

## 2018 THTA Budget Summary

	2017 Annual Budget	Projected 2017 Actual	2018 Annual Budget
<b>Monthly HOA</b>	210	210	210
<b>Income</b>			
Interest	300	440	350
HOA Assessments	181,440	181,440	181,440
Late Fees	100	100	100
Other income	0	200	200
Comcast marketing support	1,000	2,440	1,000
Pool keys	0	70	70
<b>Total Income</b>	<b>182,840</b>	<b>184,690</b>	<b>183,160</b>
<b>Expenses</b>			
Operations	6,075	5,008	5,600
Utilities	62,800	60,680	63,400
Landscape	60,500	59,782	63,500
Pool operations	2,000	2,815	2,000
Painting - General	500	(36)	0
Maintenance	7,000	6,000	7,000
<b>Total operating expenses</b>	<b>138,875</b>	<b>134,249</b>	<b>141,500</b>
Site Maintenance Reserves accrual	32,000	32,000	32,000
Painting Reserves accrual	12,000	12,000	12,000
Site Maintenance Reserves interest accrual	300	440	350
<b>Total Reserves accrual</b>	<b>44,300</b>	<b>44,440</b>	<b>44,350</b>
<b>Total Expenses</b>	<b>183,175</b>	<b>178,689</b>	<b>185,850</b>
<b>Net</b>	<b>(335)</b>	<b>6,001</b>	<b>(2,690)</b>

### 2017 Summary

1. Income supplemented by the Comcast marketing support payment.
2. Operating expenses are projected to be slightly below budget.
3. Increased accrual to both reserve accounts as planned.
4. Site Maintenance Reserves used for landscape lighting, fence and clubhouse heaters.
5. Painting Reserves used for selected painting.
6. Retain 2017 surplus in operating account to cover budgeted 2018 deficit.

### 2018 Overview

1. HOA assessment remains at \$210 per month.
2. Budgeted \$1,000 for Comcast marketing support. Conservative estimate.
3. Inflation increase for landscape maintenance.
4. Minor adjustments to all other expense categories.
5. Accrual to Site Maintenance and Painting Reserves at 2017 levels.
6. Exterior painting to begin in 2018. Year 1 of a 6-year painting cycle. Sufficient Painting Reserves with on-going accrual of \$12,000 per year.

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

	2017 Annual Budget	Projected 2017 Actual	2018 Annual Budget
<b>Site Maintenance Reserves</b>			
Beginning Balance	38,107	38,107	64,012
Transfers from Operations	32,000	32,000	32,000
Interest Income	300	440	350
Landscape lighting		(2,052)	
Perimeter fence repair		(3,482)	
Clubhouse heaters		(1,000)	
Road repair			(18,400)
<b>Ending Balance</b>	<b>70,407</b>	<b>64,012</b>	<b>77,962</b>
<b>Painting Reserves</b>			
Beginning Balance	50,588	50,588	55,588
Transfers from Operations	12,000	12,000	12,000
Selected painting		(7,000)	
Exterior painting			(20,000)
<b>Ending Balance</b>	<b>62,588</b>	<b>55,588</b>	<b>47,588</b>