

THTA Treasurer's Report for November 2017

SUMMARY through November 2017

	November	November	2017	2017	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	15,110	15,120	166,755	166,320	181,440
Miscellaneous income	671	260	2,811	1,090	1,100
Interest income	40	25	398	275	300
Total Income	15,821	15,405	169,963	167,685	182,840
Expenses					
Operations	1,077	354	5,226	5,721	6,075
Utilities	4,452	5,207	56,246	57,593	62,800
Landscape	3,561	4,625	53,736	55,875	60,500
Pool operations	0	250	2,817	1,700	2,000
Painting - General	0	0	-36	500	500
Maintenance	-2,490	583	4,061	6,417	7,000
Reserve fund accrual	2,667	2,667	29,333	29,333	32,000
Painting reserve accrual	1,000	1,000	11,000	11,000	12,000
Reserve fund interest accrual	40	25	398	275	300
Total Expenses	10,306	14,711	162,781	168,414	183,175
Net	5,515	694	7,182	-729	-335

Narrative

1. Income:
 - a) One owner late with HOA payment.
2. Expenses:
 - a) Maintenance: -\$2,500 cancels earlier overpayment for the same amount.
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) Spot painting as needed, estimated \$7,500 (after changes) – Tom Genné.
 - b) Road repairs based on bid of \$18,500 (with additions) – John Seaders.
6. Completed maintenance projects paid from Operations:
 - a) Storm drainage repair, \$1,800.
 - 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.
 - c) Install heaters in clubhouse bathrooms \$977 (\$1,000 estimated.)

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

Site Maintenance Reserves
Summary through November 2017

Beginning Balance		38,107
Income		
Accrual from operations	29,333	
Interest income	398	
Total Income		29,731
Expenses		
New landscape lighting	2,052	
Perimeter fence repair	3,482	
Clubhouse bathroom heaters	977	
Total Expenses		6,512
Ending Balance		61,326

Painting Reserves
Summary through November 2017

Beginning Balance		50,588
Income		
Accrual from operations	11,000	
Total Income		11,000
Expenses	0	
Total Expenses		0
Ending Balance		61,588

THTA Balance sheet as of 11/30/2017

OS Checking	21,758	Operations	14,326
OS Savings	5	Pre-paid HOA assessments	6,120
CapitalOne 360	121,597	Site Maintenance reserves	61,326
		Painting reserves	61,588
Total	143,360		143,360