THTA Treasurer's Report

SUMMARY through September 2025

	September Actual	September Budgeted	2025 Actual	2025 Budgeted	Annual Budget
Income					
Monthly HOA Assessments	22,930	22,320	201,130	200,880	267,840
Miscellaneous income	0	453	218	4,073	5,430
Interest income	422	365	3,812	3,281	4,375
Total Income	***23,352***	***23,137***	***205,160***	***208,234***	***277,645***
Expenses					
Operations	578	1,063	8,667	9,570	12,760
Utilities	10,601	7,858	76,052	70,720	94,294
Landscape	11,720	6,995	67,539	62,959	83,945
Pool operations	0	333	2,232	3,000	4,000
Painting - General	0	42	0	375	500
Maintenance	505	125	792	1,125	1,500
HOA loan payment	2,797	2,797	25,170	25,173	33,564
Reserve fund accrual	2,500	2,500	22,500	22,500	30,000
Painting reserve accrual	833	833	7,500	7,500	10,000
Reserve fund interest accrual	422	365	3,812	3,281	4,375
Total Expenses	***29,956***	***22,911***	***214,263***	***206,203***	***274,938***
Net	**-6,604**	**226**	**-9,104**	**2,030**	**2,707**

Narrative

1. Income:
   a) No owners a month or more late.
   b) Investigating why Comcast has not made any 2025 revenue sharing payments.
2. Expenses:
   a) Utilities – Water. The rain has started but the invoice was for the past (dry) month.
   b) Landscape – Landscape Gardener – Timing resulted in 2 payments in September.
   c) Maintenance – Installed temporary support beam under small clubhouse - $250.
3. Treasurer's comments:
   a) Causes for 2025 YTD deficit – Water, double landscape payment and Comcast payments.
4. Proposed maintenance projects:
   a) Small clubhouse major structural repair.
5. Maintenance projects in progress:
   a) Clubhouse inspection - $1,000, John Shea.
   b) Water drainage issues at 2948 and 2950 - $2,500, John Nimmo.
   c) Clubhouse support structure stabilization - $2,500, Michael Ingram.
6. Maintenance projects paid from the Site Maintenance Reserve account in 2025.
   a) Stream bank stabilization - $315.
   b) Repair pool drinking fountain - $626.
7. HOA loan remaining principle, $162,000 through payment 55 of 120.

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

THTA Balance sheet as of 9/30/2025				
OS Checking	5,776		Operations	19,352
OS Savings	5		Pre-paid HOA assessments	17,756
Live Oak Bank	161,234		Site Maintenance reserves	70,223
			Painting reserves	9,565
			Road improvement reserves	50,001
			Emergency Preparedness	89
			Bench Donations	29
Total	**167,015**			**167,015**

Site Maintenance Reserves

Summary through September 2025

Beginning Balance		44,853
Income		
Accrual from operations	22,500	
Interest income	3,812	
Total Income		26,312
Expenses		
Repair pool drinking fountain	626	
Stream bank stabilization	315	
Total Expenses		941
Ending Balance		**70,223**

Painting Reserves

Summary through September 2025

Beginning Balance		1,865
Income		
Accrual from operations	7,500	
Total Income		7,500
Expenses	0	
Total Expenses		0
Ending Balance		**9,365**

Road Improvement Reserves

Summary through September 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**