RANCHO VENTANA HOMEOWNERS ASSOCIATION
RESERVE STUDY - DECEMBER 31, 2008

	2008 Estimated Repair & Replacement Costs	2009 Estimated Repair & Rep. costs incl 3% increase	Balance Reserve Acct Balance Dec 31 / 2008	Balance to be funded	Est. Remain Useful Life	***Annual Allocation***	Monthly Allocation Per Lot (211)
BUILDING							
- Roof	14,852.60	15,298.18	10,214.11	5,084.07	5	1,016.76	0.402
- Stucco	21,218.00	21,854.54	13,844.08	8,010.46	10	801.00	0.316
- Painting	5,304.50	5,463.64	5,186.76	276.88	0	276.84	0.109
- Heating & A/C	23,339.80	24,039.99	20,815.16	3,224.83	5	645.00	0.255
- Interior Floors	6,365.40	6,556.36	4,318.32	2,238.04	3	746.04	0.295
- Patio Floors	12,730.80	13,112.72	8,803.94	4,308.78	7	615.60	0.243
- Washrooms Floors & Tile	5,304.50	5,463.64	1,163.76	4,299.88	7	614.28	0.243
- Washroom Equipment	4,037.60	4,158.73	905.28	3,253.45	7	464.76	0.184
- Office, Lounge, Laundry	11,455.15	11,798.80	4,940.56	6,858.24	3	2,286.12	0.903
- Rec Hall	6,496.73	6,691.63	4,486.52	2,205.11	6	367.56	0.145
- Kitchen	9,656.25	9,954.94	5,018.89	4,927.05	4	1,231.80	0.486
Perimeter Walls	26,522.50	27,318.18	17,964.94	9,353.24	7	1,136.16	0.449
Permiter Gates & Controls	19,096.20	19,669.09	12,726.76	6,942.33	10	694.20	0.274
Vinyl Fencing & Gates	43,884.22	45,200.75	17,996.60	27,204.15	10	2,720.40	1.074
Retention Ponds	0.00		0.00	0.00			
- Fencing & Lights	3,819.24	3,933.82	1,077.96	2,855.86	5	571.20	0.226
Streets & Curbs	141,481.62	145,726.06	36,597.04	109,129.02	30	3,637.68	1.437
Electrical - Lights - Locks	32,781.81	33,765.26	12,932.84	20,832.42	15	1,388.88	0.549
POOL & SPA							
- Equipment	39,507.15	40,692.36	19,911.20	20,781.16	9	2,309.04	0.912
- Paint, Plaster & Tile	15,913.50	16,390.91	7,721.98	8,668.93	5	1,733.76	0.685
- Patio Furniture	1,239.81	1,277.00	2,415.60	-1,138.60	4	0.00	0.000
Tree Trimming	0.00		0.00	0.00			
Sundeck Canopies	26,310.32	27,099.63	14,047.40	13,052.23	5	2,610.48	1.031
Maintenance Shop	7,426.30	7,649.09	1,429.32	6,219.77	20	311.04	0.123
Maintenance Equipment	16,335.52	16,825.59	5,491.43	11,334.16	5	2,266.80	0.895
Infrastructure	51,500.00	53,045.00	10,167.68	42,877.32	8	5,359.68	2.117
TOTALS	546,579.52	562,976.91	240,178.13	322,798.78		***33,805.08***	13.351