

DUTCH CREEK VILLAGE HOMEOWNERS AND RECREATIONAL
ASSOCIATION, INC.

FINANCIAL STATEMENTS

with

INDEPENDENT ACCOUNTANT'S REVIEW REPORT

and

SUPPLEMENTARY INFORMATION

FOR THE YEAR ENDED MARCH 31, 2013

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INDEPENDENT ACCOUNTANT'S REVIEW REPORT

To the Board of Directors and Members
The Dutch Creek Village Homeowners & Recreational Association, Inc.

I have reviewed the accompanying balance sheet of The Dutch Creek Village Homeowners & Recreational Association as of March 31, 2013, and the related statements of revenues, expenses and changes in fund balance and cash flows for the year then ended. A review includes primarily applying analytical procedures to management's financial data and making inquiries of Association management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, I do not express such an opinion.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

My responsibility is to conduct the review in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. Those standards require me to perform procedures to obtain limited assurance that there are no material modifications that should be made to the financial statements. I believe that the results of my procedures provide a reasonable basis for my report.

Based on my review, I am not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with generally accepted accounting principles in the United States of America.

Accounting principles generally accepted in the United States of America require that the information about future major repairs and replacements be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. I have not audited, reviewed, or compiled the required supplementary information, and accordingly, do not assume any responsibility for it.

Michele M. Giometti

Michele M. Giometti, CPA
Lakewood, Colorado
January 24, 2014

**THE DUTCH CREEK VILLAGE HOMEOWNERS &
 RECREATIONAL ASSOCIATION, INC.
 BALANCE SHEET
 MARCH 31, 2013**

<u>ASSETS</u>	<u>Operating</u>	<u>Reserves</u>	<u>Total</u>
Cash and cash equivalents (Note 2)	\$ 101,344	\$ 55,650	\$ 156,994
Accounts receivable, net of \$4,000 allowance for bad debt (Note 3)	440		440
Prepaid insurance	1,128		1,128
Other prepaid expenses	572		572
Fixed assets, net of accumulated depreciation (Note 2)	<u> </u>	<u>447</u>	<u>447</u>
<u>TOTAL ASSETS</u>	<u>\$ 103,484</u>	<u>\$ 56,097</u>	<u>\$ 159,581</u>
<u>LIABILITIES</u>			
Accounts payable	\$ 162	\$	\$ 162
Prepaid assessments	65,800		65,800
Income taxes payable (Note 5)	29		29
Current portion of long term debt (Note 6)	18,581		18,581
Long term portion of long term debt (Note 6)	<u>25,611</u>		<u>25,611</u>
Total liabilities	110,183	0	110,183
Fund balance	<u>(6,699)</u>	<u>56,097</u>	<u>49,398</u>
<u>TOTAL LIABILITIES AND FUND BALANCE</u>	<u>\$ 103,484</u>	<u>\$ 56,097</u>	<u>\$ 159,581</u>

See Accountant's Review Report.

The accompanying notes are an integral part
of the financial statements.

**THE DUTCH CREEK VILLAGE HOMEOWNERS &
RECREATIONAL ASSOCIATION, INC.
STATEMENT OF REVENUES AND EXPENSES
AND CHANGE IN FUND BALANCES
FOR THE YEAR ENDED MARCH 31, 2013**

	<u>Operating</u>	<u>Reserves</u>	<u>Total</u>
<u>REVENUES</u>			
Member assessments (Note 3)	\$ 78,027	\$ 13,054	\$ 91,081
Late charges	677		677
Title transfer income	625		625
Grant received for tennis court	188		188
Interest income	161	65	226
Pool key Income	35		35
Total Revenues	<u>79,713</u>	<u>13,119</u>	<u>92,832</u>
 <u>EXPENSES</u>			
Tennis court maintenance and new fencing	47,670		47,670
Pool and poolhouse maintenance	16,859		16,859
Water and sewer	8,095		8,095
Lawn care	7,445		7,445
Accounting and tax preparation	5,572		5,572
Insurance	4,578		4,578
Interest expense (Note 6)	4,148		4,148
Sprinkler repairs	3,611		3,611
Administration	647		647
Bad debt expense	604		604
Legal and collections	420		420
Snow removal	300		300
Trees, shrubs and flowers	222		222
Taxes (Note 5)	29		29
Depreciation		223	223
Total Expenses	<u>100,200</u>	<u>223</u>	<u>100,423</u>
Excess of Revenues over Expenses or (Expenses over Revenues)	(20,487)	12,896	(7,591)
Beginning Fund Balance	<u>13,788</u>	<u>43,201</u>	<u>56,989</u>
Ending Fund Balance	<u>\$ (6,699)</u>	<u>\$ 56,097</u>	<u>\$ 49,398</u>

See Accountant's Review Report.

