



Dutch Creek Village HOA

03 2025

Included Reports:

Balance Sheet as of: 03/31/2025

Profit vs Loss Summary: 03/01/2025 - 03/31/2025

Profit vs Loss as Percentage of Income: 03/01/2025 - 03/31/2025

Budget vs Actual Summary: 04/01/2024 - 03/31/2025

Aging of Accounts as of: 03/31/2025

Prepayments By Unit as of: 03/31/2025

Expenses Detail: 03/01/2025 - 03/31/2025

Bank Reconciliation: 01 AAB Operating Account 6690

Bank Reconciliation: 02 AAB Reserve Account 2878

Bank Reconciliation: 03 AAB Improvement Reserve 7082

Bank Reconciliation: 04 AAB Major Repair and Replacement 7315

Alliance Statements: 01 AAB Operating Account 6690

Alliance Statements: 02 AAB Reserve Account 2878

Alliance Statements: 03 AAB Improvement Reserve 7082

Alliance Statements: 04 AAB Major Repair and Replacement 7315

Dutch Creek Village HOA

Balance Sheet

As of Mar 31, 2025

Label

Total

Assets

Bank Accounts

01 AAB Operating Account	\$36,362.78
02 AAB Reserve Account	\$58,431.37
03 AAB Improvement Reserve	\$87,307.34
04 AAB Major Repair and Replacement	\$75,435.61

Total Bank Accounts	\$257,537.10
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Total Assets	\$257,537.10
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Liabilities and Equity

Equity

Equity	\$257,537.10
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Total Equity	\$257,537.10
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Total Liabilities and Equity	\$257,537.10
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Dutch Creek Village HOA

Profit vs Loss Cash

Mar 1, 2025 - Mar 31, 2025

Category

Total

Income

Assessments

Master Dues	\$61,423.56
Trash Dues	\$9,650.20

Total for Assessments **\$71,073.76**

Interest Income - Bank \$41.42

Miscellaneous Income \$250.00

Uncategorized Account Credits \$399.00

Total Income **\$71,764.18**

Expenses

Administration

Office Supplies/Postage \$352.08

Total for Administration **\$352.08**

Legal & Accounting

Legal Fees - Administrative \$12,216.00

Accounting Fees \$233.00

Total for Legal & Accounting **\$12,449.00**

Greenbelts

Greenbelt Utilities - Electrical \$43.75

Total for Greenbelts **\$43.75**

Water

Filing 3 - 6549 S Otis Way IRR I \$44.06

Filing 3 - 6600 W Euclid IRR D \$44.06

6316 S Newland Ct \$50.02

Total for Water **\$138.14**

Pool

Pool Utilities \$74.24

Pool Water \$44.06

Total for Pool **\$118.30**

Trash Fees \$1,967.07

Total Expenses **\$15,068.34**

Net Total **\$56,695.84**

Dutch Creek Village HOA

Profit vs Loss as Percentage of Income

Mar 1, 2025 - Mar 31, 2025

Category	Total	% of Income
Income		
Assessments		0.00%
Master Dues	\$61,423.56	
Trash Dues	\$9,650.20	
Total for Assessments	\$71,073.76	99.04%
Interest Income - Bank	\$41.42	0.06%
Miscellaneous Income	\$250.00	0.35%
Uncategorized Account Credits	\$399.00	0.56%
Total Income	\$71,764.18	100.00%
Expenses		
Administration		0.00%
Office Supplies/Postage	\$352.08	
Total for Administration	\$352.08	0.49%
Legal & Accounting		0.00%
Legal Fees - Administrative	\$12,216.00	
Accounting Fees	\$233.00	
Total for Legal & Accounting	\$12,449.00	17.35%
Greenbelts		0.00%
Greenbelt Utilities - Electrical	\$43.75	
Total for Greenbelts	\$43.75	0.06%
Water		0.00%
Filing 3 - 6549 S Otis Way IRR I	\$44.06	
Filing 3 - 6600 W Euclid IRR D	\$44.06	
6316 S Newland Ct	\$50.02	
Total for Water	\$138.14	0.19%
Pool		0.00%
Pool Utilities	\$74.24	
Pool Water	\$44.06	
Total for Pool	\$118.30	0.16%
Trash Fees	\$1,967.07	2.74%
Total Expenses	\$15,068.34	21.00%
Net Total	\$56,695.84	79.00%

