

THE ENCLAVE HOMEOWNERS ASSOCIATION
Thirty-Year Funding Analysis
2021
Commencing Year 2019 - Year 2034 (Page 1 of 2)

2020	Reserve Funds Cash Balance (Dec-31-2020)	34,405.42
2020	Operating Fund Cash Balance (Dec-31-2020)	14,446.05
2020	Emergency Fund Cash Balance (Dec-31-2020)	5,006.02
2021	Income - Annual HOA Dues	21,836.00
2021	Reserve Special Assessment Dues	0.00
2022	Proposed Reserve Fund Income Per Year	3,975.00
2022	Proposed Reserve Fund Income Per Year Per Household	75.00

YEAR	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
DATE	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034		
Operating Funds Balances - This Year	14,108	15,851	12,139	10,370	3,984	1,151	(2,261)	(10,704)	(15,318)	(20,555)	(31,206)	(37,732)	(44,927)	(57,949)	(66,527)	(75,823)		
HOA Dues Contributions - This Year	18,600	21,836	21,836	21,836	21,836	21,836	21,836	21,836	21,836	21,836	21,836	21,836	21,836	21,836	21,836	21,836		
Operations Disbursements - This Year	16,857	(21,231)	(23,605)	(28,222)	(24,669)	(25,249)	(30,278)	(26,450)	(27,073)	(32,487)	(28,362)	(29,030)	(34,858)	(30,414)	(31,131)	(37,405)		
Emergency Fund Contributions - This Year	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Emergency Fund Disbursements - This Year	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Operating Budget	Freq																	
1	Administrative Expenses	1	3,547	12,865	16,621	17,037	17,463	17,899	18,347	18,805	19,275	19,757	20,251	20,758	21,277	21,808	22,354	22,913
2	Grounds Maintenance Expenses	1	6,770	7,290	6,103	5,098	5,200	5,304	5,410	5,518	5,629	5,741	5,856	5,973	6,093	6,214	6,339	6,465
3	Maintenance - Other / Repairs Expenses	1	891	167	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	Utilities Expenses	1	649	759	880	902	925	948	971	996	1,021	1,046	1,072	1,099	1,127	1,155	1,184	1,213
5	Plant Maintenance / Replacement Expenses	1	0	0	0	1,066	1,082	1,098	1,114	1,131	1,148	1,165	1,183	1,201	1,219	1,237	1,255	1,274
6	Tree Trimming & Shaping / Removal & Replacement	3	0	150	0	4,119			4,436			4,777		5,144				5,540
SUBTOTAL			11,857	21,231	23,605	28,222	24,669	25,249	30,278	26,450	27,073	32,487	28,362	29,030	34,858	30,414	31,131	37,405
Reserve Fund Balances - This Year			35,213	34,405	34,405	38,386	37,114	41,089	45,064	47,880	51,855	51,113	53,839	57,814	61,789	64,419	4,198	8,173
Special Assessment Dues Contributions - This Year			4,464	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reserve Disbursements - This Year			(9,436)	0	0	(5,246)	0	0	(1,160)	0	(4,717)	(1,249)	0	0	(1,345)	(64,196)	0	(1,448)
DATE			2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Reserve Fence Fund	Freq																	
1	Perimeter Privacy Fence - Replacement	25																
2	Staining Perimeter Privacy Fence	5				4,169					4,717					58,859		
3	Repair Perimeter Privacy Fence	3				1,077			1,160			1,249			1,345	5,337		
4	Brick Wall & Columns	As Needed	9,436															1,448
SUBTOTAL			9,436	0	0	5,246	0	0	1,160	0	4,717	1,249	0	0	1,345	64,196	0	1,448
Fund Status																		
Operations Ending Balances - This Year			15,851	14,446	10,370	3,984	1,151	(2,261)	(10,704)	(15,318)	(20,555)	(31,206)	(37,732)	(44,927)	(57,949)	(66,527)	(75,823)	(91,392)
Emergency Fund Ending Balances - This Year			5,005	5,006	5,007	5,007	5,007	5,007	5,007	5,007	5,007	5,007	5,007	5,007	5,007	5,007	5,007	5,007
Reserve Fund Ending Balances - This Year			30,401	34,405	38,386	37,114	41,089	45,064	47,880	51,855	51,113	53,839	57,814	61,789	64,419	4,198	8,173	10,699
TOTAL NET INCOME (LOSS) - This Year			51,257	53,857	53,762	46,105	47,247	47,809	42,182	41,543	35,564	27,639	25,088	21,869	11,476	(57,323)	(62,644)	(75,686)
Reserves Fully Funded Balance (FFB) - This Year			41,927	40,515	43,631	46,748	46,507	49,413	52,320	54,345	57,206	56,103	57,676	60,298	62,919	64,196	4,681	9,362
Reserves Fully Funded Percentage (FFP) - This Year			72.51%	84.92%	87.98%	79.39%	88.35%	91.20%	91.51%	95.42%	89.35%	95.96%	100.24%	102.47%	102.38%	6.54%	174.59%	114.29%

