THTA Treasurer's Report

SUMMARY through July 2026

	July	July	2026	2026	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	22,720	23,040	161,030	161,280	276,480
Miscellaneous income		444	2,759	3,109	5,330
Interest income	453	400	2,977	2,800	4,800
Total Income	***23,173***	***23,884***	***166,766***	***167,189***	***286,610***
Expenses					
Operations	510	1,078	6,425	7,549	12,942
Utilities	12,651	8,970	60,430	62,790	107,640
Landscape	7,653	7,205	50,080	50,437	86,463
Pool operations	100	333	1,402	2,333	4,000
Painting - General	0	42	0	292	500
Maintenance	0	125	194	875	1,500
HOA loan payment	2,797	2,797	19,576	19,579	33,564
Reserve fund accrual	2,500	2,500	17,500	17,500	30,000
Painting reserve accrual	1,000	1,000	7,000	7,000	12,000
Reserve fund interest accrual	453	400	2,977	2,800	4,800
Total Expenses	***27,663***	***24,451***	***165,585***	***171,155***	***293,409***
Net	**-4,490**	**-567**	**1,181**	**-3,966**	**-6,799**

Narrative

1. Income:
   a) One owner late a month.
2. Expenses:
   a) Utilities – Water: Monster water bill, $9,502 vs $7,713 for July 2025. Researching.
3. Treasurer's comments:
   a) Expenditures consistent with budget except for water.
   b) Significant upcoming maintenance expenses to be paid from Site Maintenance Reserves and Road Improvement 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, John Nimmo/Dan Quick.
   c) Crack sealing and sealcoating of loop roads - $30,000, John Shea
   d) Staining clubhouse deck and walkway - $2,000, Michael Ingram
   e) Nutria trapping - $2,000, John Shea
6. Maintenance projects paid from the Site Maintenance Reserve account in 2026.
   a) Small Clubhouse major structural repair - $12,290 (down payment, engineering).
   b) Replacement of sewer line and irrigation repair at 3481 - $6,666.
   c) Crack sealing and sealcoating of loop roads - $3,960 (down payment).
7. HOA loan remaining principle, $141,492 through payment 65 of 120.

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

THTA Balance sheet as of 7/31/2026				
OS Checking	13,166		Operations	32,596
OS Savings	5		Pre-paid HOA assessments	21,076
Live Oak Bank	180,420		Site Maintenance reserves	74,983
Undeposited funds	0		Painting reserves	18,865
			Road improvement reserves	46,041
			Emergency Preparedness	0
			Bench Donations	29
Total	**193,591**			**193,591**

Site Maintenance Reserves

Summary through July 2026

Beginning Balance		73,463
Income		
Accrual from operations	17,500	
Interest income	2,977	
Total Income		20,477
Expenses		
Small Club House	12,290	
Sewer line replacement at 3481	6,666	
Total Expenses		18,956
Ending Balance		**74,983**

Painting Reserves

Summary through July 2026

Beginning Balance		11,865
Income		
Accrual from operations	7,000	
Total Income		7,000
Expenses		
Total Expenses		0
Ending Balance		**18,865**

Road Improvement Reserves

Summary through July 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	3,960	
Total Expenses		228,959
Ending Balance		**46,041**