

THTA Treasurer's Report for October 2017

SUMMARY through October 2017

	October Actual	October Budgeted	2017 Actual	2017 Budgeted	Annual Budget
Income					
Monthly HOA Assessments	15,530	15,120	151,645	151,200	181,440
Miscellaneous income	30	10	2,139	830	1,100
Interest income	41	25	358	250	300
Total Income	15,601	15,155	154,142	152,280	182,840
Expenses					
Operations	0	354	4,150	5,367	6,075
Utilities	6,391	6,707	51,793	52,385	62,800
Landscape	3,561	4,625	50,175	51,250	60,500
Pool operations	0	250	2,817	1,450	2,000
Painting - General	0	0	-36	500	500
Maintenance	1,840	583	6,551	5,833	7,000
Reserve fund accrual	2,667	2,667	26,667	26,667	32,000
Painting reserve accrual	1,000	1,000	10,000	10,000	12,000
Reserve fund interest accrual	41	25	358	250	300
Total Expenses	15,500	16,211	152,475	153,702	183,175
Net	101	-1,056	1,667	-1,422	-335

Narrative

1. Income:
 - a) All HOA payments up to date.
2. Expenses:
 - a) Maintenance: Drainage repair, shared expense with owner. Note: Replaces \$2500 check that was voided – will be reported in November financials.
3. Treasurer's comment – quiet now. Awaiting painting invoice. Road repair work has begun.
4. Proposed maintenance projects:
5. Approved maintenance projects in progress:
 - a) Install heaters in clubhouse bathrooms to prevent pipe freezing in winter, estimated \$1,000 - John Nimmo.
 - b) Spot painting as needed, estimated \$15,000 - \$20,000 – Tom Genné.
 - c) Road repairs based on bid of \$15,996 – John Seaders.
6. Completed maintenance projects paid from Operations:
 - a) Storm drainage repair, \$1800.
 - 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 October 2017

Beginning Balance		38,107
Income		
Accrual from operations	26,667	
Interest income	358	
Total Income		27,025
Expenses		
New landscape lighting	2,052	
Perimeter fence repair	3,482	
Total Expenses		5,534
Ending Balance		59,597

Painting Reserves
Summary through October 2017

Beginning Balance		50,588
Income		
Accrual from operations	10,000	
Total Income		10,000
Expenses	0	
Total Expenses		0
Ending Balance		60,588

THTA Balance sheet as of 10/31/2017

OS Checking	10,814	Operations	8,811
OS Savings	5	Pre-paid HOA assessments	6,140
CapitalOne 360	121,558	Site Maintenance reserves	59,597
Undeposited Funds	2,760	Painting reserves	60,588
Total	135,136		135,136