

THTA Treasurer's Report

SUMMARY through November 2023

	November	November	2023	2023	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	20,140	20,160	222,200	221,760	241,920
Miscellaneous income	1,390	343	7,754	4,103	4,450
Interest income	273	250	3,851	2,750	3,000
Total Income	21,803	20,753	233,805	228,613	249,370
Expenses					
Operations	510	548	7,628	9,378	9,930
Utilities	7,866	6,842	80,978	77,108	83,050
Landscape	4,605	6,355	68,243	69,645	76,000
Pool operations	133	300	942	3,700	4,000
Painting - General	0	0	0	0	0
Maintenance	40	125	1,245	1,375	1,500
HOA loan payment	2,797	2,797	30,763	30,767	33,564
Reserve fund accrual	667	667	7,333	7,333	8,000
Painting reserve accrual	2,500	2,500	27,500	27,500	30,000
Reserve fund interest accrual	273	250	3,851	2,750	3,000
Total Expenses	19,391	20,383	228,483	229,557	249,044
Net	2,413	370	5,321	-944	326

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, \$210,238 through payment 33 of 120.

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

Site Maintenance Reserves
Summary through November 2023

Beginning Balance		47,962
Income		
Accrual from operations	7,333	
Interest income	3,851	
Total Income		11,184
Expenses		
Pool deck	22,025	
Water meter valve	1,740	
Pool heater	4,840	
Total Expenses		28,605
Ending Balance		30,542

Painting Reserves
Summary through November 2023

Beginning Balance		803
Income		
Accrual from operations	27,500	
Total Income		27,500
Expenses	38,938	
Total Expenses		38,938
Ending Balance		-10,635

Road Improvement Reserves
Summary through November 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 11/30/2023

OS Checking	16,987	Operations	28,637
OS Savings	5	Pre-paid HOA assessments	3,062
Live Oak Bank	84,924	Site Maintenance reserves	30,542
		Painting reserves	-10,635
		Road improvement reserves	50,001
		Emergency Preparedness	84
		Bench Donations	225
Total	101,916		101,916