

**SCM Escrow Funding Summary**

Project: Development X

Phase: III

Date: 9/15/2021

Summary			
Initial Value of SCM's	\$214,818		
Estimated Future Value of SCMs	\$352,432		
Annual Inflation Rate	2%		
Developer 15% Initial Escrow Pymt	\$32,223		
HOA Annual Rebuild Escrow Pymt	\$13,342		
Estimated Annual Maintenance Budget <sup>(4)</sup>	\$8,593		
Total SCM Rebuild Fund (25yrs)	\$352,432		
Year	(1) Developer Initial 15% Escrow Payment	(2) HOA Rebuild Payment	(3) = (1) + (2) Total SCM Fund Balance
1	\$32,223	\$0	\$32,223
2	\$0	\$13,342	\$45,565
3	\$0	\$13,342	\$58,907
4	\$0	\$13,342	\$72,249
5	\$0	\$13,342	\$85,591
6	\$0	\$13,342	\$98,933
7	\$0	\$13,342	\$112,275
8	\$0	\$13,342	\$125,617
9	\$0	\$13,342	\$138,959
10	\$0	\$13,342	\$152,301
11	\$0	\$13,342	\$165,643
12	\$0	\$13,342	\$178,985
13	\$0	\$13,342	\$192,327
14	\$0	\$13,342	\$205,669
15	\$0	\$13,342	\$219,011
16	\$0	\$13,342	\$232,353
17	\$0	\$13,342	\$245,695
18	\$0	\$13,342	\$259,037
19	\$0	\$13,342	\$272,379
20	\$0	\$13,342	\$285,721
21	\$0	\$13,342	\$299,064
22	\$0	\$13,342	\$312,406
23	\$0	\$13,342	\$325,748
24	\$0	\$13,342	\$339,090
25	\$0	\$13,342	\$352,432
<b>Totals:</b>	<b>\$32,223</b>	<b>\$320,209</b>	<b>\$352,432</b>

SCM #1			
Initial Value of SCM	\$81,865		
Estimated Future Value of SCM	\$134,308		
Annual Inflation Rate	2%		
Developer 15% Initial Escrow Pymt	\$12,280		
HOA Annual Rebuild Escrow Pymt	\$5,085		
Estimated Annual Maintenance Budget <sup>(4)</sup>	\$3,275		
Total SCM Rebuild Fund (25yrs)	\$134,308		
Year	(1) Developer Initial 15% Escrow Payment	(2) HOA Rebuild Payment	(3) = (1) + (2) Total SCM Fund Balance
1	\$12,280	\$0	\$12,280
2	\$0	\$5,085	\$17,364
3	\$0	\$5,085	\$22,449
4	\$0	\$5,085	\$27,533
5	\$0	\$5,085	\$32,618
6	\$0	\$5,085	\$37,702
7	\$0	\$5,085	\$42,787
8	\$0	\$5,085	\$47,871
9	\$0	\$5,085	\$52,956
10	\$0	\$5,085	\$58,040
11	\$0	\$5,085	\$63,125
12	\$0	\$5,085	\$68,209
13	\$0	\$5,085	\$73,294
14	\$0	\$5,085	\$78,378
15	\$0	\$5,085	\$83,463
16	\$0	\$5,085	\$88,548
17	\$0	\$5,085	\$93,632
18	\$0	\$5,085	\$98,717
19	\$0	\$5,085	\$103,801
20	\$0	\$5,085	\$108,886
21	\$0	\$5,085	\$113,970
22	\$0	\$5,085	\$119,055
23	\$0	\$5,085	\$124,139
24	\$0	\$5,085	\$129,224
25	\$0	\$5,085	\$134,308
<b>Totals:</b>	<b>\$12,280</b>	<b>\$122,028</b>	<b>\$134,308</b>

