

THTA Treasurer's Report

SUMMARY through February 2026

	February	February	2026	2026	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	22,460	23,040	45,090	46,080	276,480
Miscellaneous income	1,257	444	1,317	888	5,330
Interest income	373	400	777	800	4,800
Total Income	24,090	23,884	47,184	47,768	286,610
Expenses					
Operations	523	1,078	1,080	2,157	12,942
Utilities	7,931	8,970	15,286	17,940	107,640
Landscape	7,875	7,205	12,951	14,411	86,463
Pool operations		333	18	667	4,000
Painting - General		42	0	83	500
Maintenance	75	125	105	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	1,000	1,000	2,000	2,000	12,000
Reserve fund interest accrual	373	400	777	800	4,800
Total Expenses	23,073	24,451	42,810	48,901	293,409
Net	1,017	-567	4,373	-1,133	-6,799

Narrative

1. Income:
 - a) Three owners 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) Good start to the year.
4. Proposed maintenance projects:
 - a) Crack sealing and seal coating of loop roads
5. Maintenance projects in progress:
 - a) Water drainage issues at 2948 and 2950 - \$2,500, John Nimmo.
 - b) Small clubhouse major structural repair - \$50,000, Jon Krueger.
 - c) Sewer line repair at 3481 - \$4,000, John Shea.
6. Maintenance projects paid from the Site Maintenance Reserve account in 2026.
 - a) None through February
7. HOA loan remaining principle, \$150,706 through payment 60 of 120. Halfway there!

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

Site Maintenance Reserves
Summary through February 2026

Beginning Balance		73,463
Income		
Accrual from operations	5,000	
Interest income	777	
Total Income		5,777
Expenses		
Total Expenses		0
Ending Balance		79,239

Painting Reserves
Summary through February 2026

Beginning Balance		11,865
Income		
Accrual from operations	2,000	
Total Income		2,000
Expenses		
Total Expenses		0
Ending Balance		13,865

Road Improvement Reserves
Summary through February 2026

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	
2026 road maintenance		
Total Expenses		224,999
Ending Balance		50,001

THTA Balance sheet as of 2/28/2026

OS Checking	24,824	Operations	35,779
OS Savings	5	Pre-paid HOA assessments	19,136
Live Oak Bank	173,220	Site Maintenance reserves	79,239
Undeposited funds	0	Painting reserves	13,865
		Road improvement reserves	50,001
		Emergency Preparedness	0
		Bench Donations	29
Total	198,049		198,049