

## THTA Treasurer's Report

### SUMMARY through April 2026

	April	April	2026	2026	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
<b>Income</b>					
Monthly HOA Assessments	23,040	23,040	92,190	92,160	276,480
Miscellaneous income		444	1,377	1,777	5,330
Interest income	436	400	1,634	1,600	4,800
<b>Total Income</b>	<b>23,476</b>	<b>23,884</b>	<b>95,201</b>	<b>95,537</b>	<b>286,610</b>
<b>Expenses</b>					
Operations	2,835	1,078	4,415	4,314	12,942
Utilities	7,815	8,970	30,911	35,880	107,640
Landscape	8,829	7,205	27,012	28,821	86,463
Pool operations	215	333	375	1,333	4,000
Painting - General	0	42	0	167	500
Maintenance	0	125	194	500	1,500
HOA loan payment	2,797	2,797	11,186	11,188	33,564
Reserve fund accrual	2,500	2,500	10,000	10,000	30,000
Painting reserve accrual	1,000	1,000	4,000	4,000	12,000
Reserve fund interest accrual	436	400	1,634	1,600	4,800
<b>Total Expenses</b>	<b>26,427</b>	<b>24,451</b>	<b>89,727</b>	<b>97,803</b>	<b>293,409</b>
<b>Net</b>	<b>-2,950</b>	<b>-567</b>	<b>5,473</b>	<b>-2,266</b>	<b>-6,799</b>

#### Narrative

1. Income:
  - a) No owners a month or more late.
2. Expenses:
  - a) As expected.
  - b) Federal Tax payment = \$2,306 and State Tax payment = \$504
3. Treasurer's comments:
  - a) Good to be ahead of budget through April
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) \$2,000 initial payment for the Small Clubhouse project
7. HOA loan remaining principle, \$146,097 through payment 62 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 4/30/2026</b>			
OS Checking	11,219	Operations	36,404
OS Savings	5	Pre-paid HOA assessments	14,906
Live Oak Bank	189,077	Site Maintenance reserves	83,096
Undeposited funds	0	Painting reserves	15,865
		Road improvement reserves	50,001
		Emergency Preparedness	0
		Bench Donations	29
<b>Total</b>	<b>200,301</b>		<b>200,301</b>

**Site Maintenance Reserves**  
Summary through April 2026

<b>Beginning Balance</b>		73,463
<b>Income</b>		
Accrual from operations	10,000	
Interest income	1,634	
<b>Total Income</b>		11,634
<b>Expenses</b>		
Small Club House	2,000	
<b>Total Expenses</b>		2,000
<b>Ending Balance</b>		<b>83,096</b>

**Painting Reserves**  
Summary through April 2026

<b>Beginning Balance</b>		11,865
<b>Income</b>		
Accrual from operations	4,000	
<b>Total Income</b>		4,000
<b>Expenses</b>		
<b>Total Expenses</b>		0
<b>Ending Balance</b>		<b>15,865</b>

**Road Improvement Reserves**  
**Summary through April 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>