

THTA Treasurer's Report

SUMMARY through January 2025

	January	January	2025	2025	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	22,220	22,320	22,220	22,320	267,840
Miscellaneous income	88	453	88	453	5,430
Interest income	396	365	396	365	4,375
Total Income	22,704	23,137	22,704	23,137	277,645
Expenses					
Operations	601	1,063	601	1,063	12,760
Utilities	6,846	7,858	6,846	7,858	94,294
Landscape	6,252	6,996	6,252	6,996	83,945
Pool operations	-	333	0	333	4,000
Painting - General	-	42	0	42	500
Maintenance	-	125	0	125	1,500
HOA loan payment	2,797	2,797	2,797	2,797	33,564
Reserve fund accrual	2,500	2,500	2,500	2,500	30,000
Painting reserve accrual	833	833	833	833	10,000
Reserve fund interest accrual	396	365	396	365	4,375
Total Expenses	20,225	22,912	20,225	22,912	274,938
Net	2,479	225	2,479	225	2,707

Narrative

1. Income:
 - a) Good transition to the \$310 increased HOA fee. No owners late by a month or more with HOA payment.
2. Expenses:
 - a) Nothing unexpected.
3. Treasurer's comments:
 - a) Income and expense categories were on budget.
4. Proposed maintenance projects:
 - a) Small clubhouse structural support repairs.
 - b) A couple of water drainage issues are being addressed
5. Maintenance projects in progress:
 - a) Replace pool drain cover - \$200 estimate, Linda Nimmo
 - b) Stream bank stabilization - \$4,000. TBD
 - c) Replacement of the center support beam under the clubhouse - \$3,500
6. HOA loan remaining principle, \$179,712 through payment 46 of 120.

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

Site Maintenance Reserves
Summary through January 2025

Beginning Balance		44,852
Income		
Accrual from operations	2,500	
Interest income	396	
Total Income		2,896
Expenses		
	0	
	0	
	0	
	0	
Total Expenses		0
Ending Balance		47,748

Painting Reserves
Summary through January 2025

Beginning Balance		1,865
Income		
Accrual from operations	833	
Total Income		833
Expenses	0	
Total Expenses		0
Ending Balance		2,698

Road Improvement Reserves

Summary through January 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 1/31/2025

OS Checking	14,164	Operations	30,503
OS Savings	5	Pre-paid HOA assessments	19,946
Live Oak Bank	137,818	Site Maintenance reserves	47,749
		Painting reserves	2,699
		Road improvement reserves	50,501
		Emergency Preparedness	89
		Bench Donations	500
Total	151,987		151,987

