

Villas of Chestnut Creek Association, Inc.
Reserve Computation/Schedule
January 1 through December 31, 2025
100% Funding

Reserves	Estimated Life in Years	Estimated Remaining Useful Life in Years	Estimated Replacement Cost	Beginning Balance 1/1/24	2024 Contribution	2024 Expenses	2024 Transfers	Estimated Balance at 12/31/24	Balance to Collect	2025 Annual Reserve Required	2025 Monthly Contribution	Amount Collected Monthly / Unit	Estimated Balance at 12/31/25	Estimated Balance to collect at 12/31/25
3510 - Bocce Courts Reserve	10	5	\$ 14,400	\$ 4,821	\$ 1,596		\$ -	\$ 6,417	\$ 7,983	\$ 1,597	\$ 133	\$ 1.13	\$ 8,014	\$ 6,386
3515 - Captital Reserve			\$ -	\$ 88,175	\$ -		\$ -	\$ 88,175	\$ -	\$ -	\$ -	\$ -	\$ 88,175	\$ -
3520 - Catastrophic/Disater			\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ -
3525 - Irrigation	30	23	\$ 150,000	\$ 56,836	\$ 11,616	\$ -	\$ -	\$ 68,452	\$ 81,548	\$ 3,546	\$ 295	\$ 2.50	\$ 71,998	\$ 78,002
3530 - Pavillion	12	3	\$ 29,000	\$ 22,243	\$ 1,692	\$ -	\$ -	\$ 23,935	\$ 5,065	\$ 1,688	\$ 141	\$ 1.19	\$ 25,624	\$ 3,376
3535 - Pool	20	20	\$ 132,000	\$ -			\$ -	\$ -	\$ 132,000	\$ 6,600	\$ 330	\$ 2.80	\$ 6,600	\$ 125,400
3540 - Pool Heater	12	7	\$ 65,000	\$ 34,208	\$ 3,807		\$ -	\$ 38,015	\$ 26,985	\$ 3,855	\$ 321	\$ 2.72	\$ 41,870	\$ 23,130
3545 - Public Restrooms Bldg	20	10	\$ 40,000	\$ 25,645	\$ 1,308	\$ -	\$ -	\$ 26,953	\$ 13,047	\$ 1,305	\$ 109	\$ 0.92	\$ 28,257	\$ 11,743
3550 - Shuffleboard Court	5	1	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -
3555 - Tennis Court	10	1	\$ 32,000	\$ 32,000	\$ -	\$ -	\$ -	\$ 32,000	\$ -	\$ -	\$ -	\$ -	\$ 32,000	\$ -
3590 - Reserves Interest-Current				\$ 8,806	\$ -	\$ -	\$ -	\$ 14,000	\$ -	\$ -	\$ -	\$ -	\$ 14,000	\$ -
TOTAL			\$ 565,300	\$ 407,735	\$ 20,019	\$ -	\$ -	\$ 427,754	\$ 266,627	\$ 18,590	\$ 1,329	\$ 11	\$ 451,538	\$ 248,037