

Green Valley Townhouse VI Homeowners Inc.

Reserve Projections - ROADS ONLY
9/11/2024

Inflation Rate 3.0%
Interest Rate 3.0%

TABLE 1 - 30 Year Cash Flow - Full Funding Goal - Roads

Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Starting Balance	\$ 14,465	\$ 37,391	\$ 61,574	\$ 46,428	\$ 72,286	\$ 99,654	\$ 128,600	\$ 113,331	\$ 144,267	\$ 176,957
Fully Funded Balance	\$ 88,798	\$ 112,483	\$ 137,510	\$ 122,590	\$ 149,239	\$ 177,376	\$ 207,066	\$ 191,841	\$ 223,452	\$ 256,785
% Funded	16%	33%	45%	38%	48%	56%	62%	59%	65%	69%
Reserve Fund Strength	Weak	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair
Reserve Contribution	\$ 22,100	\$ 22,720	\$ 23,402	\$ 24,104	\$ 24,827	\$ 25,572	\$ 26,339	\$ 27,129	\$ 27,943	\$ 28,781
Special Assessments	\$ -									
Interest Earnings	\$ 826	\$ 1,463	\$ 1,596	\$ 1,754	\$ 2,541	\$ 3,373	\$ 3,575	\$ 3,807	\$ 4,747	\$ 5,740
Reserve Expenses	\$ -	\$ -	\$ (40,144)	\$ -	\$ -	\$ -	\$ (45,183)	\$ -	\$ -	\$ -
Ending Balance	\$ 37,391	\$ 61,574	\$ 46,428	\$ 72,286	\$ 99,654	\$ 128,600	\$ 113,331	\$ 144,267	\$ 176,957	\$ 211,478

Year	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Starting Balance	\$ 211,478	\$ 196,295	\$ 233,174	\$ 272,090	\$ 313,131	\$ 298,294	\$ 342,123	\$ 388,314	\$ 436,968	\$ 422,805
Fully Funded Balance	\$ 291,917	\$ 276,547	\$ 313,942	\$ 353,333	\$ 394,803	\$ 379,489	\$ 423,627	\$ 470,069	\$ 518,918	\$ 499,049
% Funded	72%	71%	74%	77%	79%	79%	81%	83%	84%	85%
Reserve Fund Strength	Strong	Strong	Strong	Strong	Strong	Strong	Strong	Strong	Strong	Strong
Reserve Contribution	\$ 29,644	\$ 30,533	\$ 31,449	\$ 32,392	\$ 33,364	\$ 34,365	\$ 35,396	\$ 36,458	\$ 37,552	\$ 38,679
Special Assessments	\$ -									
Interest Earnings	\$ 6,026	\$ 6,347	\$ 7,467	\$ 8,649	\$ 9,036	\$ 9,464	\$ 10,795	\$ 12,196	\$ 12,706	\$ 13,264
Reserve Expenses	\$ (50,854)	\$ -	\$ -	\$ -	\$ (57,237)	\$ -	\$ -	\$ -	\$ (64,421)	\$ -
Ending Balance	\$ 196,295	\$ 233,174	\$ 272,090	\$ 313,131	\$ 298,294	\$ 342,123	\$ 388,314	\$ 436,968	\$ 422,805	\$ 474,748

Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Starting Balance	\$ 474,748	\$ 529,427	\$ 586,960	\$ 638,692	\$ 145,703	\$ 126,819	\$ 177,501	\$ 231,109	\$ 173,330	\$ 141,881
Fully Funded Balance	\$ 545,866	\$ 595,043	\$ 646,678	\$ 691,231	\$ 182,491	\$ 160,128	\$ 208,134	\$ 258,878	\$ 196,347	\$ 166,477
% Funded	87%	89%	91%	92%	80%	79%	85%	89%	88%	85%
Reserve Fund Strength	Strong	Strong	Strong	Strong	Strong	Strong	Strong	Strong	Strong	Strong
Reserve Contribution	\$ 39,839	\$ 41,034	\$ 42,265	\$ 43,533	\$ 44,839	\$ 46,184	\$ 47,570	\$ 48,997	\$ 50,467	\$ 51,981
Special Assessments	\$ -									
Interest Earnings	\$ 14,840	\$ 16,498	\$ 18,113	\$ 11,592	\$ 4,027	\$ 4,497	\$ 6,039	\$ 5,977	\$ 4,658	\$ 5,036
Reserve Expenses	\$ -	\$ -	\$ (8,646)	\$ (548,114)	\$ (67,750)	\$ -	\$ -	\$ (112,753)	\$ (86,574)	\$ -
Ending Balance	\$ 529,427	\$ 586,960	\$ 638,692	\$ 145,703	\$ 126,819	\$ 177,501	\$ 231,109	\$ 173,330	\$ 141,881	\$ 198,899

