

**RANCHO VENTANA HOME OWNERS ASSOCIATION
RESERVE STUDY – JANUARY 1, 2012
ASSET LIFE DETAIL REPORT**

	#	YEAR OF PURCHASE	\$	TOTAL EST REMAINING LIFE IN YEARS
#1				
BUILDING – WASHROOMS				
Kitchen				
- Sink	1	2000	118.25	
Men's - Toilets	3	"	709.47	
- Urinals	3	"	532.10	
- Sinks	3	"	354.74	
Ladies - Toilets	5	"	1,189.33	
- Sinks	3	"	354.74	
Countertops	2	"	709.50	
Mirrors, Fans, etc.		"	<u>532.11</u>	
			\$4,500.24	Avg 4 years
#2				
BUILDING – FURNITURE & EQUIPMENT				
(Office, Card Room, Library, Laundry)				
Computers	2	2009-10	3,072.68	
Printers / Copiers	2	2009-10	2,304.64	
Sound System	1	1998	591.22	
Freezer	1	1998	886.85	
Desks & Assorted Chairs	3	1998	1,905.54	
File Cabinets	3	1998 – 09	591.22	
Waters Heater	1	2005	<u>2,364.94</u>	
			\$11,717.09	Avg 3 years
#3				
REC HALL – FURNITURE & EQUIPMENT				
Ping Pong Table	1	1999	737.60	
Pool Table	2	1999-09	1,182.46	
Sound System	1	2002	1,182.46	
Chairs	200	2005-09	3,547.39	
Tables	21	2005-09	<u>591.22</u>	
			\$7,241.13	Avg 3 years
#4				
KITCHEN – FURNITURE & EQUIPMENT				
Stainless Steel Wash Rack	1	1998	2,364.91	
Microwave Oven	2	2008	591.22	
Gas Stoves	3	2 - 1998	3,547.38	
		1 - 2003		
Fridges	2	1 - 1998	1,773.69	
		1 - 2003		
Freezer	1	2006	1,182.47	
Misc. Pots, Pans, Grills, Steamer			711.80	
Water Heater	1	1998	<u>591.21</u>	
			\$10,762.68	Avg 2 years

#5

PERIMETER WALLS

Golf Course Side	2096Lf	2003	16,554.44	
Street Side	1350Lf	1999	11,824.59	
Garbage Enclosure	50Lf	1999	<u>1,182.47</u>	
			\$29,561.50	Avg 4 years

#6

PERMITER GATES & CONTROLS

Vehicle Gate with controls	2	1998-99	17,736.90	
Vehicle Gate no control	1	1999	1,182.47	
Walk Gate no controls	4	1999-00	<u>2,364.90</u>	
			\$21,284.27	Avg 7 years

#7

VINYL FENCING & GATES

Perimeter Wall	2096Lf	2003	23,649.20	
Pool & Spa Area	360Lf	1999	17,736.90	
Office Area	120Lf	1999	1,182.46	
Garbage Area	30Lf	1999	1,182.46	
Maint. Area		2007	<u>5,161.52</u>	
			\$48,912.54	Avg 7 years

#8

POOL & SPA EQUIPMENT

Fiber Filters	3	2009	1,739.75	
Gas Heater	1	2011	2,573.97	
Gas Heaters	1	2010	2,573.97	
Electric Motors & Pumps	4	2009-10	2,941.68	
Control Equipment	all	1995	5,178.04	
Electric Motor	1	2010	520.41	
Water Heater	1	2008	591.22	
Electric Pool Cover	1	2007	15,670.30	
Leach Pit	1	2007	<u>1,378.94</u>	
			\$33,168.28	Avg 11 years

#9

POOL & SPA PATIO FURNITURE

Hammocks (fabric on metal)	2	1999	591.22	
Benches (wood on metal)	4	1999	<u>790.45</u>	
			\$1,381.67	Avg 1 years

#10

MAINTENANCE EQUIPMENT

Water Heater	1	2002	591.22	
Golf Cart	1	2002	1,182.47	
Work / Mule	1	2006	7,409.15	
Pressure Washer	1	2006	354.74	
Air Compressor	1	2009	458.37	
Portable Leaf Blower	1	2006	591.22	
Lawn Mower	1	2006	354.74	
Cart Trailer	1	2002	591.22	
Misc. Equipment	all		2,696.32	

Riding Mower	1	2007	1,297.90	
Maint. / Refuse Trailer	1	2007	2,405.48	
Thatcher and bag	1	2009	447.00	
Grass Seeder	1	2009	432.85	
Dump Trailer	1	2010	<u>3,414.43</u>	
			\$ 22,224.11	Avg 6 years