

Treasurer's Report

Frank Yandrasits



	2022 Budget	2022 Actual (Thru 5/31/22)
Expense		
Accounting & Legal		
Bad Debts		
Insurance		
Landscape & Irrigation		
Maintenance Service		
Common Areas		
Irrigation (minor repairs)		
Street Tree Maintenance		
Social		
Garage Sale		
Annual BBQ		
Holiday Lights		
Utilities		
Water		
Electrical		
Misc. Expenses		
Miscellaneous		
Water Features - Waterfalls Maint.		
Water Features - Pond Maintenance		
NGPE		
Taxes		
Reserve Fund / Expense		
Irrigation Repairs (major)		
NGPE		
Electrical Repairs (major)		
Other		
Total Expense	\$	

This information removed from material posted on the unsecure Montreux HOA website.

Please contact the Montreux HOA Treasurer to request a copy of the current budget or other information regarding the financial status of the HOA.

- Does not include "Gift-A-Tree" program: \$3,000 donations, \$2,710 spent
- City of Issaquah offer to fund 20+ trees is pending.

Plus: \$986 carry-over credit for the BBQ cancelled in 2021

Controller 2 (NW Lac Leman Drive) repairs

Village Park Drive Light Repair/Upgrade (35 of 76)

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Reserve Expenses

2021 Irrigation Repairs

- Controller 3 and 4 zones (NW Montreux Drive and upper Village Park Drive).
- Estimate = [REDACTED]
- Negotiated Payment = \$[REDACTED] + tax).
- Work completed by Plantscapes in fall, 2021.
- Invoice paid March 29, 2022.

2022 Irrigation Repairs

- [REDACTED] reserve budget
- Controller 2 (NW Lac Lemman) in work.
- [REDACTED] **actual-to-date** (Happy Gardens Landscape).
- Other areas (TBD).

Village Park Drive Lights (75 Total)

- Estimate = [REDACTED] to repair/upgrade 33 fixtures.
- Actual = \$[REDACTED] for 35 fixtures
- **Proposed budget adjustment: transfer \$6,000 from Landscape to Reserve Expense**

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2022 Reserve Study

- Standard Level 3 Reserve Study *without* Site Visit (Estimate \$1,100)
- In compliance with **RCW 64.90.550 Reserve Study – Contents**
- Reserve Study Committee:
 - Susan Glicksberg
 - Jerry Lilly
 - Jan Rogers
 - Al Dimakis
 - Warren Hansen
 - Frank Yandrasits
- Kickoff meeting held May 31st
- Next Step: Contract with Reserve Consultants LLC (RCL)
- After the Reserve Study is updated: Review 2022 Reserve Expenses and update FY2022 budget as necessary.