

## THTA Treasurer's Report

### SUMMARY through August 2023

	August	August	2023	2023	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
<b>Income</b>					
Monthly HOA Assessments	20,270	20,160	161,720	161,280	241,920
Miscellaneous income	1,305	333	6,354	2,994	4,450
Interest income	374	250	2,940	2,000	3,000
<b>Total Income</b>	<b>21,948</b>	<b>20,743</b>	<b>171,014</b>	<b>166,274</b>	<b>249,370</b>
<b>Expenses</b>					
Operations	2,141	548	6,875	5,984	9,930
Utilities	9,363	8,452	55,993	52,773	83,050
Landscape	6,176	6,355	50,754	50,580	76,000
Pool operations	117	500	804	2,500	4,000
Painting - General	0	0	0	0	0
Maintenance	37	125	1,147	1,000	1,500
HOA loan payment	2,797	2,797	22,373	22,376	33,564
Reserve fund accrual	667	667	5,333	5,333	8,000
Painting reserve accrual	2,500	2,500	20,000	20,000	30,000
Reserve fund interest accrual	374	250	2,940	2,000	3,000
<b>Total Expenses</b>	<b>24,171</b>	<b>22,193</b>	<b>166,220</b>	<b>162,547</b>	<b>249,044</b>
<b>Net</b>	<b>-2,223</b>	<b>-1,450</b>	<b>4,794</b>	<b>3,727</b>	<b>326</b>

#### Narrative

1. Income:
  - a) One owner late by a month or more with HOA payment.
2. Expenses:
  - a) Operations: 2023-24 insurance, \$1,752.
  - b) Utilities: Water/Sewer \$5,000 above budget for the year, primarily our hot/dry summer.
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) 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.
  - c) Pool heater replacement, \$4,840.
7. Painting expenses paid from the Painting Reserve account: 2023 estimate of \$37,210, higher than expected. Paid to date: \$27,790.
8. Projects paid in 2023 from the Road Repair Reserve account:
9. HOA loan remaining principle, \$216,437 through payment 29 of 120.

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

**Site Maintenance Reserves**  
**Summary through August 2023**

<b>Beginning Balance</b>		47,962
<b>Income</b>		
Accrual from operations	5,333	
Interest income	2,940	
<b>Total Income</b>		8,273
<b>Expenses</b>		
Pool deck	2,188	
Water meter valve	1,740	
Pool heater	4,840	
<b>Total Expenses</b>		8,767
<b>Ending Balance</b>		<b>47,469</b>

**Painting Reserves**  
**Summary through August 2023**

<b>Beginning Balance</b>		803
<b>Income</b>		
Accrual from operations	20,000	
<b>Total Income</b>		20,000
<b>Expenses</b>	27,790	
<b>Total Expenses</b>		27,790
<b>Ending Balance</b>		<b>-6,987</b>

**Road Improvement Reserves**  
**Summary through August 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 8/31/2023**

OS Checking	14,056	Operations	21,880
OS Savings	5	Pre-paid HOA assessments	10,212
Live Oak Bank	108,513	Site Maintenance reserves	47,469
		Painting reserves	-6,987
		Road improvement reserves	50,001
<b>Total</b>	<b>122,575</b>		<b>122,575</b>