SCM #2			
Initial Value of SCM	\$71,537		
Estimated Future Value of SCMs	\$117,364		
Annual Inflation Rate	2%		
Developer 15% Initial Escrow Pymt	\$10,731		
HOA Annual Rebuild Escrow Pymt	\$4,443		
Estimated Annual Maintenance Budget <sup>(4)</sup>	\$2,861		
Total SCM Rebuild Fund (25yrs)	\$117,364		
Year	(1) Developer Initial 15% Escrow Payment	(2) HOA Rebuild Payment	(3) = (1) + (2) Total SCM Fund Balance
1	\$10,731	\$0	\$10,731
2	\$0	\$4,443	\$15,174
3	\$0	\$4,443	\$19,617
4	\$0	\$4,443	\$24,060
5	\$0	\$4,443	\$28,503
6	\$0	\$4,443	\$32,946
7	\$0	\$4,443	\$37,389
8	\$0	\$4,443	\$41,832
9	\$0	\$4,443	\$46,275
10	\$0	\$4,443	\$50,718
11	\$0	\$4,443	\$55,161
12	\$0	\$4,443	\$59,604
13	\$0	\$4,443	\$64,047
14	\$0	\$4,443	\$68,490
15	\$0	\$4,443	\$72,933
16	\$0	\$4,443	\$77,376
17	\$0	\$4,443	\$81,820
18	\$0	\$4,443	\$86,263
19	\$0	\$4,443	\$90,706
20	\$0	\$4,443	\$95,149
21	\$0	\$4,443	\$99,592
22	\$0	\$4,443	\$104,035
23	\$0	\$4,443	\$108,478
24	\$0	\$4,443	\$112,921
25	\$0	\$4,443	\$117,364
<b>Totals:</b>	<b>\$10,731</b>	<b>\$106,633</b>	<b>\$117,364</b>

SCM #3			
Initial Value of SCM	\$61,416		
Estimated Future Value of SCMs	\$100,759		
Annual Inflation Rate	2%		
Developer 15% Initial Escrow Pymt	\$9,212		
HOA Annual Rebuild Escrow Pymt	\$3,814		
Estimated Annual Maintenance Budget <sup>(4)</sup>	\$2,457		
Total SCM Rebuild Fund (25yrs)	\$100,759		
Year	(1) Developer Initial 15% Escrow Payment	(2) HOA Rebuild Payment	(3) = (1) + (2) Total SCM Fund Balance
1	\$9,212	\$0	\$9,212
2	\$0	\$3,814	\$13,027
3	\$0	\$3,814	\$16,841
4	\$0	\$3,814	\$20,656
5	\$0	\$3,814	\$24,470
6	\$0	\$3,814	\$28,285
7	\$0	\$3,814	\$32,099
8	\$0	\$3,814	\$35,914
9	\$0	\$3,814	\$39,728
10	\$0	\$3,814	\$43,543
11	\$0	\$3,814	\$47,357
12	\$0	\$3,814	\$51,171
13	\$0	\$3,814	\$54,986
14	\$0	\$3,814	\$58,800
15	\$0	\$3,814	\$62,615
16	\$0	\$3,814	\$66,429
17	\$0	\$3,814	\$70,244
18	\$0	\$3,814	\$74,058
19	\$0	\$3,814	\$77,873
20	\$0	\$3,814	\$81,687
21	\$0	\$3,814	\$85,502
22	\$0	\$3,814	\$89,316
23	\$0	\$3,814	\$93,131
24	\$0	\$3,814	\$96,945
25	\$0	\$3,814	\$100,759
<b>Totals:</b>	<b>\$9,212</b>	<b>\$91,547</b>	<b>\$100,759</b>

Notes:

1. The Developer Initial 15% Escrow Funding Payment for SCM rebuild is submitted to the City prior to the release of the SCM construction surety. The remaining 85% rebuild fund will be submitted to the City in annual payments over the next 24 years by the HOA.
2. The Rebuild Funding is suspended after 25 years and will be reinstated following disbursement of funds from the City to the HOA for SCM replacement.
3. The Fund Balance is equal to the Developer 15% Initial Escrow Payment + the HOA Rebuild Payment.
4. The Estimated Annual Maintenance budget is 4% of the initial SCM value. This is the estimated amount of funding needed by the HOA to provide routine maintenance and annual inspections.