

Draft - RESERVE FUNDING PLAN



CASH FLOW ANALYSIS		Long-term thinking. Everyday commitment.															
Willowsford Conservancy, Inc.		Individual Reserve Budgets & Cash Flows for the Next 30 Years															
Aldie, VA		FY2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Reserves at Beginning of Year	(Note 1)	N/A	465,000	575,531	488,399	399,860	601,294	381,694	537,317	639,656	668,705	775,364	603,722	480,164	633,191	745,856	954,370
Recommended Reserve Contributions		0	214,500	220,900	227,500	234,300	241,300	248,500	256,000	263,700	271,600	279,700	288,100	296,700	305,600	314,800	324,200
Additional Reserve Contributions																	
Additional Assessment																	
Total Recommended Reserve Contributions	(Note 2)	N/A	214,500	220,900	227,500	234,300	241,300	248,500	256,000	263,700	271,600	279,700	288,100	296,700	305,600	314,800	324,200
Anticipated Interest Rate		N/A	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
Estimated Interest Earned, During Year	(Note 3)	N/A	17,896	18,299	15,277	17,219	16,906	15,806	20,243	22,503	24,837	23,719	18,642	19,149	23,718	29,242	31,838
Anticipated Expenditures, By Year		N/A	(121,865)	(326,331)	(331,316)	(50,085)	(477,806)	(108,683)	(173,904)	(257,154)	(189,778)	(475,061)	(430,300)	(162,822)	(216,653)	(135,528)	(413,633)
Anticipated Reserves at Year End		<u>\$465,000</u>	<u>\$575,531</u>	<u>\$488,399</u>	<u>\$399,860</u>	<u>\$601,294</u>	<u>\$381,694</u>	<u>\$537,317</u>	<u>\$639,656</u>	<u>\$668,705</u>	<u>\$775,364</u>	<u>\$603,722</u>	<u>\$480,164</u>	<u>\$633,191</u>	<u>\$745,856</u>	<u>\$954,370</u>	<u>\$896,775</u>

Single Increase	Phased Increases	Flatline	2nd Flatline	Decrease	2nd Decrease
Amount: \$214,500	Increase: # Years:	Amount: Begin Year: End Year:	Amount: Begin Year: End Year:	Amount: Year:	Amount: Year:

(continued)	Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued														
	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Reserves at Beginning of Year	896,775	1,130,352	1,150,297	1,183,169	1,359,457	1,423,828	1,672,092	1,513,361	663,509	1,013,821	931,173	1,223,440	1,602,974	1,556,630	853,397
Recommended Reserve Contributions	333,900	343,900	354,200	364,800	375,700	387,000	398,600	410,600	422,900	435,600	448,700	462,200	476,100	490,400	505,100
Additional Reserve Contributions															
Additional Assessment															
Total Recommended Reserve Contributions	333,900	343,900	354,200	364,800	375,700	387,000	398,600	410,600	422,900	435,600	448,700	462,200	476,100	490,400	505,100
Anticipated Interest Rate	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
Estimated Interest Earned, During Year	34,865	39,225	40,133	43,731	47,870	53,247	54,787	37,440	28,848	33,452	37,057	48,612	54,342	41,450	18,838
Anticipated Expenditures, By Year	(135,188)	(363,180)	(361,461)	(232,243)	(359,199)	(191,982)	(612,119)	(1,297,892)	(101,436)	(551,700)	(193,489)	(131,278)	(576,787)	(1,235,083)	(1,135,425)
Anticipated Reserves at Year End	\$1,130,352	\$1,150,297	\$1,183,169	\$1,359,457	\$1,423,828	\$1,672,092	\$1,513,361	\$663,509	\$1,013,821	\$931,173	\$1,223,440	\$1,602,974	\$1,556,630	\$853,397	\$241,910
															(NOTES 4&5)

Explanatory Notes:

