

THTA Treasurer's Report for August 2017

SUMMARY through August 2017

	August	August	2017	2017	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	14,900	15,120	121,215	120,960	181,440
Miscellaneous income	644	260	2,109	810	1,100
Interest income	41	25	277	200	300
Total Income	15,585	15,405	123,601	121,970	182,840
Expenses					
Operations	438	354	3,999	4,659	6,075
Utilities	6,234	5,051	38,199	38,651	62,800
Landscape	9,280	6,125	39,154	41,000	60,500
Pool operations	265	250	2,781	950	2,000
Painting - General	0	0	-36	500	500
Maintenance	20	583	4,711	4,667	7,000
Reserve fund accrual	2,667	2,667	21,333	21,333	32,000
Painting reserve accrual	1,000	1,000	8,000	8,000	12,000
Reserve fund interest accrual	41	25	277	200	300
Total Expenses	19,945	16,055	118,418	119,960	183,175
Net	-4,360	-650	5,183	2,010	-335

Narrative

1. Income:
 - a) All but one HOA payment up to date.
2. Expenses:
 - a) Landscape: Irrigation system repairs, plants.
 - b) Pool operations: Chemicals.
 - c) Maintenance: Lighting, locating water leak.
 - d) Note: Stop payment issued on \$2,500 check to ED Hughes due to mix-up over shared storm drainage repair cost. Revised invoice requested.
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 August 2017

Beginning Balance		38,107
Income		
Accrual from operations	21,333	
Interest income	277	
Total Income		21,610
Expenses		
New landscape lighting	2,052	
Perimeter fence repair	3,482	
Total Expenses		5,534
Ending Balance		54,183

Painting Reserves
Summary through August 2017

Beginning Balance		50,588
Income		
Accrual from operations	8,000	
Total Income		8,000
Expenses	0	
Total Expenses		0
Ending Balance		58,588

THTA Balance sheet as of 8/31/2017

OS Checking	6,226	Operations	8,486
OS Savings	5	Pre-paid HOA assessments	6,450
CapitalOne 360	121,477	Site Maintenance reserves	54,183
		Painting reserves	58,588
Total	127,707		127,707