

**RANCHO VENTANA HOME OWNERS ASSOCIATION
RESERVE STUDY – JANUARY 1, 2013
ASSET LIFE DETAIL REPORT**

	#	YEAR OF PURCHASE	\$	TOTAL EST REMAINING LIFE IN YEARS
#1				
BUILDING – WASHROOMS				
Kitchen				
- Sink	1	2000	120.62	
Men's - Toilets	3	"	723.66	
- Urinals	3	"	542.74	
- Sinks	3	"	361.83	
Ladies - Toilets	5	"	1,213.12	
- Sinks	3	"	361.83	
Countertops	2	"	723.69	
Mirrors, Fans, etc.		"	<u>542.76</u>	
			\$4,590.25	Avg 3 years
#2				
BUILDING – FURNITURE & EQUIPMENT (Office, Card Room, Library, Laundry)				
Computers	2	2009-10	3,134.13	
Shredder	1	2012	153.00	
Sound System	1	1998	603.04	
Freezer	1	1998	904.59	
Desks & Assorted Chairs	3	1998	1,943.51	
File Cabinets	3	1998 – 09	603.04	
Waters Heater	1	2005	2,412.24	
Laminator	1	2012	172.53	
Cash Register	1	1998	<u>0.00</u>	
			9,926.08	Avg 3 years
#3				
REC HALL – FURNITURE & EQUIPMENT				
Ping Pong Table	1	1999	752.35	
Pool Table	2	1999-09	1,206.11	
Sound System	1	2002	1,206.11	
Chairs	200	2005-09	3,618.34	
Tables	21	2005-09	<u>603.04</u>	
			\$7,385.95	Avg 2 years
#4				
KITCHEN – FURNITURE & EQUIPMENT				
Stainless Steel Wash Rack	1	1998	2,412.21	
Microwave Oven	2	2008	603.04	
Gas Stoves	3	2 - 1998	3,618.33	
		1 - 2003		
Fridges	2	1 - 1998	1,809.16	
		1 - 2003		
Freezer	1	2006	1,206.12	
Misc. Pots, Pans, Grills, Steamer			726.04	
Water Heater	1	1998	<u>603.03</u>	
			\$10,977.93	Avg 2 years

#5

PERIMETER WALLS

Golf Course Side	2096Lf	2003	16,885.53
Street Side	1350Lf	1999	12,061.08
Garbage Enclosure	50Lf	1999	<u>1,206.12</u>
			\$30,152.73

Avg 3 years

#6

PERMITER GATES & CONTROLS

Vehicle Gate with controls	2	1998-99	18,091.64
Vehicle Gate no control	1	1999	1,206.12
Walk Gate no controls	4	1999-00	<u>2,412.20</u>
			\$21,709.96

Avg 6 years

#7

VINYL FENCING & GATES

Perimeter Wall	2096Lf	2003	24,122.18
Pool & Spa Area	360Lf	1999	18,091.64
Office Area	120Lf	1999	1,206.11
Garbage Area	30Lf	1999	1,206.11
Maint. Area		2007	<u>5,264.75</u>
			\$49,890.79

Avg 6 years

#8

POOL & SPA EQUIPMENT

Filter Housing	3	2009	1,203.67
Fiber Filters	3	2009-12	570.87
Gas Heater	1	2011	2,625.45
Gas Heaters	1	2010	2,625.45
Electric Motors & Pumps	4	2009-10	3,000.51
Control Equipment	all	1995	5,281.60
Electric Motor	1	2012	246.35
Water Heater	1	2008	603.04
Electric Pool Cover	1	2007	15,983.71
Leach Pit	1	2007	<u>1,406.53</u>
			\$33,547.18

Avg 10 years

#9

POOL & SPA PATIO FURNITURE

Hammocks (fabric on metal)	2	1999	603.04
Benches (wood on metal)	4	1999	<u>806.26</u>
			\$1,409.30

Avg 0 years

#10

MAINTENANCE EQUIPMENT

Water Heater	1	2002	603.04
Golf Cart	1	2002	1,206.12
Work / Mule	1	2006	7,557.33
Pressure Washer	1	2006	361.83
Air Compressor	1	2009	467.54
Portable Leaf Blower	1	2006	603.04
Lawn Mower	1	2006	361.83

Cart Trailer	1	2002	603.04	
Misc. Equipment	all		2,750.25	
Riding Mower	1	2007	1,323.86	
Maint. / Refuse Trailer	1	2007	2,453.59	
Thatcher and bag	1	2009	455.94	
Grass Seeder	1	2009	441.51	
Dump Trailer	1	2010	<u>3,479.67</u>	
			\$ 22,668.59	Avg 5 years