

THTA Treasurer's Report for November 2016

SUMMARY through November 2016

	November	November	2016	2016	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	14,565	14,400	158,810	158,400	172,800
Miscellaneous income	485	25	2,525	275	300
Interest income	30	19	279	206	225
Total Income	15,080	14,444	161,614	158,881	173,325
Expenses					
Operations	640	429	5,269	6,221	6,650
Utilities	5,417	5,191	58,977	57,409	62,600
Landscape	3,711	4,474	48,451	54,206	58,680
Pool operations	423	250	2,080	1,700	2,000
Painting - General	0	0	73	500	500
Maintenance	93	583	5,718	6,417	7,000
Reserve fund accrual	1,958	1,958	21,542	21,542	23,500
Painting reserve accrual	1,000	1,000	11,000	11,000	12,000
Reserve fund interest accrual	30	19	279	206	225
Total Expenses	13,272	13,904	153,389	159,201	173,155
Net	1,808	540	8,225	-320	170

Narrative

1. Income:
 - a) One owner did not make their November payment.
2. Expenses: Pool license, pool filter sand.
3. Treasurer's comment – 2016 going well. Projected to end the year with a small surplus.
4. Proposed maintenance projects:
5. Approved maintenance projects in progress:
6. Completed maintenance projects paid from Operations:
 - a) Stream bank restoration study - \$630.
 - b) Walnut entrance sign repair - \$955.
 - c) Markers for city water meters/shutoff valves - \$35.
 - d) Walnut driveway repair and landscaping – \$585.
 - e) Handrail for mailbox area - \$508.
 - f) Shared cost to repair water supply line - \$285.
 - g) Drainage repairs - \$337 and \$653.
 - h) Repaint visitor parking spaces + repair clubhouse deck - \$498 + \$19 for paint.
 - i) Stream bank stabilization - \$1,213.
7. Completed 2016 maintenance projects paid from the Site Maintenance Reserve fund.
 - a) Pool furnace replacement - \$2,730 per bid.
 - b) Road repairs - \$4,391. (Upper limit of \$6,000.)
 - c) Pool repair and replastering - \$17,300 per bid.

Please direct questions to John Shea, Treasurer, John@thta.org, 541 754-6832.

Site Maintenance Reserves
Summary through November 2016

Beginning Balance		34,002
Income		
Accrual from operations	21,542	
Interest income	279	
Total Income		21,821
Expenses		
Pool Heater	2,730	
Pool repair and replastering	17,300	
Road repair	4,391	
Total Expenses		24,421
Ending Balance		31,401

Painting Reserves
Summary through November 2016

Beginning Balance		38,588
Income		
Accrual from operations	11,000	
Total Income		11,000
Expenses	0	
Total Expenses		0
Ending Balance		49,588

THTA Balance sheet as of 11/30/2016

OS Checking	9,394	Operations	15,369
OS Savings	5	Pre-paid HOA assessments	5,210
CapitalOne 360	92,169	Site Maintenance reserves	31,401
		Painting reserves	49,588
Total	101,568		101,568