

THTA Treasurer's Report

SUMMARY through March 2023

	March	March	2023	2023	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	19,790	20,160	60,360	60,480	241,920
Miscellaneous income	1,181	333	2,395	1,129	4,450
Interest income	369	250	963	750	3,000
Total Income	21,340	20,743	63,718	62,359	249,370
Expenses					
Operations	668	2,048	1,849	3,244	9,930
Utilities	5,333	5,942	18,373	17,825	83,050
Landscape	15,893	6,355	26,161	18,805	76,000
Pool operations	0	0	12	0	4,000
Painting - General	0	0	0	0	0
Maintenance	0	125	45	375	1,500
HOA loan payment	2,797	2,797	8,390	8,391	33,564
Reserve fund accrual	667	667	2,000	2,000	8,000
Painting reserve accrual	2,500	2,500	7,500	7,500	30,000
Reserve fund interest accrual	369	250	963	750	3,000
Total Expenses	28,227	20,683	65,291	58,890	249,044
Net	-6,887	60	-1,573	3,469	326

Narrative

1. Income:
 - a) One owner late by a month or more with HOA payment.
 - b) Two owners still paying \$260.
2. Expenses:
 - a) Operations: \$420 for check scanner.
 - b) Landscape: Timing resulted in 2 payments to Landscape Gardner. Will resolve in April.
 - c) Landscape: \$6,310 for arborist work done in January.
3. Treasurer's comment: Site Maintenance Reserves need replenishing.
4. Proposed maintenance projects:
5. Approved maintenance projects in progress:
 - a) Pool deck replacement, \$22,000. John Nimmo.
6. Maintenance projects paid from the Site Maintenance Reserve account:
 - a) Pool deck replacement, \$2,188 down payment.
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, \$226,636 through payment 25 of 120.

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

Site Maintenance Reserves
Summary through March 2023

Beginning Balance		47,962
Income		
Accrual from operations	2,000	
Interest income	963	
Total Income		2,963
Expenses		
Pool deck	2,188	
Total Expenses		2,188
Ending Balance		48,738

Painting Reserves
Summary through March 2023

Beginning Balance		803
Income		
Accrual from operations	7,500	
Total Income		7,500
Expenses	0	
Total Expenses		0
Ending Balance		8,303

Road Improvement Reserves
Summary through March 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 3/31/2023

OS Checking	14,735	Operations	13,578
OS Savings	5	Pre-paid HOA assessments	15,656
Live Oak Bank	121,536	Site Maintenance reserves	48,738
		Painting reserves	8,303
		Road improvement reserves	50,001
Total	136,276		136,276