Green Valley Townhouse VI Homeowners Inc.
Reserve Projections - All Items
9/14/2025

Inflation Rate 3.0%
Interest Rate 3.0%

TABLE 1 - 30 Year Cash Flow - Full Funding Goal - All Items

Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Starting Balance	$ 14,465	$ 39,362	$ 57,444	$ 24,487	$ 48,221	$ 73,358	$ 99,959	$ 128,090	$ 157,820	$ 189,217
Fully Funded Balance	$ 96,798	$ 121,513	$ 158,719	$ 132,057	$ 163,641	$ 196,999	$ 232,210	$ 203,810	$ 241,012	$ 280,261
% Funded	15%	32%	36%	19%	29%	37%	43%	63%	65%	68%
Reserve Fund Strength	Weak	Fair	Fair	Weak	Weak	Fair	Fair	Fair	Fair	Fair
Reserve Contribution	$ 24,000	$ 22,420	$ 22,000	$ 22,660	$ 23,340	$ 24,040	$ 24,761	$ 25,504	$ 26,269	$ 27,057
Special Assessments	$ -									
Interest Earnings	$ 897	$ 2,012	$ 1,585	$ 1,074	$ 1,797	$ 2,561	$ 3,370	$ 4,225	$ 5,129	$ 5,039
Reserve Expenses	$ -	$ (6,350)	$ (56,542)	$ -	$ -	$ -	$ -	$ -	$ -	$ (69,539)
Ending Balance	$ 39,362	$ 57,444	$ 24,487	$ 48,221	$ 73,358	$ 99,959	$ 128,090	$ 157,820	$ 189,217	$ 151,775

Year	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Starting Balance	$ 151,775	$ 184,615	$ 219,289	$ 255,877	$ 294,463	$ 335,135	$ 365,330	$ 323,259	$ 367,746	$ 414,611
Fully Funded Balance	$ 321,649	$ 291,493	$ 335,226	$ 381,323	$ 429,881	$ 397,973	$ 436,457	$ 490,112	$ 546,595	$ 505,828
% Funded	47%	63%	65%	67%	68%	84%	84%	66%	67%	82%
Reserve Fund Strength	Fair	Fair	Fair	Fair	Fair	Strong	Strong	Fair	Fair	Strong
Reserve Contribution	$ 27,869	$ 28,705	$ 29,566	$ 30,453	$ 31,367	$ 32,308	$ 33,277	$ 34,275	$ 35,303	$ 36,362
Special Assessments	$ -									
Interest Earnings	$ 4,971	$ 5,969	$ 7,022	$ 8,133	$ 9,304	$ 10,352	$ 10,176	$ 10,212	$ 11,562	$ 12,984
Reserve Expenses	$ -	$ -	$ -	$ -	$ -	$ (12,464)	$ (85,524)	$ -	$ -	$ -
Ending Balance	$ 184,615	$ 219,289	$ 255,877	$ 294,463	$ 335,135	$ 365,330	$ 323,259	$ 367,746	$ 414,611	$ 463,957

Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Starting Balance	$ 463,957	$ 515,891	$ 570,523	$ 627,969	$ 117,611	$ 68,795	$ 114,929	$ 163,770	$ 100,993	$ 135,482
Fully Funded Balance	$ 558,387	$ 613,643	$ 671,712	$ 717,337	$ 215,160	$ 175,204	$ 232,093	$ 292,235	$ 239,645	$ 187,540
% Funded	83%	84%	85%	88%	55%	39%	50%	56%	42%	72%
Reserve Fund Strength	Strong	Strong	Strong	Strong	Fair	Fair	Fair	Fair	Fair	Strong
Reserve Contribution	$ 37,453	$ 38,577	$ 39,734	$ 40,926	$ 42,154	$ 43,419	$ 44,722	$ 46,064	$ 47,446	$ 48,869
Special Assessments	$ -									
Interest Earnings	$ 14,481	$ 16,055	$ 17,712	$ 11,018	$ 2,755	$ 2,715	$ 4,119	$ 3,913	$ 3,495	$ 4,797
Reserve Expenses	$ -	$ -	$ -	$ (562,302)	$ (93,725)	$ -	$ -	$ (112,753)	$ (16,452)	$ -
Ending Balance	$ 515,891	$ 570,523	$ 627,969	$ 117,611	$ 68,795	$ 114,929	$ 163,770	$ 100,993	$ 135,482	$ 189,149

Green Valley Townhouse VI Homeowners Inc.
Reserve Projections - ROADS ONLY
9/14/2025

