

THTA Treasurer's Report

SUMMARY through March 2024

	March	March	2024	2024	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	20,690	21,600	63,890	64,800	259,200
Miscellaneous income	0	436	1,366	1,308	5,230
Interest income	286	333	837	1,000	4,000
Total Income	20,976	22,369	66,093	67,108	268,430
Expenses					
Operations	400	1,075	2,332	3,226	12,905
Utilities	6,843	7,623	20,117	22,870	91,480
Landscape	4,928	6,792	16,886	20,375	81,500
Pool operations	534	333	740	1,000	4,000
Painting - General	0	42	0	125	500
Maintenance	0	125	12	375	1,500
HOA loan payment	2,797	2,797	8,390	8,391	33,564
Reserve fund accrual	2,500	2,500	7,500	7,500	30,000
Painting reserve accrual	833	833	2,500	2,500	10,000
Reserve fund interest accrual	286	333	837	1,000	4,000
Total Expenses	19,121	22,454	59,314	67,362	269,449
Net	1,855	-85	6,779	-255	-1,019

Narrative

1. Income:
 - a) One owner 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.
 - c) Pool gate repair, \$750. Michael Ingram
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, \$201,836 through payment 37 of 120.

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

Site Maintenance Reserves
Summary through March 2024

Beginning Balance		31,492
Income		
Accrual from operations	7,500	
Interest income	837	
Total Income		8,337
Expenses		
Total Expenses		0
Ending Balance		39,829

Painting Reserves
Summary through March 2024

Beginning Balance		-8,135
Income		
Accrual from operations	2,500	
Total Income		2,500
Expenses	0	
Total Expenses		0
Ending Balance		-5,635

Road Improvement Reserves
Summary through March 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 3/31/2024

OS Checking	39,209	Operations	26,153
OS Savings	5	Pre-paid HOA assessments	14,696
Live Oak Bank	86,044	Site Maintenance reserves	39,829
		Painting reserves	-5,635
		Road improvement reserves	50,001
		Emergency Preparedness	-11
		Bench Donations	225
Total	125,258		125,258