

RANCHO VENTANA HOMEOWNERS ASSOCIATION						
RESERVE STUDY - DECEMBER 31, 2008						
Shedule of Major Repairs and Replacements						
and Changes in Reserve Fund Balnaces						
	Jan 1 Estimated	Total	Balance			
	Repair &	Estimated	Reserve Acct			
	Replacement	Remaining	Balance	Yearly	Expenditures	BALANCE
	Costs	Useful Lives	Dec 31 / 2007	Allocation	2008	Dec 31 / 2008
		(In Years)				
BUILDING						
- Roof	14,825.60	6	9,286.39	927.72		10,214.11
- Stucco	21,218.00	11	13,106.68	737.40		13,844.08
- Painting	5,304.50	0	5,150.00	154.56	117.8	
- Heating & A/C	23,339.80	6	20,310.20	504.96		20,815.16
- Interior Floors	6,365.40	4	3,635.88	682.44		4,318.32
- Patior Floor	12,730.80	6	8,018.54	785.40		8,803.94
- Washrooms Floors & Tile	5,304.50	8	572.28	591.48		1,163.76
- Washrooms Equipment	4,037.60	8	457.8	447.48		905.28
- Office, Launge, Laundry	11,455.15	4	2,769.04	2,171.52		4,940.56
- Rec Hall	6,496.73	7	4151.48	335.04		4,486.52
- Kitchen	9,656.25	5	3859.57	1159.32		5,018.89
Perimeter Walls	26,522.50	8	16,742.38	1,222.56		17,964.94
Perimeter Gate & Controls	19,096.20	11	12,216.82	625.44	115.50	12,726.76
Vinyl Fencing & Gates	43,884.22	11	15,407.84	2588.76		17,996.60
Retention Ponds						
- Fencing & Lights	3,819.24	6	548.28			1,077.96
Streets & Curbs	141,481.62	31	33,100.84	3,496.20		36,597.04
Electrical - Lights - Locks	32,781.81	16	12,142.14	1,290.00	499.30	12,932.84
POOL & SPA						
- Equipment	36,323.47	9	19,769.42	1,839.36	1,697.58	19,911.20
- Paint, Plaster, & Tile	15,913.50	6	6,083.74	1,638.24		7,721.98
- Patio Furniture	1,239.81	5	2,415.60	0.00		2,415.60
Sundeck Canopies	26,310.32	5	10,981.64	3,065.76		14,047.40
Maintenance Shop	7,426.30	21	1,129.44	299.88		1,429.32
Maintenance Equipment	16,335.52	6	3,322.67	2,168.76		5,491.43
Infrastructure	51500	9	5000	5167.68		10167.68
TOTALS	543,395.84		211,925.07	32,448.24	4,195.18	240,178.13
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