

THTA Treasurer's Report

SUMMARY through May 2026

	May	May	2026	2026	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	23,020	23,040	115,210	115,200	276,480
Miscellaneous income	1,322	444	2,699	2,221	5,330
Interest income	452	400	2,086	2,000	4,800
Total Income	24,794	23,884	119,994	119,421	286,610
Expenses					
Operations	1,025	1,078	5,440	5,392	12,942
Utilities	8,017	8,970	38,928	44,850	107,640
Landscape	10,184	7,205	37,196	36,026	86,463
Pool operations	88	333	463	1,667	4,000
Painting - General	0	42	0	208	500
Maintenance	0	125	194	625	1,500
HOA loan payment	2,797	2,797	13,983	13,985	33,564
Reserve fund accrual	2,500	2,500	12,500	12,500	30,000
Painting reserve accrual	1,000	1,000	5,000	5,000	12,000
Reserve fund interest accrual	452	400	2,086	2,000	4,800
Total Expenses	26,062	24,451	115,790	122,254	293,409
Net	-1,268	-567	4,205	-2,833	-6,799

Narrative

1. Income:
 - a) No owners a month or more late.
 - b) Misc. income: Comcast quarterly payment - \$1,262.
2. Expenses:
 - a) As expected.
3. Treasurer's comments:
 - a) Expenditures consistent with budget. Water will start going up soon.
 - b) Significant upcoming maintenance expenses to be paid from Site Maintenance Reserves.
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
 - b) Replacement of sewer line and irrigation repair at 3481 - \$6,666.
7. HOA loan remaining principle, \$144,484 through payment 63 of 120.

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

THTA Balance sheet as of 5/31/2026			
OS Checking	9,449	Operations	35,630
OS Savings	5	Pre-paid HOA assessments	17,096
Live Oak Bank	189,529	Site Maintenance reserves	79,382
Undeposited funds	20	Painting reserves	16,865
		Road improvement reserves	50,001
		Emergency Preparedness	0
		Bench Donations	29
Total	199,003		199,003

Site Maintenance Reserves

Summary through May 2026

Beginning Balance		73,463
Income		
Accrual from operations	12,500	
Interest income	2,086	
Total Income		14,586
Expenses		
Small Club House	2,000	
Sewer line replacement at 3481	6,666	
Total Expenses		8,666
Ending Balance		79,382

Painting Reserves
Summary through May 2026

Beginning Balance		11,865
Income		
Accrual from operations	5,000	
Total Income		5,000
Expenses		
Total Expenses		0
Ending Balance		16,865

Road Improvement Reserves
Summary through May 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