

THTA Treasurer's Report

SUMMARY through September 2023

| | September | September | 2023 | 2023 | Annual |
|-------------------------------|---------------|---------------|----------------|----------------|----------------|
| | Actual | Budgeted | Actual | Budgeted | Budget |
| Income | | | | | |
| Monthly HOA Assessments | 20,240 | 20,160 | 181,940 | 181,440 | 241,920 |
| Miscellaneous income | 10 | 333 | 6,364 | 3,327 | 4,450 |
| Interest income | 322 | 250 | 3,263 | 2,250 | 3,000 |
| Total Income | 20,572 | 20,743 | 191,567 | 187,017 | 249,370 |
| Expenses | | | | | |
| Operations | 25 | 2,298 | 6,910 | 8,282 | 9,930 |
| Utilities | 9,568 | 9,452 | 65,560 | 62,225 | 83,050 |
| Landscape | 6,591 | 6,355 | 57,345 | 56,935 | 76,000 |
| Pool operations | 0 | 500 | 804 | 3,000 | 4,000 |
| Painting - General | 0 | 0 | 0 | 0 | 0 |
| Maintenance | 40 | 125 | 1,188 | 1,125 | 1,500 |
| HOA loan payment | 2,797 | 2,797 | 25,170 | 25,173 | 33,564 |
| Reserve fund accrual | 667 | 667 | 6,000 | 6,000 | 8,000 |
| Painting reserve accrual | 2,500 | 2,500 | 22,500 | 22,500 | 30,000 |
| Reserve fund interest accrual | 322 | 250 | 3,263 | 2,250 | 3,000 |
| Total Expenses | 22,510 | 24,943 | 188,740 | 187,490 | 249,044 |
| Net | -1,937 | -4,200 | 2,827 | -473 | 326 |

Narrative

1. Income:
 - a) No owners late by a month or more with HOA payment.
2. Expenses:
 - a) Painting Reserves: 2023 painting completed and paid. Total cost of \$37,210 which is the same and the initial estimate.
3. Treasurer's comment: 2023 painting 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, \$1,740.
 - 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: \$37,210.
8. Projects paid in 2023 from the Road Repair Reserve account:
9. HOA loan remaining principle, \$214,385 through payment 30 of 120.

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

Site Maintenance Reserves
Summary through September 2023

| | | |
|--------------------------|-------|---------------|
| | | |
| Beginning Balance | | 47,962 |
| | | |
| Income | | |
| Accrual from operations | 6,000 | |
| Interest income | 3,263 | |
| Total Income | | 9,263 |
| | | |
| Expenses | | |
| Pool deck | 2,188 | |
| Water meter valve | 1,740 | |
| Pool heater | 4,840 | |
| Total Expenses | | 8,767 |
| | | |
| Ending Balance | | 48,458 |

Painting Reserves
Summary through September 2023

| | | |
|--------------------------|--------|----------------|
| | | |
| Beginning Balance | | 803 |
| | | |
| Income | | |
| Accrual from operations | 22,500 | |
| Total Income | | 22,500 |
| | | |
| Expenses | 37,210 | |
| Total Expenses | | 37,210 |
| | | |
| Ending Balance | | -13,907 |

Road Improvement Reserves
Summary through September 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 9/30/2023

| | | | |
|---------------|----------------|---------------------------|----------------|
| | | | |
| OS Checking | 13,866 | Operations | 21,072 |
| OS Savings | 5 | Pre-paid HOA assessments | 7,082 |
| Live Oak Bank | 98,836 | Site Maintenance reserves | 48,458 |
| | | Painting reserves | -13,907 |
| | | Road improvement reserves | 50,001 |
| | | | |
| Total | 112,706 | | 112,706 |