The accompanying notes are an integral part
of the financial statements.

THE DUTCH CREEK VILLAGE HOMEOWNERS &
RECREATIONAL ASSOCIATION, INC.
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED MARCH 31, 2013

	<u>Operating</u>	<u>Reserves</u>	<u>Total</u>
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Excess / (Deficit) of revenues over expenses	\$ (20,487)	\$ 12,896	\$ (7,591)
(Increase) decrease in:			
Accounts receivable - homeowners	4,021		4,021
Prepaid insurance	67		67
Other prepaid expenses	(17)		(17)
Fixed assets, net of depreciation		223	223
Increase (decrease) in:			
Accounts payable	(2,329)		(2,329)
Prepaid assessments	(6,979)		(6,979)
Taxes payable	(8)		(8)
Net Cash Provided (Used) by Operating Activities	<u>(25,732)</u>	<u>13,119</u>	<u>(12,613)</u>
<u>CASH FLOWS FROM FINANCING ACTIVITIES</u>			
Increase (decrease) in:			
Note payable	(23,948)		(23,948)
Net Cash Provided / (Used) by Financing Activities	<u>(23,948)</u>	<u>0</u>	<u>(23,948)</u>
NET INCREASE (DECREASE) IN CASH	(49,680)	13,119	(36,561)
CASH AT BEGINNING OF YEAR	151,024	42,531	193,555
CASH AT END OF YEAR	<u>\$ 101,344</u>	<u>\$ 55,650</u>	<u>\$ 156,994</u>

Supplemental information of cash flow information:

Cash paid during the year for:

Income taxes	\$ 37	\$ 0	\$ 37
Interest	\$ 4,148	\$ 0	\$ 4,148

See Accountant's Review Report.

The accompanying notes are an integral part
of the financial statements.

**THE DUTCH CREEK VILLAGE HOMEOWNERS &
RECREATIONAL ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2013**

NOTE 1. NATURE OF ORGANIZATION

The Dutch Creek Village Homeowners & Recreational Association, Inc. (the Association), a nonprofit corporation organized under the laws of Colorado on September 10, 1977, was formed to manage, maintain and preserve the common area property on behalf of the members of the Association. The development consists of 184 residential units and is located in Jefferson County, Colorado. The Association is responsible for the maintenance and preservation of the common area, which includes grounds and improvements and certain fencing. It is also responsible for providing insurance for the common areas, and maintenance for the pool and tennis court.

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

BASIS OF ACCOUNTING. The Association uses the accrual method of accounting for both financial statement and income tax return purposes.

CASH AND CASH EQUIVALENTS. The association considers all highly liquid debt instruments purchased with an original maturity of three months or less to be cash equivalents.

RECOGNITION OF ASSETS AND DEPRECIATION POLICY. Real and personal common property acquired by the original unit owners from the developer, as well as replacements and improvements thereto, is not recognized on the Association's financial statements because it is commonly owned by individual owners and its disposition by the Association's Board is restricted. Replacements and improvements to common property are not recognized as assets because their disposition is restricted. At March 31, 2013, property not capitalized consists of sidewalks, access roads, greenbelts, and a pool.

Capitalized common property is depreciated over its estimated useful life using the straight-line method of depreciation. At March 31, 2013, property capitalized consists of landscaping equipment.

ESTIMATES. The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**THE DUTCH CREEK VILLAGE HOMEOWNERS &
RECREATIONAL ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2013**

NOTE 3. OWNERS' ASSESSMENTS

Association members are subject to annual assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Owner's assessments are determined by an annual budget approved by the board to meet operating costs and contribute to the replacement fund. Annual dues increases are limited to the rate determined by the Consumer Price Index unless a two-third vote of member and mortgagee approval is obtained. Assessments receivable at the balance sheet date represent fees due from unit owners. The Association's policy is to retain legal counsel and place liens on the properties of homeowners whose assessments are delinquent. Any excess assessments at year end are retained by the Association for use in future years.

Annual assessments to owners were \$495 for the year ended March 31, 2013.

NOTE 4. FUTURE MAJOR REPAIRS AND REPLACEMENTS

The Association's governing documents require that funds be accumulated for future major repairs and replacements. Accumulated funds, which aggregated \$55,650 at December 31, 2013, are held in separate savings accounts and generally are not available for expenditures for normal operations.

The Association's Board of Directors conducted a study in March, 2011 to estimate the remaining useful lives and the replacement costs of the common property components. The estimates were based on the then current replacement costs, without adjustment for future inflation or interest earned on investments. Actual expenditures, however, may vary from the estimated amounts and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet future needs. If additional funds are needed, however, the Association has the right, subject to member approval, to increase regular assessments or levy special assessments, or it may delay major repairs and replacements until funds are available.

