

**THTA Treasurer's Report**  
**SUMMARY through December 2023**

	December	December	2023	2023	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
<b>Income</b>					
Monthly HOA Assessments	20,500	20,160	242,700	241,920	241,920
Miscellaneous income	40	347	7,794	4,450	4,450
Interest income	283	250	4,134	3,000	3,000
<b>Total Income</b>	<b>20,823</b>	<b>20,757</b>	<b>254,628</b>	<b>249,370</b>	<b>249,370</b>
<b>Expenses</b>					
Operations	310	552	7,938	9,930	9,930
Utilities	6,361	5,942	87,340	83,050	83,050
Landscape	7,602	6,355	75,845	76,000	76,000
Pool operations	823	300	1,765	4,000	4,000
Painting - General	0	0	0	0	0
Maintenance	0	125	1,245	1,500	1,500
HOA loan payment	2,797	2,797	33,559	33,564	33,564
Reserve fund accrual	667	667	8,000	8,000	8,000
Painting reserve accrual	2,500	2,500	30,000	30,000	30,000
Reserve fund interest accrual	283	250	4,134	3,000	3,000
<b>Total Expenses</b>	<b>21,343</b>	<b>19,487</b>	<b>249,826</b>	<b>249,044</b>	<b>249,044</b>
<b>Net</b>	<b>-520</b>	<b>1,270</b>	<b>4,802</b>	<b>326</b>	<b>326</b>

**Narrative**

1. Income:
  - a) No owners late by a month or more with HOA payment.
2. Expenses:
  - a) Nothing unexpected.
3. Treasurer's comments:
  - 2023 painting cost more than available painting reserve funds. Painting Reserves deficit will be made up in 2024.
  - Income: Comcast marketing support payments above budget.
  - Expenses – Utilities: Water/sewer \$6,500 above budget while others slightly below.
  - Expenses – Pool operations: Well below budget because the pool was closed all summer.
  - Summary. Net income above budget and expenses at budget resulting in a surplus of \$4,802. This provides a cushion for 2024 with a budget deficit of \$1,000.
4. Proposed maintenance projects:
5. Approved maintenance projects in progress:
  - a) Clubhouse electrical assessment, \$500. John Nimmo.
  - b) Storm drain repair, \$5,000. 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, \$208,142 through payment 34 of 120.

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

**Site Maintenance Reserves**  
Summary through December 2023

<b>Beginning Balance</b>		47,962
<b>Income</b>		
Accrual from operations	8,000	
Interest income	4,134	
<b>Total Income</b>		12,134
<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>31,492</b>

**Painting Reserves**  
Summary through December 2023

<b>Beginning Balance</b>		803
<b>Income</b>		
Accrual from operations	30,000	
<b>Total Income</b>		30,000
<b>Expenses</b>	38,938	
<b>Total Expenses</b>		38,938
<b>Ending Balance</b>		<b>-8,135</b>

**Road Improvement Reserves**  
**Summary through December 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 12/31/2023**

OS Checking	20,024	Operations	24,113
OS Savings	5	Pre-paid HOA assessments	7,456
Live Oak Bank	85,207	Site Maintenance reserves	31,492
		Painting reserves	-8,135
		Road improvement reserves	50,001
		Emergency Preparedness	84
		Bench Donations	225
<b>Total</b>	<b>105,237</b>		<b>105,237</b>