

TOWN AND COUNTRY HOA  
REQUIRED RESERVES

ALL NUMBERS PROJECTED FOR 08/31/24

RESERVES REQUIRED	REPLACEMENT COST	LIFE	REMAINING LIFE	RESERVE REQUIRED	RESERVES AVAILABLE	UNDER / OVERAGE	ANNUAL REQUIRED	PROPOSED DEPOSIT	
<b><u>COMMON AREA:</u></b>									
ASPHALT ENTIRE PROJECT	\$ 688,000	20	5	516,000	370,000	146,000	34,400	34,400	10.1%
ASPHALT REPAIR & MAINT	\$ 55,000	5	2	33,000	33,000	-	11,000	10,200	3.0%
FENCING - 1ST PHASE	\$ 175,000	20	5	131,250	70,000	61,250	8,750	8,600	2.5%
FENCING - 2ND PHASE	\$ 175,000	20	6	122,500	55,000	67,500	8,750	8,600	2.5%
FENCING - 3RD PHASE	\$ 175,000	20	7	113,750	50,000	63,750	8,750	8,600	2.5%
FENCING - 4TH PHASE	\$ 175,000	20	8	105,000	45,000	60,000	8,750	8,600	2.5%
LARGE LIGHT POLES	\$ 55,000	35	6	45,571	25,000	20,571	1,571	1,771	0.5%
MAILBOX KIOSKS	\$ 65,000	25	12	33,800	15,000	18,800	2,600	2,080	0.6%
POOL FUND	\$ 75,000	5	4.5	7,500	7,500	-	15,000	18,400	5.4%
SPRINKLER SYSTEM	\$ 30,000	25	12	15,600	15,600	-	1,200	10,000	2.9%
TIMBER RETAINING WALLS	\$ 30,000	5	3	12,000	12,000	-	6,000	5,400	1.6%
LANDSCAPE REFURB	\$ 30,000	5	3	12,000	10,000	2,000	6,000	4,800	1.4%
ENTRANCE SIGNS	\$ 40,000	30	1	38,667	20,000	18,667	1,333	4,833	1.4%
CONCRETE REPLACE	\$ 55,000	5	3	22,000	22,000	-	11,000	18,768	5.5%
							125,105	145,052	
<b><u>BUILDINGS:</u></b>									
ROOF	\$ 3,105,000	40	32	328,000	80,000	248,000	41,000	71,060	20.9%
GUTTERS	\$ 57,000	30	23	12,600	9,500	3,100	1,800	2,500	0.7%
PAINT	\$ 1,000,000	10	1	486,900	210,000	276,900	54,100	90,000	26.5%
CARPENTRY	\$ 100,000	6	1	42,300	37,000	5,300	8,460	10,000	2.9%
							105,360	173,560	
DRIVEWAYS	\$ 633,600	30	27	63,360	240	63,120	21,120	21,120	6.2%
<b>TOTAL</b>	<b>\$ 6,718,600</b>			<b>2,141,798</b>	<b>1,086,840</b>	<b>991,838</b>	<b>251,585</b>	<b>339,732</b>	<b>100.0%</b>