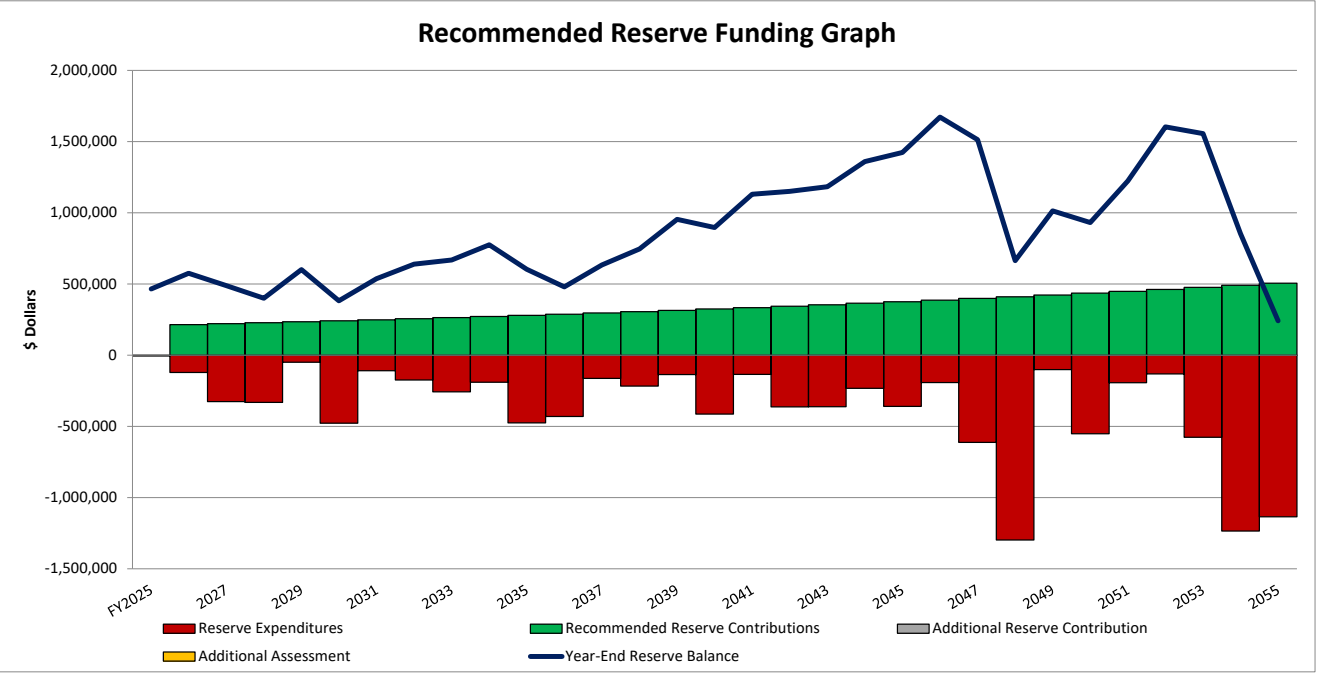
1) Year 2025 ending reserves are projected by Management as of December 31, 2025; FY2025 starts January 1, 2025 and ends December 31, 2025.

2) 2026 is the first year of recommended contributions.

3) 3.5% is the estimated annual rate of return on invested reserves; 2025 is a partial year of interest earned.

4) Accumulated year 2055 ending reserves consider the need to fund for subsequent replacement of the tractors and restorations of the ponds shortly after 2055, and the age, size, overall condition and complexity of the property.

5) Threshold Funding Year (reserve balance at critical point).



Recommended Reserve Funding Table								
Year	Reserve Contributions	Reserve Balances	Year	Reserve Contributions	Reserve Balances	Year	Reserve Contributions	Reserve Balances
2026	214,500	\$575,531	2036	288,100	\$480,164	2046	387,000	\$1,672,092
2027	220,900	\$488,399	2037	296,700	\$633,191	2047	398,600	\$1,513,361
2028	227,500	\$399,860	2038	305,600	\$745,856	2048	410,600	\$663,509
2029	234,300	\$601,294	2039	314,800	\$954,370	2049	422,900	\$1,013,821
2030	241,300	\$381,694	2040	324,200	\$896,775	2050	435,600	\$931,173
2031	248,500	\$537,317	2041	333,900	\$1,130,352	2051	448,700	\$1,223,440
2032	256,000	\$639,656	2042	343,900	\$1,150,297	2052	462,200	\$1,602,974
2033	263,700	\$668,705	2043	354,200	\$1,183,169	2053	476,100	\$1,556,630
2034	271,600	\$775,364	2044	364,800	\$1,359,457	2054	490,400	\$853,397
2035	279,700	\$603,722	2045	375,700	\$1,423,828	2055	505,100	\$241,910



General

Draft - RESERVE EXPENDITURES

General
SERVE EXP

Willowsford
Conservancy, Inc.
Aldie, VA

Explanatory Notes:

- 1) **3.0%** is the estimated Inflation Rate for estimating Future Replacement Costs.
2) **FY2025** is Fiscal Year beginning January 1, 2025 and ending December 31, 2025.

