

**RANCHO VENTANA HOME OWNERS ASSOCIATION  
RESERVE STUDY – JANUARY 1, 2014  
ASSET LIFE DETAIL REPORT**

|                                                                           | #   | YEAR OF PURCHASE | \$                 | TOTAL EST<br>REMAINING<br>LIFE IN YEARS |
|---------------------------------------------------------------------------|-----|------------------|--------------------|-----------------------------------------|
| <hr/>                                                                     |     |                  |                    |                                         |
| #1                                                                        |     |                  |                    |                                         |
| BUILDING – WASHROOMS                                                      |     |                  |                    |                                         |
| Kitchen                                                                   |     |                  |                    |                                         |
| - Sink                                                                    | 1   | 2000             | 123.03             |                                         |
| Men's - Toilets                                                           | 3   | "                | 738.13             |                                         |
| - Urinals                                                                 | 3   | "                | 553.59             |                                         |
| - Sinks                                                                   | 3   | "                | 369.07             |                                         |
| Ladies - Toilets                                                          | 5   | "                | 1,237.38           |                                         |
| - Sinks                                                                   | 3   | "                | 369.07             |                                         |
| Countertops                                                               | 2   | "                | 738.16             |                                         |
| Mirrors, Fans, etc.                                                       |     | "                | <u>553.63</u>      |                                         |
|                                                                           |     |                  | <b>\$4,682.06</b>  | Avg 2 years                             |
| #2                                                                        |     |                  |                    |                                         |
| BUILDING – FURNITURE & EQUIPMENT<br>(Office, Card Room, Library, Laundry) |     |                  |                    |                                         |
| Computers                                                                 | 2   | 2009-10          | 3,196.81           |                                         |
| Shredder                                                                  | 1   | 2012             | 156.06             |                                         |
| Sound System                                                              | 1   | 1998             | 615.10             |                                         |
| Freezer                                                                   | 1   | 1998             | 922.68             |                                         |
| Desks & Assorted Chairs                                                   | 3   | 1998             | 1,982.38           |                                         |
| File Cabinets                                                             | 3   | 1998 – 09        | 615.10             |                                         |
| Waters Heater                                                             | 1   | 2005             | 2,460.48           |                                         |
| Laminator                                                                 | 1   | 2012             | 175.99             |                                         |
| Cash Register                                                             | 1   | 1998             | <u>0.00</u>        |                                         |
|                                                                           |     |                  | <b>\$10,124.60</b> | Avg 2 years                             |
| #3                                                                        |     |                  |                    |                                         |
| REC HALL – FURNITURE & EQUIPMENT                                          |     |                  |                    |                                         |
| Ping Pong Table                                                           | 1   | 1999             | 767.40             |                                         |
| Pool Table                                                                | 2   | 1999-09          | 1,230.23           |                                         |
| Sound System                                                              | 1   | 2002             | 1,230.23           |                                         |
| Chairs                                                                    | 200 | 2005-09          | 3,690.71           |                                         |
| Tables                                                                    | 21  | 2005-09          | 615.10             |                                         |
| Attic Ladder                                                              | 1   | 2013             | <u>399.28</u>      |                                         |
|                                                                           |     |                  | <b>\$7,932.95</b>  | Avg 1 years                             |
| #4                                                                        |     |                  |                    |                                         |
| KITCHEN – FURNITURE & EQUIPMENT                                           |     |                  |                    |                                         |
| Stainless Steel Wash Rack                                                 | 1   | 1998             | 2,460.45           |                                         |
| Microwave Oven                                                            | 2   | 2008             | 615.10             |                                         |
| Gas Stoves                                                                | 3   | 2 - 1998         | 3,690.70           |                                         |
|                                                                           |     | 1 - 2003         |                    |                                         |
| Fridges                                                                   | 2   | 1 - 1998         | 1,845.34           |                                         |
|                                                                           |     | 1 - 2003         |                    |                                         |
| Freezer                                                                   | 1   | 2006             | 1,230.24           |                                         |
| Misc. Pots, Pans, Grills, Steamer                                         |     |                  | 740.56             |                                         |
| Water Heater                                                              | 1   | 1998             | <u>615.10</u>      |                                         |
|                                                                           |     |                  | <b>\$11,197.49</b> | Avg 1 years                             |