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	$ 37,417	$ 55,585	$ 22,166	$ 45,413	$ 70,034	$ 96,091	$ 123,648	$ 152,772	$ 183,532
Fully Funded Balance	$ 88,798	$ 112,483	$ 153,910	$ 126,812	$ 157,938	$ 190,816	$ 225,524	$ 196,595	$ 233,243	$ 271,911
% Funded	16%	33%	36%	17%	29%	37%	43%	63%	65%	67%
Reserve Fund Strength	Weak	Fair	Fair	Weak	Weak	Fair	Fair	Fair	Fair	Fair
Reserve Contribution	$ 22,100	$ 20,420	$ 21,600	$ 22,248	$ 22,915	$ 23,602	$ 24,310	$ 25,039	$ 25,790	$ 26,564
Special Assessments	$ -									
Interest Earnings	$ 852	$ 1,948	$ 1,523	$ 999	$ 1,706	$ 2,455	$ 3,247	$ 4,085	$ 4,970	$ 4,861
Reserve Expenses	$ -	$ (4,200)	$ (56,542)	$ -	$ -	$ -	$ -	$ -	$ -	$ (69,539)
Ending Balance	$ 37,417	$ 55,585	$ 22,166	$ 45,413	$ 70,034	$ 96,091	$ 123,648	$ 152,772	$ 183,532	$ 145,418
Year	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**
Starting Balance	$ 145,418	$ 177,552	$ 211,484	$ 247,291	$ 285,056	$ 324,864	$ 366,805	$ 324,164	$ 368,044	$ 414,266
Fully Funded Balance	$ 312,690	$ 281,896	$ 324,961	$ 370,358	$ 418,184	$ 385,510	$ 436,029	$ 489,231	$ 545,233	$ 503,958
% Funded	47%	63%	65%	67%	68%	84%	84%	66%	68%	82%
Reserve Fund Strength	Fair	Fair	Fair	Fair	Fair	Strong	Strong	Fair	Fair	Strong
Reserve Contribution	$ 27,361	$ 28,182	$ 29,027	$ 29,898	$ 30,795	$ 31,719	$ 32,671	$ 33,651	$ 34,661	$ 35,701
Special Assessments	$ -									
Interest Earnings	$ 4,773	$ 5,749	$ 6,780	$ 7,867	$ 9,014	$ 10,222	$ 10,211	$ 10,230	$ 11,561	$ 12,964
Reserve Expenses	$ -	$ -	$ -	$ -	$ -	$ -	$ (85,524)	$ -	$ -	$ -
Ending Balance	$ 177,552	$ 211,484	$ 247,291	$ 285,056	$ 324,864	$ 366,805	$ 324,164	$ 368,044	$ 414,266	$ 462,931
Year	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**
Starting Balance	$ 462,931	$ 514,142	$ 568,010	$ 624,646	$ 113,433	$ 63,712	$ 108,891	$ 156,723	$ 92,883	$ 126,250
Fully Funded Balance	$ 555,979	$ 610,667	$ 668,135	$ 713,127	$ 210,281	$ 169,621	$ 225,767	$ 285,127	$ 231,713	$ 178,742
% Funded	83%	84%	85%	88%	54%	38%	48%	55%	40%	71%
Reserve Fund Strength	Strong	Strong	Strong	Strong	Fair	Fair	Fair	Fair	Fair	Strong
Reserve Contribution	$ 36,772	$ 37,875	$ 39,011	$ 40,181	$ 41,386	$ 42,628	$ 43,907	$ 45,224	$ 46,581	$ 47,978
Special Assessments	$ -									
Interest Earnings	$ 14,440	$ 15,992	$ 17,625	$ 10,908	$ 2,618	$ 2,551	$ 3,925	$ 3,689	$ 3,238	$ 4,507
Reserve Expenses	$ -	$ -	$ -	$ (562,302)	$ (93,725)	$ -	$ -	$ (112,753)	$ (16,452)	$ -
Ending Balance	$ 514,142	$ 568,010	$ 624,646	$ 113,433	$ 63,712	$ 108,891	$ 156,723	$ 92,883	$ 126,250	$ 178,735

Green Valley Townhouse VI Homeowners Inc.
Reserve Projections - DRAINAGE & SHED

9/14/2025

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	$ -	$ 1,945	$ 1,859	$ 2,321	$ 2,809	$ 3,323	$ 3,866	$ 4,439	$ 5,043	$ 5,680
Fully Funded Balance	$ 8,000	$ 9,030	$ 4,809	$ 5,245	$ 5,703	$ 6,183	$ 6,686	$ 7,215	$ 7,769	$ 8,350
% Funded	0%	22%	39%	44%	49%	54%	58%	62%	65%	68%
Reserve Fund Strength	Weak	Weak	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair
Reserve Contribution	$ 1,900	$ 2,000	$ 400	$ 412	$ 424	$ 437	$ 450	$ 464	$ 478	$ 492
Special Assessments	$ -									
Interest Earnings	$ 45	$ 64	$ 62	$ 76	$ 91	$ 106	$ 123	$ 140	$ 158	$ 178
Reserve Expenses	$ -	$ (2,150)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Ending Balance	$ 1,945	$ 1,859	$ 2,321	$ 2,809	$ 3,323	$ 3,866	$ 4,439	$ 5,043	$ 5,680	$ 6,350

