

## THTA Treasurer's Report

### SUMMARY through January 2026

	January	January	2026	2026	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
<b>Income</b>					
Monthly HOA Assessments	22,630	23,040	22,630	23,040	276,480
Miscellaneous income	60	444	60	444	5,330
Interest income	404	400	404	400	4,800
<b>Total Income</b>	<b>23,094</b>	<b>23,884</b>	<b>23,094</b>	<b>23,884</b>	<b>286,610</b>
<b>Expenses</b>					
Operations	557	1,078	557	1,078	12,942
Utilities	7,355	8,970	7,355	8,970	107,640
Landscape	5,076	7,205	5,076	7,205	86,463
Pool operations	18	333	18	333	4,000
Painting - General	0	42	0	42	500
Maintenance	30	125	30	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	1,000	1,000	1,000	1,000	12,000
Reserve fund interest accrual	404	400	404	400	4,800
<b>Total Expenses</b>	<b>19,737</b>	<b>24,451</b>	<b>19,737</b>	<b>24,451</b>	<b>293,409</b>
<b>Net</b>	<b>3,357</b>	<b>-567</b>	<b>3,357</b>	<b>-567</b>	<b>-6,799</b>

#### Narrative

1. Income:
  - a) One owner a month or more late.
  - b) Above average challenge getting everyone to update HOA payment to \$320.
2. Expenses:
  - a) As expected.
3. Treasurer's comments:
  - a) Clean start to the year.
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 2026.
7. HOA loan remaining principle, \$152,973 through payment 59 of 120.

Please direct questions to John Shea, Treasurer, [John@thta.org](mailto:John@thta.org), 541 754-6832

**Site Maintenance Reserves**  
**Summary through January 2026**

<b>Beginning Balance</b>		73,463
<b>Income</b>		
Accrual from operations	2,500	
Interest income	404	
<b>Total Income</b>		2,904
<b>Expenses</b>		
<b>Total Expenses</b>		0
<b>Ending Balance</b>		<b>76,366</b>

**Painting Reserves**  
**Summary through January 2026**

<b>Beginning Balance</b>		11,865
<b>Income</b>		
Accrual from operations	1,000	
<b>Total Income</b>		1,000
<b>Expenses</b>		
<b>Total Expenses</b>		0
<b>Ending Balance</b>		<b>12,865</b>

**Road Improvement Reserves**  
**Summary through January 2026**

<b>Income</b>		
HOA loan (received 2/2021)	275,000	
<b>Total Income</b>		275,000
<b>Expenses</b>		
Loan fee	500	
2021 road repair and repaving	188,365	
2022 road repair and repaving	36,134	
2026 road maintenance		
<b>Total Expenses</b>		224,999
<b>Ending Balance</b>		<b>50,001</b>

<b>THTA Balance sheet as of 1/31/2026</b>			
OS Checking	19,527	Operations	34,728
OS Savings	5	Pre-paid HOA assessments	18,676
Live Oak Bank	172,847	Site Maintenance reserves	76,399
Undeposited funds	320	Painting reserves	12,865
		Road improvement reserves	50,001
		Emergency Preparedness	0
		Bench Donations	29
<b>Total</b>	<b>192,699</b>		<b>192,699</b>