

## THTA Treasurer's Report

### SUMMARY through July 2025

	July	July	2025	2025	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
<b>Income</b>					
Monthly HOA Assessments	22,940	22,320	156,480	156,240	267,840
Miscellaneous income	10	453	218	3,168	5,430
Interest income	462	365	2,943	2,552	4,375
<b>Total Income</b>	<b>23,412</b>	<b>23,137</b>	<b>159,641</b>	<b>161,960</b>	<b>277,645</b>
<b>Expenses</b>					
Operations	528	1,063	5,728	7,443	12,760
Utilities	10,344	7,858	54,211	55,005	94,294
Landscape	5,076	6,995	48,526	48,968	83,945
Pool operations	873	333	1,892	2,333	4,000
Painting - General	0	42	0	292	500
Maintenance	0	125	286	875	1,500
HOA loan payment	2,797	2,797	19,576	19,579	33,564
Reserve fund accrual	2,500	2,500	17,500	17,500	30,000
Painting reserve accrual	833	833	5,833	5,833	10,000
Reserve fund interest accrual	462	365	2,943	2,552	4,375
<b>Total Expenses</b>	<b>23,412</b>	<b>22,911</b>	<b>156,496</b>	<b>160,380</b>	<b>274,938</b>
<b>Net</b>	<b>0</b>	<b>226</b>	<b>3,145</b>	<b>1,579</b>	<b>2,707</b>

#### Narrative

1. Income:
  - a) No owners a month or more late.
2. Expenses:
  - a) Utilities – Water. Some rain would be nice.
3. Treasurer's comments:
  - a) Nothing unexpected.
4. Bench fund. Received \$400 donation and purchased new bench for \$408.
5. Proposed maintenance projects:
  - a) A couple of water drainage issues are being addressed.
  - b) Small clubhouse major structural repair.
  - c) Clubhouse support structure repair.
6. Maintenance projects in progress:
  - a) Stream bank stabilization - \$4,000. Work started in 2024 and completed in 2025.
  - b) Clubhouse inspection - \$1,000, John Shea.
7. Maintenance projects paid from the Site Maintenance Reserve account.
  - a) Repair pool drinking fountain - \$626.
8. HOA loan remaining principle, \$166,449 through payment 53 of 120.

Please direct questions to John Shea, Treasurer, [John@thta.org](mailto:John@thta.org), 541 754-6832

**Site Maintenance Reserves**  
**Summary through July 2025**

<b>Beginning Balance</b>		44,853
<b>Income</b>		
Accrual from operations	17,500	
Interest income	2,943	
<b>Total Income</b>		20,443
<b>Expenses</b>		
Repair pool drinking fountain	626	
<b>Total Expenses</b>		626
<b>Ending Balance</b>		<b>64,669</b>

**Painting Reserves**  
**Summary through July 2025**

<b>Beginning Balance</b>		1,865
<b>Income</b>		
Accrual from operations	5,833	
<b>Total Income</b>		5,833
<b>Expenses</b>	0	
<b>Total Expenses</b>		0
<b>Ending Balance</b>		<b>7,699</b>

**Road Improvement Reserves**  
**Summary through July 2025**

<b>Income</b>		
HOA loan (received 2/2021)	275,000	
<b>Total Income</b>		275,000
<b>Expenses</b>		
Loan fee	500	
2021 road repair and repaving	188,365	
2022 road repair and repaving	36,134	
<b>Total Expenses</b>		224,999
<b>Ending Balance</b>		<b>50,001</b>

**THTA Balance sheet as of 7/31/2025**

OS Checking	9,443	Operations	31,800
OS Savings	5	Pre-paid HOA assessments	20,526
Live Oak Bank	165,365	Site Maintenance reserves	64,669
		Painting reserves	7,699
		Road improvement reserves	50,001
		Emergency Preparedness	89
		Bench Donations	29
<b>Total</b>	<b>174,813</b>		<b>174,813</b>