



Projected Cash Flow - Model 30 Year Horizon Final

Square Butte Ranches - Common Areas - 9710379

Stabilized Long Term Inflation Rate - 3.25%
Stabilized Long Term Interest Rate - 3.00%
First Five Year Interest Rate - 1.00%

Year Beginning	2019-01-01	2020-01-01	2021-01-01	2022-01-01	2023-01-01	2024-01-01	2025-01-01	2026-01-01	2027-01-01	2028-01-01
Year	0	1	2	3	4	5	6	7	8	9
Opening Balance	\$506,541	\$572,223	\$409,000	\$300,871	\$316,980	\$318,228	\$337,379	\$299,523	\$319,659	\$325,309
Planned Contributions	\$70,907	\$73,034	\$53,200	\$53,200	\$53,200	\$53,200	\$56,400	\$59,800	\$63,400	\$67,200
Additional Allocations	-\$10,725									
Interest Income	\$5,500	\$5,722	\$4,090	\$3,009	\$3,170	\$3,182	\$10,121	\$8,986	\$9,590	\$9,759
Special Assessments		\$0								
Cash Resources	\$572,223	\$650,979	\$466,290	\$357,080	\$373,350	\$374,610	\$403,900	\$368,309	\$392,649	\$402,268
Reserve Components										
Deck Hand Railings: Saloon										
Stairs and Treads: Saloon										
Wood Porches: Saloon										
Exterior Doors										
Wood Fascia										
Wood Siding - Repairs					\$5,300					\$6,200
Building Exterior Lights			\$1,919							
Eaves & Downspouts										
Garage Doors										
Painting: Wood Decks and Rails: Saloon					\$8,410					\$9,868
Painting: Wood Siding and Trim - Outbuildings		\$810			\$29,662					
Painting: Wood Siding and Trim - Saloon										\$15,736
Windows							\$44,827			
Wood Siding - Replacement										
Metal Roof: Repairs			\$4,200						\$5,050	
Metal Roof: Replacement										
Mechanical & Electrical Systems: Outbuildings										
Mechanical & Electrical Systems: Saloon									\$19,374	
Water Softener: Saloon			\$1,500						\$12,916	
Consulting Services								\$4,750		
Reserve Fund Study						\$8,331				
Barn & Saloon Equipment					\$850				\$950	
Chattels: Barn										
Chattels: Saloon			\$10,000							
Interior Room Modernization: Saloon			\$9,950							
Kitchen Equipment: Saloon			\$10,000							
Maintenance / Farm Equipment		\$33,982	\$50,000	\$10,000	\$5,000			\$28,150	\$29,050	
Ancillary Shelters			\$50,000							
Entry Gates								\$3,000		
Landscaping				\$5,600			\$6,150			\$6,800
North & South Entrance Systems			\$12,500	\$12,500				\$6,250		
Ponds										
Road Infrastructure & Culverts		\$11,723					\$40,200			
Signage										
Underground Services, Wells, Topical Related Features						\$23,450				
Water and Sanitary Sewer Systems		\$143,104	\$5,000	\$12,000			\$13,200			\$14,550
Wood Board Walk			\$10,350							
Wood Rail Fencing		\$24,436			\$5,900			\$6,500		
Miscellaneous Components		\$27,924				\$5,450				

Total Expenses	\$0	\$241,979	\$165,419	\$40,100	\$55,122	\$37,231	\$104,377	\$48,650	\$67,340	\$53,154
Closing Balance	\$572,223	\$409,000	\$300,871	\$316,980	\$318,228	\$337,379	\$299,523	\$319,659	\$325,309	\$349,114
Planned Contributions	\$70,907	\$73,034	\$53,200	\$53,200	\$53,200	\$53,200	\$56,400	\$59,800	\$63,400	\$67,200
Prev Year Contributions		\$70,907	\$73,034	\$53,200	\$53,200	\$53,200	\$53,200	\$56,400	\$59,800	\$63,400
Avg Inc. Per Unit Per Month	\$0	\$3	-\$29	\$0	\$0	\$0	\$5	\$5	\$5	\$6
Percent Funded -Max Level 87%	89%	87%	81%	79%	77%	75%	71%	70%	68%	68%
Contribution Increase	\$70,907	\$2,127	-\$19,834	\$0	\$0	\$0	\$3,200	\$3,400	\$3,600	\$3,800
Year End	2019-12-31	2020-12-31	2021-12-31	2022-12-31	2023-12-31	2024-12-31	2025-12-31	2026-12-31	2027-12-31	2028-12-31



