

**Profit and Loss Projection (10 Years) Last Updated 9/1/2022**

Sundance Homeowners Association, Boulder, CO 80304

Assumes 3% Inflation Annually

0.03

**CHANGE VALUES IN FIELDS WITH YELLOW BACKGROUND FOR YOUR SPECIFIC SITUATION**

		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>HOA Income</b>												
	<b>Notes/ Assumptions</b>											
	Assumes 5% increase annually every 2 years											
	70 Homes in HOA											
	<b>HOA Monthly Dues</b>	80.85	84.89	84.89	89.14	89.14	93.59	93.59	98.27	98.27	103.19	103.19
	<b>Number of Units</b>	70	70	70	70	70	70	70	70	70	70	70
	<b>Revenues</b>	\$ 67,914	\$ 71,310	\$ 71,310	\$ 74,875	\$ 74,875	\$ 78,619	\$ 78,619	\$ 82,550	\$ 82,550	\$ 86,677	\$ 86,677
	<b>Minus Delinquent Payments (2%)</b>	\$ 1,358	\$ 1,426	\$ 1,426	\$ 1,498	\$ 1,498	\$ 1,572	\$ 1,572	\$ 1,651	\$ 1,651	\$ 1,734	\$ 1,734
	<b>Gross Profit</b>	\$ 66,556	\$ 69,884	\$ 69,884	\$ 73,378	\$ 73,378	\$ 77,047	\$ 77,047	\$ 80,899	\$ 80,899	\$ 84,944	\$ 84,944
<b>OPERATING EXPENSES (Yearly)</b>												
	<b>Adjustment</b>											
	<b>Flat Inc</b>											
	Administration	\$ 240	\$ 247	\$ 255	\$ 262	\$ 270	\$ 278	\$ 287	\$ 295	\$ 304	\$ 313	\$ 323
	Electricity/Xcel Energy	\$ 575	\$ 592	\$ 610	\$ 628	\$ 647	\$ 667	\$ 687	\$ 707	\$ 728	\$ 750	\$ 773
	Emergency Repairs	\$ 800	\$ 833	\$ 866	\$ 899	\$ 932	\$ 965	\$ 998	\$ 1,031	\$ 1,064	\$ 1,097	\$ 1,130
	Fence Maintenance	\$ 2,500	\$ 2,575	\$ 2,652	\$ 2,732	\$ 2,814	\$ 2,898	\$ 2,985	\$ 3,075	\$ 3,167	\$ 3,262	\$ 3,360
	Fertilizer/Weed Control	\$ 4,300	\$ 4,429	\$ 4,562	\$ 4,699	\$ 4,840	\$ 4,985	\$ 5,134	\$ 5,288	\$ 5,447	\$ 5,611	\$ 5,779
	General Clean up	\$ 2,500	\$ 2,575	\$ 2,652	\$ 2,732	\$ 2,814	\$ 2,898	\$ 2,985	\$ 3,075	\$ 3,167	\$ 3,262	\$ 3,360
	Grounds Improvement	\$ 1,000	\$ 1,030	\$ 1,061	\$ 1,093	\$ 1,126	\$ 1,159	\$ 1,194	\$ 1,230	\$ 1,267	\$ 1,305	\$ 1,344
	Grounds Maintenance	\$ 11,500	\$ 11,845	\$ 12,200	\$ 12,566	\$ 12,943	\$ 13,332	\$ 13,732	\$ 14,144	\$ 14,568	\$ 15,005	\$ 15,455
	Insurance	\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,185	\$ 2,251	\$ 2,319	\$ 2,388	\$ 2,460	\$ 2,534	\$ 2,610	\$ 2,688
	Legal Fees	\$ 1,000	\$ 1,030	\$ 1,061	\$ 1,093	\$ 1,126	\$ 1,159	\$ 1,194	\$ 1,230	\$ 1,267	\$ 1,305	\$ 1,344
	Management Fee	\$ 10,000	\$ 10,300	\$ 10,609	\$ 10,927	\$ 11,255	\$ 11,593	\$ 11,941	\$ 12,299	\$ 12,668	\$ 13,048	\$ 13,439
	Pay Pal Transaction Fees	\$ 25	\$ 26	\$ 27	\$ 27	\$ 28	\$ 29	\$ 30	\$ 31	\$ 32	\$ 33	\$ 34
	Snow Removal	\$ 8,500	\$ 8,755	\$ 9,018	\$ 9,288	\$ 9,567	\$ 9,854	\$ 10,149	\$ 10,454	\$ 10,768	\$ 11,091	\$ 11,423
	Sprinkler Repair/ Maintenance	\$ 2,500	\$ 2,667	\$ 2,834	\$ 3,001	\$ 3,168	\$ 3,335	\$ 3,502	\$ 3,669	\$ 3,836	\$ 4,003	\$ 4,170
	Tax and Audit Fees	\$ 300	\$ 325	\$ 350	\$ 375	\$ 400	\$ 425	\$ 450	\$ 475	\$ 500	\$ 525	\$ 550
	Tree Maintenance and Pruning	\$ 6,000	\$ 6,180	\$ 6,365	\$ 6,556	\$ 6,753	\$ 6,956	\$ 7,164	\$ 7,379	\$ 7,601	\$ 7,829	\$ 8,063
	Water	\$ 6,000	\$ 6,180	\$ 6,365	\$ 6,556	\$ 6,753	\$ 6,956	\$ 7,164	\$ 7,379	\$ 7,601	\$ 7,829	\$ 8,063
	Website	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400
	<b>Common Expenses Subtotal</b>	\$ 60,140	\$ 62,049	\$ 64,009	\$ 66,021	\$ 68,086	\$ 70,207	\$ 72,384	\$ 74,620	\$ 76,916	\$ 79,275	\$ 81,697
	<b>Common Expenses NET Profit/Loss</b>	\$ 6,416	\$ 7,834	\$ 5,875	\$ 7,357	\$ 5,292	\$ 6,840	\$ 4,662	\$ 6,279	\$ 3,982	\$ 5,669	\$ 3,246

**REPLACEMENT RESERVES**

<b>FENCES</b>												
	Installed 1988											
	Fence along 28th Street- Bordering 28th (Replace)	20,000										
	Life Expectancy 25 years						10,000					
	Installed 1988											
	Installed 1988							10,000				
	Replaced 2021											
	Installed in 2015, \$5,000.											
	Installed 1988					10,000						
	Replaced in 1998											10,000
	Replaced in 2004								10,000			
	Original Driveway from 1988			12,000								
	Replaced in 2012											
	Replaced in 2007			7,700								
	Replaced in 2007											
	Playground installed in 2004 for \$36,000											
	Pea Gravel removed/ replacement in 2013 because of flood.					40,000						
	Purchased in 2004							5,000				
	Other expense (specify)											
	<b>Reserve Account Expenses</b>	\$ -	\$ 20,000	\$ 19,700	\$ -	\$ 50,000	\$ 10,000	\$ 15,000	\$ 10,000	\$ -	\$ -	\$ 10,000

Start of Reserve

<b>Reserve Total 1</b>	This ending reserve number includes transfer to reserves and net profit minus expected expenses	\$ 100,000	\$ 86,416	\$ 74,550	\$ 80,425	\$ 37,782	\$ 33,073	\$ 24,913	\$ 19,576	\$ 25,854	\$ 29,837	\$ 25,506
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