



Treasurer's Report for January 13, 2004

The Association bank accounts currently have a combined balance of \$28,392.78.

The true Accounts Receivable balance is currently \$6,536.39 of which two accounts comprise \$5,588.88. We have an four accounts with a balance more than 30 days old but less than 60 days old and none that has a balance over 60 days old with the exception of the two accounts with the large balances described earlier. The remaining amount of \$817.51 is from current month charges. All bills have been paid.

During this past year we have successfully managed to perform the Common Area Maintenance, several landscaping projects designed to clean-up and improve the appearance of our subdivision. We have paid to have some hazardous trees removed and we have repaired equipment that either was unsafe or broken. We have started to make the money that we must keep in reserves earn interest and we have paid for events for the community while keeping the monthly assessments at a reasonable level. We have encouraged advance payments by providing a discount and have had more than a quarter of the members pay a year in advance.

Treasurer's Report by Tracy Miller



Treasurer's Report for May 18, 2004

The Association bank accounts currently have a combined balance of \$33,112.60.

The true Accounts Receivable balance is currently \$9,110.50 of which two accounts comprise \$8,685.90. We have received payment on one of the large accounts after doing some negotiation with the homeowner. We have one account with a balance more than 60 days old but less than 90 days old and none that has a balance over 90 days old with the exception of the two accounts with the large balances described earlier. The remaining amount of \$424.80 is from current month charges. All bills have been paid.

Advance payments have been received from 35 members totaling \$2,924.98.

During this past month we had a check we had sent to Tryon Creek Landscaping stolen from their mailbox. As soon as we learned the check had been stolen, we proceeded to protect the HOA account by placing a stop payment on the check. After we placed the stop order, we learned the Portland Police had arrested the perpetrator and recovered the check. We have been asked to give testimony in the grand jury regarding the check which we will do when subpoenaed.

Since we will be dealing with an item in tonight's agenda where it is important to know how we are standing with regard to our budget, a budget overview report has been given to each of the board members. This report shows what we have budgeted for each of the income and expense items as well as the cash income or expense amount to date. Our total income is 131% of our budget income anticipation on the other hand our total expenditures is only 80% of our budget anticipation.

Treasurer's Report by Gerald Pitts