

THTA Treasurer's Report

SUMMARY through August 2024					
	August	August	2024	2024	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	21,400	21,600	172,450	172,800	259,200
Miscellaneous income	1,346	436	4,212	3,487	5,230
Interest income	392	333	2,716	2,667	4,000
Total Income	23,138	22,369	179,378	178,953	268,430
Expenses					
Operations	2,274	1,075	10,200	8,603	12,905
Utilities	9,858	7,623	58,825	60,987	91,480
Landscape	4,928	6,792	50,937	54,333	81,500
Pool operations	23	333	2,108	2,667	4,000
Painting - General	-	42	60	333	500
Maintenance	293	125	763	1,000	1,500
HOA loan payment	2,797	2,797	22,373	22,376	33,564
Reserve fund accrual	2,500	2,500	20,000	20,000	30,000
Painting reserve accrual	833	833	6,667	6,667	10,000
Reserve fund interest accrual	392	333	2,716	2,667	4,000
Total Expenses	23,897	22,454	174,648	179,633	269,449
Net	(759)	(85)	4,729	(679)	(1,019)

Narrative

1. Income:
 - a) No owners late by a month or more with HOA payment.
2. Expenses:
 - a. Utilities remained higher due to higher water usage during the month
 - b. Operations expense of \$1,741 for State Farm insurance
3. Treasurer's comments:
 - a) 2023 painting cost more than available painting reserve funds. Painting Reserves deficit is being made up in 2024.
4. Proposed maintenance projects:
5. Approved maintenance projects in progress:
 - a) Stain Clubhouse Deck – \$3,500, John Nimmo (Work completed early September)
 - b) Storm drain repair - \$5,000 estimate, Dan Quick.
 - c) Replace pool drain cover - \$200 estimate, Linda Nimmo
 - d) Replace clubhouse support post - \$4,000. Michael Ingram
6. Maintenance projects paid from the Site Maintenance Reserve account
 - a) Pool fence gate repair, \$830
 - b) Pool house support beam replacement, \$560
 - c) Clubhouse electrical repair, \$4,156
 - d) Pool sealed light fixture - \$1,584
7. HOA loan remaining principle, \$191,213 through payment 42 of 120.

Please direct questions to John Shea, Treasurer, John@thta.org, 541 754-6

Site Maintenance Reserves
Summary through August 2024

Beginning Balance		31,492
Income		
Accrual from operations	20,000	
Interest income	2,716	
Total Income		22,716
Expenses		
Pool fence gate repair	830	
Pool house support beam	560	
Clubhouse electrical repair	4,156	
Pool sealed light fixture	1,584	
Total Expenses		7,130
Ending Balance		47,078

Painting Reserves
Summary through August 2024

Beginning Balance		-8,135
Income		
Accrual from operations	6,667	
Total Income		6,667
Expenses	0	
Total Expenses		0
Ending Balance		-1,468

Road Improvement Reserves

Summary through August 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 8/31/2024

OS Checking	15,601	Operations	23,853
OS Savings	5	Pre-paid HOA assessments	13,726
Live Oak Bank	117,923	Site Maintenance reserves	47,078
		Painting reserves	-1,468
		Road improvement reserves	50,001
		Emergency Preparedness	89
		Bench Donations	250
Total	133,529		133,529