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Year Beginning	2029-01-01	2030-01-01	2031-01-01	2032-01-01	2033-01-01	2034-01-01	2035-01-01	2036-01-01	2037-01-01	2038-01-01
Year	10	11	12	13	14	15	16	17	18	19
Opening Balance	\$349,114	\$275,423	\$250,086	\$271,189	\$332,631	\$348,489	\$322,523	\$356,149	\$417,733	\$479,215
Planned Contributions	\$71,200	\$74,000	\$77,000	\$80,100	\$83,300	\$86,600	\$89,200	\$91,900	\$94,700	\$97,500
Additional Allocations										
Interest Income	\$10,473	\$8,263	\$7,503	\$8,136	\$9,979	\$10,455	\$9,676	\$10,684	\$12,532	\$14,376
Special Assessments										
Cash Resources	\$430,787	\$357,686	\$334,589	\$359,425	\$425,910	\$445,544	\$421,399	\$458,733	\$524,965	\$591,091
Reserve Components										
Deck Hand Railings: Saloon	\$24,233									
Stairs and Treads: Saloon	\$2,616									
Wood Porches: Saloon	\$82,889									
Exterior Doors						\$5,600				
Wood Fascia						\$2,650				
Wood Siding - Repairs					\$7,300					\$8,550
Building Exterior Lights										
Eaves & Downspouts				\$12,124						
Garage Doors				\$6,820						
Painting: Wood Decks and Rails: Saloon					\$11,580					\$13,588
Painting: Wood Siding and Trim - Outbuildings					\$40,841					
Painting: Wood Siding and Trim - Saloon										\$21,667
Windows										
Wood Siding - Replacement										
Metal Roof: Repairs					\$6,150					
Metal Roof: Replacement										
Mechanical & Electrical Systems: Outbuildings	\$1,300									
Mechanical & Electrical Systems: Saloon										
Water Softener: Saloon										
Consulting Services			\$5,600					\$6,550		
Reserve Fund Study	\$9,776					\$11,471				
Barn & Saloon Equipment			\$1,100				\$1,250			
Chattels: Barn	\$6,900									
Chattels: Saloon			\$19,550							
Interior Room Modernization: Saloon			\$13,700							
Kitchen Equipment: Saloon						\$37,700				
Maintenance / Farm Equipment										
Ancillary Shelters						\$32,300				
Entry Gates					\$3,750					
Landscaping			\$7,450			\$8,200			\$9,050	
North & South Entrance Systems					\$7,800					
Ponds		\$32,000								
Road Infrastructure & Culverts		\$47,150					\$55,350			
Signage	\$700									
Underground Services, Wells, Topical Related Features		\$28,450						\$34,450		
Water and Sanitary Sewer Systems			\$16,000			\$17,600			\$19,400	
Wood Board Walk	\$13,400								\$17,300	
Wood Rail Fencing	\$7,150			\$7,850			\$8,650			\$9,500
Miscellaneous Components	\$6,400					\$7,500				

Total Expenses	\$155,364	\$107,600	\$63,400	\$26,794	\$77,421	\$123,021	\$65,250	\$41,000	\$45,750	\$53,305
Closing Balance	\$275,423	\$250,086	\$271,189	\$332,631	\$348,489	\$322,523	\$356,149	\$417,733	\$479,215	\$537,786
Planned Contributions	\$71,200	\$74,000	\$77,000	\$80,100	\$83,300	\$86,600	\$89,200	\$91,900	\$94,700	\$97,500
Prev Year Contributions	\$67,200	\$71,200	\$74,000	\$77,000	\$80,100	\$83,300	\$86,600	\$89,200	\$91,900	\$94,700
Avg Inc. Per Unit Per Month	\$6	\$4	\$4	\$5	\$5	\$5	\$4	\$4	\$4	\$4
Percent Funded -Max Level 87%	62%	58%	59%	63%	63%	60%	62%	64%	67%	68%
Contribution Increase	\$4,000	\$2,800	\$3,000	\$3,100	\$3,200	\$3,300	\$2,600	\$2,700	\$2,800	\$2,800
Year End	2029-12-31	2030-12-31	2031-12-31	2032-12-31	2033-12-31	2034-12-31	2035-12-31	2036-12-31	2037-12-31	2038-12-31



