

## THTA Treasurer's Report

### SUMMARY through June 2023

	June	June	2023	2023	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
<b>Income</b>					
Monthly HOA Assessments	20,780	20,160	121,230	120,960	241,920
Miscellaneous income	20	333	5,053	2,228	4,450
Interest income	395	250	2,157	1,500	3,000
<b>Total Income</b>	<b>21,195</b>	<b>20,743</b>	<b>128,440</b>	<b>124,688</b>	<b>249,370</b>
<b>Expenses</b>					
Operations	633	548	3,978	4,888	9,930
Utilities	6,854	7,252	37,972	36,970	83,050
Landscape	4,906	6,355	39,576	37,870	76,000
Pool operations	0	500	12	1,500	4,000
Painting - General	0	0	0	0	0
Maintenance	626	125	986	750	1,500
HOA loan payment	2,797	2,797	16,780	16,782	33,564
Reserve fund accrual	667	667	4,000	4,000	8,000
Painting reserve accrual	2,500	2,500	15,000	15,000	30,000
Reserve fund interest accrual	735	250	2,497	1,500	3,000
<b>Total Expenses</b>	<b>19,717</b>	<b>20,993</b>	<b>120,800</b>	<b>119,260</b>	<b>249,044</b>
<b>Net</b>	<b>1,478</b>	<b>-250</b>	<b>7,640</b>	<b>5,428</b>	<b>326</b>

#### Narrative

1. Income:
  - a) No owners late by a month or more with HOA payment.
2. Expenses:
  - a) Operations: Legal for lot line recording, \$128.
  - b) Utilities: Water/Sewer above budget for the year.
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) Pool heater replacement, \$5,000. John Shea
  - c) Pool skimmers replacement, \$5,000. Linda Nimmo
  - d) Clubhouse electrical assessment, \$500. John Nimmo.
6. Maintenance projects paid from the Site Maintenance Reserve account:
  - a) Pool deck replacement, \$2,188 down payment.
  - b) Replace valve at water meter, \$1740.
7. Painting expenses paid from the Painting Reserve account: 2023 estimate of \$37,210, higher than expected. Paid to date: \$13,990.
8. Projects paid in 2023 from the Road Repair Reserve account:
9. HOA loan remaining principle, \$220,542 through payment 28 of 120.

Please direct questions to John Shea, Treasurer, [John@thta.org](mailto:John@thta.org), 541 754-6832.

**Site Maintenance Reserves**  
Summary through June 2023

<b>Beginning Balance</b>		47,962
<b>Income</b>		
Accrual from operations	4,000	
Interest income	2,497	
<b>Total Income</b>		6,497
<b>Expenses</b>		
Pool deck	2,188	
Water meter valve	1,740	
<b>Total Expenses</b>		3,928
<b>Ending Balance</b>		<b>50,532</b>

**Painting Reserves**  
Summary through June 2023

<b>Beginning Balance</b>		803
<b>Income</b>		
Accrual from operations	15,000	
<b>Total Income</b>		15,000
<b>Expenses</b>	13,990	
<b>Total Expenses</b>		13,990
<b>Ending Balance</b>		<b>1,813</b>

## Road Improvement Reserves

Summary through June 2023

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

### THTA Balance sheet as of 6/30/2023

OS Checking	11,379	Operations	20,062
OS Savings	5	Pre-paid HOA assessments	11,706
Live Oak Bank	122,730	Site Maintenance reserves	50,532
		Painting reserves	1,813
		Road improvement reserves	50,001
<b>Total</b>	<b>134,114</b>		<b>134,114</b>