Formula < Copy Formula to a blank cell to show an Inflated Cost outside the regular timing intervals defined by columns B through G

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					Hidden Meadow (Location 11)																																																							
100%	1	1	2027	4	3.501	1,210	1,210 Square Yards	Asphalt Pavement, Access Road, Crack Repairs, Patch, Seal Coat and Striping	2027	3 to 5	2	2.00	2,420	2,420	0.4%	2,567	2,890	3,252	4,120	4,637	5,219	5,874																																						
100%	1	1	2039	20	3.504	1,210	1,210 Square Yards	Asphalt Pavement, Access Road, Mill and Overlay	2039	15 to 20	14	10.00	12,100	12,100	0.2%											18,302																																		
100%	1	1	2036	18	3.507	215	215 Linear Feet	Fence, Wood	2036	15 to 20	11	25.00	5,375	5,375	0.2%													7,440								12,667																								
100%	1	1	2048	30	3.509	1	1 Allowance	Pavilion, Exterior, Renovations	2048	to 30	23	40,000.00	40,000	40,000	1.0%																				76,944																									
100%	1	1	2033	30	3.510	1	1 Allowance	Pavilion, Interior, Renovations	2033	to 15	8	20,000.00	20,000	20,000	0.3%													25,335																																
					Dams and Ponds																																																							
100%	1	1	2027	28	3.601	1	1 Allowance	Allen Farm Pond, Restorations (Incl. Dam; Near Term is Planned Phased)	2026	to 30	1	200,000.00	200,000	200,000	9.5%	54,400	84,000	150,000																		485,453																								
100%	1	1	2027	28	3.604	1	1 Allowance	Beaver Dam Pond, Restorations	2027	to 30	2	10,000.00	10,000	10,000	0.4%													10,609								24,273																								
100%	1	1	2046	28	3.607	85	85 Linear Feet	Cedar Pond, Bulkhead	2046	to 30	21	400.00	34,000	34,000	0.8%																				63,250																									
100%	1	1	2027	28	3.610	1	1 Allowance	Cedar Pond, Restorations	2027	to 30	2	12,000.00	12,000	12,000	0.5%													12,731								29,127																								
100%	1	1	2035	28	3.613	1	1 Allowance	Dahlia Pond, Restorations	2035	to 30	10	20,000.00	20,000	20,000	0.3%													26,878																																
100%	1	1	2035	28	3.616	1	1 Allowance	Emily's Pond, Restorations	2035	to 30	10	20,000.00	20,000	20,000	0.3%													26,878																																
100%	1	1	2026	28	3.618	1	1 Allowance	Lotus Pond, Restorations	2026	to 30	1	18,000.00	18,000	18,000	0.7%													18,540								42,418																								
100%	1	1	2035	28	3.619	1	1 Allowance	Rob's Pond, Restorations	2035	to 30	10	20,000.00	20,000	20,000	0.3%													26,878																																
100%	1	1	2035	28	3.622	1	1 Allowance	Sam's Pond, Restorations	2035	to 30	10	20,000.00	20,000	20,000	0.3%													26,878																																
100%	1	1	2032	28	3.625	1	1 Allowance	Twin Ponds, Restorations	2032	to 30	7	80,000.00	80,000	80,000	1.2%													98,390																																
																Anticipated Expenditures, By Year (\$8,158,626 over 30 years)														0	121,865	326,331	249,547	50,085	347,869	99,727	161,605	257,154	67,457	420,955	129,147	141,863	64,909	135,528	343,532	135,188	330,785	348,692	119,940	344,064	169,659	597,748	612,986	101,436	331,864	193,489	131,278	453,239	332,980	1,037,703



Tenant Houses
Draft - RESERVE EXPENDITURES

Tenant Houses

**Willowsford
Conservancy, Inc.**
Aldie, VA

Explanatory Notes:

1) **3.0%** is the estimated Inflation Rate for estimating Future Replacement Costs.

2) FY2025 is Fiscal Year beginning January 1, 2025 and ending December 31, 2025.

3) 2056+ indicates a component which is considered long-lived

4) **Formula** < Copy Formula to a blank cell to show an Inflated Cost outside the regular timing intervals defined by columns B through G

2055+

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