

THTA Treasurer's Report

SUMMARY through May 2025

	May	May	2025	2025	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	22,800	22,320	111,870	111,600	267,840
Miscellaneous income	0	453	208	2,263	5,430
Interest income	418	365	2,037	1,823	4,375
Total Income	23,218	23,137	114,115	115,685	277,645
Expenses					
Operations	547	1,063	4,651	5,317	12,760
Utilities	6,205	7,858	36,164	39,289	94,294
Landscape	6,441	6,995	30,269	34,978	83,945
Pool operations	283	333	740	1,667	4,000
Painting - General	0	42	0	208	500
Maintenance	0	125	286	625	1,500
HOA loan payment	2,797	2,797	13,983	13,985	33,564
Reserve fund accrual	2,500	2,500	12,500	12,500	30,000
Painting reserve accrual	833	833	4,167	4,167	10,000
Reserve fund interest accrual	418	365	2,037	1,823	4,375
Total Expenses	20,023	22,911	104,797	114,558	274,938
Net	3,194	226	9,319	1,127	2,707

Narrative

1. Income:
 - a) No significant income items.
2. Expenses:
 - a) No significant expense items.
3. Treasurer's comments:
 - a) YTD Net Income is high due YTD water and landscaping expenses being below budget. That is a good thing as we head into the summer months.
4. Proposed maintenance projects:
 - a) A couple of water drainage issues are being addressed
5. Maintenance projects in progress:
 - a) Stream bank stabilization - \$4,000. TBD
 - b) Replacement of the center support beam under the clubhouse - \$3,500, Michael Ingram.
 - c) Clubhouse inspection - \$1,000, John Shea.
 - d) Small clubhouse support beam replacement - \$5,000, Michael Ingram.
6. HOA loan remaining principle, \$170,887 through payment 51 of 120.

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

Site Maintenance Reserves
Summary through May 2025

Beginning Balance		44,853
Income		
Accrual from operations	12,500	
Interest income	2,037	
Total Income		14,537
Expenses		
	0	
	0	
	0	
	0	
Total Expenses		0
Ending Balance		59,390

Painting Reserves
Summary through May 2025

Beginning Balance		1,865
Income		
Accrual from operations	4,167	
Total Income		4,167
Expenses	0	
Total Expenses		0
Ending Balance		6,032

Road Improvement Reserves

Summary through May2025

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 5/31/2025

OS Checking	29,830		Operations	37,474
OS Savings	5		Pre-paid HOA assessments	25,736
Live Oak Bank	149,460		Site Maintenance reserves	59,390
			Painting reserves	6,032
			Road improvement reserves	50,501
			Emergency Preparedness	89
			Bench Donations	73
Total	179,295			179,295