

THTA Treasurer's Report

SUMMARY through November 2024

	November	November	2024	2024	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	21,990	21,600	237,710	237,600	259,200
Miscellaneous income	1,273	436	5,485	4,794	5,230
Interest income	364	333	3,847	3,667	4,000
Total Income	23,628	22,369	247,041	246,061	268,430
Expenses					
Operations	323	1,075	11,605	11,830	12,905
Utilities	6,943	7,623	84,159	83,857	91,480
Landscape	4,928	6,792	70,044	74,708	81,500
Pool operations		333	2,275	3,667	4,000
Painting - General		42	60	458	500
Maintenance		125	779	1,375	1,500
HOA loan payment	2,797	2,797	30,763	30,767	33,564
Reserve fund accrual	2,500	2,500	27,500	27,500	30,000
Painting reserve accrual	833	833	9,167	9,167	10,000
Reserve fund interest accrual	364	333	3,847	3,667	4,000
Total Expenses	18,688	22,454	240,198	246,995	269,449
Net	4,940	-85	6,843	-934	-1,019

Narrative

1. Income:
 - a) No owners late by a month or more with HOA payment.
2. Expenses:
 - a) November Utilities and Landscaping expenses back within budget as are the YTD expenses.
3. Treasurer's comments:
 - a) Painting Reserves now positive. Future reserve accruals will need to be increased, most likely starting in 2026.
4. Proposed maintenance projects:
5. Approved maintenance projects in progress:
 - a) Replace pool drain cover - \$200 estimate, Linda Nimmo
 - b) Stream bank stabilization - \$4,000. TBD
 - c) Replacement of the center support beam under the clubhouse - \$3,500
6. Maintenance projects paid from the Site Maintenance Reserve account
 - a) Pool fence gate repair - \$830
 - b) Pool house support beam replacement - \$560
 - c) Pool house electrical work - \$883
 - d) Clubhouse and pool house electrical repair - \$4,156
 - e) Pool sealed light fixture - \$1,584

- f) Stain Clubhouse Deck - \$1,375
- g) Storm drain repair by 2884 - \$2,275
- h) Storm drain repair by 2872-2874 - \$3,220
- i) Replace clubhouse support beam – 3,650
- j) Exterior lighting - \$472
- k) Stream bank stabilization - \$977
- l) Stream bank stabilization (5b in progress) - \$872

7. HOA loan remaining principle, \$183,896 through payment 45 of 120.

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

Site Maintenance Reserves
Summary through November 2024

Beginning Balance		31,492
Income		
Accrual from operations	27,500	
Interest income	3,847	
Total Income		31,347
Expenses		
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	2,275	
Storm drainage by 2872-2874	3,220	
Clubhouse deck staining	1,375	
Stream Bank Stabilization	1,849	
Clubhouse Support Beam	3,650	
Exterior Lighting	472	
Pool House Electrical Repair	883	
Total Expenses		20,855
Ending Balance		41,983

Painting Reserves

Summary through November 2024

Beginning Balance		-8,135
Income		
Accrual from operations	9,167	
Total Income		9,167
Expenses	0	
Total Expenses		0
Ending Balance		1,032

Road Improvement Reserves

Summary through November 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 11/30/2024

OS Checking	10,970	Operations	26,217
OS Savings	5	Pre-paid HOA assessments	10,706
Live Oak Bank	119,054	Site Maintenance reserves	41,984
Undeposited funds	0	Painting reserves	1,032
		Road improvement reserves	50,001
		Emergency Preparedness	89
		Bench Donations	0
Total	130,029		130,029