

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

	#	YEAR OF PURCHASE	\$	TOTAL EST REMAINING LIFE IN YEARS
#1				
BUILDING – WASHROOMS				
Kitchen				
- Sink	1	2000	125.49	
Men's - Toilets	3	2014	752.89	
- Urinals	3	2000	564.66	
- Sinks	3	"	376.45	
Ladies - Toilets	5	2014	1262.13	
- Sinks	3	2000	376.45	
Countertops	2	"	752.92	
Mirrors, Fans, etc.		"	<u>564.71</u>	
			\$4,775.70	Avg 1 year
#2				
BUILDING – FURNITURE & EQUIPMENT (Office, Card Room, Library, Laundry)				
Computers	2	2009-14	3260.75	
Shredder	1	2012	159.18	
Sound System	1	1998	627.40	
Freezer	1	1998	941.13	
Desks & Assorted Chairs	3	1998	2022.03	
File Cabinets	3	1998 – 09	627.40	
Waters Heater	1	2005	2,509.69	
Laminator	1	2012	179.51	
Cash Register	1	1998	<u>0.00</u>	
			\$10,327.09	Avg 1 year
#3				
REC HALL – FURNITURE & EQUIPMENT				
Ping Pong Table	1	1999	782.75	
Pool Table	2	1999-09	1,254.83	
Sound System	1	2002	1,254.83	
Chairs	200	2005-09	3,764.52	
Tables	21	2005-09	627.40	
Attic Ladder	1	2013	<u>407.28</u>	
			\$8091.61	Avg 1 year
#4				
KITCHEN – FURNITURE & EQUIPMENT				
Stainless Steel Wash Rack	1	1998	2,509.66	
Microwave Oven	2	2008	627.40	
Gas Stoves	3	2 - 1998	3,764.51	
		1 - 2003		
Fridges	2	1 - 1998	1,882.25	
		1 - 2003		
Freezer	1	2006	1,254.84	
Misc. Pots, Pans, Grills, Steamer			755.37	
Water Heater	1	1998	<u>627.41</u>	
			\$11,421.44	Avg 0 years

#5

PERIMETER WALLS

Golf Course Side	2096Lf	2003	17567.70
Street Side	1350Lf	1999	12,548.35
Garbage Enclosure	50Lf	1999	<u>1,254.85</u>
			\$31370.90

Avg 8 years

#6

PERMITER GATES & CONTROLS

Vehicle Gate with controls	2	1998-99	18,822.54
Vehicle Gate no control	1	1999	1,254.84
Walk Gate no controls	4	1999-00	<u>2,509.66</u>
			\$22,587.04

Avg 4 years

#7

VINYL FENCING & GATES

Perimeter Wall	2096Lf	2003	25096.71
Pool & Spa Area	360Lf	1999	18,822.54
Office Area	120Lf	1999	1,254.83
Garbage Area	30Lf	1999	1,254.83
Maint. Area		2007	<u>5,477.47</u>
			\$51906.38

Avg 4 years

#8

POOL & SPA EQUIPMENT

Filter Housing	3	2009	1,252.29
Fiber Filters	3	2009-12	593.94
Gas Heater, Pool	1	2011	2,731.52
Gas Heaters, Spa	1	2014	4,793.12
Electric Motors & Pumps	4	2009-10	3,121.74
Control Equipment	all	1995	5,494.97
Electric Motor	1	2012	256.30
Water Heater	1	2008	627.40
Electric Pool Cover	1	2007	16,629.45
Leach Pit	1	2007	<u>1,559.22</u>
			\$37059.95

Avg 8 years

#9

POOL & SPA PATIO FURNITURE

Hammocks (fabric on metal)	2	1999	627.40
Benches (wood on metal)	4	1999	838.83
Umbrellas	3	2013	<u>411.19</u>
			\$1,877.42

Avg 1 year

#10

MAINTENANCE EQUIPMENT

Water Heater	1	2002	627.40
Golf Cart	1	2002	1,254.84
Work / Mule	1	2006	7,862.65
Pressure Washer	1	2006	376.45
Air Compressor	1	2009	486.43
Portable Leaf Blower	1	2006	627.40
Lawn Mower	1	2006	376.45
Cart Trailer	1	2002	627.40

Misc. Equipment	all		3620.24	
Riding Mower	1	2014	5951.37	
Maint. / Refuse Trailer	1	2007	1377.35	
Thatcher and bag	1	2009	474.36	
Grass Seeder	1	2009	459.35	
Dump Trailer	1	2010	<u>2552.72</u>	
			\$ 26674.41	Avg 4 years