

## THTA Treasurer's Report for September 2017

### SUMMARY through September 2017

	September	September	2017	2017	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
<b>Income</b>					
Monthly HOA Assessments	14,900	15,120	136,115	136,080	181,440
Miscellaneous income	0	10	2,109	820	1,100
Interest income	40	25	317	225	300
<b>Total Income</b>	<b>14,940</b>	<b>15,155</b>	<b>138,541</b>	<b>137,125</b>	<b>182,840</b>
<b>Expenses</b>					
Operations	151	354	4,150	5,013	6,075
Utilities	7,203	7,027	45,402	45,678	62,800
Landscape	7,420	5,625	46,614	46,625	60,500
Pool operations	36	250	2,817	1,200	2,000
Painting - General	0	0	-36	500	500
Maintenance	0	583	4,711	5,250	7,000
Reserve fund accrual	2,667	2,667	24,000	24,000	32,000
Painting reserve accrual	1,000	1,000	9,000	9,000	12,000
Reserve fund interest accrual	40	25	317	225	300
<b>Total Expenses</b>	<b>18,516</b>	<b>17,531</b>	<b>136,974</b>	<b>137,491</b>	<b>183,175</b>
<b>Net</b>	<b>-3,576</b>	<b>-2,376</b>	<b>1,567</b>	<b>-366</b>	<b>-335</b>

#### Narrative

1. Income:
  - a) One owner is 2 months late with HOA payment. In contact.
2. Expenses:
  - a) Landscape: Irrigation system repairs and seasonal management, plantings, bark/rock spreading.
  - b) Pool operations: Chemicals.
3. Treasurer's comment – quiet now. Painting and road repair projects on deck.
4. Proposed maintenance projects:
  - a) Install heaters in clubhouse bathrooms to prevent pipe freezing in winter, estimated \$1,000 - John Nimmo.
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 29<sup>th</sup> street frontage, \$2,052 (\$2100 estimated)
  - b) Repair perimeter fencing, \$3,482.

Please direct questions to John Shea, Treasurer, [John@thta.org](mailto:John@thta.org), 541 754-6832.

**Site Maintenance Reserves**  
Summary through September 2017

<b>Beginning Balance</b>		38,107
<b>Income</b>		
Accrual from operations	24,000	
Interest income	317	
<b>Total Income</b>		24,317
<b>Expenses</b>		
New landscape lighting	2,052	
Perimeter fence repair	3,482	
<b>Total Expenses</b>		5,534
<b>Ending Balance</b>		<b>56,889</b>

**Painting Reserves**  
Summary through September 2017

<b>Beginning Balance</b>		50,588
<b>Income</b>		
Accrual from operations	9,000	
<b>Total Income</b>		9,000
<b>Expenses</b>	0	
<b>Total Expenses</b>		0
<b>Ending Balance</b>		<b>59,588</b>

**THTA Balance sheet as of 9/30/2017**

OS Checking	10,066	Operations	8,710
OS Savings	5	Pre-paid HOA assessments	6,400
CapitalOne 360	121,516	Site Maintenance reserves	56,889
		Painting reserves	59,588
<b>Total</b>	<b>131,588</b>		<b>131,588</b>