

Valley Greens HOA
Major Maintenance Chart

MMC CHART FOR VALLEY GREENS - DRAFT

Revised 3.15.21

NOTES:				Dues Increase		Special Assessment of \$1125 per unit		Dues Increase		Special Assessment of \$2500 per unit		Special Assessment of \$3500 per unit						
Year of Actual or Estimate	Cost	Normal Life Expectancy		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
			Beginning Interest	\$12,837	\$15,137	\$23,307	\$19,857	\$21,464	\$4,449	\$7,586	\$10,037	\$7,617	\$30,727	(\$1,378)	\$2,941	(\$1,592)	(\$3,072)	\$1,479
			Special Assessment		\$38	\$58	\$50	\$54	\$11	\$19	\$25	\$19	\$77	\$0	\$7	\$0	\$0	\$4
			Working Capital Contribution					\$9,000				\$20,000			\$28,000			
			Dues to Reserves	\$4,800	\$5,040	\$5,292	\$5,557	\$5,834	\$6,126	\$6,432	\$6,754	\$7,092	\$7,446	\$7,819	\$8,210	\$8,620	\$9,051	\$9,504
			Total	\$17,637	\$20,215	\$28,657	\$25,464	\$36,352	\$10,586	\$14,037	\$16,817	\$34,727	\$38,251	\$6,441	\$39,158	\$7,028	\$5,979	\$10,986
2020	\$28,700	5 Years	60010 - Sidina Resurfacing & Repair					\$28,903					\$36,129					
			Unit A - H Staining Touch-ups	\$1,000	\$1,000	\$1,000	\$1,000			\$1,000	\$1,000	\$1,000			\$1,000	\$1,000	\$1,000	\$1,000
2007	\$29,000	25 Years	60020 - Roof												\$36,250			
			Units A thru H															
2021 2000	\$1,500	15 Years	60050 - Asphalt			\$4,800					\$5,200					\$5,600		
			Seal coat Overlay Crack-fill	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
2021			60110 - Contingency				\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
			Roof Leak Damages			\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
2021			60120 Grounds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			Expense Total	\$2,500	\$2,500	\$8,800	\$4,000	\$31,903	\$3,000	\$4,000	\$9,200	\$4,000	\$39,629	\$3,500	\$40,750	\$10,100	\$4,500	\$4,500
			BALANCE	\$15,137	\$17,715	\$19,857	\$21,464	\$4,449	\$7,586	\$10,037	\$7,617	\$30,727	(\$1,378)	\$2,941	(\$1,592)	(\$3,072)	\$1,479	\$6,486

ANNUAL INFLATION RATE: 2.00%
EST. INTEREST RATE: 0.25%