replace	25	3	\$32,000
1830	Bocce Shades (2012) - Replace	25	3	\$8,000
1842	Pickleball Crts (1-9) - Resurface	4	0	\$27,000
1843	Pickleball Crts (10-11) - Resurface	4	2	\$6,000
1844	Pickleball Fence (1-9) - Replace	25	21	\$76,700
1845	Pickleball Fence (10-11) - Replace	25	18	\$19,200
1850	PB Lights (2,8,9) - Replace (A)	15	15	\$10,000
1851	PB Lights (2,8,9) - Replace (B)	30	30	\$20,000
1852	PB Lights (4,5) - Replace (A)	15	11	\$8,000
1853	PB Lights (4,5) - Replace (B)	30	26	\$16,000
1860	Shade Screens - Replace	15	11	\$10,600
1871	Tennis Courts (1-2) - Resurface	6	1	\$12,000
1873	Tennis Courts (3-4) - Resurface	6	3	\$12,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1875	Tennis Courts (5-6) - Resurface	6	3	\$12,000
1877	Tennis Fence (1-6) - Replace	25	17	\$100,000
1890	Golf Cages - Replace	25	14	\$7,500
NORTHEAST - SPORTS PLEX BLDG				
2003	Doors - Replace	30	26	\$15,800
2004	Windows - Replace	40	36	\$3,000
2014	Shingle Roof - Replace	25	21	\$10,500
2022	Kitchen - Remodel	20	16	\$39,000
2024	Ceiling Tiles - Replace	40	36	\$5,000
2030	Restrooms - Remodel	20	16	\$42,600
NORTHEAST - TENNIS VERANDA				
2050	Veranda Deck - Replace	25	5	\$74,000
2052	Veranda Rails - Replace	15	10	\$12,000
2060	Doors - Replace	30	10	\$9,600
2064	Shingle Roof - Replace	20	1	\$4,000
2070	Kitchen - Remodel	18	15	\$14,000
2080	Restrooms - Remodel	20	2	\$25,700
NORTHEAST - BOCCE BALL CLUBHOUSE				
2103	Doors - Replace	30	21	\$7,300
2122	Kitchen - Remodel	20	11	\$14,000
NORTHEAST - OASIS BLDG				
2143	Doors - Replace	30	4	\$12,800
2154	Shingle Roof - Replace	25	16	\$24,600
2156	HVAC #1 - Replace	15	8	\$8,600
2157	HVAC #2 - Replace	15	8	\$8,600
2162	Bldg Interior - Remodel	30	3	\$37,000
2165	Carpet Floor - Replace	10	9	\$6,100
2168	Tile Floor - Replace	20	7	\$11,000
2180	Restrooms - Remodel	30	3	\$26,000
NORTHEAST - ELECTRONICS BLDG				
2202	Keycard System - Replace	12	6	\$5,100
2203	Doors - Replace	30	4	\$7,600
2204	Windows - Replace	40	11	\$4,900
2214	Shingle Roof - Replace	25	17	\$14,200
2216	HVAC #1 - Replace	15	10	\$9,000
2217	HVAC #2 - Replace	15	12	\$5,000
2224	Bldg Interior - Remodel	30	1	\$22,200
2226	Carpet Floor - Replace	10	2	\$5,100
2240	Restrooms - Remodel	30	1	\$26,800

419 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year.

