

THTA Treasurer's Report

SUMMARY through May 2024

	May	May	2024	2024	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	21,640	21,600	107,870	108,000	259,200
Miscellaneous income	1,320	436	2,686	2,179	5,230
Interest income	374	333	1,539	1,667	4,000
Total Income	23,334	22,369	112,094	111,846	268,430
Expenses					
Operations	408	1,075	7,072	5,377	12,905
Utilities	6,678	7,623	33,554	38,117	91,480
Landscape	9,492	6,792	33,855	33,958	81,500
Pool operations	0	333	740	1,667	4,000
Painting - General	0	42	0	208	500
Maintenance	459	125	471	625	1,500
HOA loan payment	2,797	2,797	13,983	13,985	33,564
Reserve fund accrual	2,500	2,500	12,500	12,500	30,000
Painting reserve accrual	833	833	4,167	4,167	10,000
Reserve fund interest accrual	374	333	1,539	1,667	4,000
Total Expenses	23,541	22,454	107,880	112,270	269,449
Net	-207	-85	4,215	-425	-1,019

Narrative

1. Income:
 - a) No owners late by a month or more with HOA payment.
 - b) Comcast quarterly support payment, \$1,320.
2. Expenses:
 - a) Maintenance: Drainage and various materials.
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 house support post replacement, \$500. Michael Ingram.
6. Maintenance projects paid from the Site Maintenance Reserve account:
 - a) Pool gate repair, \$830.
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, \$197,604 through payment 39 of 120.

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

Site Maintenance Reserves
Summary through May 2024

Beginning Balance		31,492
Income		
Accrual from operations	12,500	
Interest income	1,539	
Total Income		14,039
Expenses		
Pool fence gate repair	830	
Total Expenses		830
Ending Balance		44,700

Painting Reserves
Summary through May 2024

Beginning Balance		-8,135
Income		
Accrual from operations	4,167	
Total Income		4,167
Expenses	0	
Total Expenses		0
Ending Balance		-3,968

Road Improvement Reserves

Summary through May 2024

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 5/31/2024

OS Checking	6,961	Operations	23,608
OS Savings	5	Pre-paid HOA assessments	13,656
Live Oak Bank	121,746	Site Maintenance reserves	44,700
		Painting reserves	-3,968
		Road improvement reserves	50,001
		Emergency Preparedness	-11
		Bench Donations	725
Total	128,712		128,712