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Year Beginning	2039-01-01	2040-01-01	2041-01-01	2042-01-01	2043-01-01	2044-01-01	2045-01-01	2046-01-01	2047-01-01	2048-01-01	2049-01-01
Year	20	21	22	23	24	25	26	27	28	29	30
Opening Balance	\$537,786	\$610,910	\$621,887	\$609,644	\$415,948	\$423,148	\$514,597	\$490,685	\$577,737	\$309,054	\$338,434
Planned Contributions	\$100,400	\$103,400	\$106,500	\$109,700	\$113,000	\$116,400	\$119,900	\$123,500	\$127,200	\$131,000	\$134,900
Additional Allocations											
Interest Income	\$16,134	\$18,327	\$18,657	\$18,289	\$12,478	\$12,694	\$15,438	\$14,721	\$17,332	\$9,272	\$10,153
Special Assessments											
Cash Resources	\$654,320	\$732,637	\$747,044	\$737,633	\$541,426	\$552,242	\$649,935	\$628,906	\$722,269	\$449,326	\$483,487
Reserve Components											
Deck Hand Railings: Saloon											
Stairs and Treads: Saloon									\$4,652		
Wood Porches: Saloon									\$147,407		
Exterior Doors											\$9,050
Wood Fascia											\$4,250
Wood Siding - Repairs					\$10,050					\$11,800	
Building Exterior Lights								\$4,269			
Eaves & Downspouts											
Garage Doors											
Painting: Wood Decks and Rails: Saloon					\$15,944					\$18,709	
Painting: Wood Siding and Trim - Outbuildings					\$56,234						
Painting: Wood Siding and Trim - Saloon										\$29,833	
Windows											
Wood Siding - Replacement									\$228,456		
Metal Roof: Repairs	\$7,450						\$9,000				
Metal Roof: Replacement				\$204,085							
Mechanical & Electrical Systems: Outbuildings	\$1,800										\$2,500
Mechanical & Electrical Systems: Saloon											
Water Softener: Saloon											
Consulting Services			\$7,700					\$9,000			
Reserve Fund Study	\$13,460					\$15,795					\$18,534
Barn & Saloon Equipment	\$1,400				\$1,600				\$1,850		
Chattels: Barn	\$9,500										\$13,050
Chattels: Saloon			\$26,950								
Interior Room Modernization: Saloon			\$18,850								
Kitchen Equipment: Saloon											\$60,900
Maintenance / Farm Equipment			\$73,450	\$75,850							
Ancillary Shelters											\$52,200
Entry Gates		\$4,700							\$5,900		
Landscaping		\$9,950			\$10,950			\$12,050			\$13,300
North & South Entrance Systems		\$9,800							\$12,250		
Ponds							\$51,700				
Road Infrastructure & Culverts		\$64,950					\$76,200				
Signage	\$950										\$1,300
Underground Services, Wells, Topical Related Features				\$41,750						\$50,550	
Water and Sanitary Sewer Systems		\$21,350			\$23,500			\$25,850			\$28,500
Wood Board Walk							\$22,350				
Wood Rail Fencing			\$10,450			\$11,500			\$12,700		
Miscellaneous Components	\$8,850					\$10,350					\$12,150

Total Expenses	\$43,410	\$110,750	\$137,400	\$321,685	\$118,278	\$37,645	\$159,250	\$51,169	\$413,215	\$110,892	\$215,734
Closing Balance	\$610,910	\$621,887	\$609,644	\$415,948	\$423,148	\$514,597	\$490,685	\$577,737	\$309,054	\$338,434	\$267,753
Planned Contributions	\$100,400	\$103,400	\$106,500	\$109,700	\$113,000	\$116,400	\$119,900	\$123,500	\$127,200	\$131,000	\$134,900
Prev Year Contributions	\$97,500	\$100,400	\$103,400	\$106,500	\$109,700	\$113,000	\$116,400	\$119,900	\$123,500	\$127,200	\$131,000
Avg Inc. Per Unit Per Month	\$4	\$4	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$6	\$6
Percent Funded -Max Level 87%	70%	70%	69%	59%	59%	63%	61%	64%	47%	49%	42%
Contribution Increase	\$2,900	\$3,000	\$3,100	\$3,200	\$3,300	\$3,400	\$3,500	\$3,600	\$3,700	\$3,800	\$3,900
Year End	2039-12-31	2040-12-31	2041-12-31	2042-12-31	2043-12-31	2044-12-31	2045-12-31	2046-12-31	2047-12-31	2048-12-31	2049-12-31