

THTA Treasurer's Report

SUMMARY through February 2024

	February	February	2024	2024	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	22,290	21,600	43,200	43,200	259,200
Miscellaneous income	1,366	436	1,366	872	5,230
Interest income	267	333	551	667	4,000
Total Income	23,923	22,369	45,117	44,738	268,430
Expenses					
Operations	1,415	1,075	1,932	2,151	12,905
Utilities	6,731	7,623	13,274	15,247	91,480
Landscape	7,030	6,792	11,958	13,583	81,500
Pool operations	115	333	206	667	4,000
Painting - General	0	42	0	83	500
Maintenance	12	125	12	250	1,500
HOA loan payment	2,797	2,797	5,593	5,594	33,564
Reserve fund accrual	2,500	2,500	5,000	5,000	30,000
Painting reserve accrual	833	833	1,667	1,667	10,000
Reserve fund interest accrual	267	333	551	667	4,000
Total Expenses	21,699	22,454	40,193	44,908	269,449
Net	2,223	-85	4,924	-170	-1,019

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) 2023 painting cost more than available painting reserve funds. Painting Reserves deficit will be made up in 2024.
4. Proposed maintenance projects:
 - a) Deck and clubhouse 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, \$203,976 through payment 36 of 120.

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

Site Maintenance Reserves
Summary through February 2024

Beginning Balance		31,492
Income		
Accrual from operations	5,000	
Interest income	551	
Total Income		5,551
Expenses		
Total Expenses		0
Ending Balance		37,043

Painting Reserves
Summary through February 2024

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

Road Improvement Reserves
Summary through February 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 2/29/2024

OS Checking	36,170	Operations	29,612
OS Savings	5	Pre-paid HOA assessments	11,746
Live Oak Bank	85,758	Site Maintenance reserves	37,043
		Painting reserves	-6,468
		Road improvement reserves	50,001
Total	121,934		121,934