RANCHO VENTANA HOMEOWNERS ASSOCIATION
RESERVE STUDY - DECEMBER 31, 2010

	2010 Estimated Repair & Replacement Costs	2011Estimated Repair & Rep. costs incl 3% increase	Balance Reserve Acct Balance Dec 31 / 2010	Balance to be funded	Est. Remain Useful Life	***Annual Allocation*** for 2011	Monthly Allocation Per Lot (211)
BUILDING							
- Roof	15,757.13	16,229.84	12,362.47	3,867.37	3	1,289.12	0.509
- Stucco	22,510.18	23,185.49	15,518.92	7,666.57	8	958.32	0.378
- Painting	5,627.55	5,796.38	4,831.83	964.55	3	321.52	0.127
- Heating & A/C	24,761.19	25,504.03	22,285.40	3,218.63	3	1,072.88	0.424
- Interior Floors	6,846.62	7,052.00	4,261.91	2,790.09	4	697.52	0.275
- Patio Floors	13,506.10	13,911.28	10,100.66	3,810.62	5	762.12	0.301
- Washrooms Floors & Tile	5,627.55	5,796.38	2,419.68	3,376.70	5	675.34	0.267
- Washroom Equipment	4,283.49	4,412.00	1,855.56	2,556.44	5	510.29	0.202
- Office, Lounge, Laundry	11,152.76	11,487.34	9,689.68	1,797.66	3	599.22	0.237
- Rec Hall	6,892.38	7,099.15	5,261.72	1,837.43	4	459.36	0.181
- Kitchen	10,244.32	10,551.65	7,581.85	2,969.80	2	1,484.90	0.586
-Security System	3,383.55	3,485.06	225.60	3,259.46	10	325.95	0.129
Perimeter Walls	28,137.73	28,981.86	20,607.22	8,374.64	5	1,674.93	0.662
Permiter Gates & Controls	20,259.16	20,866.93	14,180.80	6,686.13	8	835.77	0.330
Vinyl Fencing & Gates	46,556.77	47,953.47	23,381.94	24,571.53	8	3,071.44	1.213
Retention Ponds							
- Fencing & Lights	4,051.83	4,173.38	2,249.88	1,923.50	3	641.17	0.253
Streets & Curbs	150,097.84	154,600.77	40,473.64	114,127.13	28	4,075.96	1.610
Electrical - Lights - Locks	36,978.22	38,087.57	13,582.96	24,504.61	13	1,884.97	0.744
POOL & SPA							
- Equipment	33,842.16	34,857.42	19,357.12	15,500.30	10	1,550.03	0.612
- Paint, Plaster & Tile	15,923.00	16,400.69		16,400.69	15	1,093.38	0.432
- Patio Furniture	1,315.31	1,354.58	1,354.58	0.00	2	0.00	0.000
Sundeck Canopies	27,912.62	28,750.00	19,471.52	9,278.48	3	3,092.83	1.221
Maintenance Shop	7,878.56	8,114.92	2,063.40	6,051.52	18	336.20	0.133
Maintenance Equipment	21,153.73	21,788.34	8,265.65	13,531.69	6	2,255.23	0.891
Infrastructure	54,636.35	56,275.44	21,114.32	35,161.12	6	5,862.47	2.315
TOTALS	579,336.10	596,715.97	282,489.31	314,226.66		***35,532.00***	14.032