Green Valley Townhouse VI Homeowners Inc.

Reserve Projections - DRAINAGE & SHED

9/11/2024

Inflation Rate 3.0%

Interest Rate 3.0%

TABLE 1 - 30 Year Cash Flow - Full Funding Goal - Drainage & Shed

Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Starting Balance	\$ -	\$ 1,972	\$ 4,061	\$ 889	\$ 3,070	\$ 5,381	\$ 7,828	\$ 10,417	\$ 6,915	\$ 9,621
Fully Funded Balance	\$ 9,500	\$ 11,605	\$ 13,828	\$ 10,708	\$ 13,020	\$ 15,459	\$ 18,031	\$ 20,745	\$ 17,272	\$ 20,096
% Funded	0%	17%	29%	8%	24%	35%	43%	50%	40%	48%
Reserve Fund Strength	Weak	Weak	Weak	Weak	Weak	Fair	Fair	Fair	Fair	Fair
Reserve Contribution	\$ 1,900	\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,186	\$ 2,252	\$ 2,320	\$ 2,390	\$ 2,462	\$ 2,536
Special Assessments	\$ -									
Interest Earnings	\$ 72	\$ 89	\$ 73	\$ 59	\$ 125	\$ 195	\$ 270	\$ 256	\$ 244	\$ 327
Reserve Expenses	\$ -	\$ -	\$ (5,305)	\$ -	\$ -	\$ -	\$ -	\$ (6,149)	\$ -	\$ -
Ending Balance	\$ 1,972	\$ 4,061	\$ 889	\$ 3,070	\$ 5,381	\$ 7,828	\$ 10,417	\$ 6,915	\$ 9,621	\$ 12,484

Year	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Starting Balance	\$ 12,484	\$ 8,688	\$ 11,679	\$ 7,606	\$ 10,731	\$ 14,038	\$ 4,881	\$ 8,193	\$ 3,312	\$ 6,770
Fully Funded Balance	\$ 23,073	\$ 19,289	\$ 22,388	\$ 18,311	\$ 21,532	\$ 24,931	\$ 15,677	\$ 19,069	\$ 14,135	\$ 17,656
% Funded	54%	45%	52%	42%	50%	56%	31%	43%	23%	38%
Reserve Fund Strength	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Weak	Fair
Reserve Contribution	\$ 2,612	\$ 2,690	\$ 2,771	\$ 2,854	\$ 2,940	\$ 3,028	\$ 3,119	\$ 3,213	\$ 3,309	\$ 3,408
Special Assessments	\$ -									
Interest Earnings	\$ 313	\$ 301	\$ 285	\$ 271	\$ 366	\$ 280	\$ 193	\$ 170	\$ 149	\$ 254
Reserve Expenses	\$ (6,720)	\$ -	\$ (7,129)	\$ -	\$ -	\$ (12,464)	\$ -	\$ (8,264)	\$ -	\$ -
Ending Balance	\$ 8,688	\$ 11,679	\$ 7,606	\$ 10,731	\$ 14,038	\$ 4,881	\$ 8,193	\$ 3,312	\$ 6,770	\$ 10,433

Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Starting Balance	\$ 10,433	\$ 5,142	\$ 8,965	\$ 3,288	\$ 7,279	\$ 11,507	\$ 15,982	\$ 20,716	\$ 14,446	\$ 19,393
Fully Funded Balance	\$ 21,377	\$ 16,002	\$ 19,869	\$ 14,080	\$ 18,094	\$ 22,337	\$ 26,818	\$ 31,548	\$ 25,095	\$ 30,012
% Funded	49%	32%	45%	23%	40%	52%	60%	66%	58%	65%
Reserve Fund Strength	Fair	Fair	Fair	Weak	Fair	Fair	Fair	Fair	Fair	Fair
Reserve Contribution	\$ 3,510	\$ 3,615	\$ 3,723	\$ 3,835	\$ 3,950	\$ 4,069	\$ 4,191	\$ 4,317	\$ 4,447	\$ 4,580
Special Assessments	\$ -									
Interest Earnings	\$ 230	\$ 208	\$ 181	\$ 156	\$ 278	\$ 406	\$ 542	\$ 520	\$ 500	\$ 651
Reserve Expenses	\$ (9,031)	\$ -	\$ (9,581)	\$ -	\$ -	\$ -	\$ -	\$ (11,106)	\$ -	\$ -
Ending Balance	\$ 5,142	\$ 8,965	\$ 3,288	\$ 7,279	\$ 11,507	\$ 15,982	\$ 20,716	\$ 14,446	\$ 19,393	\$ 24,624

Green Valley Townhouse VI Homeowners Inc.
 Reserve Projections
 9/11/2024

Inflation Rate		3.0%		2024						
RESERVE ASSET DESCRIPTION - ROADS	QTY	% FUNDED	UNIT OF MEASURE	ESTIMATED LIFE	REMAINING USE. LIFE	CURRENT COST	UNIT COST	IN-SERV YEAR	REPLACMT YEAR	FUTURE COST
TH6 Asphalt Pavement - Mill & Overlay	185,150	100%	Sq Feet	30	23	\$ 277,725	\$ 1.50	2017	2047	\$ 548,114
TH6 Asphalt Pavement - Seal Coat/Repair	185,150	100%	Sq Feet	4	2	\$ 33,327	\$ 0.18	2022	2026	\$ 35,357
Alegria Asphalt Pavement - Mill & Overlay	22,560	100%	Sq Feet	30	27	\$ 50,760	\$ 2.25	2021	2051	\$ 112,753
Alegria Asphalt Pavement - Seal Coat/Repair	22,560	100%	Sq Feet	4	2	\$ 4,512	\$ 0.20	2022	2026	\$ 4,787
Total Components Roads						\$ 366,324				\$ 701,011

				2024						
RESERVE ASSET DESCRIPTION - OTHER	QTY	% FUNDED	UNIT OF MEASURE	ESTIMATED LIFE	REMAINING USE. LIFE	CURRENT COST	UNIT COST	IN-SERV YEAR	REPLACMT YEAR	FUTURE COST
Drainage/Erosion Control (Allowance) #1	1	100%	Each	10	2	\$ 5,000	\$ 5,000	2015	2025	\$ 5,305
Drainage/Erosion Control (Allowance) #2	1	100%	Each	10	7	\$ 5,000	\$ 5,000	2015	2031	\$ 6,149
Drainage/Erosion Control (Allowance) #3	1	100%	Each	10	10	\$ 5,000	\$ 5,000	2015	2034	\$ 6,720
Maintenance Shed	1	100%	Each	30	15	\$ 8,000	\$ 8,000	2009	2039	\$ 12,464
Total Components Other						\$ 23,000				\$ 30,638

