

THTA Treasurer's Report

SUMMARY through June 2025

	June	June	2025	2025	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	21670	22,320	133,540	133,920	267,840
Miscellaneous income		453	208	2,715	5,430
Interest income	443	365	2,481	2,187	4,375
Total Income	22,113	23,137	136,228	138,822	277,645
Expenses					
Operations	549	1,063	5,200	6,380	12,760
Utilities	7,704	7,858	43,867	47,147	94,294
Landscape	13,181	6,995	43,450	41,973	83,945
Pool operations	280	333	1,020	2,000	4,000
Painting - General	-	42	0	250	500
Maintenance	-	125	286	750	1,500
HOA loan payment	2,797	2,797	16,780	16,782	33,564
Reserve fund accrual	2,500	2,500	15,000	15,000	30,000
Painting reserve accrual	833	833	5,000	5,000	10,000
Reserve fund interest accrual	443	365	2,481	2,187	4,375
Total Expenses	28,287	22,911	133,083	137,469	274,938
Net	-6,174	226	3,145	1,354	2,707

Narrative

1. Income:
 - a) No significant income items.
2. Expenses:
 - a) Landscape expenses over budget due to tree pruning and clean up (\$4,350) and Irrigation repairs, spreading mulch, and stream bank stabilization work (\$3,755)
3. Treasurer's comments:
 - a) Landscape expenses responsible for \$6,174 net income loss for month. Net Income YTD is still positive.
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, \$168,681 through payment 52 of 120.

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

Site Maintenance Reserves

Summary through June 2025

Beginning Balance		44,853
Income		
Accrual from operations	15,000	
Interest income	2,481	
Total Income		17,481
Expenses		
	0	
	0	
	0	
	0	
Total Expenses		0
Ending Balance		62,334

Painting Reserves

Summary through June 2025

Beginning Balance		1,865
Income		
Accrual from operations	5,000	
Total Income		5,000
Expenses	0	
Total Expenses		0
Ending Balance		6,865

Road Improvement Reserves

Summary through June 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 6/30/2025

OS Checking	6,105	Operations	31,300
OS Savings	5	Pre-paid HOA assessments	19,886
Live Oak Bank	164,903	Site Maintenance reserves	62,334
		Painting reserves	6,865
		Road improvement reserves	50,501
		Emergency Preparedness	89
		Bench Donations	38
Total	171,013		171,013