

Profit and Loss Projection (10 Years) Last Updated 9/1/2019

Sundance Homeowners Association, Boulder, CO 80304

Assumes 3% Inflation Annually

0.03

CHANGE VALUES IN FIELDS WITH YELLOW BACKGROUND FOR YOUR SPECIFIC SITUATION

		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
HOA Income	Notes/ Assumptions											
	Assumes 5% increase annually until 2020/ every 2 years											
	70 Homes in HOA											
HOA Monthly Dues		77.00	77.00	80.85	80.85	84.89	84.89	89.14	89.14	93.59	93.59	98.27
Number of Units		70	70	70	70	70	70	70	70	70	70	70
Revenues		\$ 64,680	\$ 64,680	\$ 67,914	\$ 67,914	\$ 71,310	\$ 71,310	\$ 74,875	\$ 74,875	\$ 78,619	\$ 78,619	\$ 82,550
Minus Delinquent Payments (2%)		\$ 1,294	\$ 1,294	\$ 1,358	\$ 1,358	\$ 1,426	\$ 1,426	\$ 1,498	\$ 1,498	\$ 1,572	\$ 1,572	\$ 1,651
Gross Profit		\$ 63,386	\$ 63,386	\$ 66,556	\$ 66,556	\$ 69,884	\$ 69,884	\$ 73,378	\$ 73,378	\$ 77,047	\$ 77,047	\$ 80,899
OPERATING EXPENSES (Yearly)												
Administration	Inflation Increase	\$ 150	\$ 154.50	\$ 159	\$ 163.91	\$ 169	\$ 173.89	\$ 179	\$ 184.48	\$ 190	\$ 195.72	\$ 202
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	11,000	11,330	11,669.90	12,020	12,380.60	12,752	13,134.58	13,529	13,934.47	14,353	14,783.08
Insurance	Inflation Increase	1,300	1,339	1,379.17	1,421	1,463.16	1,507	1,552.27	1,599	1,646.80	1,696	1,747.09
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	500	515	530.45	546	562.75	580	597.03	615	633.39	652	671.96
Postage	Flat Increase	75	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		\$ 60,515	\$ 60,971	\$ 62,649	\$ 64,426	\$ 66,203	\$ 67,982	\$ 69,965	\$ 72,352	\$ 74,346	\$ 76,348	\$ 78,411
Common Expenses NET Profit/Loss		\$ 2,871	\$ 2,416	\$ 3,907	\$ 2,130	\$ 3,680	\$ 1,901	\$ 3,413	\$ 1,026	\$ 2,700	\$ 698	\$ 2,488

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)	Installed in 2015, \$5,000.										
	Fence along Sunrise Ct (Replace)	Installed 1988					10,000					
DRIVEWAYS	Concrete Driveway: Dawn Ct West	Replaced in 1998		-			-			-		-
Life Expectancy 25-30 years	Concrete Driveway: Dawn Ct East	Replaced in 2004		-			-			-		10,000
	Concrete Driveway: Autumn Ct. West	Original Driveway from 1988		-	12,000		-			-		-
	Concrete Driveway: Autumn Ct. East	Replaced in 2012		-			-			-		-
	Concrete Driveway: Sunrise Ct. West	Replaced in 2007		-	7,000		-			-		-
	Concrete Driveway: Sunrise Ct. East	Replaced in 2007		-			-			-		-
TREES	Tree Replacement (Ash Trees-Sunrise)	Emerald Ash Borer Infestation		5,000			-			-		-
PLAYGROUND	Playground Replacement	Playground installed in 2004 for \$36,000 Pea Gravel removed/ replacement in 2013 because of flood.		-			-		35,000			-
Life expectancy is 25 years (2026)	Picnic Tables (Dawn and Sunrise)	Purchased in 2004		-			-		5,000			-
OTHER	Other expense (specify)			-			-					-
	Reserve Account Expenses			-			-					-
Start of Reserve			\$ 1,500	\$ 24,000	\$ 25,000	\$ -	\$ -	\$ 10,000	\$ -	\$ 40,000	\$ -	\$ -
RESERVES			\$ 71,500	\$ 53,371	\$ 33,787	\$ 40,694	\$ 45,824	\$ 42,504	\$ 47,406	\$ 13,819	\$ 17,844	\$ 23,545
			\$ 73,000									\$ 17,243

Notes

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