#5

## PERIMETER WALLS

|                   |        |      |                    |             |
|-------------------|--------|------|--------------------|-------------|
| Golf Course Side  | 2096Lf | 2003 | 17223.24           |             |
| Street Side       | 1350Lf | 1999 | 12,302.30          |             |
| Garbage Enclosure | 50Lf   | 1999 | <u>1,230.24</u>    |             |
|                   |        |      | <b>\$30,755.78</b> | Avg 2 years |

#6

## PERMITER GATES &amp; CONTROLS

|                            |   |         |                    |             |
|----------------------------|---|---------|--------------------|-------------|
| Vehicle Gate with controls | 2 | 1998-99 | 18,453.47          |             |
| Vehicle Gate no control    | 1 | 1999    | 1,230.24           |             |
| Walk Gate no controls      | 4 | 1999-00 | <u>2,460.45</u>    |             |
|                            |   |         | <b>\$22,144.16</b> | Avg 5 years |

#7

## VINYL FENCING &amp; GATES

|                 |        |      |                    |             |
|-----------------|--------|------|--------------------|-------------|
| Perimeter Wall  | 2096Lf | 2003 | 24,604.62          |             |
| Pool & Spa Area | 360Lf  | 1999 | 18,453.47          |             |
| Office Area     | 120Lf  | 1999 | 1,230.23           |             |
| Garbage Area    | 30Lf   | 1999 | 1,230.23           |             |
| Maint. Area     |        | 2007 | <u>5,370.03</u>    |             |
|                 |        |      | <b>\$50,886.61</b> | Avg 5 years |

#8

## POOL &amp; SPA EQUIPMENT

|                         |     |         |                    |             |
|-------------------------|-----|---------|--------------------|-------------|
| Filter Housing          | 3   | 2009    | 1,227.74           |             |
| Fiber Filters           | 3   | 2009-12 | 582.29             |             |
| Gas Heater              | 1   | 2011    | 2,677.96           |             |
| Gas Heaters             | 1   | 2010    | 2,677.96           |             |
| Electric Motors & Pumps | 4   | 2009-10 | 3,060.53           |             |
| Control Equipment       | all | 1995    | 5,387.23           |             |
| Electric Motor          | 1   | 2012    | 251.27             |             |
| Water Heater            | 1   | 2008    | 615.10             |             |
| Electric Pool Cover     | 1   | 2007    | 16,303.38          |             |
| Leach Pit               | 1   | 2007    | <u>1,434.66</u>    |             |
|                         |     |         | <b>\$34,218.12</b> | Avg 9 years |

#9

## POOL &amp; SPA PATIO FURNITURE

|                            |   |      |                   |             |
|----------------------------|---|------|-------------------|-------------|
| Hammocks (fabric on metal) | 2 | 1999 | 615.10            |             |
| Benches (wood on metal)    | 4 | 1999 | 822.38            |             |
| Umbrellas                  | 3 | 2013 | <u>403.13</u>     |             |
|                            |   |      | <b>\$1,840.61</b> | Avg 2 years |

#10

## MAINTENANCE EQUIPMENT

|                      |   |      |          |  |
|----------------------|---|------|----------|--|
| Water Heater         | 1 | 2002 | 615.10   |  |
| Golf Cart            | 1 | 2002 | 1,230.24 |  |
| Work / Mule          | 1 | 2006 | 7,708.48 |  |
| Pressure Washer      | 1 | 2006 | 369.07   |  |
| Air Compressor       | 1 | 2009 | 476.89   |  |
| Portable Leaf Blower | 1 | 2006 | 615.10   |  |
| Lawn Mower           | 1 | 2006 | 369.07   |  |
| Cart Trailer         | 1 | 2002 | 615.10   |  |

|                         |     |      |                     |             |
|-------------------------|-----|------|---------------------|-------------|
| Misc. Equipment         | all |      | 2,805.26            |             |
| Riding Mower            | 1   | 2007 | 1,350.36            |             |
| Maint. / Refuse Trailer | 1   | 2007 | 2,502.66            |             |
| Thatcher and bag        | 1   | 2009 | 465.06              |             |
| Grass Seeder            | 1   | 2009 | 450.36              |             |
| Dump Trailer            | 1   | 2010 | <u>3,549.25</u>     |             |
|                         |     |      | <b>\$ 23,121.96</b> | Avg 4 years |