

RANCHO VENTANA HOMEOWNERS ASSOCIATION							
RESERVE STUDY - DECEMBER 31, 2019							
RESERVE ALLOCATIONS							
		2020 Estimated	Balance		Est.		Monthly
		Repair & Replc.	Reserve Acct	Balance	Remain	Annual	Allocation
		Costs incl	Balance	to be	Useful	Allocation	Per Lot
		2% increase	2019-12-31	Funded	Life	2019	-210
BUILDING							
- Roof		90,000	33,293	56,707	8	4,726	1.88
Windows & Doors		20,000	2,864	17,136	0	1,428	0.57
- Stucco		20,000	20,000	0	10	0	0.00
- Painting		7,000	6,977	23	5	2	0.00
- Heating & A/C		27,000	27,000	0	9	0	0.00
- Interior Floors		10,404	10,200	204	1	17	0.01
- Patio Floors		83,232	23,141	60,091	5	5,008	1.99
- Washroom Floors & Tile		6,495	6,202	291	5	24	0.01
- Washroom Equipment		4,700	4,546	155		13	0.01
- Office, Card Room, Laundry		13,555	7,254	6,301		525	0.21
- Recreation Hall		20,704	11,271	9,433		786	0.31
- Kitchen		13,816	12,418	1,398		117	0.05
-Security Alarm System		4,080	3,983	97	2	8	0.00
Perimeter Walls		35,330	26,797	8,533	10	711	0.28
Perimeter Gates & Controls		25,437	17,353	8,084	12	693	0.28
Vinyl Fencing & Gates		54,044	45,160	8,884	15	592	0.23
Retention Ponds - Lights & Fences		5,068	4,449	619	10	62	0.02
Streets & Curbs		188,458	49,302	139,156	30	11,596	4.60
Electrical - Lights & Locks		49,997	24,760	25,236	25	1,282	0.51
Security Alarm		1,000	0	1,000	5	200	0.08
Defib		2,000	0	2,000	10	200	0.08
POOL & SPA							
- Equipment		46,884	22,541	24,343	5	3,168	1.26
- Paint, Plaster & Tile		19,992	13,212	6780	8	848	0.34
- Patio Furniture		1,282	1,215	67	5	7	0.00
WiFi and Security Cameras		12,584	8,971	3,613	7	516	0.20
Sundeck Canopies		31,481	19,566	11,915	5	596	0.24
Maintenance Shop		10,824	2,255	8,570	12	714	0.28
Maintenance Equipment		31,363	21,102	10,262	9	1,308	0.52
Infrastructure		81,182	34,837	46,345	20	2,317	0.92
TOTALS		917,912	460,669	457,243		37,464	14.87