

## THTA Treasurer's Report

### SUMMARY through April 2024

	April	April	2024	2024	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
<b>Income</b>					
Monthly HOA Assessments	22,340	21,600	86,230	86,400	259,200
Miscellaneous income	0	436	1,366	1,743	5,230
Interest income	327	333	1,165	1,333	4,000
<b>Total Income</b>	<b>22,667</b>	<b>22,369</b>	<b>88,760</b>	<b>89,477</b>	<b>268,430</b>
<b>Expenses</b>					
Operations	4,332	1,075	6,664	4,302	12,905
Utilities	6,759	7,623	26,876	30,493	91,480
Landscape	7,477	6,792	24,363	27,167	81,500
Pool operations	0	333	740	1,333	4,000
Painting - General	0	42	0	167	500
Maintenance	0	125	12	500	1,500
HOA loan payment	2,797	2,797	11,186	11,188	33,564
Reserve fund accrual	2,500	2,500	10,000	10,000	30,000
Painting reserve accrual	833	833	3,333	3,333	10,000
Reserve fund interest accrual	327	333	1,165	1,333	4,000
<b>Total Expenses</b>	<b>25,025</b>	<b>22,454</b>	<b>84,339</b>	<b>89,816</b>	<b>269,449</b>
<b>Net</b>	<b>-2,358</b>	<b>-85</b>	<b>4,422</b>	<b>-340</b>	<b>-1,019</b>

#### Narrative

1. Income:
  - a) No owners late by a month or more with HOA payment.
2. Expenses:
  - a) Operations – Federal taxes \$3,232, State taxes \$718. Comcast, interest and grant income.
3. Treasurer's comments:
  - a) 2023 painting cost more than available painting reserve funds. Painting Reserves deficit will be made up in 2024.
4. Proposed maintenance projects:
  - a) Deck and clubhouse support repair and covering.
5. Approved maintenance projects in progress:
  - a) Clubhouse electrical assessment, \$500. John Nimmo.
  - b) Storm drain repair, \$5,000. John Nimmo.
  - c) Pool gate repair, \$750. Michael Ingram
6. Maintenance projects paid from the Site Maintenance Reserve account:
7. Painting expenses paid from the Painting Reserve account. Painting resumes in 2030.
8. Projects paid in 2024 from the Road Repair Reserve account:
9. HOA loan remaining principle, \$199,745 through payment 38 of 120.

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

**Site Maintenance Reserves**  
**Summary through April 2024**

<b>Beginning Balance</b>		31,492
<b>Income</b>		
Accrual from operations	10,000	
Interest income	1,165	
<b>Total Income</b>		11,165
<b>Expenses</b>		
<b>Total Expenses</b>		0
<b>Ending Balance</b>		<b>42,656</b>

**Painting Reserves**  
**Summary through April 2024**

<b>Beginning Balance</b>		-8,135
<b>Income</b>		
Accrual from operations	3,333	
<b>Total Income</b>		3,333
<b>Expenses</b>	0	
<b>Total Expenses</b>		0
<b>Ending Balance</b>		<b>-4,801</b>

## Road Improvement Reserves

Summary through April 2024

<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 4/30/2024

OS Checking	19,225	Operations	23,795
OS Savings	5	Pre-paid HOA assessments	13,236
Live Oak Bank	106,372	Site Maintenance reserves	42,656
		Painting reserves	-4,801
		Road improvement reserves	50,001
		Emergency Preparedness	-11
		Bench Donations	725
<b>Total</b>	<b>125,601</b>		<b>125,601</b>