

Profit and Loss Projection (10 Years) Last Updated 9/1/2021

Sundance Homeowners Association, Boulder, CO 80304

Assumes 3% Inflation Annually

0.03

CHANGE VALUES IN FIELDS WITH YELLOW BACKGROUND FOR YOUR SPECIFIC SITUATION

		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
HOA Income	Notes/ Assumptions											
	HOA Monthly Dues	80.85	80.85	84.89	84.89	89.14	89.14	93.59	93.59	98.27	98.27	103.19
	Number of Units	70	70	70	70	70	70	70	70	70	70	70
	Revenues	\$ 67,914	\$ 67,914	\$ 71,310	\$ 71,310	\$ 74,875	\$ 74,875	\$ 78,619	\$ 78,619	\$ 82,550	\$ 82,550	\$ 86,677
	Minus Delinquent Payments (2%)	\$ 1,358	\$ 1,358	\$ 1,426	\$ 1,426	\$ 1,498	\$ 1,498	\$ 1,572	\$ 1,572	\$ 1,651	\$ 1,651	\$ 1,734
Gross Profit	\$ 66,556	\$ 66,556	\$ 69,884	\$ 69,884	\$ 73,378	\$ 73,378	\$ 77,047	\$ 77,047	\$ 80,899	\$ 80,899	\$ 84,944	
OPERATING EXPENSES (Yearly)												
Administration	Inflation Increase	\$ 50	\$ 51.50	\$ 53	\$ 54.64	\$ 56	\$ 57.96	\$ 60	\$ 61.49	\$ 63	\$ 65.24	\$ 67
Electricity/Xcel Energy	Inflation Increase	500	\$ 515	\$ 530.45	\$ 546	\$ 562.75	\$ 580	\$ 597.03	\$ 615	\$ 633.39	\$ 652	\$ 671.96
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	1,500	\$ 1,545	\$ 1,591.35	\$ 1,639	\$ 1,688.26	\$ 1,739	\$ 1,791.08	\$ 1,845	\$ 1,900.16	\$ 1,957	\$ 2,015.87
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
General Clean up	Inflation Increase	5,000	\$ 5,150	\$ 5,304.50	\$ 5,464	\$ 5,627.54	\$ 5,796	\$ 5,970.26	\$ 6,149	\$ 6,333.85	\$ 6,524	\$ 6,719.58
Grounds Improvement	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
Grounds Maintenance	Inflation Increase	11,500	\$ 11,845	\$ 12,200.35	\$ 12,566	\$ 12,943.35	\$ 13,332	\$ 13,731.60	\$ 14,144	\$ 14,567.86	\$ 15,005	\$ 15,455.04
Insurance	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
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	9,500	\$ 9,785	\$ 10,078.55	\$ 10,381	\$ 10,692.33	\$ 11,013	\$ 11,343.50	\$ 11,684	\$ 12,034.32	\$ 12,395	\$ 12,767.21
Pay Pal Transaction Fees	Inflation Increase	650	\$ 670	\$ 689.59	\$ 710	\$ 731.58	\$ 754	\$ 776.13	\$ 799	\$ 823.40	\$ 848	\$ 873.55
Postage	Flat Increase	75	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50
Snow Removal	Inflation Increase	7,500	\$ 7,725	\$ 7,956.75	\$ 8,195	\$ 8,441.32	\$ 8,695	\$ 8,955.39	\$ 9,224	\$ 9,500.78	\$ 9,786	\$ 10,079.37
Sprinkler Repair/ Maintenance	Flat Increase	2,500	\$ 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	300	\$ 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	6,000	\$ 6,180	\$ 6,365.40	\$ 6,556	\$ 6,753.05	\$ 6,956	\$ 7,164.31	\$ 7,379	\$ 7,600.62	\$ 7,829	\$ 8,063.50
Water	Inflation Increase	4,000	\$ 4,120	\$ 4,243.60	\$ 4,371	\$ 4,502.04	\$ 4,637	\$ 4,776.21	\$ 4,919	\$ 5,067.08	\$ 5,219	\$ 5,375.67
Website	Flat Increase	200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200
Common Expenses Subtotal		\$ 60,375	\$ 61,905	\$ 63,608	\$ 65,411	\$ 67,215	\$ 69,021	\$ 71,032	\$ 73,448	\$ 75,472	\$ 77,505	\$ 79,600
Common Expenses NET Profit/Loss		\$ 6,181	\$ 4,651	\$ 6,275	\$ 4,473	\$ 6,163	\$ 4,357	\$ 6,015	\$ 3,598	\$ 5,427	\$ 3,394	\$ 5,344

REPLACEMENT RESERVES

FENCES		Installed 1988										
	Fence along 28th Street- Bordering 28th (Replace)		-	20,000			-	-		-		-
Life Expectancy 25 years	Fence along 28th St. Common Area-homeowners (Replaced)	Installed 1988						10,000				
	Fence along Dawn Ct.& 28th Street (Replace)	Installed 1988							10,000			
	Fence along East Creek Path/ Dawn Ct	Replaced 2021										
	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		-	7,700		-	-		-	-	-
	Concrete Driveway: Sunrise Ct. East	Replaced in 2007		-	-		-	-		-	-	-
TREES	Tree Replacement (Ash Trees-Sunrise)	Emerald Ash Borer Infestation		3,000			-	-		-	-	-
PLAYGROUND	Playground Replacement	Playground installed in 2004 for \$36,000										
	Life expectancy is 25 years (2026)	Pea Gravel removed/ replacement in 2013 because of flood.						35,000				
	Picnic Tables (Dawn and Sunrise)	Purchased in 2004							5,000			
OTHER	Other expense (specify)											
	Reserve Account Expenses											
Start of Reserve			\$ -	\$ -	\$ 23,000	\$ 19,700	\$ -	\$ 45,000	\$ 10,000	\$ 15,000	\$ 10,000	\$ -

Reserve Total 1	This ending reserve number includes transfer to reserves and not profit minus expected expenses	\$ 90,000	\$ 99,181	\$ 83,831	\$ 73,407	\$ 80,879	\$ 45,042	\$ 42,399	\$ 36,414	\$ 33,012	\$ 41,439	\$ 47,832
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