

## THTA Treasurer's Report

### SUMMARY through October 2023

	October	October	2023	2023	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
<b>Income</b>					
Monthly HOA Assessments	20,120	20,160	202,060	201,600	241,920
Miscellaneous income	0	433	6,364	3,760	4,450
Interest income	315	250	3,577	2,500	3,000
<b>Total Income</b>	<b>20,435</b>	<b>20,843</b>	<b>212,001</b>	<b>207,860</b>	<b>249,370</b>
<b>Expenses</b>					
Operations	208	548	7,118	8,830	9,930
Utilities	7,553	8,042	73,113	70,267	83,050
Landscape	6,293	6,355	63,638	63,290	76,000
Pool operations	4	400	809	3,400	4,000
Painting - General	0	0	0	0	0
Maintenance	17	125	1,205	1,250	1,500
HOA loan payment	2,797	2,797	27,966	27,970	33,564
Reserve fund accrual	667	667	6,667	6,667	8,000
Painting reserve accrual	2,500	2,500	25,000	25,000	30,000
Reserve fund interest accrual	315	250	3,577	2,500	3,000
<b>Total Expenses</b>	<b>20,353</b>	<b>21,683</b>	<b>209,093</b>	<b>209,173</b>	<b>249,044</b>
<b>Net</b>	<b>82</b>	<b>-840</b>	<b>2,909</b>	<b>-1,313</b>	<b>326</b>

#### Narrative

1. Income:
  - a) One owner late by a month or more with HOA payment.
2. Expenses:
  - a) Painting Reserves: 2023 painting completed and paid.
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) Clubhouse electrical assessment, \$500. John Nimmo.
6. Maintenance projects paid from the Site Maintenance Reserve account:
  - a) Pool deck replacement, \$22,025.
  - b) Replace valve at water meter, \$1,740.
  - c) Pool heater replacement, \$4,840.
7. Painting expenses paid from the Painting Reserve account, \$38,938 (\$37,210 per estimate plus \$1,728 of additional work.)
8. Projects paid in 2023 from the Road Repair Reserve account:
9. HOA loan remaining principle, \$212,303 through payment 32 of 120.

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

**Site Maintenance Reserves**  
Summary through October 2023

<b>Beginning Balance</b>		47,962
<b>Income</b>		
Accrual from operations	6,667	
Interest income	3,577	
<b>Total Income</b>		10,244
<b>Expenses</b>		
Pool deck	22,025	
Water meter valve	1,740	
Pool heater	4,840	
<b>Total Expenses</b>		28,605
<b>Ending Balance</b>		<b>29,602</b>

**Painting Reserves**  
Summary through October 2023

<b>Beginning Balance</b>		803
<b>Income</b>		
Accrual from operations	25,000	
<b>Total Income</b>		25,000
<b>Expenses</b>	38,938	
<b>Total Expenses</b>		38,938
<b>Ending Balance</b>		<b>-13,135</b>

**Road Improvement Reserves**  
**Summary through October 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 10/31/2023**

OS Checking	11,349	Operations	20,760
OS Savings	5	Pre-paid HOA assessments	8,776
Live Oak Bank	84,650	Site Maintenance reserves	29,602
		Painting reserves	-13,135
		Road improvement reserves	50,001
<b>Total</b>	<b>96,004</b>		<b>96,004</b>