

Summary

General Information	
Start Date	12/1/2016
End Date	12/1/2027
Max Bank Debt	\$ (1,400,000.00)
Maximum Bank Interest (monthly)	\$ (8,166.67)
Loan Origination Date	10/1/2017
Debt Free Date	8/1/2022
Amenity Phase 1 Completion	7/1/2018
Amenity Phase 2 Completion	12/1/2025
Min. Cash on Hand (monthly)	\$ 96,714.41
HOA Accounts on 12/1/2027	\$ 1,997,717.34
General Account on 12/1/2027	\$ 675,172.81
Reserves on 12/1/2027	\$ 1,322,544.53
Min. Reserves	\$ 60,000.00

Amenity Phase 1	
Start Date	3/1/2017
Finish Date	8/1/2018
Total Cost	\$ 2,000,000.00

Additional Fees and Contributions	
Initiation Fee	\$ 1,250.00
Portion applied to Amenity	\$ 1,250.00
Resale Initiation Fee	\$ 1,250.00
<i>Resales not factored in this model</i>	
BBH NS Contribution	\$ 1,750.00
# of New Homes	405
Home Sales per Month	4
BBH NS Contribution Total	\$ 708,750.00
BBH Deposit Advance	\$ 356,250.00
Amenity Initiation Fee Total	\$ 506,250.00
Amenity Annual Dues Total	\$ 2,287,350.00
Last New Home Sale	June-2025

Amenity Phase 2	
Start Date	1/1/2025
Open Date	12/1/2025
Total Cost	\$ 1,130,000.00

Annual Assessment	
Annual Assessment	\$ 1,300.00
Amenity Budget	\$ 575.00
Operating Budget	\$ 725.00
2017 Special Assessment	\$ 400.00
2017	\$ 1,300.00
2018	\$ 1,300.00
2019	\$ 1,300.00
2020	\$ 1,300.00
2021	\$ 1,300.00
2022	\$ 1,300.00
2023	\$ 1,300.00
2024	\$ 1,300.00
2025	\$ 1,300.00
2026	\$ 1,300.00
2027	\$ 1,300.00

Combined Pools	
Total Hard Cost	\$ 3,130,000.00
Interest Paid	\$ 258,283.08
Total Cost	\$ 3,388,283.08

Annual Financial Snapshot							
Year	EOY Sold Homes	Annual Income	Annual Expenses	Change in Reserves	LTD Cash Inc. Reserves	LTD Reserves	LTD Debt
2017	298	\$ 1,085,778.27	\$ (927,747.68)	\$ -	\$ 221,788.69	\$ 63,758.10	\$ (908,750.00)
2018	346	\$ 626,506.05	\$ (670,455.67)	\$ -	\$ 177,839.08	\$ 63,758.10	\$ (1,380,900.00)
2019	394	\$ 685,668.50	\$ (741,229.68)	\$ -	\$ 122,277.89	\$ 63,758.10	\$ (1,037,950.00)
2020	442	\$ 744,949.52	\$ (753,127.00)	\$ -	\$ 114,100.41	\$ 63,758.10	\$ (667,400.00)
2021	490	\$ 804,266.32	\$ (763,375.24)	\$ -	\$ 154,991.50	\$ 63,758.10	\$ (269,250.00)
2022	538	\$ 863,707.18	\$ (632,319.77)	\$ 13,885.22	\$ 400,264.13	\$ 77,643.32	\$ -
2023	586	\$ 923,246.47	\$ (430,361.16)	\$ 76,545.67	\$ 969,695.11	\$ 154,188.99	\$ -
2024	634	\$ 982,915.62	\$ (500,389.55)	\$ 135,959.60	\$ 1,588,180.78	\$ 290,148.59	\$ -
2025	655	\$ 950,281.25	\$ (1,639,765.28)	\$ 134,402.43	\$ 1,033,099.18	\$ 424,551.02	\$ -
2026	655	\$ 893,130.46	\$ (845,702.59)	\$ 439,078.85	\$ 1,519,605.91	\$ 863,629.88	\$ -
2027	655	\$ 896,933.87	\$ (877,737.10)	\$ 458,914.66	\$ 1,997,717.34	\$ 1,322,544.53	\$ -

Notes
The Annual Financial Snapshot "Expenses" Column includes Reserve funding and Debt service.
The Annual Financial Snapshot "Cash at Year End" Column includes Reserve funds and General Account.
No special assessments for the years 2018-2027 have been factored.
No resale initiation fees have been factored in this model. Resales will boost HOA funds when Initiation fees are paid.
LTD Cash Including Reserves is calculated as follows: Prior LTD Cash Inc. Reserves + Annual Income - Annual Expenses + Change in Reserves