

THTA Treasurer's Report

SUMMARY through February 2025

	February	February	2025	2025	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	21,710	22,320	44,250	44,640	267,840
Miscellaneous income	120	453	208	905	5,430
Interest income	375	365	771	729	4,375
Total Income	22,205	23,137	45,229	46,274	277,645
Expenses					
Operations	620	1,063	1,221	2,127	12,760
Utilities	7,895	7,858	14,741	15,716	94,294
Landscape	6,917	6,995	13,170	13,992	83,945
Pool operations	0	333	0	667	4,000
Painting - General	0	42	0	83	500
Maintenance	117	125	117	250	1,500
HOA loan payment	2,797	2,797	5,593	5,594	33,564
Reserve fund accrual	2,500	2,500	5,000	5,000	30,000
Painting reserve accrual	833	833	1,667	1,667	10,000
Reserve fund interest accrual	375	365	771	729	4,375
Total Expenses	22,055	22,911	42,280	45,824	274,938
Net	150	226	2,948	450	2,707

Narrative

1. Income:
 - a) Two owners late with HOA payment. Both resolved.
 - b) Smooth transition to the \$310 increased HOA fee.
2. Expenses:
 - a) Working with Republic Services to resolve 25% rate hike vs City approved 5.8%.
3. Treasurer's comments:
 - a) Income and expense categories were on budget.
 - b) Bench purchase - \$387.
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, \$178,232 through payment 48 of 120.

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

Site Maintenance Reserves
Summary through February 2025

Beginning Balance		44,852
Income		
Accrual from operations	5,000	
Interest income	771	
Total Income		5,771
Expenses		
	0	
	0	
	0	
	0	
Total Expenses		0
Ending Balance		50,623

Painting Reserves
Summary through February 2025

Beginning Balance		1,865
Income		
Accrual from operations	1,667	
Total Income		1,667
Expenses	0	
Total Expenses		0
Ending Balance		3,532

Road Improvement Reserves
Summary through February 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 2/28/2025

OS Checking	14,430	Operations	31,114
OS Savings	5	Pre-paid HOA assessments	16,656
Live Oak Bank	138,193	Site Maintenance reserves	50,624
		Painting reserves	3,532
		Road improvement reserves	50,501
		Emergency Preparedness	89
		Bench Donations	113
Total	152,628		152,628