

THTA Treasurer's Report

SUMMARY through November 2025

	November	November	2025	2025	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	22,320	22,320	245,790	245,520	267,840
Miscellaneous income	1,297	453	5,386	4,978	5,430
Interest income	393	365	4,614	4,010	4,375
Total Income	24,010	23,137	255,790	254,508	277,645
Expenses					
Operations	508	1,063	9,736	11,697	12,760
Utilities	7,681	7,858	94,111	86,436	94,294
Landscape	5,076	6,995	74,803	76,950	83,945
Pool operations	735	333	3,017	3,667	4,000
Painting - General	-	42	0	458	500
Maintenance	-	125	808	1,375	1,500
HOA loan payment	2,797	2,797	30,763	30,767	33,564
Reserve fund accrual	2,500	2,500	27,500	27,500	30,000
Painting reserve accrual	833	833	9,167	9,167	10,000
Reserve fund interest accrual	393	365	4,614	4,010	4,375
Total Expenses	20,523	22,911	254,517	252,026	274,938
Net	3,487	226	1,272	2,481	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 – Back within budget this month
 - b) Landscape – Back within budget this month. Will be some additional planting expenses in December
 - c) Pool operation - Seasonal pool license fee for 2026 and the winter closing kit
3. Treasurer's comments:
 - a) Without any surprises in December we look to be on track to come in very close to budget for 2025.
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, \$158,196 through payment 57 of 120.

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

Site Maintenance Reserves
Summary through November 2025

Beginning Balance		44,853
Income		
Accrual from operations	27,500	
Interest income	4,614	
Total Income		32,114
Expenses		
Repair pool drinking fountain	626	
Creek Rock Project	315	
Footing Repair Under Deck	2,100	
Total Expenses		3,041
Ending Balance		73,925

Painting Reserves
Summary through November 2025

Beginning Balance		1,865
Income		
Accrual from operations	9,167	
Total Income		9,167
Expenses	0	
Total Expenses		0
Ending Balance		11,032

Road Improvement Reserves

Summary through November 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 11/30/2025

OS Checking	17,899	Operations	29,638
OS Savings	5	Pre-paid HOA assessments	15,226
Live Oak Bank	162,036	Site Maintenance reserves	73,925
		Painting reserves	11,032
		Road improvement reserves	50,001
		Emergency Preparedness	89
		Bench Donations	29
Total	179,940		179,940