

2023 Reserve Item	Estimated Replacement Cost	% of total Reserves	Life of Item (years)	Current Age (years)	Remaining Life (years)	Reserve Balance Needed	Yearly Reserve Needed for Replacement
Street	\$155,000.00	57.97%	30	9	21	\$46,500.00	\$5,166.67
Street Crack Repair	\$5,000.00	1.87%	3	1	2	\$1,666.67	\$1,666.67
Street Sealing	\$26,400.00	9.87%	6	0	6	\$0.00	\$4,400.00
Total Street	\$186,400.00	69.71%			Total Street	\$48,166.67	\$11,233.33
Other Items							
Pool Equipment	\$10,000.00	3.60%	10	8	2	\$8,000.00	\$1,000.00
Exercise Equipment	\$8,000.00	2.88%	12	8	4	\$5,333.33	\$666.67
Club House Mech	\$8,000.00	2.88%	15	8	7	\$4,266.67	\$533.33
Fence Replacement	\$50,000.00	18.02%	10	8	2	\$40,000.00	\$533.33
Front Gates	\$5,000.00	1.80%	10	8	2	\$4,000.00	\$500.00
Total Other	\$81,000.00	29.20%			Total Other	\$61,600.00	\$3,233.33
Total	\$267,400.00	98.91%			Total Reserve Needed	\$109,766.67	\$4,233.33
						Actual Reserve Balance	
						\$52,918.86	
					Reserve Balance Above/Below	-\$56,847.81	