

Rancho Ventana RV Resort Community Association, Inc.  
Supplementary Information on Future Major Repairs and Replacements  
December 31, 2023  
(Compiled)

The Board of Directors had a study conducted in 2006 by an independent professional to estimate the remaining useful lives and the replacement costs of the components of common property. Thereafter, the Board of Directors annually reviews the component details of the 2006 study and makes adjustments accordingly. The estimated costs from the 2006 study have also been adjusted each year by the Board of Directors to arrive at estimated current replacement costs. The following table is based on the 2006 study with annual adjustments for costs and changes for the remaining useful lives and presents significant information about the components of common property.

<u>Components</u>	<u>Estimated Remaining Useful Life</u>	<u>Estimated Current Replacement Costs</u>	<u>Components of Fund Balance at 12-31-23</u>
Building	0 - 10	\$ 300,555	\$ 241,392
Perimeter walls	5 - 15	35,937	32,330
Entry gates	9 - 15	23,500	21,969
Vinyl fencing	15	53,000	48,319
Retention ponds	50	5,000	3,831
Streets and curbs	50	170,000	75,258
Electrical	10 - 45	52,000	30,531
Pool, spa and furniture	4 - 20	95,870	21,548
Sundeck canopies	20	25,000	-
Maintenance shop	18	12,000	4,279
Maintenance equipment	1 - 25	31,349	13,852
Infrastructure	75	85,000	42,720
WiFi and security	8 - 10	16,500	12,489
Common area	2	2,500	1,797
		<u>\$ 908,211</u>	<u>\$ 550,315</u>