

THTA Treasurer's Report

SUMMARY through March 2025

	March	March	2025	2025	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	22,900	22,320	67,150	66,960	267,840
Miscellaneous income	0	453	208	1,358	5,430
Interest income	427	365	1,198	1,094	4,375
Total Income	23,327	23,137	68,556	69,411	277,645
Expenses					
Operations	2,121	1,063	3,342	3,190	12,760
Utilities	7,612	7,858	22,354	23,573	94,294
Landscape	5,460	6,995	18,630	20,987	83,945
Pool operations	457	333	457	1,000	4,000
Painting - General	0	42	0	125	500
Maintenance	0	125	117	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	427	365	1,198	1,094	4,375
Total Expenses	22,208	22,911	64,488	68,735	274,938
Net	1,120	226	4,068	676	2,707

Narrative

1. Income:
 - a) Smooth transition to the \$310 increased HOA fee.
2. Expenses:
 - a) Working with Republic Services to resolve 25% rate hike vs City approved 5.8%.
3. Treasurer's comments:
 - a) Income and expense categories were on budget.
4. Proposed maintenance projects:
 - a) Small clubhouse structural support repairs.
 - b) A couple of water drainage issues are being addressed
5. Maintenance projects in progress:
 - a) Replace pool drain cover – Final cost \$347, Linda Nimmo.
 - b) Stream bank stabilization - \$4,000. TBD
 - c) Replacement of the center support beam under the clubhouse - \$3,500
6. HOA loan remaining principle, \$175,295 through payment 49 of 120.

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

Site Maintenance Reserves

Summary through March 2025

Beginning Balance		44,852
Income		
Accrual from operations	7,500	
Interest income	1,198	
Total Income		8,698
Expenses		
	0	
	0	
	0	
	0	
Total Expenses		0
Ending Balance		53,550

Painting Reserves

Summary through March 2025

Beginning Balance		1,865
Income		
Accrual from operations	2,500	
Total Income		2,500
Expenses	0	
Total Expenses		0
Ending Balance		4,365

Road Improvement Reserves

Summary through March 2025

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 3/31/2025

OS Checking	17,823		Operations	32,224
OS Savings	5		Pre-paid HOA assessments	25,646
Live Oak Bank	148,621		Site Maintenance reserves	53,551
			Painting reserves	4,365
			Road improvement reserves	50,501
			Emergency Preparedness	89
			Bench Donations	73
Total	166,449			166,449