

Montreux Homeowner Association

2010 Annual Meeting Financial Report

Jay Willenberg
Treasurer

Overview

- 242 homes
- Not for profit homeowners association
- Started in 1997

Dues

Pre 1995	\$135
1995	195
2001	210
2005	225

Revenue

Dues	\$217,800	98.8%
Dividends/ Innterest	805	0.4%
Late fees	1,733	0.8%
Other	244	0.0%
	\$220,582	100.0%

2009 Expenses

Maintenance - General	126,376	62%
Utilities Water	38,306	19%
Utilities Electrical	12,083	6%
Legal & Accounting	11,578	6%
Insurance	5,525	3%
Events	5,400	3%
Office & administrative	2,617	1%
Capital Maintenance	810	0%
	202,693	100%

Balance Sheet

Assets		
	Cash	\$201,073
	Dues receivable	8,020
	Prepaid Insurance	2,301
	Income tax deposit	2,120
		<u>\$213,514</u>
Net Assets		
	Unrestricted	77,141
	Cap reserve	136,374
		<u>\$213,514</u>

Capital Reserve

- Electrical fixture/lighting
- Water falls
- Lake dredging riparian restoration
- Mailbox replacement
- Irrigation system
- Monuments and entry

Questions

Jay Willenberg

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