

Villas of Chestnut Creek Association, Inc.
Reserve Computation/Schedule
January 1 through December 31, 2022
100% Funding

Reserves	Estimated Life in Years	Estimated Remaining Useful Life in Years	Estimated Replacement Cost	Beginning Balance 1/1/21	2021 Contribution	2021 Expenses	2021 Transfers	Estimated Balance at 12/31/21	Balance to Collect	Annual Reserve Required	Monthly Contribution 2022	Amount Collected Monthly Per Unit
Irrigation	30	26	340,000	\$ 26,357.23	11,616	-		37,974	302,026	11,616.40	968.03	8.20
Pavillion	12	6	29,000	\$ 17,175.85	1,689	-		18,865	10,135	1,689.15	140.76	1.19
Pool	20	1	57,400	\$ 57,455.73	-	-		57,456	-	-	-	-
Public Restrooms Bldg	20	13	40,000	\$ 24,014.27	1,142	-		25,156	14,844	1,141.83	95.15	0.81
Shuffleboard Court	5	1	10,000	\$ 10,000.00	-	-		10,000	-	-	-	-
Tennis Court	10	2	32,000	\$ 27,302.62	1,566	-		28,869	3,131	1,565.63	130.47	1.11
Pool Heater	12	4	42,500	\$ 21,770.99	4,146	-		25,917	16,583	4,145.75	345.48	2.93
Boccee Courts	10	8	14,400	\$ 545.28	1,539	-		2,085	12,315	1,368.37	114.03	0.97
Capitital Reserve				\$ 276,004.45	(1,954)	-		274,050	-	-	-	-
Reserves Interest projected				\$ 10,621.44	(9,525)	-	2,371	3,467	-	(3,467.00)	(288.92)	(2.45)
Unrestricted Net Assets per BS.										(5,089.72)	(424.14)	(3.59)
Reserves Interest - Prior Years				\$ 5,965.94	(5,966)	-	-	(0)		-	-	-
TOTAL			\$ 565,300	\$477,213.80	4,254	-	2,371	483,839	359,035	12,970.41	1,080.87	9.16