

THTA Treasurer's Report

SUMMARY through February 2023

	February	February	2023	2023	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	20,710	20,160	40,610	40,320	241,920
Miscellaneous income	0	333	1,215	796	4,450
Interest income	317	250	594	500	3,000
Total Income	21,027	20,743	42,418	41,616	249,370
Expenses					
Operations	1,181	548	1,181	1,196	9,930
Utilities	7,442	5,942	13,039	11,883	83,050
Landscape	5,614	6,355	10,641	12,450	76,000
Pool operations	0	0	12	0	4,000
Painting - General	0	0	0	0	0
Maintenance	45	125	45	250	1,500
HOA loan payment	2,797	2,797	5,593	5,594	33,564
Reserve fund accrual	667	667	1,333	1,333	8,000
Painting reserve accrual	2,500	2,500	5,000	5,000	30,000
Reserve fund interest accrual	317	250	594	500	3,000
Total Expenses	20,561	19,183	37,437	38,207	249,044
Net	466	1,560	4,981	3,409	326

Narrative

1. Income:
 - a) No owners late by a month or more with HOA payment.
2. Expenses:
 - a) Operations. \$641 for 1-year subscription to QuickBooks Online.
 - b) Operations: \$540 for January and February bookkeeping.
 - c) Utilities: Accidental double payment to Republic Services. Will be resolved in March.
3. Treasurer's comment: Bookkeeping transition nearly complete. Site Maintenance Reserves need replenishing.
4. Proposed maintenance projects:
5. Approved maintenance projects in progress:
 - a) Check Scanner, \$450. John Shea.
 - b) Pool deck replacement, \$22,000. John Nimmo.
6. Maintenance projects paid from the Site Maintenance Reserve account:
7. Painting expenses paid from the Painting Reserve account: 2023 estimate of \$37,210, higher than expected.
8. Projects paid in 2023 from the Road Repair Reserve account:
9. HOA loan remaining principle, \$228,721 through payment 24 of 120.

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

Site Maintenance Reserves
Summary through February 2023

Beginning Balance		47,962
Income		
Accrual from operations	1,333	
Interest income	594	
Total Income		1,927
Expenses		
Pool deck		
Total Expenses		0
Ending Balance		49,889

Painting Reserves
Summary through February 2023

Beginning Balance		803
Income		
Accrual from operations	5,000	
Total Income		5,000
Expenses	0	
Total Expenses		0
Ending Balance		5,803

Road Improvement Reserves
Summary through February 2023

Income		
HOA loan (received 2/2021)	275,000	
Total Income		275,000
Expenses		
Loan fee	500	
2021 road repair and repaving	188,365	
2022 road repair and repaving	36,134	
Total Expenses		224,999
Ending Balance		50,001

THTA Balance sheet as of 2/28/2023

OS Checking	20,330	Operations	24,793
OS Savings	5	Pre-paid HOA assessments	11,016
Live Oak Bank	121,167	Site Maintenance reserves	49,889
		Painting reserves	5,803
		Road improvement reserves	50,001
Total	141,502		141,502