

THTA Treasurer's Report
SUMMARY through August 2026

	August	August	2026	2026	Annual
	Actual	Budgeted	Actual	Budgeted	Budget
Income					
Monthly HOA Assessments	23,340.00	23,040	184,370	184,320	276,480
Miscellaneous income	1,303.94	444	4,063	3,553	5,330
Interest income	423.90	400	3,401	3,200	4,800
Total Income	25,068	23,884	191,834	191,073	286,610
Expenses					
Operations	2,335.00	1,078	8,760	8,628	12,942
Utilities	11,802.25	8,970	72,232	71,760	107,640
Landscape	5,332.00	7,205	55,412	57,642	86,463
Pool operations	319.57	333	1,722	2,667	4,000
Painting - General		42	0	333	500
Maintenance		125	194	1,000	1,500
HOA loan payment	2,796.62	2,797	22,373	22,376	33,564
Reserve fund accrual	2,500.00	2,500	20,000	20,000	30,000
Painting reserve accrual	1,000.00	1,000	8,000	8,000	12,000
Reserve fund interest accrual	423.90	400	3,401	3,200	4,800
Total Expenses	26,509	24,451	192,094	195,606	293,409
Net	-1,442	-567	-261	-4,533	-6,799

Narrative

1. Income:
 - a) No owners late a month.
2. Expenses:
 - a) Utilities – Water bill remains high as it was in July. \$9,083.20 in August, \$9,502 in July. 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 - \$13,760 (down payment, engineering).
 - b) Replacement of sewer line and irrigation repair at 3481 - \$6,666.
7. Road Repair projects paid from the Road Improvement Reserve account in 2026
 - a) Crack sealing and sealcoating of loop roads - \$3,960 (down payment).
8. HOA loan remaining principle, \$139,176 through payment 66 of 120.

Site Maintenance Reserves

Summary through August 2026

Beginning Balance		73,463
Income		
Accrual from operations	20,000	
Interest income	3,401	
Total Income		23,401
Expenses		
Small Club House	13,760	
Sewer line replacement at 3481	6,666	
Total Expenses		20,426
Ending Balance		76,437

Painting Reserves

Summary through August 2026

Beginning Balance		11,865
Income		
Accrual from operations	8,000	
Total Income		8,000
Expenses		
Total Expenses		0
Ending Balance		19,865

Road Improvement Reserves

Summary through August 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

THTA Balance sheet as of 8/31/2026

OS Checking	14,089	Operations	31,170
OS Savings	5	Pre-paid HOA assessments	21,396
Live Oak Bank	180,844	Site Maintenance reserves	76,437
Undeposited funds	0	Painting reserves	19,865
		Road improvement reserves	46,041
		Emergency Preparedness	0
		Bench Donations	29
Total	194,938		194,938