

TOWN AND COUNTRY HOA
RESERVE SUMMARY

RESERVES BALANCE AT 9/1/22	\$1,165,125
LESS:	
WALLS/GRAVEL	(102,126)
LANDSCAPING	(2,477)
BUILDING	(102,983)
STREETS/ASPHALT/CURBS	0
CONCRETE	(45,000)
FENCES	(30,725)
LIGHTS	(6,349)
TAX PREP	(4,650)
MISC RPLC EXP	(6,331)
ACCOUNT EXPENSES	0
TOTAL EXPENSES	(\$300,639)
RW19606 - PURCHASE/EXP	(\$20,402)
TOTAL CASH RESERVES - EXP	(\$321,041)
ADDITIONS:	
FY 22-23 RESERVE TRANSFER	309,672
INTEREST INCOME	18,745
MARKET GAIN/(LOSS)	(27,447)
	300,970
RW19606 - INCOME/RENT	21,245
TOTAL ADDITIONS	322,215
TOTAL CASH RESERVES - INC	1,166,299
RW19606 - ASSET VALUE	\$415,000
ADJUSTED RESERVE BALANCE	\$1,581,298.85
RESERVE ESTIMATE AT 8/31/23	\$1,581,299
REQUIRED RESERVE BALANCE	\$2,327,853
PRESENT RESERVE SHORTFALL	(\$746,554)
ANNUAL RESERVE REQUIREMENT	\$251,585
ADDITIONAL DEPOSIT	\$0
ANNUAL DEPOSIT	\$339,732