

	RANCHO VENTANA HOMEOWNERS ASSOCIATION						
	RESERVE STUDY - DECEMBER 31, 2011						
	RESERVE ALLOCATIONS						
	2011 Estimated	2012 Estimated	Balance		Est.		Monthly
	Repair &	Repair & Replc.	Reserve Acct	Balance	Remain	Annual	Allocation
	Replacement	Costs incl	Balance	to be	Useful	Allocation	Per Lot
	Costs	2% increase	12/31/2011	Funded	Life	for 2011	(211)
BUILDING							
- Roof	16,229.84	16,554.44	13,651.63	2,902.81	2	1,451.40	0.573
- Stucco	23,185.49	23,649.20	16,477.24	7,171.96	7	1,024.56	0.405
- Painting	5,796.38	5,912.31	5,153.31	759.00	2	379.56	0.150
- Heating & A/C	25,504.03	26,014.11	23,358.32	2,655.79	2	1,327.80	0.524
- Interior Floors	7,052.00	7,193.04	4,959.47	2,233.57	3	744.48	0.294
- Patio Floors	13,911.28	14,189.50	10,862.78	3,326.72	4	831.72	0.328
- Washroom Floors & Tile	5,796.38	5,912.31	2,621.60	3,290.71	4	822.60	0.325
- Washroom Equipment	4,412.00	4,500.24	2,366.76	2,133.48	4	533.40	0.211
- Office, Card Room, Laundry	11,487.34	11,717.09	8,899.38	2,817.71	3	939.24	0.371
- Recreation Hall	7,099.15	7,241.13	5,721.08	1,520.05	3	506.64	0.200
- Kitchen	10,551.65	10,762.68	9,066.73	1,695.95	2	847.92	0.335
-Security Alarm System	3,485.06	3,554.76	555.52	2,999.64	9	333.24	0.132
Perimeter Walls	28,981.86	29,561.50	22,282.18	7,279.32	4	1,819.80	0.719
Perimeter Gates & Controls	20,866.93	21,284.27	15,016.60	6,267.67	7	895.44	0.354
Vinyl Fencing & Gates	47,953.47	48,912.54	26,453.34	22,459.20	7	3,208.44	1.267
Retention Ponds - Lights & Fences	4,173.38	4,256.85	2,891.04	1,365.80	2	682.92	0.270
Streets & Curbs	154,600.77	157,692.78	44,549.56	113,143.22	27	4,190.52	1.655
Electrical - Lights & Locks	39,948.57	40,747.54	13,606.92	27,140.62	13	2,087.76	0.825
POOL & SPA							
- Equipment	32,517.92	33,168.28	17,317.16	15,851.12	11	1,440.96	0.569
- Paint, Plaster & Tile	16,400.69	16,728.70	1,093.44	15,635.26	14	1,116.84	0.441
- Patio Furniture	1,354.85	1,381.67	1,354.58	26.09	1	26.16	0.010
WiFi and Security Cameras	8,059.04	8,059.04	0.00	8,059.04	5	1,614.24	0.638
Sundeck Canopies	28,750.00	29,325.00	22,564.28	6,760.72	3	2,253.60	0.890
Maintenance Shop	8,114.92	8,277.22	2,399.64	5,877.58	17	345.72	0.136
Maintenance Equipment	21,788.34	22,224.11	10,511.93	11,712.18	6	1,952.04	0.771
Infrastructure	56,275.44	57,400.95	26,304.36	31,096.59	5	6,219.36	2.456
TOTALS	604,296.51	616,221.26	310,034.26	306,186.70		37,596.36	14.849