

Profit and Loss Projection (10 Years) Last Updated 9/4/2017

Sundance Homeowners Association, Boulder, CO 80304

Assumes 3% Inflation Annually

0.03

CHANGE VALUES IN FIELDS WITH YELLOW BACKGROUND FOR YOUR SPECIFIC SITUATION

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
HOA Income											
HOA Monthly Dues Number of Units Revenues Minus Delinquent Payments (2%) Gross Profit	\$ 67 70 \$ 56,280 \$ 1,126 \$ 55,154	\$ 71 70 \$ 59,640 \$ 1,193 \$ 58,447	\$ 75 70 \$ 63,000 \$ 1,260 \$ 61,740	\$ 79 70 \$ 66,360 \$ 1,327 \$ 65,033	\$ 83 70 \$ 69,720 \$ 1,394 \$ 68,326	\$ 83 70 \$ 69,720 \$ 1,394 \$ 68,326	\$ 88 70 \$ 73,920 \$ 1,478 \$ 72,442	\$ 88 70 \$ 73,920 \$ 1,478 \$ 72,442	\$ 93 70 \$ 78,120 \$ 1,562 \$ 76,558	\$ 93 70 \$ 78,120 \$ 1,562 \$ 76,558	\$ 98 70 \$ 82,320 \$ 1,646 \$ 80,674
OPERATING EXPENSES (Yearly)											
Administration Electricity/Xcel Energy Emergency Repairs Fence Maintenance General Clean up Grounds Improvement Grounds Maintenance Insurance Legal Fees Management Fee Organic Fertilizer/Weed Control Pay Pal Transaction Fees Postage Snow Removal Sprinkler Repair/ Maintenance Tax and Audit Fees Transfer to Reserves Tree Maintenance and Pruning Water Other expense (specify)	\$ 200 650 800 2,500 2,000 10,000 1,800 1,000 8,400 2,640 400 50 4,500 2,000 250 3,000 6,000 2,800	\$ 206.00 670 800 2,575 2,060 6,180 1,854 1,030 8,652 2,719 412 50 4,635 2,500 250 3,000 6,180 2,884	\$ 212 689.59 800 2,652.25 2,121.80 6,365.40 1,909.62 1,060.90 8,911.56 2,800.78 424.36 50 4,774.05 2,500.00 300.00 3,000 6,365.40 2,970.52	\$ 218.55 710 900 2,732 2,185 6,556 1,967 1,093 9,179 2,885 437 50 4,917 2,500 300 3,000 6,556 3,060	\$ 225 731.58 900 2,813.77 2,251.02 6,753.05 2,025.92 1,125.51 9,454.27 2,971.34 450.20 50 5,064.79 2,500.00 350.00 3,000 6,753.05 3,151.42	\$ 231.85 754 900 2,898 2,319 6,956 2,087 1,159 9,738 3,060 464 50 5,217 2,500 350 3,000 6,956 3,246	\$ 239 776.13 1,000.00 2,985.13 2,388.10 7,164.31 2,149.29 1,194.05 10,030.04 3,152.30 477.62 50 5,373.24 2,500.00 400.00 3,000 7,164.31 3,343.35	\$ 245.97 799 1,000.00 3,075 2,460 7,379 2,214 1,230 10,331 3,247 492 50 5,534 3,000 400 3,000 7,379 3,444	\$ 253 823.40 1,000.00 3,166.93 2,533.54 7,600.62 2,280.19 1,266.77 10,640.87 3,344.27 506.71 50 5,700.47 3,000.00 450.00 3,000 7,600.62 3,546.96	\$ 260.95 848 1,000.00 3,262 2,610 7,829 2,349 1,305 10,960 3,445 522 50 5,871 3,000 450 3,000 7,829 3,653	\$ 269 873.55 1,000.00 3,359.79 2,687.83 8,063.50 2,419.05 1,343.92 11,288.90 3,547.94 537.57 50 6,047.62 3,000.00 450.00 3,000 8,063.50 3,762.97
Common Expenses Subtotal	\$ 54,990	\$ 56,957	\$ 58,517	\$ 60,173	\$ 61,826	\$ 63,477	\$ 65,327	\$ 67,579	\$ 69,432	\$ 71,290	\$ 73,204
Common Expenses NET Profit/Loss	\$ 164	\$ 1,491	\$ 3,223	\$ 4,859	\$ 6,499	\$ 8,149	\$ 9,814	\$ 11,599	\$ 13,425	\$ 15,267	\$ 17,147

REPLACEMENT RESERVES

RESERVE GOAL: The goal is to have enough in reserves to pay for reserve anticipated expenses and at least 1 year of operating expenses.

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
FENCES											
Installed 1988											
Fence along 28th Street- Bordering 28th (Replace)						20,000					
Life Expectancy 25 years											
Fence along 28th St. Common Area-homeowners (Replace)											
Fence along Dawn Ct. & 28th Street (Replace)					5,000						
Fence along East Creek Path/ Dawn Ct		3,000			5,000						
Fence along Elks Park (Replace)											
Fence along Sunrise Ct (Replace)								10,000			
DRIVEWAYS											
Concrete Driveway: Dawn Ct West											
Life Expectancy 25-30 years											
Concrete Driveway: Dawn Ct East											
Concrete Driveway: Autumn Ct. West						10,000					
Concrete Driveway: Autumn Ct. East											
Concrete Driveway: Sunrise Ct. West											
Concrete Driveway: Sunrise Ct. East											
TREES											
Tree Replacement (Ash Trees-Sunrise)		5,000									
PLAYGROUND											
Playground Replacement											50,000
Life expectancy is 25 years (2026)											
Picnic Tables (Dawn and Sunrise)											5,000
OTHER											
Other expense (specify)											
Reserve Account Expenses	\$ -	\$ 8,000	\$ -	\$ -	\$ 10,000	\$ 30,000	\$ -	\$ 10,000	\$ -	\$ -	\$ 55,000
Start of Reserve	\$ 53,000										
RESERVES	\$ 53,000	\$ 48,164	\$ 52,655	\$ 58,877	\$ 56,737	\$ 36,236	\$ 44,085	\$ 44,199	\$ 52,062	\$ 62,188	\$ 15,455
Notes	The ending reserve number includes transfer to reserves and net profit minus expected expenses										