

Ranchco Ventanna Homeowners Association

December 31,2021
Reserve Fund update

	2022 Estimated Repair & replacement Costs	<u>2021</u> Reserve Fund Balance 12/31/21	Balance to be Funded	Est. Remaining Useful Years	Annual Allocation 2022	Monthly Allocation per Lot - 210
Roof	91,800	68,628	25,008	6	4,168	\$ 1.65
Windows and Doors	20,400	5,618	15,190	6	2,532	\$ 1.00
Stucco	20,400	24,800	0	10	0	\$ -
Painting Exterior	7,140	8,512	0	5	0	\$ -
Heating & A/C	27,540	29,828	0	5	0	\$ -
Interior Floors & Tile	10,612	10,313	511	1	511	\$ 0.20
Patio & Breezeway Floors	84,897	23,667	62,928	10	6,293	\$ 2.50
Washrooms Floors & Tile	6,625	5,933	825	4	206	\$ 0.08
Washroom Equipment	4,793	3,142	2,065		695	\$ 0.28
Office,Card room,Library, Laundry	14,131	6,675	7,739		1,701	\$ 0.68
Recreational Hall	21,119	14,422	28,317		3,788	\$ 1.50
Kitchen	14,093	8,668	5,708		1,336	\$ 0.53
PERIMETER WALLS	36,037	33,819	2,938		569	\$ 0.23
PERIMETER GATES & CONTROLS	25,947	22,043	4,423		463	\$ 0.18
VINYL FENCING & GATES	55,168	47,905	8,367	15	558	\$ 0.22
RETENTION PONDS	5,169	4,933	340	25	340	\$ 0.13
STREETS & CURBS	192,227	73,713	122,358	40	3,059	\$ 1.21
ELECTRICAL	50997	30619	21398		1115	\$ 0.44
SECURITY SYSTEM	4,162	4,411	0		0	\$ -
DEFIB	2,040	431	2,081	8	1,650	\$ 0.65
POOL & SPA	68,214	34,848	33,467		5,998	\$ 2.38
PATIO FURNITURE	1,308	958	376	5	75	\$ 0.03
WIFI & SECURITY CAMERAS	12,836	7,531	3,439	5	688	\$ 0.27
SUNDECK CANOPIES	32,111	3,009	29,744	9	3,305	\$ 1.31
MAINTENANCE SHOP	11,040	3,999	7,262	15	484	\$ 0.19
MAINTENANCE EQUIPMENT	31,994	17,476	15,158		2,588	\$ 1.03
INFRASTRUCTURE	82,806	42,176	42,286		1,510	\$ 0.60
<u>TOTALS</u>	935,606	538,077	441,928		43,632	\$ 17.31

less \$2,687 which is transferred from over funded areas 40,632 \$ 16.12

