

DUTCH CREEK VILLAGE HOMEOWNER'S AND RECREATION
ASSOCIATION
2022 - 2023 Final Budget

	2021 - 2022 Budget	2021-2022 Spending (Mar 22)	2022 - 2023 Budget	Notes
Receipts:				
Master Dues	\$ 103,709.76	\$ 103,709.76	\$ 115,840.25	7% 2021 CPI increase = \$629.57 per homeowner
Trash Dues	\$ 18,753.00	\$ 18,772.22	\$ 21,217.49	\$12.75 for April-Mar 2022; \$6.53 reconciliation payment for last fiscal year underbilling = \$159.53 per homeowner
Fines Income	\$ 200.00	\$ 435.00	\$ 200.00	
Interest Income - Dues/Fines	\$ 100.00	\$ 179.26	\$ 100.00	
Interest Income - Bank	\$ 200.00	\$ 64.96	\$ 200.00	
Key Income	\$ -	\$ 245.00	\$ -	
Miscellaneous Income	\$ 500.00	\$ 1,500.00	\$ 500.00	
Total Receipts	\$ 123,462.76	\$ 124,906.20	\$ 138,057.74	
Funds Required for the Following:				
Board Authorized 10% to Major Repair/ Replacement Reserve	\$ 10,470.98	\$ 10,470.98	\$ 11,684.03	
Board Authorized Improvement Reserve	\$ 6,000.00	\$ 6,000.00	\$ 7,200.00	20% increase (\$500/mo to \$600/mo) - hasn't changed since 2011-2012 fiscal year
Total	\$ 16,470.98	\$ 16,470.98	\$ 18,884.03	
Funds Available for Operations	\$ 106,991.78	\$ 108,435.22	\$ 119,173.72	
Disbursements:				
Administration-				
Administrative - Annual Report	\$ 35.00			
Bad Debt Expense	\$ -			
Reserve Assessment	\$ -			
HOA Meeting Misc. Expense	\$ -			
Insurance	\$ 7,200.00	\$ 6,258.00	\$ 6,870.60	expect 5-10% increase; current rate: HOA \$5516, umbrella \$730
Interest Expense		\$ 297.63		
Legal & Accounting Fees -				
Audit - Review Fees	\$ 1,700.00		\$ -	
Legal Collections	\$ -			
Legal Fees - Administrative	\$ 1,000.00	\$ 450.00	\$ 1,000.00	
Accounting Fees	\$ 4,550.00	\$ 4,385.05	\$ 4,550.00	assume extra charges for switchover from Quickbooks
Total Legal & Accounting Fees	\$ 7,250.00	\$ 4,835.05	\$ 5,550.00	
Office Supplies/Postage	\$ 1,000.00	\$ 665.36	\$ 500.00	previously: \$160 P.O. Box charges; \$110 single mailing; \$430 Quickbooks; now \$184 single mailing + \$160 P.O. Box; need Quickbooks overlap for a while; Roger said it's now \$138/yr??
HOA Management Software	\$ -		\$ 52,578.00	need both PayHOA and Quickbooks temporarily to smooth transition
Taxes	\$ -		\$ 350.00	
Web Site	\$ 180.00	\$ 399.75	\$ 450.00	based on Jason's estimate of 433 for 2021
Total Administration	\$ 15,665.00	\$ 12,455.79	\$ 13,720.60	
Fence				
Fence Column Repair	\$ 300.00		\$ -	
Total Fence - Perimeter	\$ 300.00		\$ -	
Greenbelts - to talk to Jim				
Fertilizer	\$ -			
Greenbelt Utilities - Electrical	\$ 400.00	\$ 287.70	\$ 400.00	
Landscape - Sprinkler Repair/Maint.	\$ 2,500.00	\$ 2,846.66	\$ 2,500.00	Hopefully major repairs complete
Mowing Repairs & Supplies	\$ 1,700.00	\$ 1,603.16	\$ 500.00	Nothing specific planned
Lawn Care	\$ 15,200.00	\$ 15,850.00	\$ 16,000.00	extra \$650 on top of contract (Lilly Gulch mow + sprinkler blowout); miscategorized pruning and sprinkler repair (corrected here); \$1950*8 = \$15600 contracted, includes sprinkler blowout now
Snow Removal	\$ 2,000.00	\$ 405.00	\$ 2,200.00	
Trees-Shrubs-Flower-Clean Up Expense	\$ 1,600.00	\$ 1,808.00	\$ 2,000.00	
Tree Pruning	\$ 2,714.25	\$ 2,440.00	\$ 1,200.00	\$900 quote for Hawthorne/plums and storm damage + emergency pruning allowance
Weed Control	\$ -		\$ -	
Total	\$ 26,114.25	\$ 25,240.52	\$ 24,800.00	
Water				
Caley	\$ 1,100.00	\$ 1,141.31	\$ 1,300.00	increase 10%, round up from last year spending for water costs
Filing 3 - 6549 S. Otis Way IRR I	\$ 1,300.00	\$ 890.26	\$ 1,000.00	
Filing 3 - 6600 W. Euclid IRR D	\$ 3,300.00	\$ 3,668.82	\$ 4,100.00	
S. Newland Ct. 6316	\$ 2,500.00	\$ 2,100.60	\$ 2,300.00	
S. Newland Ct. 6386	\$ 1,800.00	\$ 2,057.49	\$ 2,300.00	
Total Water	\$ 10,000.00	\$ 9,858.48	\$ 11,000.00	
Total Greenbelts	\$ 36,114.25	\$ 35,099.00	\$ 35,800.00	
Pool - check with Jason				
Pool Contract	\$ 8,636.25	\$ 10,306.44	\$ 7,850.00	\$7850 contract amount; had just done an increase on previous budget of 5% without looking at expenses
Pool Maintenance and Repairs	\$ 250.00	\$ 366.56	\$ 500.00	
Pool Supplies	\$ 2,000.00		\$ 2,500.00	Separate accounting in future for chemicals
Pool Trash Pick-Up	\$ -			
Pool Utilities	\$ 3,000.00	\$ 3,946.63	\$ 4,200.00	2021 low budget was due to copying over previous budget
Pool Vandalism	\$ -			
Pool Water	\$ 1,700.00	\$ 2,884.03	\$ 3,000.00	2021 low budget probably was due to miscategorized expenses in 2020; 2021 spend does NOT appear to include Raina's reimbursement for filling up pool; why was the spend so high the last two years compared to previous? should keep an eye, sprinklers?
Total Pool	\$ 15,586.25	\$ 17,503.66	\$ 18,050.00	
Trash				
Trash Fees	\$ 19,714.08	\$ 19,909.76	\$ 20,349.00	
Trash	\$ 19,714.08	\$ 19,909.76	\$ 20,349.00	
Tennis Facilities				
Court Repairs	\$ -		\$ 100.00	trash can and fix latches

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Fence Repairs	\$ -		
Tennis Facilities	\$ -		\$ 100.00
Loan			
Court Replacement			
Loan Interest	\$ 267.95	\$ 297.63	\$ -
Loan Principle	\$ 13,208.33	\$ 12,636.75	\$ -
Loan	\$ 13,476.28	\$ 12,934.38	\$ -
Total Disbursements	\$ 117,326.84	\$ 101,204.26	\$ 87,919.60
Excess Receipts/(Disbursements)	\$ (10,335.05)	\$ 7,230.96	\$ 31,254.12
Under the Line Expense - Major Repairs / Replacements			
Locks		\$ 1,638.50	
Locks		\$ 538.17	
Fence	\$ -	\$ 1,125.00	
Total	\$ -	\$3,301.67	

Notes