

THTA Treasurer's Report

SUMMARY through October 2025

	October	October	2025	2025	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	22,340	22,320	223,470	223,200	267,840
Miscellaneous income	3,872	453	4,089	4,525	5,430
Interest income	409	365	4,220	3,646	4,375
Total Income	26,620	23,137	231,780	231,371	277,645
Expenses					
Operations	561	1,063	9,228	10,633	12,760
Utilities	10,378	7,858	86,430	78,578	94,294
Landscape	2,188	6,995	69,727	69,954	83,945
Pool operations	50	333	2,282	3,333	4,000
Painting - General	-	42	0	417	500
Maintenance	16	125	808	1,250	1,500
HOA loan payment	2,797	2,797	27,966	27,970	33,564
Reserve fund accrual	2,500	2,500	25,000	25,000	30,000
Painting reserve accrual	833	833	8,333	8,333	10,000
Reserve fund interest accrual	409	365	4,220	3,646	4,375
Total Expenses	19,731	22,911	233,995	229,115	274,938
Net	6,889	226	-2,215	2,256	2,707

Narrative

1. Income:
 - a) No owners a month or more late.
 - b) Miscellaneous income is Comcast 2025 revenue sharing payment
2. Expenses:
 - a) Utilities – Water bill still high. Should be back to budget numbers in November
 - b) Landscape – Landscape Gardener – due to timing, October's payment was made in late September
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.
6. Maintenance projects paid from the Site Maintenance Reserve account in 2025.
 - a) Stream bank stabilization - \$315.
 - b) Repair pool drinking fountain - \$626.
 - c) Footing repair under deck - \$2,100
7. HOA loan remaining principle, \$162,000 through payment 56 of 120.

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

THTA Balance sheet as of 10/31/2025			
OS Checking	15,738	Operations	26,080
OS Savings	5	Pre-paid HOA assessments	19,956
Live Oak Bank	161,643	Site Maintenance reserves	71,032
		Painting reserves	10,199
		Road improvement reserves	50,001
		Emergency Preparedness	89
		Bench Donations	29
Total	177,386		177,386

**Site Maintenance Reserves
Summary through October 2025**

Beginning Balance		44,853
Income		
Accrual from operations	25,000	
Interest income	4,220	
Total Income		29,220
Expenses		
Repair pool drinking fountain	626	
Creek Rock Project	315	
Footing Repair Under Deck	2,100	
Total Expenses		3,041
Ending Balance		71,032

Painting Reserves

Summary through October 2025

Beginning Balance		1,865
Income		
Accrual from operations	8,333	
Total Income		8,333
Expenses	0	
Total Expenses		0
Ending Balance		10,199

Road Improvement Reserves

Summary through October 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