The Association transferred \$7,054 funds to its reserve account in the year ending March 31, 2013, and \$6,000 to its Improvement Fund.

THE DUTCH CREEK VILLAGE HOMEOWNERS &
RECREATIONAL ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2013

NOTE 5. FEDERAL AND STATE CORPORATE INCOME TAXES

Homeowners' associations may be taxed either as homeowners' associations or as regular corporations. For the year ended March 31, 2013, the Association was taxed as a homeowners' association. As a homeowners' association, membership income is exempt from taxation if certain elections are made, and the Association is taxed only on its nonmembership income, such as interest earnings, at regular federal and state corporate rates. The Association had taxable income for the year ended March 31, 2013 resulting in Federal taxes of \$25 and state taxes of \$4.

NOTE 6. NOTES PAYABLE

The Association entered into a \$90,000 loan agreement in November, 2006 bearing interest at 9.71% with principal and interest payable in monthly installments of \$1,905 for 60 months. In May, 2009, the Association refinanced the loan, reducing the interest rate to 7.69% and reducing its required monthly payments to \$1,623. The payoff date per the loan agreement was scheduled for May, 2012. However, the Association has been making additional principal payments and the actual payoff occurred in October, 2011. The funds were used for repairs and improvements at the recreation area, including picnic shelters, concrete repairs, additional sidewalks, new fencing, and the removal of a volleyball court.

The Association entered into a new \$75,000 loan agreement in October, 2011 bearing interest at 7.00% with principal and interest payable in monthly installments of \$1,800 for 47 months. The loan is collateralized by the assets of the Association, including bank accounts and accounts receivable. The Board of Directors has approved a one time additional principal payment in November, 2012 of \$5,000, and intends to pay additional principal of \$300 monthly.

The funds are being used to replace fencing, add sidewalks, modify the irrigation system and repair the tennis courts. These improvements were completed in October, 2012, at a total cost of \$77,448.

For the year ended March 31, 2013, interest expense totaled \$4,148.

Required principal payments to be made are as follows:

For year ending 3/31/14	\$ 18,581
For year ending 3/31/15	19,943
For year ending 3/31/16	<u>5,668</u>

Total debt	<u>\$ 44,192</u>
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**THE DUTCH CREEK VILLAGE HOMEOWNERS &
 RECREATIONAL ASSOCIATION, INC.**
**SUPPLEMENTARY INFORMATION ON FUTURE MAJOR
 REPAIRS AND REPLACEMENTS**
MARCH 31, 2013
Unaudited

The Association's Board of Directors conducted a study in March, 2011 to estimate the remaining useful lives and the replacement costs of the components of common property. The estimates were based on current replacement costs, with no adjustments for future inflation or interest earned.

The following information is based on the study and presents significant information about the components of common property. The following information has not been updated for work in process or completed. However, the remaining useful life has been adjusted. See the reserve study for additional detail regarding the timing and frequency of the repairs and replacements for the various elements of the study.

<u>Components</u>	<u>Normal Life (Years)</u>	<u>Remaining Useful Life (Years)</u>	<u>Replacement Cost</u>
Pool house - building structure	75	44	\$30,550
Pool house - storage shed	75	57	6,600
Pool house - roof	40	30	4,920
Pool house - mechanical systems	75	42	7,800
Pool house - bathrooms	50 - 75	17 - 42	3,400
Main sewer system	100	77	25,000
Swimming pool - water management system	25	7 - 15	6,660
Main pool	15 - 75	4 - 42	92,440
Kiddie pool	15 - 75	4 - 42	9,550
Pool grounds - pavement and surfacing	25 - 50	19 - 43	32,555
Pool grounds - landscaping	20 - 75	14 - 69	167,245
Pool grounds - irrigation	25 - 50	19 - 44	2,225
East play area - landscaping	75	69	6,825
East play area - multipurpose irrigation	25 - 50	19 - 44	850
East play area - tennis courts	25	0 - 17	199,510
Weaver entrance - signs	50	42	10,000
Weaver entrance - landscaping	100	64	3,600
Weaver entrance - irrigation	25 - 50	12 - 28	1,515
Marshall entrance - signs	50	42	5,000
Marshall entrance - landscaping	100	65	1,200
Marshall entrance - irrigation	25 - 40	0 - 5	1,200
Caley entrance - signs	50	37	5,000
Caley entrance - landscaping	100	87	6,900
Caley entrance - irrigation	25 - 50	12 - 37	1,300
Weaver greenbelt - water meters	50	44	1,400
Perimeter fence- tracks A, D & G	100	64	14,500
Perimeter fence - Filing 2	100	87	2,000
Open space equipment	5 - 16	2 - 8	28,000
Total			\$677,745