Dutch Creek Village HOA

Budget vs Actual Cash

Apr 1, 2024 - Mar 31, 2025

Category	Budget	Actual	Variance
Income			
Assessments			
Master Dues	\$127,565.36	\$113,650.18	-\$13,915.18
Trash Dues	\$22,463.70	\$18,868.64	-\$3,595.06
Total for Assessments	\$150,029.06	\$132,518.82	-\$17,510.24
Fines Income	\$200.00	\$0.00	-\$200.00
Late Fees	\$0.00	\$229.39	\$229.39
Interest Income - Dues/Fines	\$100.00	\$0.00	-\$100.00
Interest Income - Bank	\$500.00	\$438.34	-\$61.66
Key Income	\$0.00	\$35.00	\$35.00
Miscellaneous Income	\$500.00	\$3,875.00	\$3,375.00
Uncategorized Account Credits	\$0.00	\$681.44	\$681.44
Total Income	\$151,329.06	\$137,777.99	-\$13,551.07
Expenses			
Board Authorized 10%-15% to Major Repair/Replacement Reserve	\$22,699.36	\$0.00	\$22,699.36
Board Authorized Improvement Reserve	\$18,000.00	\$0.00	\$18,000.00
Administration		\$40.00	-\$40.00
Insurance	\$7,302.90	\$8,006.00	-\$703.10
Office Supplies/Postage	\$500.00	\$1,422.76	-\$922.76
HOA Management Software	\$2,233.05	\$1,643.05	\$590.00
Website	\$200.00	\$114.85	\$85.15
Total for Administration	\$10,235.95	\$11,226.66	-\$990.71
Legal & Accounting		\$350.00	-\$350.00
Audit - Review Fees	\$2,000.00	\$0.00	\$2,000.00
Legal Fees - Administrative	\$1,000.00	\$20,738.00	-\$19,738.00
Accounting Fees	\$2,796.00	\$3,441.00	-\$645.00
Tax Preparation	\$400.00	\$399.00	\$1.00
Total for Legal & Accounting	\$6,196.00	\$24,928.00	-\$18,732.00
Greenbelts			
Greenbelt Utilities - Electrical	\$400.00	\$325.87	\$74.13
Sprinkler Repair/Maintenance	\$3,000.00	\$3,995.00	-\$995.00
Mowing Repairs & Supplies	\$800.00	\$724.73	\$75.27
Mowing Contract	\$16,500.00	\$15,600.00	\$900.00
Snow Removal	\$2,000.00	\$900.00	\$1,100.00
Trees-Shrubs-Flower-Clean Up Expense	\$2,400.00	\$407.50	\$1,992.50
Tree Pruning	\$5,000.00	\$18,105.00	-\$13,105.00
Total for Greenbelts	\$30,100.00	\$40,058.10	-\$9,958.10
Water			
Caley	\$1,300.00	\$1,153.72	\$146.28
Filing 3 - 6549 S Otis Way IRR I	\$1,300.00	\$1,028.94	\$271.06
Filing 3 - 6600 W Euclid IRR D	\$3,500.00	\$3,607.75	-\$107.75
6316 S Newland Ct	\$2,000.00	\$3,301.38	-\$1,301.38
6386 S Newland Ct	\$2,000.00	\$1,486.86	\$513.14

Dutch Creek Village HOA

Budget vs Actual Cash

Apr 1, 2024 - Mar 31, 2025

Category	Budget	Actual	Variance
Sewer	\$0.00	\$162.66	-\$162.66
Total for Water	\$10,100.00	\$10,741.31	-\$641.31
Pool			
Pool Contract	\$8,823.60	\$9,593.14	-\$769.54
Pool Maintenance and Repairs	\$500.00	\$542.68	-\$42.68
Pool Supplies and Chemicals	\$4,000.00	\$2,193.51	\$1,806.49
Pool Utilities	\$4,500.00	\$3,745.30	\$754.70
Pool Water	\$3,000.00	\$3,935.58	-\$935.58
Total for Pool	\$20,823.60	\$20,010.21	\$813.39
Trash Fees	\$22,463.70	\$24,534.51	-\$2,070.81
Tennis Facilities			
Court Repairs	\$0.00	\$475.00	-\$475.00
Total for Tennis Facilities	\$0.00	\$475.00	-\$475.00
Major Repairs/Replacements	\$0.00	\$14,400.00	-\$14,400.00
Total Expenses	\$140,618.61	\$146,373.79	-\$5,755.18
Net Total	\$10,710.45	-\$8,595.80	-\$19,306.25