

## THTA Treasurer's Report

### SUMMARY through December 2024

	December	December	2024	2024	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
<b>Income</b>					
Monthly HOA Assessments	21,340	21,600	259,050	259,200	259,200
Miscellaneous income	0	436	5,485	5,230	5,230
Interest income	369	333	4,215	4,000	4,000
<b>Total Income</b>	<b>21,709</b>	<b>22,369</b>	<b>268,750</b>	<b>268,430</b>	<b>268,430</b>
<b>Expenses</b>					
Operations	545	1,075	12,150	12,905	12,905
Utilities	6,589	7,623	90,749	91,480	91,480
Landscape	4,928	6,792	74,972	81,500	81,500
Pool operations	637	333	2,911	4,000	4,000
Painting - General	0	42	60	500	500
Maintenance	72	125	851	1,500	1,500
HOA loan payment	2,797	2,797	33,559	33,564	33,564
Reserve fund accrual	2,500	2,500	30,000	30,000	30,000
Painting reserve accrual	833	833	10,000	10,000	10,000
Reserve fund interest accrual	369	333	4,215	4,000	4,000
<b>Total Expenses</b>	<b>19,270</b>	<b>22,454</b>	<b>259,468</b>	<b>269,449</b>	<b>269,449</b>
<b>Net</b>	<b>2,439</b>	<b>-85</b>	<b>9,282</b>	<b>-1,019</b>	<b>-1,019</b>

#### Narrative

1. Income:
  - a) No owners late by a month or more with HOA payment.
2. Expenses:
  - a) Nothing unexpected.
3. Treasurer's comments:
  - a) Most of the 2024 budget surplus is due to less spending on our landscaping. Otherwise, income and expense categories were on budget.
4. Proposed maintenance projects:
  - a) Small clubhouse structural support repairs.
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](mailto:John@thta.org), 541 754

**Site Maintenance Reserves**  
**Summary through December 2024**

<b>Beginning Balance</b>		31,492
<b>Income</b>		
Accrual from operations	30,000	
Interest income	4,215	
<b>Total Income</b>		34,215
<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	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	
<b>Total Expenses</b>		20,855
<b>Ending Balance</b>		<b>44,852</b>

**Painting Reserves**  
Summary through December 2024

<b>Beginning Balance</b>		-8,135
<b>Income</b>		
Accrual from operations	10,000	
<b>Total Income</b>		10,000
<b>Expenses</b>	0	
<b>Total Expenses</b>		0
<b>Ending Balance</b>		<b>1,865</b>

**Road Improvement Reserves**  
Summary through December 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 12/31/2024**

OS Checking	20,142	Operations	28,655
OS Savings	5	Pre-paid HOA assessments	13,606
Live Oak Bank	119,422	Site Maintenance reserves	44,853
Undeposited funds	0	Painting reserves	1,866
		Road improvement reserves	50,001
		Emergency Preparedness	89
		Bench Donations	500
<b>Total</b>	<b>139,569</b>		<b>139,569</b>