Year	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Starting Balance	$ 6,350	$ 7,055	$ 7,796	$ 8,576	$ 9,396	$ 10,257	$ (1,489)	$ (919)	$ (313)	$ 330
Fully Funded Balance	$ 8,959	$ 9,597	$ 10,265	$ 10,965	$ 11,697	$ 12,463	$ 428	$ 881	$ 1,362	$ 1,870
% Funded	71%	74%	76%	78%	80%	82%	-348%	-104%	-23%	18%
Reserve Fund Strength	Strong	Strong	Strong	Strong	Strong	Strong	Weak	Weak	Weak	Weak
Reserve Contribution	$ 507	$ 522	$ 538	$ 554	$ 571	$ 588	$ 606	$ 624	$ 643	$ 662
Special Assessments	$ -									
Interest Earnings	$ 198	$ 219	$ 242	$ 266	$ 290	$ 130	$ (36)	$ (18)	$ 0	$ 20
Reserve Expenses	$ -	$ -	$ -	$ -	$ -	$ (12,464)	$ -	$ -	$ -	$ -
Ending Balance	$ 7,055	$ 7,796	$ 8,576	$ 9,396	$ 10,257	$ (1,489)	$ (919)	$ (313)	$ 330	$ 1,012

Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Starting Balance	$ 1,012	$ 1,735	$ 2,499	$ 3,308	$ 4,163	$ 5,067	$ 6,021	$ 7,027	$ 8,089	$ 9,207
Fully Funded Balance	$ 2,408	$ 2,976	$ 3,577	$ 4,210	$ 4,879	$ 5,583	$ 6,326	$ 7,108	$ 7,932	$ 8,798
% Funded	42%	58%	70%	79%	85%	91%	95%	99%	102%	105%
Reserve Fund Strength	Fair	Fair	Fair	Strong	Strong	Strong	Strong	Strong	Surplus	Surplus
Reserve Contribution	$ 682	$ 702	$ 723	$ 745	$ 767	$ 790	$ 814	$ 838	$ 863	$ 889
Special Assessments	$ -									
Interest Earnings	$ 41	$ 63	$ 86	$ 110	$ 136	$ 164	$ 193	$ 223	$ 256	$ 290
Reserve Expenses	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Ending Balance	$ 1,735	$ 2,499	$ 3,308	$ 4,163	$ 5,067	$ 6,021	$ 7,027	$ 8,089	$ 9,207	$ 10,386

Green Valley Townhouse VI Homeowners Inc.
Reserve Projections
9/14/2025

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	$ 48,915
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	$ 7,627
Total Components Roads						$ 366,324				$ 717,409

						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	-	100%	Each	10	$ 7	$ -	$ -			$ -
Drainage/Erosion Control (Allowance) #3	-	100%	Each	10	$ 10	$ -	$ -			$ -
Maintenance Shed	1	100%	Each	30	15	$ 8,000	$ 8,000	2009	2039	$ 12,464
Total Components Other						$ 13,000				$ 17,769

Total Components All	$ 379,324	$ 735,178

Green Valley Townhouse VI Homeowners Inc.
Reserve Projections
9/14/2025

Inflation Rate 3.0%

TABLE 5 - CONTRIBUTION CALCULATION DETAIL 2024

ITEM #	RESERVE ASSET DESCRIPTION - ROADS	ESTIMATED LIFE	REMAINING USE. LIFE	CURRENT COST	FULLY FUNDED BA	FUND ALLOC	RES CONT ALLOC Monthly	RES CONT CALCS	FFB CUMULATE	DETERIOF ATION	SIGNIFI-CANCE
1	TH6 Asphalt Pavement - Mill & Overlay	30	23	$ 277,725	$ 64,803	14,465	$ 874	$ 9,258	$ 64,803	$ 9,258	43.72%
2	TH6 Asphalt Pavement - Seal Coat/Repair	4	2	$ 33,327	$ 16,664	-	$ 787	$ 8,332	$ 81,466	$ 8,332	39.34%
3	Alegria Asphalt Pavement - Mill & Overlay	30	27	$ 50,760	$ 5,076	-	$ 160	$ 1,692	$ 86,542	$ 1,692	7.99%
4	Alegria Asphalt Pavement - Seal Coat/Repair	4	2	$ 4,512	$ 2,256	-	$ 107	$ 1,128	$ 88,798	$ 1,128	5.33%
	Total Components Roads			$ 366,324	$ 88,798	$ 14,465	$ 1,928	$ 20,410		$ 20,410	96.38%
	Annual Expense						$ 23,136				

