

THTA Treasurer's Report

SUMMARY through August 2025

	August	August	2025	2025	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	21720	22,320	178,200	178,560	267,840
Miscellaneous income		453	218	3,620	5,430
Interest income	447	365	3,390	2,917	4,375
Total Income	22,167	23,137	181,807	185,097	277,645
Expenses					
Operations	2361	1,063	8,089	8,507	12,760
Utilities	11240	7,858	65,451	62,863	94,294
Landscape	7609	6,995	55,820	55,963	83,945
Pool operations	340	333	2,232	2,667	4,000
Painting - General	0	42	0	333	500
Maintenance	0	125	286	1,000	1,500
HOA loan payment	2797	2,797	22,373	22,376	33,564
Reserve fund accrual	2500	2,500	20,000	20,000	30,000
Painting reserve accrual	833	833	6,667	6,667	10,000
Reserve fund interest accrual	447	365	3,390	2,917	4,375
Total Expenses	28,126	22,911	184,307	183,292	274,938
Net	-5,960	226	-2,500	1,805	2,707

Narrative

1. Income:
 - a) No owners a month or more late.
2. Expenses:
 - a) Utilities – Water. Still need rain!
3. Treasurer's comments:
 - a) Nothing unexpected.
4. Proposed maintenance projects:
 - a) A couple of water drainage issues are being addressed.
 - b) Small clubhouse major structural repair.
 - c) Clubhouse support structure repair.
5. 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.
6. Maintenance projects paid from the Site Maintenance Reserve account.
 - a) None in August
7. HOA loan remaining principle, \$164,229 through payment 54 of 120.

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

Site Maintenance Reserves
Summary through August 2025

Beginning Balance		44,853
Income		
Accrual from operations	20,000	
Interest income	3,390	
Total Income		23,390
Expenses		
Repair pool drinking fountain	626	
Creek Rock Project	315	
Total Expenses		941
Ending Balance		67,301

Painting Reserves
Summary through August 2025

Beginning Balance		1,865
Income		
Accrual from operations	6,667	
Total Income		6,667
Expenses	0	
Total Expenses		0
Ending Balance		8,532

Road Improvement Reserves

Summary through August 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 8/31/2025

OS Checking	6,486	Operations	26,155
OS Savings	5	Pre-paid HOA assessments	20,196
Live Oak Bank	165,812	Site Maintenance reserves	67,301
		Painting reserves	8,532
		Road improvement reserves	50,001
		Emergency Preparedness	89
		Bench Donations	29
Total	172,303		172,303