

THTA Treasurer's Report

SUMMARY through April 2023

	April	April	2023	2023	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	19,800	20,160	80,740	80,640	241,920
Miscellaneous income	1,300	433	3,695	1,562	4,450
Interest income	392	250	1,355	1,000	3,000
Total Income	21,493	20,843	85,790	83,202	249,370
Expenses					
Operations	1,829	548	3,678	3,792	9,930
Utilities	6,383	5,942	24,756	23,767	83,050
Landscape	0	6,355	26,161	25,160	76,000
Pool operations	0	0	12	0	4,000
Painting - General	0	0	0	0	0
Maintenance	0	125	45	500	1,500
HOA loan payment	2,797	2,797	11,186	11,188	33,564
Reserve fund accrual	667	667	2,667	2,667	8,000
Painting reserve accrual	2,500	2,500	10,000	10,000	30,000
Reserve fund interest accrual	392	250	1,355	1,000	3,000
Total Expenses	14,568	19,183	79,859	78,073	249,044
Net	6,925	1,660	5,932	5,129	326

Narrative

1. Income:
 - a) One owner late by a month or more with HOA payment.
 - b) Four owners still paying \$260.
2. Expenses:
 - a) Operations: \$589 Federal and \$150 State taxes.
 - b) Operations: Bookkeeper payments up-to-date.
 - c) Utilities: Water/Sewer above budget for the year.
 - d) Landscape: April Landscape Gardner paid in March.
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.
 - b) Clubhouse electrical assessment, \$500. 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 April 2023

Beginning Balance		47,962
Income		
Accrual from operations	2,667	
Interest income	1,355	
Total Income		4,022
Expenses		
Pool deck	2,188	
Total Expenses		2,188
Ending Balance		49,797

Painting Reserves

Summary through April 2023

Beginning Balance		803
Income		
Accrual from operations	10,000	
Total Income		10,000
Expenses	0	
Total Expenses		0
Ending Balance		10,803

Road Improvement Reserves

Summary through April 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 4/30/2023

OS Checking	25,097	Operations	22,963
OS Savings	5	Pre-paid HOA assessments	14,466
Live Oak Bank	121,928	Site Maintenance reserves	48,797
		Painting reserves	10,803
		Road improvement reserves	50,001
Total	147,030		147,030