

Saddle View Multi-Year Financial Forecast (12/2025)										
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cash Balance	\$340,000	\$333,890	\$380,350	\$259,201	\$305,453	\$348,254	\$393,581	\$435,410	\$329,717
Income										
Assessment Fee - Annual	\$67,800	\$81,360	\$81,360	\$97,632	\$97,632	\$97,632	\$97,632	\$97,632	\$97,632	\$97,632
Arch Review Fee (All permitted buildings)	\$7,500	\$7,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500
Road Impact Fee - Residential	\$10,500	\$10,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500
Road Impact Fee - Outbuilding	\$5,250	\$5,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250
Available	\$91,050	\$104,610	\$91,610	\$107,882						
Expenditures										
Saddle View Road Maintenance	\$10,000	\$10,000	\$160,000	\$10,000	\$10,000	\$10,000	\$10,000	\$160,000	\$10,000	\$10,000
Prescott Ridge Road Maintenance	\$2,000	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
General Maintenance - Mailboxes	\$10,800	\$0	\$3,000	\$0	\$3,000	\$0	\$3,000	\$0	\$3,000	\$0
General Maintenance - Signs	\$31,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Community Events & Amenities	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Administrative	\$6,200	\$6,200	\$6,200	\$6,200	\$6,200	\$6,200	\$6,200	\$6,200	\$6,200	\$6,200
Survey Monkey	\$360	\$360	\$360	\$360	\$360	\$360	\$360	\$360	\$360	\$360
Insurance	\$6,000	\$6,300	\$6,615	\$6,946	\$7,293	\$7,658	\$8,041	\$8,443	\$8,865	\$9,308
Legal	\$5,000	\$6,000	\$7,200	\$8,640	\$8,640	\$8,640	\$8,640	\$8,640	\$8,640	\$8,640
Website Maintenance	\$1,800	\$1,890	\$1,985	\$2,084	\$2,188	\$2,297	\$2,412	\$2,533	\$2,659	\$2,792
Contingency	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Subtotal	\$97,160	\$58,150	\$212,760	\$61,629	\$65,081	\$62,555	\$66,053	\$213,575	\$67,124	\$64,700
Ending Balance	\$333,890	\$380,350	\$259,201	\$305,453	\$348,254	\$393,581	\$435,410	\$329,717	\$370,475	\$413,656

Assumptions

Assessment Fee: Analysis by treasurer on current status and includes a 20% increase in 2027 and 2029

The architectural review fee is \$500 each and assumes 15 new builds in 2026 and 2027, then 7 new builds in future years

The road impact fee is \$1500 each for residential (single family homes) and \$750 each for outbuildings. 2026 and 2027 assume the number of builds will be 7 for each category, then 3 per category in future years

SV road maintenance: additional \$150k expense in 2028 and 2033 for chip seal (recurring every 4-5 years)

Prescott Ridge road maintenance assumes 20% increase for 2027 then no increase

General Maintenance (Mailboxes): Purchase of 3 additional parcel lockers in 2026, priced at \$3k each with a 20% buffer. \$3k contingency every two years

General Maintenance (Signs): \$5k additional for one-time digital speed sign purchase and one-time monument build in 2026

Insurance 2026 projection is based on 2025 actuals with a buffer, then a 5% year over year increase

Legal estimates assume a 20% year over year increase through 2029, then no increase through 2035

Website maintenance assumes a 5% increase year over year