THTA Treasurer's Report

SUMMARY through September 2026

	September Actual	September Budgeted	2026 Actual	2026 Budgeted	Annual Budget
Income					
Monthly HOA Assessments	23,050.00	23,040	207,420	207,360	276,480
Miscellaneous income	30.00	444	4,093	3,998	5,330
Interest income	336.36	400	3,737	3,600	4,800
Total Income	***23,416***	***23,884***	***215,250***	***214,958***	***286,610***
Expenses					
Operations	495	1,078	9,230	9,706	12,942
Utilities	12411	8,970	84,643	80,730	107,640
Landscape	10464	7,205	65,876	64,847	86,463
Pool operations	0	333	1,722	3,000	4,000
Painting - General	0	42	0	375	500
Maintenance	1877	125	2,071	1,125	1,500
HOA loan payment	2797	2,797	25,170	25,173	33,564
Reserve fund accrual	2500	2,500	22,500	22,500	30,000
Painting reserve accrual	1000	1,000	9,000	9,000	12,000
Reserve fund interest accrual	336	400	3,737	3,600	4,800
Total Expenses	***31,880***	***24,451***	***223,949***	***220,057***	***293,409***
Net	**-8,463**	**-567**	**-8,699**	**-5,099**	**-6,799**

Narrative

1. Income:
   a) No owners late a month.
2. Expenses:
   Utilities – Water bill remains high and consistent with July and August. (Researching).
   Landscaping - includes payment for month of August (not included in August expenses)
3. Treasurer's comments:
   a) Expenditures consistent with budget except for water.
   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, John Nimmo/Dan Quick.
   c) Staining clubhouse deck and walkway - $2,000, Michael Ingram
   d) Gutter drain line blockage at 2830 - $1,500
   e) Gutter drain line blockage at 3433 - $1,000
6. Maintenance projects paid from the Site Maintenance Reserve account in 2026.
   a) Small Clubhouse major structural repair - $33,760 (work in progress).
   b) Replacement of sewer line and irrigation repair at 3481 - $7,393.
   c) Sump Pump repair at 2,950 - $900
7. Road Repair projects paid from the Road Improvement Reserve account in 2026
   a) Crack sealing and sealcoating of loop roads - $12,000

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

THTA Balance sheet as of 9/30/2026				
OS Checking	14,819		Operations	22,707
OS Savings	5		Pre-paid HOA assessments	21,756
Live Oak Bank	146,180		Site Maintenance reserves	57,646
Undeposited funds	0		Painting reserves	20,865
			Road improvement reserves	38,001
			Emergency Preparedness	0
			Bench Donations	29
Total	**161,004**			**161,004**

Site Maintenance Reserves

Summary through September 2026

Beginning Balance		73,463
Income		
Accrual from operations	22,500	
Interest income	3,737	
Total Income		26,237
Expenses		
Small Club House	33,760	
Sewer line replacement at 3481	7,393	
Work for 2920 NW 29th	900	
Total Expenses		42,053
Ending Balance		**57,647**

Painting Reserves

Summary through September 2026

Beginning Balance		11,865
Income		
Accrual from operations	9,000	
Total Income		9,000
Expenses		
Total Expenses		0
Ending Balance		**20,865**

Road Improvement Reserves

Summary through September 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	12,000	
Total Expenses		236,999
Ending Balance		**38,001**