

	RANCHO VENTANA HOME OWNERS ASSOCIATION						
	RESERVE STUDY- DECEMBER 31, 2012						
	ADJUSTMENTS TO PARK ASSETS						
	Jan 1, 2012			Dec 31, 2012			New
	Est. Repair or	Assets	Assets	New Asset		Change in	Estimated
	Replacment Cost	Deleted	Added	Figures	Useful Life	Useful Life	Useful Life
BUILDING							
Roof	16,554.44		989.15	17,543.59	2	3	5
Stucco	23,649.20			23,649.20	7	-1	6
Painting	5,912.31			5,912.31	2	-1	1
Heating and A/C	26,014.11			26,014.11	2	0	2
Interior Floors	7,193.04			7,193.04	3	-1	2
Patio Floors	14,189.50			14,189.50	4	-1	3
Washrooms Floors & Tiles	5,912.31			5,912.31	4	-1	3
Washrooms Equipment	4,500.24			4,500.24	4	-1	3
Office, Card Room, Laundry	11,717.09	2,304.64	319.00	9,731.45	3	0	3
Recreation Hall	7,241.13			7,241.13	3	-1	2
Kitchen	10,762.68			10,762.68	2		2
Security Alarm System	3,554.76			3,554.76	9	-1	8
Perimeter Wall	29,561.50			29,561.50	4	-1	3
Perimeter Gates & Controls	21,284.27			21,284.27	7	-1	6
Vinyl Fences & Gates	48,912.54			48,912.54	7	-1	6
Retention Ponds-Fence & lights	4,256.85			4,256.85	2	-1	1
Streets & Curbs	157,692.78			157,692.78	27	-1	26
Electrical- Lights & Locks	40,747.54			40,747.54	13	-1	12
POOL AND SPA							
Equipment	33,168.28	893.53	614.64	32,889.39	11	-1	10
Paint, Plaster and Tile	16,728.70			16,728.70	14	-1	13
Patio Furniture	1,381.67			1,381.67	1	-1	0
WiFi & Security Cameras	8,059.04	125.00	688.69	8,622.73	5	-1	4
Sundeck Canopies	29,325.00	16,800.00	13,816.89	26,341.89	3	4	7
Maintenance Shop	8,277.22			8,277.22	17	-1	16
Maintenance Equipment	22,224.11			22,224.11	6	-1	5
Infrastructure	57,400.95			57,400.95	5	-1	4
TOTALS	616,221.26	20,123.17	16,428.37	612,526.46			