

THTA Treasurer's Report

SUMMARY through May 2023

	May	May	2023	2023	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	19,670	20,160	100,450	100,800	241,920
Miscellaneous income	1,338	333	5,033	1,895	4,450
Interest income	407	250	1,762	1,250	3,000
Total Income	21,415	20,743	107,245	103,945	249,370
Expenses					
Operations	-332	548	3,346	4,340	9,930
Utilities	6,362	5,952	31,118	29,718	83,050
Landscape	8,509	6,355	34,670	31,515	76,000
Pool operations	0	1,000	12	1,000	4,000
Painting - General	0	0	0	0	0
Maintenance	315	125	360	625	1,500
HOA loan payment	2,797	2,797	13,983	13,985	33,564
Reserve fund accrual	667	667	3,333	3,333	8,000
Painting reserve accrual	2,500	2,500	12,500	12,500	30,000
Reserve fund interest accrual	407	250	1,762	1,250	3,000
Total Expenses	21,224	20,193	101,083	98,267	249,044
Net	190	550	6,162	5,678	326

Narrative

1. Income:
 - a) Two owners late by a month or more with HOA payment.
 - b) Four owners still paying \$260.
 - c) Miscellaneous Income: Comcast, \$1,288.
2. Expenses:
 - a) Operations: Credit for returned check scanner. (Using a loaner.)
 - b) Utilities: Water/Sewer above budget for the year.
 - c) Landscape: Additional landscape work + arborist, \$3,904.
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, \$222,572 through payment 27 of 120.

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

Site Maintenance Reserves

Summary through My 2023

Beginning Balance		47,962
Income		
Accrual from operations	3,333	
Interest income	1,762	
Total Income		5,095
Expenses		
Pool deck	2,188	
Total Expenses		2,188
Ending Balance		50,870

Painting Reserves

Summary through May 2023

Beginning Balance		803
Income		
Accrual from operations	12,500	
Total Income		12,500
Expenses	0	
Total Expenses		0
Ending Balance		13,303

Road Improvement Reserves
Summary through May 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 5/31/2023

OS Checking	25,784	Operations	21,054
OS Savings	5	Pre-paid HOA assessments	12,896
Live Oak Bank	122,335	Site Maintenance reserves	50,870
		Painting reserves	13,303
		Road improvement reserves	50,001
Total	148,124		148,124