

**Bent Tree Homeowner's Association
OH 5312
Reserve Study
2024**

Asset	Asset Type	Useful Life	Purchased	Placed in Service	Purchase Price	Replacement Cost	Remaining Life	Depreciation years through 12/31/23	Accumulated Depreciation @ 12/31/2023	Yearly Depreciation	2024 Reserve Fund Requirement (50%)
Sign	600 - Sign	25	10/13/2013	2013	\$ 5,942.60	\$ 6,000.00	14	10	\$2,377.04	\$237.70	\$594.26
Pavilion Pad	610 - Concrete	30	1/1/2011	2011	\$ 4,000.00	\$ 4,000.00	17	12	\$1,600.00	\$133.33	\$333.33
Apron	610 - Concrete	30	8/10/2012	2012	\$ 8,000.00	\$ 8,000.00	18	11	\$2,933.33	\$266.67	\$666.67
Driveway	610 - Concrete	30	11/3/2015	2015	\$ 13,000.00	\$ 13,000.00	21	8	\$3,466.67	\$433.33	\$1,083.33
Parking Lot	610 - Concrete	30	5/29/2020	2020	\$ 39,500.00	\$ 39,500.00	26	3	\$3,950.00	\$1,316.67	\$3,291.67
Deck	610 - Concrete	30	1/1/2011	2011	\$ 50,000.00	\$ 50,000.00	17	12	\$20,000.00	\$1,666.67	\$4,166.67
Lines	610 - Concrete	30	1/1/2011	2011	\$ 15,000.00	\$ 15,000.00	17	12	\$6,000.00	\$500.00	\$1,250.00
Stone Wall	620 - Large Structure	30	1/1/2011	2011	\$ 20,000.00	\$ 20,000.00	17	12	\$8,000.00	\$666.67	\$1,666.67
Wood Structure	620 - Large Structure	30	1/1/2011	2011	\$ 25,000.00	\$ 25,000.00	17	12	\$10,000.00	\$833.33	\$2,083.33
Shed	625 - Small Structure	5	1/1/2011	2011	\$ 2,000.00	\$ 2,000.00	(8)	12	\$2,000.00	\$400.00	\$1,000.00
Trash Fencing	625 - Small Structure	5	1/1/2011	2011	\$ 1,000.00	\$ 1,000.00	(8)	12	\$1,000.00	\$200.00	\$500.00
Pool - Main Bowl	630 - Pool	50	1/1/2011	2011	\$ 75,000.00	\$ 75,000.00	37	12	\$18,000.00	\$1,500.00	\$3,750.00
Wading Pool	630 - Pool	50	5/10/2016	2016	\$ 7,303.32	\$ 7,500.00	42	7	\$1,022.46	\$146.07	\$365.17
Pool House	630 - Pool	50	1/1/2011	2011	\$ 40,000.00	\$ 40,000.00	37	12	\$9,600.00	\$800.00	\$2,000.00
Pumps	635 - Pool Pump	10	7/9/2021	2021	\$ 2,592.00	\$ 3,000.00	7	2	\$518.40	\$259.20	\$648.00
Main Pool Cover	640 - Pool Cover	20	10/2/2015	2015	\$ 5,611.84	\$ 6,000.00	11	8	\$2,244.74	\$280.59	\$701.48
Wading Pool Cover	640 - Pool Cover	20	1/1/2011	2011	\$ 800.00	\$ 800.00	7	12	\$480.00	\$40.00	\$100.00
Filters	650 - Filters	20	11/10/2017	2017	\$ 1,742.50	\$ 2,000.00	13	6	\$522.75	\$87.13	\$217.81
Heater	655 - Heater	5	5/17/2023	2023	\$ 6,270.06	\$ 6,500.00	4	0	\$0.00	\$1,254.01	\$3,135.03
Lounge Chairs - 1st 12	660 - Equipment	10	1/1/2011	2011	\$ 2,500.00	\$ 2,500.00	(3)	12	\$3,000.00	\$250.00	\$625.00
Lounge Chairs - 2nd 12	660 - Equipment	10	4/30/2013	2013	\$ 2,292.00	\$ 2,500.00	(1)	10	\$2,292.00	\$229.20	\$573.00
Lounge Chairs - 3rd 12	660 - Equipment	10	3/24/2015	2015	\$ 2,500.00	\$ 2,500.00	1	8	\$2,000.00	\$250.00	\$625.00
Garbage Cans	660 - Equipment	10	3/24/2015	2015	\$ 643.00	\$ 650.00	1	8	\$514.40	\$64.30	\$160.75
Tables	660 - Equipment	10	3/1/2013	2013	\$ 3,280.18	\$ 4,000.00	(1)	10	\$3,280.18	\$328.02	\$820.05
Grill	660 - Equipment	10	1/1/2011	2011	\$ 1,000.00	\$ 1,000.00	(3)	12	\$1,200.00	\$100.00	\$250.00
Chemical Equipment	660 - Equipment	10	6/30/2022	2022	\$ 2,500.00	\$ 2,500.00	8	1	\$250.00	\$250.00	\$625.00
Basketball Hoop	660 - Equipment	10	5/31/2021	2021	\$ 2,307.64	\$ 2,500.00	7	2	\$461.53	\$230.76	\$576.91
Pavilion Roof	670 - Roof	15	1/1/2011	2011	\$ 8,000.00	\$ 8,000.00	2	12	\$6,400.00	\$533.33	\$1,333.33
Pool House Roof	670 - Roof	15	1/1/2011	2011	\$ 5,000.00	\$ 5,000.00	2	12	\$4,000.00	\$333.33	\$833.33
Fence	680 - Fence	30	1/1/2011	2011	\$ 15,000.00	\$ 15,000.00	17	12	\$6,000.00	\$500.00	\$1,250.00
					\$ 367,785.14	\$ 370,450.00			\$ 120,736.46	\$ 13,852.61	\$ 35,225.79
										Reserve Balance	\$ 18,064.21
										Surplus/(Shortfall)	(\$17,161.58)