

10 Year BBHOA Proforma													
			1	2	3	4	5	6	7	8	9	10	10 yr Totals
	Actual	Actual											
	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	
Dues @ 5% increase per year		\$695.00	\$729.00	\$765.00	\$803.25	\$843.41	\$885.58	\$929.86	\$976.36	\$1,025.17	\$1,076.43	\$1,130.25	
Balance Sheet													
Checking Account	\$54,613	\$4,252	\$4,252	\$4,252	\$4,252	\$4,252	\$4,252	\$4,252	\$4,252	\$4,252	\$4,252	\$4,252	
Money Market Act	\$90,403	\$110,467	\$136,910	\$166,675	\$147,993	\$184,549	\$225,071	\$215,766	\$262,351	\$313,590	\$369,745	\$62,093	
Deliquent Dues Assume 6 Lots		\$1,043	\$4,374	\$4,590	\$4,820	\$5,060	\$5,313	\$5,579	\$5,858	\$6,151	\$6,459	\$6,782	
Total Assets	\$145,016	\$114,719	\$141,162	\$170,927	\$152,245	\$188,801	\$229,323	\$220,018	\$266,603	\$317,842	\$373,997	\$66,345	
Income													
HOA Dues Accessed	\$63,360	\$66,720	\$69,984	\$73,440	\$77,112	\$80,968	\$85,016	\$89,267	\$93,730	\$98,417	\$103,337	\$108,504	
HOA Dues Colected Assume 90 Lots		\$65,678	\$65,610	\$68,850	\$72,293	\$75,907	\$79,702	\$83,688	\$87,872	\$92,266	\$96,879	\$101,723	
Interest Income from Investments	\$1,346	\$1,042	\$1,105	\$1,369	\$1,667	\$1,480	\$1,845	\$2,251	\$2,158	\$2,624	\$3,136	\$3,697	
Total Income	\$64,706	\$66,720	\$66,715	\$70,219	\$73,959	\$77,387	\$81,548	\$85,938	\$90,030	\$94,889	\$100,015	\$105,420	\$846,120
Expenses													
Board Meeting	\$81	\$286	\$300	\$310	\$320	\$330	\$340	\$350	\$360	\$370	\$380	\$390	
Insurance	\$4,891	\$4,908	\$5,006	\$5,106	\$5,208	\$5,313	\$5,419	\$5,527	\$5,638	\$5,751	\$5,866	\$5,983	
Lawn Maintenance	\$20,040	\$12,838	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$14,300	\$14,300	\$14,300	\$14,300	\$14,300	
Licenses & Permits	\$61	\$61	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	
Neighborhood Socials	\$175		\$250	\$255	\$260	\$265	\$271	\$276	\$282	\$287	\$293	\$299	
Copies/Office/Postage/Website	\$1,753	\$1,967	\$2,006	\$2,046	\$2,087	\$2,129	\$2,171	\$2,215	\$2,259	\$2,304	\$2,350	\$2,397	
Repairs & Maintenance	\$46,140	\$70,063	\$10,000	\$10,000	\$58,000	\$10,000	\$10,000	\$58,000	\$10,000	\$10,000	\$10,000	\$375,000	
Accounting Fees and/or Management Fees	\$600	\$1,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,920	\$7,920	\$7,920	\$7,920	\$7,920	
Professional Fees (Legal, Engineering, ...)		\$4,646	\$1,000	\$1,000	\$5,000	\$1,000	\$1,000	\$5,000	\$1,000	\$1,000	\$1,000	\$5,000	
Contingency Repairs & Maint.		\$10,000											
Utilities	\$1,867	\$1,366	\$1,393	\$1,421	\$1,450	\$1,479	\$1,508	\$1,538	\$1,569	\$1,601	\$1,633	\$1,665	
Taxes		\$15	\$15	\$16	\$16	\$16	\$17	\$17	\$17	\$18	\$18	\$18	
Total Expenses	\$75,607	\$107,349	\$40,271	\$40,454	\$92,641	\$40,832	\$41,026	\$95,243	\$43,445	\$43,650	\$43,859	\$413,072	\$894,494
Income - Expenses	-\$10,901	-\$40,629	\$26,444	\$29,765	-\$18,682	\$36,555	\$40,522	-\$9,305	\$46,585	\$51,239	\$56,155	-\$307,652	-\$48,374
Total after Deliquences are collected									Net Cash Flow after deliquences are collected				-\$41,592
Assumptions													
HOA dues increase every year by 5% until 2026 because \$1200/yr/lot is the sustainability number for all years beyond this proforma													
6 deliquent homeowners each year pay the following year													
1% return on Money Market Funds													
Roads will last another 10yrs													
Cost of repaving will increase at 2% per year													
When the road is repaved we will spend 75K additional for apron improvements													
Management company is hired next year @ 600/m because the proforma supports more assistance for Board releaving pressure on volunteers time													
Increase in all expenses except Repairs & Maintenance, Management Fees, Lawn Maintenance by 2% per yr													
Repairs & Maintenance \$10K per yr with major project every 3 yrs @ average of 2014 & 2015 project costs													
Lawn Maintenance fixed price contract for 5 yrs with 10% increase for next 5yr fixed price contract (Board should negotiate this contract)													
Management Company Fees fixed contract for 5yrs with 10% increase for next 5yr fixed price contract (Board should negotiate this contract)													