Total Components All \$ 389,324 \$ 731,649

Green Valley Townhouse VI Homeowners Inc.
 Reserve Projections
 9/11/2024

Inflation Rate 3.0%

TABLE 5 - CONTRIBUTION CALCULATION DETAIL

		2024										
ITEM #	RESERVE ASSET DESCRIPTION - ROADS	ESTIMATED LIFE	REMAINING USE. LIFE	CURRENT COST	FULLY FUNDED BAL	FUND ALLOC	RES CONT ALLOC	RES CONT CALCS	FFB CUMULATE	DETERIOR- ATION	SIGNIFI- CANCE	
							Monthly					
1	TH6 Asphalt Pavement - Mill & Overlay	30	23	\$ 277,725	\$ 64,803	14,465	\$ 835	\$ 9,258	\$ 64,803	\$ 9,258	41.75%	
2	TH6 Asphalt Pavement - Seal Coat/Repair	4	2	\$ 33,327	\$ 16,664	-	\$ 751	\$ 8,332	\$ 81,466	\$ 8,332	37.57%	
3	Alegria Asphalt Pavement - Mill & Overlay	30	27	\$ 50,760	\$ 5,076	-	\$ 153	\$ 1,692	\$ 86,542	\$ 1,692	7.63%	
4	Alegria Asphalt Pavement - Seal Coat/Repair	4	2	\$ 4,512	\$ 2,256	-	\$ 102	\$ 1,128	\$ 88,798	\$ 1,128	5.09%	
Total Components Roads				\$ 366,324	\$ 88,798	\$ 14,465	\$ 1,841	\$ 20,410		\$ 20,410	92.03%	
Annual Expense							\$ 22,092					

TABLE 5 - CONTRIBUTION CALCULATION DETAIL

		2024										
ITEM #	RESERVE ASSET DESCRIPTION - OTHER	ESTIMATED LIFE	REMAINING USE. LIFE	CURRENT COST	FULLY FUNDED BAL	FUND ALLOC	RES CONT ALLOC	RES CONT CALCS	FFB CUMULATE	DETERIOR- ATION	SIGNIFI- CANCE	
5	Drainage/Erosion Control (Allowance) #1	10	2	\$ 5,000	\$ 4,000	-	\$ 45	\$ 500	\$ 4,000	\$ 500	2.25%	
6	Drainage/Erosion Control (Allowance) #2	10	7	\$ 5,000	\$ 1,500	-	\$ 45	\$ 500	\$ 5,500	\$ 500	2.25%	
7	Drainage/Erosion Control (Allowance) #3	10	10	\$ 5,000	\$ -	-	\$ 45	\$ 500	\$ 5,500	\$ 500	2.25%	
8	Maintenance Shed	30	15	\$ 8,000	\$ 4,000	-	\$ 24	\$ 267	\$ 9,500	\$ 267	1.20%	
Total Components Other				\$ 23,000	\$ 9,500	\$ -	\$ 159	\$ 1,767		\$ 1,767	7.97%	
Annual Expense							\$ 1,908					
Total Components All				\$ 389,324	\$ 98,298	\$ 14,465	\$ 2,000	\$ 22,177	\$ 98,298	\$ 22,177	100.00%	
Annual Expense							\$ 24,000					

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 9/11/2024

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TABLE 6 - ANNUAL EXPENSE PROJECTIONS

ITEM #	SUB-CATEGORY	RESERVE ASSET DESCRIPTION - ROADS	EST LIFE	REMAIN USE LIFE	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
1	Streets (100% Owned)	TH6 Asphalt Pavement - Mill & Overlay	30	23										
2	Streets (100% Owned)	TH6 Asphalt Pavement - Seal Coat/Repair	4	2			\$ 35,357				\$ 39,795			
3	Streets (50% Owned)	Alegria Asphalt Pavement - Mill & Overlay	30	27										
4	Streets (50% Owned)	Alegria Asphalt Pavement - Seal Coat/Repair	4	2			\$ 4,787				\$ 5,388			
		Total Components Roads			\$ -	\$ -	\$ 40,144	\$ -	\$ -	\$ -	\$ 45,183	\$ -	\$ -	\$ -

TABLE 6 - ANNUAL EXPENSE PROJECTIONS

ITEM #	LOCATION	RESERVE ASSET DESCRIPTION - OTHER	EST LIFE	REMAIN USE LIFE	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
5	Common Area Throughout	Drainage/Erosion Control (Allowance) #1	10	2			\$ 5,305							
6	Common Area Throughout	Drainage/Erosion Control (Allowance) #2	10	7							\$ 6,149			
7	Common Area Throughout	Drainage/Erosion Control (Allowance) #3	10	10										
8	Common Area	Maintenance Shed	30	15										
									-					
		Total Components Other			\$ -	\$ -	\$ 5,305	\$ -	\$ -	\$ -	\$ -	\$ 6,149	\$ -	\$ -

