

TOWN AND COUNTRY HOA  
REQUIRED RESERVES

RESERVES REQUIRED	REPLACEMENT COST	REMAINING		RESERVE REQUIRED	RESERVES AVAILABLE	ANNUAL REQUIRED	
		LIFE	LIFE				
ASPHALT ENTIRE PRJECT	\$ 380,750	20	11	171,338	144,256	19,038	8.4%
ASPHALT REPAIR & MAINT	\$ 65,850	5	5	-	-	13,170	5.8%
CARPENTRY	\$ 59,156	6	1	49,297	37,463	9,859	4.4%
FENCING - 1ST PHASE	\$ 130,000	25	20	26,000	20,000	5,200	2.3%
FENCING - 2ND PHASE	\$ 135,000	25	21	21,600	15,600	5,400	2.4%
FENCING - 3RD PHASE	\$ 140,000	25	22	16,800	10,800	5,600	2.5%
FENCING - 4TH PHASE	\$ 145,000	25	23	11,600	5,600	5,800	2.6%
GUTTERS	\$ 43,790	6	1	36,492	25,790	7,298	3.2%
LARGE LIGHT POLES	\$ 17,680	35	11	12,123	10,618	505	0.2%
MAIL BOXES	\$ 20,000	35	31	2,286	1,714	571	0.3%
PAINT	\$ 579,950	6	1	483,292	368,397	96,658	42.9%
POOL RESURFACE	\$ 8,000	15	15	-	-	533	0.2%
ROOF	\$ 740,500	25	18	207,340	158,400	29,620	13.1%
ROOF	\$ 430,400	40	39	10,760	-	10,760	4.8%
SPRINKLER SYSTEM	\$ 303,400	25	15	121,360	106,863	12,136	5.4%
TIMBER RETAINING WALLS	\$ 145,550	45	5	133,757	133,631	3,234	1.4%
<b>TOTAL</b>	<b>\$ 3,345,026</b>			<b>1,304,044</b>	<b>1,039,132</b>	<b>225,384</b>	<b>100.0%</b>