

THTA Treasurer's Report

SUMMARY through January 2024

	January	January	2024	2024	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	21210	21,600	21,210	21,600	259,200
Miscellaneous income	0	436	0	436	5,230
Interest income	284.31	333	284	333	4,000
Total Income	21,494	22,369	21,494	22,369	268,430
Expenses					
Operations	517	1,075	517	1,075	12,905
Utilities	6,543	7,623	6,543	7,623	91,480
Landscape	4,928	6,792	4,928	6,792	81,500
Pool operations	91	333	91	333	4,000
Painting - General	0	42	0	42	500
Maintenance	0	125	0	125	1,500
HOA loan payment	2,797	2,797	2,797	2,797	33,564
Reserve fund accrual	2,500	2,500	2,500	2,500	30,000
Painting reserve accrual	833	833	833	833	10,000
Reserve fund interest accrual	284	333	284	333	4,000
Total Expenses	18,493	22,454	18,493	22,454	269,449
Net	3,001	-85	3,001	-85	-1,019

Narrative

1. Income:
 - a) Two owners late by a month or more with HOA payment.
 - b) 7 owners did not update their HOA payment to \$300.
2. Expenses:
 - a) Nothing unexpected.
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 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.
6. Maintenance projects paid from the Site Maintenance Reserve account:
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, \$206,062 through payment 35 of 120.

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

Site Maintenance Reserves
Summary through January 2024

Beginning Balance		31,492
Income		
Accrual from operations	2,500	
Interest income	284	
Total Income		2,784
Expenses		
Total Expenses		0
Ending Balance		34,276

Painting Reserves
Summary through January 2024

Beginning Balance		-8,135
Income		
Accrual from operations	833	
Total Income		833
Expenses	0	
Total Expenses		0
Ending Balance		-7,301

Road Improvement Reserves
Summary through January 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 1/31/2024			
OS Checking	25,264	Operations	24,329
OS Savings	5	Pre-paid HOA assessments	9,456
Live Oak Bank	85,491	Site Maintenance reserves	34,276
		Painting reserves	-7,301
		Road improvement reserves	50,001
Total	110,760		110,760