

**RANCHO VENTANA HOME OWNERS ASSOCIATION
RESERVE STUDY – JANUARY 1, 2009**

	NO	YEAR OF PURCHASE	\$	TOTAL EST REMAINING LIFE IN YEARS
#1				
BUILDING – WASHROOMS				
Kitchen				
- Sink	1	2000	109.27	
Men's - Toilets	3	"	655.63	
- Urinals	3	"	491.73	
- Sinks	3	"	327.82	
Ladies - Toilets	5	"	1099.08	
- Sinks	3	"	327.83	
Countertops	2	"	655.63	
Mirrors, Fans, etc.		"	<u>491.73</u>	
			\$4,158.73	7 years

#2				
BUILDING – FURNITURE & EQUIPMENT				
(Office, Lounges, Laundry)				
Computers	2	2006-07	2839.50	
Printers / Copiers	2	2001-06	2129.75	
Sound System	1	1998	546.36	
Freezer	1	1998	819.55	
Desks & Assorted Chairs	2	1998	1092.73	
Sofas & Assorted Chairs	3	1998	1639.09	
File Cabinets	3	1998 – 06	546.36	
Waters Heater	1	2005	<u>2185.46</u>	
			\$11,798.80	Avg 3 years

#3				
REC HALL – FURNITURE & EQUIPMENT				
Ping Pong Table	1	1999	681.63	
Pool Table	1	1999	1092.73	
Sound System	1	2002	1092.73	
Chairs	150	1999	3278.18	
Tables	10	1999	<u>546.36</u>	
			\$6,691.63	Avg 6 years

#4

KITCHEN – FURNITURE & EQUIPMENT

Stainless Steel Wash Rack	1	1998	2185.45	
Microwave Oven	2		546.36	
Gas Stoves	3	2 - 1998 1 - 2003	3278.18	
Fridges	2	1 - 1998 1 - 2003	1639.09	
Freezer	1		1092.73	
Barbques	1	1998	0.00	
Misc. Pots, Pans, Grills, Steamer			657.77	
Water Heater		1998	<u>546.36</u>	
			\$9,945.94	Avg 4 Years

#5

PERIMETER WALLS

Golf Course Side	2096Lf	2003	15298.18	
Street Side	1350Lf	1999	10927.27	
Garbage Enclosure	50 Lf	1999	<u>1092.73</u>	
			\$27,318.18	Avg 7 Years

#6

PERMITER GATES & CONTROLS

Vehicle Gate with controls	2	1998-99	16390.91	
Vehicle Gate no control	1	1999	1092.73	
Walk Gate no controls	4	1999-00	<u>2185.45</u>	
			\$19,669.09	Avg 10 Years

#7

VINYL FENCING & GATES

Perimeter Wall	2096Lf	2003	21854.54	
Pool & Spa Area	360 Lf	1999	16390.91	
Office Area	120 Lf	1999	1092.73	
Garbage Area	30 Lf	1999	1092.73	
Maint. Area		2007	<u>4769.84</u>	
			\$45,200.75	Avg 10 Years

#8

POOL & SPA EQUIPMENT

Fiber Filters	3	2001	1607.73
Gas Heater	1	1995	3278.18
Gas Heaters	2	2002-05	6556.36
Electric Motors & Pumps	4	1995-05	4370.91
Control Equipment		1995	5463.64
Roof Solar System	1	2006	2185.45
Solar Panels	4	2007	928.29
Water Heater	1	1995	546.36
Electric Pool Cover	1	2007	14481.14
Leach Pit	1	2007	<u>1274.30</u>
			\$40,692.36

Avg 9 Years

#9

POOL & SPA PATIO FURNITURE

Hammocks (fabric on metal)	2	1999	546.36
Benches (wood on metal)	4	1999	<u>730.64</u>
			\$1,277.00

Avg 4 Years

#10

MAINTENANCE EQUIPMENT

Water Heater	1	2002	546.36
Golf Cart	1	2002	1092.73
Work Cart	1	2006	6846.89
Pressure Washer	1	2006	327.82
Air Compressor	1	2002	874.18
Portable Leaf Blower	1	2006	546.36
Lawn Mower	1	2006	327.82
Cart Trailer	1	2002	546.36
Misc. Equipment			2294.73
Riding Mower	1	2007	1199.41
Maint. / Refuse Trailer	1	2007	<u>2222.93</u>
			\$16,825.59

Avg 5 Years