

Profit and Loss Projection (10 Years) Last Updated 8/9/2018

Sundance Homeowners Association, Boulder, CO 80304
Assumes 3% Inflation Annually

0.03

CHANGE VALUES IN FIELDS WITH YELLOW BACKGROUND FOR YOUR SPECIFIC SITUATION

		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
HOA Income	Notes/ Assumptions											
	Assumes 5% increase annually until 2020/ every 2 years											
	70 Homes in HOA											
HOA Monthly Dues		73.00	76.65	76.65	80.48	80.48	84.51	84.51	88.73	88.73	93.17	93.17
Number of Units		70	70	70	70	70	70	70	70	70	70	70
Revenues		\$ 61,320	\$ 64,386	\$ 64,386	\$ 67,605	\$ 67,605	\$ 70,986	\$ 70,986	\$ 74,535	\$ 74,535	\$ 78,262	\$ 78,262
Minus Delinquent Payments (2%)		\$ 1,226	\$ 1,288	\$ 1,288	\$ 1,352	\$ 1,352	\$ 1,420	\$ 1,420	\$ 1,491	\$ 1,491	\$ 1,565	\$ 1,565
Gross Profit		\$ 60,094	\$ 63,098	\$ 63,098	\$ 66,253	\$ 66,253	\$ 69,566	\$ 69,566	\$ 73,044	\$ 73,044	\$ 76,696	\$ 76,696
OPERATING EXPENSES (Yearly)												
Administration	Inflation Increase	\$ 135	\$ 139.05	\$ 143	\$ 147.52	\$ 152	\$ 156.50	\$ 161	\$ 166.03	\$ 171	\$ 176.14	\$ 181
Electricity/Xcel Energy	Inflation Increase	600	618	636.54	656	675.31	696	716.43	738	760.06	783	806.35
Emergency Repairs	Flat Increase	800	800	800.00	900	900.00	900	1,000.00	1,000	1,000.00	1,000	1,000.00
Fence Maintenance	Inflation Increase	2,500	2,575	2,652.25	2,732	2,813.77	2,898	2,985.13	3,075	3,166.93	3,262	3,359.79
General Clean up	Inflation Increase	2,000	2,060	2,121.80	2,185	2,251.02	2,319	2,388.10	2,460	2,533.54	2,610	2,687.83
Grounds Improvement	Inflation Increase	2,000	2,060	2,121.80	2,185	2,251.02	2,319	2,388.10	2,460	2,533.54	2,610	2,687.83
Grounds Maintenance	Inflation Increase	10,000	10,300	10,609.00	10,927	11,255.09	11,593	11,940.52	12,299	12,667.70	13,048	13,439.16
Insurance	Inflation Increase	1,800	1,854	1,909.62	1,967	2,025.92	2,087	2,149.29	2,214	2,280.19	2,349	2,419.05
Legal Fees	Inflation Increase	1,000	1,030	1,060.90	1,093	1,125.51	1,159	1,194.05	1,230	1,266.77	1,305	1,343.92
Management Fee	Inflation Increase	9,000	9,270	9,548.10	9,835	10,129.58	10,433	10,746.47	11,069	11,400.93	11,743	12,095.25
Organic Fertilizer/Weed Control	Inflation Increase	4,300	4,429	4,561.87	4,699	4,839.69	4,985	5,134.42	5,288	5,447.11	5,611	5,778.84
Pay Pal Transaction Fees	Inflation Increase	400	412	424.36	437	450.20	464	477.62	492	506.71	522	537.57
Postage	Flat Increase	60	50	50	50	50	50	50	50	50	50	50
Snow Removal	Inflation Increase	5,500	5,665	5,834.95	6,010	6,190.30	6,376	6,567.29	6,764	6,967.24	7,176	7,391.54
Sprinkler Repair/ Maintenance	Flat Increase	3,600	2,500	2,500.00	2,500	2,500.00	2,500	2,500.00	3,000	3,000.00	3,000	3,000.00
Tax and Audit Fees	Flat Increase	250	250	300.00	300	350.00	350	400.00	400	450.00	450	450.00
Transfer to Reserves	Flat Increase	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Tree Maintenance and Pruning	Inflation Increase	10,000	10,300	10,609.00	10,927	11,255.09	11,593	11,940.52	12,299	12,667.70	13,048	13,439.16
Water	Inflation Increase	2,840	2,925	3,012.96	3,103	3,196.45	3,292	3,391.11	3,493	3,597.63	3,706	3,816.72
Website	Flat Increase	100	100	100	100	100	100	100	100	100	100	100
Common Expenses Subtotal		\$ 59,885	\$ 60,337	\$ 61,996	\$ 63,754	\$ 65,511	\$ 67,269	\$ 69,230	\$ 71,596	\$ 73,567	\$ 75,546	\$ 77,584
Common Expenses NET Profit/Loss		\$ 209	\$ 2,761	\$ 1,102	\$ 2,499	\$ 742	\$ 2,297	\$ 336	\$ 1,448	\$ (523)	\$ 1,150	\$ (888)

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.

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)				2,500							
	Fence along East Creek Path/ Dawn Ct		1,500		2,500							
	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)		10,000									
	Emerald Ash Borer Infestation											
PLAYGROUND	Playground installed in 2004 for \$36,000											
	Playground Replacement									50,000		
Life expectancy is 25 years (2026)	Picnic Tables (Dawn and Sunrise)										5,000	
	Purchased in 2004											
OTHER	Other expense (specify)											
	Reserve Account Expenses											
		\$ -	\$ 11,500	\$ -	\$ 25,000	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ 55,000	\$ -	\$ -
Start of Reserve		\$ 68,000	\$ 68,000	\$ 59,709	\$ 65,470	\$ 44,572	\$ 40,071	\$ 33,813	\$ 39,110	\$ 42,446	\$ (8,106)	\$ (5,629)
	RESERVES											\$ (1,479)

Notes
The ending reserve number includes transfer to reserves and net profit minus expected expenses