

THTA Treasurer's Report

SUMMARY through July 2023

	July	July	2023	2023	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	19,840	20,160	141,450	141,120	241,920
Miscellaneous income	60	433	5,049	2,661	4,450
Interest income	410	250	2,566	1,750	3,000
Total Income	20,310	20,843	149,066	145,531	249,370
Expenses					
Operations	445	548	4,734	5,436	9,930
Utilities	8,658	7,352	46,630	44,322	83,050
Landscape	5,002	6,355	44,578	44,225	76,000
Pool operations	281	500	687	2,000	4,000
Painting - General	0	0	0	0	0
Maintenance	125	125	1,111	875	1,500
HOA loan payment	2,797	2,797	19,576	19,579	33,564
Reserve fund accrual	667	667	4,667	4,667	8,000
Painting reserve accrual	2,500	2,500	17,500	17,500	30,000
Reserve fund interest accrual	410	250	2,566	1,750	3,000
Total Expenses	20,884	21,093	142,049	140,353	249,044
Net	-574	-250	7,017	5,178	326

Narrative

1. Income:
 - a) No owners late by a month or more with HOA payment.
2. Expenses:
 - a) Utilities: Water/Sewer above budget for the year. No relief in sight with dry weather.
3. Treasurer's comment: 2023 painting will cost more than available painting reserve funds. Deficit will be made up in 2024.
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, 541 754-6832.

Site Maintenance Reserves
Summary through July 2023

Beginning Balance		47,962
Income		
Accrual from operations	4,667	
Interest income	2,566	
Total Income		7,233
Expenses		
Pool deck	2,188	
Water meter valve	1,740	
Total Expenses		3,928
Ending Balance		51,268

Painting Reserves
Summary through July 2023

Beginning Balance		803
Income		
Accrual from operations	17,500	
Total Income		17,500
Expenses	13,990	
Total Expenses		13,990
Ending Balance		4,313

Road Improvement Reserves

Summary through July 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 7/31/2023

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
Total	134,114		134,114