

## THTA Treasurer's Report

### SUMMARY through March 2026

	March	March	2026	2026	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
<b>Income</b>					
Monthly HOA Assessments	24,060	23,040	69,150	69,120	276,480
Miscellaneous income	60	444	1,377	1,333	5,330
Interest income	421	400	1,197	1,200	4,800
<b>Total Income</b>	<b>24,541</b>	<b>23,884</b>	<b>71,724</b>	<b>71,653</b>	<b>286,610</b>
<b>Expenses</b>					
Operations	500	1,078	1,580	3,235	12,942
Utilities	7,810	8,970	23,096	26,910	107,640
Landscape	5,232	7,205	18,183	21,616	86,463
Pool operations	142	333	160	1,000	4,000
Painting - General	0	42	0	125	500
Maintenance	89	125	194	375	1,500
HOA loan payment	2,797	2,797	8,390	8,391	33,564
Reserve fund accrual	2,500	2,500	7,500	7,500	30,000
Painting reserve accrual	1,000	1,000	3,000	3,000	12,000
Reserve fund interest accrual	421	400	1,197	1,200	4,800
<b>Total Expenses</b>	<b>20,490</b>	<b>24,451</b>	<b>63,301</b>	<b>73,352</b>	<b>293,409</b>
<b>Net</b>	<b>4,051</b>	<b>-567</b>	<b>8,424</b>	<b>-1,700</b>	<b>-6,799</b>

#### Narrative

1. Income:
  - a) No owners a month or more late.
  - b) Above average challenge getting everyone to update HOA payment to \$320.
2. Expenses:
  - a) As expected.
  - b) Looking ahead, Federal and State tax payments in April. (\$2,800 total.)
3. Treasurer's comments:
  - a) Good start to the year with the caveat that we will likely be consistent with our annual budget.
4. Proposed maintenance projects:
5. Maintenance projects in progress:
  - a) Water drainage issues at 2948 and 2950 - \$2,500, John Nimmo/Dan Quick.
  - b) Small clubhouse major structural repair - \$50,000, Jon Krueger.
  - c) Sewer line repair at 3481 - \$4,000, John Shea.
  - d) Crack sealing and seal coating of loop roads - \$30,000, John Shea
6. Maintenance projects paid from the Site Maintenance Reserve account in 2026.
  - a) None through March.
7. HOA loan remaining principle, \$1148,380 through payment 61 of 120. Past halfway point.

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

<b>THTA Balance sheet as of 3/31/2026</b>			
OS Checking	16,955	Operations	39,829
OS Savings	5	Pre-paid HOA assessments	18,716
Live Oak Bank	188,641	Site Maintenance reserves	82,160
Undeposited funds	0	Painting reserves	14,865
		Road improvement reserves	50,001
		Emergency Preparedness	0
		Bench Donations	29
<b>Total</b>	<b>205,600</b>		<b>205,600</b>

**Site Maintenance Reserves**

Summary through February 2026

<b>Beginning Balance</b>		73,463
<b>Income</b>		
Accrual from operations	7,500	
Interest income	1,197	
<b>Total Income</b>		8,697
<b>Expenses</b>		
<b>Total Expenses</b>		0
<b>Ending Balance</b>		<b>82,160</b>

**Painting Reserves**  
**Summary through February 2026**

<b>Beginning Balance</b>		11,865
<b>Income</b>		
Accrual from operations	3,000	
<b>Total Income</b>		3,000
<b>Expenses</b>		
<b>Total Expenses</b>		0
<b>Ending Balance</b>		<b>14,865</b>

**Road Improvement Reserves**  
**Summary through February 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>