Total Components All	\$ -	\$ -	\$ 45,449	\$ -	\$ -	\$ -	\$ 45,183	\$ 6,149	\$ -	\$ -
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Green Valley Townhouse VI Homeowners Inc.
 Reserve Projections
 9/11/2024

Inflation Rate 3.0%

TABLE 6 - ANNUAL EXPENSE PROJECTIONS

ITEM #	SUB-CATEGORY	RESERVE ASSET DESCRIPTION - ROADS	EST LIFE	REMAIN USE LIFE	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
1	Streets (100% Owned)	TH6 Asphalt Pavement - Mill & Overlay	30	23										
2	Streets (100% Owned)	TH6 Asphalt Pavement - Seal Coat/Repair	4	2	\$ 44,790				\$ 50,412				\$ 56,739	
3	Streets (50% Owned)	Alegria Asphalt Pavement - Mill & Overlay	30	27										
4	Streets (50% Owned)	Alegria Asphalt Pavement - Seal Coat/Repair	4	2	\$ 6,064				\$ 6,825				\$ 7,682	
		Total Components Roads			\$ 50,854	\$ -	\$ -	\$ -	\$ 57,237	\$ -	\$ -	\$ -	\$ 64,421	\$ -

TABLE 6 - ANNUAL EXPENSE PROJECTIONS

ITEM #	LOCATION	RESERVE ASSET DESCRIPTION - OTHER	EST LIFE	REMAIN USE LIFE	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
5	Common Area Throughout	Drainage/Erosion Control (Allowance) #1	10	2			\$ 7,129							
6	Common Area Throughout	Drainage/Erosion Control (Allowance) #2	10	7							\$ 8,264			
7	Common Area Throughout	Drainage/Erosion Control (Allowance) #3	10	10	\$ 6,720									
8	Common Area	Maintenance Shed	30	15					\$ 12,464					
		Total Components Other			\$ 6,720	\$ -	\$ 7,129	\$ -	\$ -	\$ 12,464	\$ -	\$ 8,264	\$ -	\$ -

Total Components All	\$ 57,574	\$ -	\$ 7,129	\$ -	\$ 57,237	\$ 12,464	\$ -	\$ 8,264	\$ 64,421	\$ -
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Green Valley Townhouse VI Homeowners Inc.
 Reserve Projections
 9/11/2024

Inflation Rate 3.0%

TABLE 6 - ANNUAL EXPENSE PROJECTIONS

ITEM #	SUB-CATEGORY	RESERVE ASSET DESCRIPTION - ROADS	EST LIFE	REMAIN USE LIFE	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
1	Streets (100% Owned)	TH6 Asphalt Pavement - Mill & Overlay	30	23				\$ 548,114						
2	Streets (100% Owned)	TH6 Asphalt Pavement - Seal Coat/Repair	4	2					\$ 67,750				\$ 76,253	
3	Streets (50% Owned)	Alegria Asphalt Pavement - Mill & Overlay	30	27								\$ 112,753		
4	Streets (50% Owned)	Alegria Asphalt Pavement - Seal Coat/Repair	4	2			\$ 8,646						\$ 10,321	
		Total Components Roads			\$ -	\$ -	\$ 8,646	\$ 548,114	\$ 67,750	\$ -	\$ -	\$ 112,753	\$ 86,574	\$ -

TABLE 6 - ANNUAL EXPENSE PROJECTIONS

ITEM #	LOCATION	RESERVE ASSET DESCRIPTION - OTHER	EST LIFE	REMAIN USE LIFE	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
5	Common Area Throughout	Drainage/Erosion Control (Allowance) #1	10	2			\$ 9,581							
6	Common Area Throughout	Drainage/Erosion Control (Allowance) #2	10	7								\$ 11,106		
7	Common Area Throughout	Drainage/Erosion Control (Allowance) #3	10	10	\$ 9,031									
8	Common Area	Maintenance Shed	30	15										
		Total Components Other			\$ 9,031	\$ -	\$ 9,581	\$ -	\$ -	\$ -	\$ -	\$ 11,106	\$ -	\$ -

Total Components All	\$ 9,031	\$ -	\$ 18,227	\$ 548,114	\$ 67,750	\$ -	\$ -	\$ 123,859	\$ 86,574	\$ -
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