Proposed Reserve Fund Income Per Year	0	3,975	3,975	3,975	3,975	3,975	3,975	3,975	3,975	3,975	3,975	3,975	3,975	3,975	3,975	3,975	3,975
--	----------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------

Year 2035 - Year 2049 (Page 2 of 2)

YEAR	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
DATE	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	
Operating Funds Balances - This Year	(75,823)	(91,392)	(78,688)	(66,166)	(59,795)	(47,649)	(35,697)	(30,367)	(18,814)	(7,467)	(3,248)	7,675	18,379	21,410	31,663	41,685	
HOA Dues Contributions - This Year	21,836	21,836	21,836	21,836	21,836	21,836	21,836	21,836	21,836	21,836	21,836	21,836	21,836	21,836	21,836	21,836	
Operations Disbursements - This Year	(37,495)	(9,132)	(9,314)	(15,466)	(9,690)	(9,884)	(16,506)	(10,283)	(10,489)	(17,617)	(10,913)	(11,132)	(10,805)	(11,582)	(11,815)	(20,075)	
Operating Budget																	
1 Administrative Expenses	1	22,913	23,485	24,072	24,674	25,291	25,923	26,571	27,236	27,917	28,615	29,330	30,063	30,815	31,585	32,375	33,184
2 Grounds Maintenance Expenses	1	6,465	6,595	6,727	6,861	6,998	7,138	7,281	7,427	7,575	7,727	7,881	8,039	8,200	8,364	8,531	8,702
3 Maintenance - Other / Repairs Expenses	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4 Utilities Expenses	1	1,213	1,244	1,275	1,306	1,339	1,373	1,407	1,442	1,478	1,515	1,553	1,592	1,632	1,672	1,714	1,757
5 Plant Maintenance / Replacement Expenses	1	1,274	1,293	1,313	1,332	1,352	1,373	1,393	1,414	1,435	1,457	1,479	1,501	1,523	1,546	1,570	1,593
6 Tree Trimming & Shaping / Removal & Replacement	3	5,540			5,966			6,424			6,918			7,450			8,023
SUBTOTAL		37,405	9,132	9,314	15,466	9,690	9,884	16,506	10,283	10,489	17,617	10,913	11,132	18,805	11,582	11,815	20,075
Reserve Fund Balances - This Year	8,173	10,699	10,699	10,699	3,101	3,101	3,101	1,422	1,422	(5,410)	(7,219)	(7,219)	(7,219)	(7,219)	(9,166)	(16,896)	(16,896)
Special Assessment Dues Contributions - This Year		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reserve Disbursements - This Year	0	0	0	(7,598)	0	0	(1,680)	0	(6,832)	(1,809)	0	0	(1,948)	(7,730)	0	(2,098)	
DATE	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	
Reserve Fence Fund																	
1 Perimeter Privacy Fence - Replacement	25	0															
2 Staining Perimeter Privacy Fence	5	0		6,038					6,832					7,730			
3 Repair Perimeter Privacy Fence	3	1,448		1,560			1,680			1,809			1,948			2,098	
4 Brick Wall & Columns	As Needed	0															
		1,448	0	0	7,598	0	0	1,680	0	6,832	1,809	0	0	1,948	7,730	0	2,098
Fund Account Balances																	
Operations Ending Balances - This Year	(91,392)	(78,688)	(66,166)	(59,795)	(47,649)	(35,697)	(30,367)	(18,814)	(7,467)	(3,248)	7,675	18,379	21,410	31,663	41,685	43,446	
Reserve Fund Ending Balances - This Year	10,699	10,699	10,699	3,101	3,101	3,101	1,422	1,422	(5,410)	(7,219)	(7,219)	(7,219)	(7,219)	(9,166)	(16,896)	(16,896)	
TOTAL NET INCOME (LOSS)	(80,693)	(67,988)	(55,466)	(56,694)	(44,548)	(32,596)	(28,945)	(17,392)	(12,877)	(10,467)	456	11,160	12,243	14,767	24,789	24,452	
Reserve Fund FFB (100%) - This Year	9362.002	14,043	18,724	23,405	28,086	32,767	37,448	42,129	46,810	51,491	56,172	60,853	65,534	70,215	74,896	79,577	
Reserve Fund Percentage - This Year	114.29%	76.19%	57.14%	13.25%	11.04%	9.47%	3.80%	3.38%	-11.56%	-14.02%	-12.85%	-11.86%	-13.99%	-24.06%	-22.56%	-23.87%	
Proposed Reserve Fund Income Per Year		3,975	3,975	3,975	3,975	3,975	3,975	3,975	3,975	3,975	3,975	3,975	3,975	3,975	3,975	3,975	

Note: Fence Replacement in 2056 has an estimated replacement cost of \$96,565.

