

THTA Treasurer's Report for July 2017

SUMMARY through July 2017

	July	July	2017	2017	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	15,380	15,120	106,315	105,840	181,440
Miscellaneous income	80	10	1,465	550	1,100
Interest income	41	25	236	175	300
Total Income	15,501	15,155	108,016	106,565	182,840
Expenses					
Operations	65	354	3,562	4,305	6,075
Utilities	5,448	5,351	31,965	33,599	62,800
Landscape	6,346	5,925	29,873	34,875	60,500
Pool operations	500	250	2,516	700	2,000
Painting - General	0	500	-36	500	500
Maintenance	1,646	583	4,691	4,083	7,000
Reserve fund accrual	2,667	2,667	18,667	18,667	32,000
Painting reserve accrual	1,000	1,000	7,000	7,000	12,000
Reserve fund interest accrual	41	25	236	175	300
Total Expenses	17,713	16,655	98,473	103,904	183,175
Net	-2,212	-1,500	9,543	2,661	-335

Narrative

1. Income:
 - a) All HOA payments up to date.
2. Expenses:
 - a) Landscape: Irrigation system repairs.
 - b) Pool operations: Chemicals.
 - c) Maintenance: Lighting, locating water leak.
3. Treasurer's comment – quiet now. Painting and road repair projects on deck.
4. Proposed maintenance projects:
5. Approved maintenance projects in progress:
 - a) Spot painting as needed, estimated \$15,000 - \$20,000 – Tom Genné.
 - b) Road repairs based on bid of \$15,996 – John Seaders.
6. Completed maintenance projects paid from Operations:
 - a) Storm drainage repair, \$2500 less owner share.
 - b) Replace 8 light fixtures, \$744 – John Nimmo.
7. Completed maintenance projects paid from the Site Maintenance Reserve account.
 - a) New landscape lighting fixtures on 29th street frontage, \$2,052 (\$2100 estimated)
 - b) Repair perimeter fencing, \$3,482.

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

Site Maintenance Reserves
Summary through July 2017

Beginning Balance		38,107
Income		
Accrual from operations	18,667	
Interest income	236	
Total Income		18,902
Expenses		
New landscape lighting	2,052	
Perimeter fence repair	3,482	
Total Expenses		5,534
Ending Balance		51,475

Painting Reserves
Summary through July 2017

Beginning Balance		50,588
Income		
Accrual from operations	7,000	
Total Income		7,000
Expenses	0	
Total Expenses		0
Ending Balance		57,588

THTA Balance sheet as of 7/31/2017

OS Checking	9,479	Operations	16,647
OS Savings	5	Pre-paid HOA assessments	5,210
CapitalOne 360	121,435	Site Maintenance reserves	51,475
		Painting reserves	57,588
Total	130,920		130,920