

## THTA Treasurer's Report

### SUMMARY through September 2024

	September	September	2024	2024	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
<b>Income</b>					
Monthly HOA Assessments	21,940	21,600	194,390	194,400	259,200
Miscellaneous income	0	436	4,212	3,923	5,230
Interest income	381	333	3,097	3,000	4,000
<b>Total Income</b>	<b>22,321</b>	<b>22,369</b>	<b>201,698</b>	<b>201,323</b>	<b>268,430</b>
<b>Expenses</b>					
Operations	550	1,075	10,750	9,679	12,905
Utilities	9,616	7,623	68,442	68,610	91,480
Landscape	4,928	6,792	55,865	61,125	81,500
Pool operations	167	333	2,275	3,000	4,000
Painting - General	0	42	60	375	500
Maintenance	0	125	763	1,125	1,500
HOA loan payment	2,797	2,797	25,170	25,173	33,564
Reserve fund accrual	2,500	2,500	22,500	22,500	30,000
Painting reserve accrual	833	833	7,500	7,500	10,000
Reserve fund interest accrual	381	333	3,097	3,000	4,000
<b>Total Expenses</b>	<b>21,772</b>	<b>22,454</b>	<b>196,420</b>	<b>202,087</b>	<b>269,449</b>
<b>Net</b>	<b>549</b>	<b>-85</b>	<b>5,278</b>	<b>-764</b>	<b>-1,019</b>

#### 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.
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) Storm drain repair by 2884 - \$5,000 estimate, Dan Quick.
  - b) Replace pool drain cover - \$200 estimate, Linda Nimmo
  - c) Replace clubhouse support post - \$4,000. Michael Ingram
  - d) Stream bank stabilization by 2868 - \$1,000. Tom Genne
  - e) Storm drain repair by 2872-74, \$4,000. John Nimmo
  - f) Stream bank stabilization, \$4,000. TBD
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 and pool house electrical repair, \$4,156
  - d) Pool sealed light fixture - \$1,584
  - e) Stain Clubhouse Deck - \$1,375
  - f) Storm drain repair by 2884 - \$793
7. HOA loan remaining principle, \$188,215 through payment 43 of 120.

Please direct questions to John Shea, Treasurer, [John@thta.org](mailto:John@thta.org), 541 754-6

**Site Maintenance Reserves**  
**Summary through September 2024**

<b>Beginning Balance</b>		31,492
<b>Income</b>		
Accrual from operations	22,500	
Interest income	3,097	
<b>Total Income</b>		25,597
<b>Expenses</b>		
Pool fence gate repair	830	
Pool house support beam	560	
Clubhouse electrical repair	4,156	
Pool sealed light fixture	1,584	
Storm drainage by 2884	793	
Clubhouse deck staining	1,375	
<b>Total Expenses</b>		9,298
<b>Ending Balance</b>		<b>47,791</b>

**Painting Reserves**  
**Summary through September 2024**

<b>Beginning Balance</b>		-8,135
<b>Income</b>		
Accrual from operations	7,500	
<b>Total Income</b>		7,500
<b>Expenses</b>	0	
<b>Total Expenses</b>		0
<b>Ending Balance</b>		<b>-635</b>

**Road Improvement Reserves**  
**Summary through September 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 9/30/2024**

OS Checking	13,715	Operations	25,286
OS Savings	5	Pre-paid HOA assessments	10,426
Live Oak Bank	118,304	Site Maintenance reserves	47,157
Undeposited funds	300	Painting reserves	-635
		Road improvement reserves	50,001
		Emergency Preparedness	89
		Bench Donations	0
<b>Total</b>	<b>132,324</b>		<b>132,324</b>