TABLE 5 - CONTRIBUTION CALCULATION DETAIL 2024

ITEM #	RESERVE ASSET DESCRIPTION - OTHER	ESTIMATED LIFE	REMAINING USE. LIFE	CURRENT COST	FULLY FUNDED BA	FUND ALLOC	RES CONT ALLOC	RES CONT CALCS	FFB CUMULATE	DETERIOF ATION	SIGNIFI-CANCE
5	Drainage/Erosion Control (Allowance) #1	10	2	$ 5,000	$ 4,000	-	$ 47	$ 500	$ 4,000	$ 500	2.36%
6	Drainage/Erosion Control (Allowance) #2	10	7	$ -	$ -	-	$ -	$ -	$ 4,000	$ -	0.00%
7	Drainage/Erosion Control (Allowance) #3	10	10	$ -	$ -	-	$ -	$ -	$ 4,000	$ -	0.00%
8	Maintenance Shed	30	15	$ 8,000	$ 4,000	-	$ 25	$ 267	$ 8,000	$ 267	1.26%
	Total Components Other			$ 13,000	$ 8,000	$ -	$ 72	$ 767		$ 767	3.62%
	Annual Expense						$ 864				
	Total Components All			$ 379,324	$ 96,798	$ 14,465	$ 2,000	$ 21,177	$ 96,798	$ 21,177	100.00%
	Annual Expense						$ 24,000				

Green Valley Townhouse VI Homeowners Inc.
Reserve Projections | Inflation Rate 3.0%
9/14/2025

TABLE 6 - ANNUAL EXPENSE PROJECTIONS

After 2026 useful life of 7 years for seal coats

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	7	2		$ 3,650	$ 48,915							$ 60,159
3	Streets (50% Owned)	Alegria Asphalt Pavement - Mill & Overlay	30	27										
4	Streets (50% Owned)	Alegria Asphalt Pavement - Seal Coat/Repair	7	2		550	$ 7,627							$ 9,380
		Total Components Roads			$ -	$ 4,200	$ 56,542	$ -	$ -	$ -	$ -	$ -	$ -	$ 69,539

TABLE 6 - ANNUAL EXPENSE PROJECTIONS

ITEM #	LOCATION	RESERVE ASSET DESCRIPTION - OTHER			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
5	Common Area Throughout	Drainage/Erosion Control (Allowance) #1	10	2		$ 2,150	$ -							
6	Common Area Throughout	Drainage/Erosion Control (Allowance) #2	10	7								$ -		
7	Common Area Throughout	Drainage/Erosion Control (Allowance) #3	10	10										
8	Common Area	Maintenance Shed	30	15										
									-					
		Total Components Other			$ -	$ 2,150	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Total Components All		$ -	$ 6,350	$ 56,542	$ -	$ -	$ -	$ -	$ -	$ -	$ 69,539

Green Valley Townhouse VI Homeowners Inc.
Reserve Projections Inflation Rate 3.0%
9/14/2025

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	7	2							$ 73,988			
3	Streets (50% Owned)	Alegria Asphalt Pavement - Mill & Overlay	30	27										
4	Streets (50% Owned)	Alegria Asphalt Pavement - Seal Coat/Repair	7	2							$ 11,536			
		Total Components Roads			$ -	$ -	$ -	$ -	$ -	$ -	$ 85,524	$ -	$ -	$ -

TABLE 6 - ANNUAL EXPENSE PROJECTIONS

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

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Total Components All	$ -	$ -	$ -	$ -	$ -	$ 12,464	$ 85,524	$ -	$ -	$ -

Green Valley Townhouse VI Homeowners Inc.
Reserve Projections | Inflation Rate 3.0%
9/14/2025

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	7	2					$ 93,725					
3	Streets (50% Owned)	Alegria Asphalt Pavement - Mill & Overlay	30	27								$ 112,753		
4	Streets (50% Owned)	Alegria Asphalt Pavement - Seal Coat/Repair	7	2				$ 14,188					$ 16,452	
		Total Components Roads			$ -	$ -	$ -	$ 562,302	$ 93,725	$ -	$ -	$ 112,753	$ 16,452	$ -

TABLE 6 - ANNUAL EXPENSE PROJECTIONS

ITEM #	LOCATION	RESERVE ASSET DESCRIPTION - OTHER			2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
5	Common Area Throughout	Drainage/Erosion Control (Allowance) #1	10	2			$ -							
6	Common Area Throughout	Drainage/Erosion Control (Allowance) #2	10	7								$ -		
7	Common Area Throughout	Drainage/Erosion Control (Allowance) #3	10	10	$ -									
8	Common Area	Maintenance Shed	30	15										
		Total Components Other			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Total Components All			$ -	$ -	$ -	$ 562,302	$ 93,725	$ -	$ -	$ 112,753	$ 16,452	$ -