

THTA Treasurer's Report

SUMMARY through December 2025

	December	December	2025	2025	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	22,230	22,320	268,020	267,840	267,840
Miscellaneous income	0	453	5,386	5,430	5,430
Interest income	407	365	5,021	4,375	4,375
Total Income	22,637	23,137	278,427	277,645	277,645
Expenses					
Operations	508	1,063	10,244	12,760	12,760
Utilities	7,235	7,858	101,346	94,294	94,294
Landscape	6,786	6,995	81,589	83,945	83,945
Pool operations	0	333	3,017	4,000	4,000
Painting - General	0	42	0	500	500
Maintenance	210	125	1,018	1,500	1,500
HOA loan payment	2,797	2,797	33,559	33,564	33,564
Reserve fund accrual	2,500	2,500	30,000	30,000	30,000
Painting reserve accrual	833	833	10,000	10,000	10,000
Reserve fund interest accrual	407	365	5,021	4,375	4,375
Total Expenses	21,276	22,912	275,794	274,938	274,938
Net	1,361	226	2,633	2,707	2,707

Narrative

1. Income:
 - a) No owners a month or more late.
2. Expenses:
 - a) Utilities – For the year, Water/Sewer was \$6,685 above budget – rate increase larger than expected. All other utilities at or near budget.
3. Treasurer's comments:
 - a) For the year, some expenses were higher than budget and some were below budget. The result was a net income at budget.
4. Proposed maintenance projects:
 - a) Small clubhouse major structural repair.
5. Maintenance projects in progress:
 - a) 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
 - d) Clubhouse inspection - \$3,370.
7. HOA loan remaining principle, \$155,232 through payment 58 of 120.

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

Site Maintenance Reserves
Summary through December 2025

Beginning Balance		44,853
Income		
Accrual from operations	30,000	
Interest income	5,021	
Total Income		35,021
Expenses		
Repair pool drinking fountain	626	
Creek Rock Project	315	
Footing Repair Under Deck	2,100	
Clubhouse structure inspection	3,370	
Total Expenses		6,411
Ending Balance		73,463

Painting Reserves
Summary through December 2025

Beginning Balance		1,865
Income		
Accrual from operations	10,000	
Total Income		10,000
Expenses	0	
Total Expenses		0
Ending Balance		11,865

Road Improvement Reserves
Summary through December 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 12/31/2025			
OS Checking	14,200	Operations	31,405
OS Savings	5	Pre-paid HOA assessments	9,796
Live Oak Bank	162,443	Site Maintenance reserves	73,463
		Painting reserves	11,865
		Road improvement reserves	50,001
		Emergency Preparedness	89
		Bench Donations	29
Total	176,648		176,648