

1/4/26 2025 THHA Budget Report																	
				No. of Units	Yearly Fee	Total Expected Yearly Income											
Single Family Homes	339 Units			339	\$100.00*	\$33,900*											
Income	2025 Budget	2024 Actual	Proposed for 2024	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total	
Annual Dues: Check Deposits	\$ 33,900.00 [1]	\$ 6,533.00	\$20,340.00 [2]	\$2,683.22 [3]	\$900.00	\$1,100.00 [4]	\$940.00 [5]	[6]	\$580.00	\$100.00 [7]	\$300.00	\$1,500.00 [8]	\$760.00 [9]		\$100.00 [10]	\$8,963	
Annual Dues: Paid Online		\$11,520.00		\$5,300.00	\$1,900.00	\$4,200.00	\$1,000.00 [11]	\$1,900.00	\$400.00	\$700.00 [12]	\$2,400.00	\$1,600.00 [13]	\$500.00 [14]	\$100.00	\$400.00	\$20,400	
Donations/Fundraisers	\$ 300.00	\$305.00		\$50.00		\$100.00		\$50.00								\$200	
Late Dues/Fee Income		\$1,980.00				\$420.00 [15]	\$180.00 [16]				\$120.00 [17]					\$720	
Luminaries sales (income)	\$ 100.00	\$1,125.00													\$1,034.00	\$1,034	
Interest Income on Reserve Accounts	\$ 1,000.00	\$1,062.00	\$200.00	\$79.72 [19]	\$76.81	\$69.17	\$82.43 [20]	\$78.55 [21]	\$78.31	\$89.45	\$92.98	\$92.83	\$88.52	\$90.43	\$84.11	\$1,003	
	\$ 35,300.00	\$22,525.00	\$20,540.00	\$8,112.94	\$2,876.81	\$5,889.17	\$2,202.43	\$2,028.55	\$1,058.31	\$889.45	\$2,912.98	\$3,192.83	\$1,348.52	\$190.43	\$1,618.11	\$32,321	
Expenses																	
Lawn Maintenance	\$ 15,000.00	\$13,795.00	\$10,500.00					\$900.00	\$1,800.00 [22]		\$2,250.00 [23]	\$3,600.00 [24]	\$1,350.00	\$1,925.00 [25]		\$11,825	
Landscaping	\$ 3,000.00	\$2,529.00	\$2,000.00					\$1,160.00 [26]			\$400.00 [27]		\$1,000.00 [28]		\$95.00 [29]	\$2,655	
Automatic Sprinkler Mnt. (Both Ent.)	\$ 1,000.00	\$780.00	\$1,000.00													\$0	
Lagoon Treatment	\$ 600.00	\$618.00	\$600.00							\$610.00						\$610	
Utility - Water	\$ 900.00	\$739.00	\$400.00	\$12.00	\$12.00	\$12.00 [30]	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00 [31]	\$40.60 [32]	\$173	
Utility - Electrical	\$ 500.00	\$414.00	\$500.00	\$34.49	\$41.29 [33]	\$34.28	\$33.40	\$33.76	\$33.01	\$32.16	\$31.76	\$31.37	\$31.74	\$31.42	\$31.42	\$400	
4th of July Parade	\$ 70.00	\$25.00	\$70.00							\$85.16						\$85	
Ice Cream Social	\$ 100.00	\$56.00	\$100.00								\$88.87					\$89	
Bonfire, Easter, Other	\$ 500.00	\$97.00	\$350.00										\$150.45 [34]			\$150	
Luminaries (Materials Cost)		\$1,048.00													\$1,130.54 [35]	\$1,131	
Flags Over Meridian	\$ 80.00	\$80.00	\$80.00	\$80.00												\$80	
Office, Mailings, Lien Fees, etc	\$ 350.00	\$257.00	\$300.00			\$50.67 [36]						\$195.40				\$246	
Annual Meeting Nourishment	\$ 150.00	\$0.00	\$150.00													\$0	
Website Fees/GoogleMeet Host	\$ 240.00	\$132.00 [37]	\$120.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$310.00 [38]	\$530	
State Non-Profit Filing Fee	\$ 20.00	\$20.00	\$20.00									\$20.00				\$20	
State Lagoon Annual Filing Fee	\$ 75.00	\$75.00	\$75.00									\$75.00				\$75	
Liability Insurance	\$ 1,750.00	\$1,625.00	\$1,750.00			\$406.25			\$406.25		\$406.25		\$406.25		\$406.25	\$1,625	
Banking Charges (Online fee, etc.)	\$ 500.00	\$474.00	\$450.00	\$177.45 [39]	\$137.80 [40]	\$144.00 [41]	\$32.00 [42]	\$62.25	\$12.80	\$22.40	\$76.80	\$51.20	\$16.00	\$3.20	\$24.76 [43]	\$761	
																\$0	
																\$0	
Tree Mgmt/Special Projects	\$ 9,000.00															\$0	
Contingency Fund	\$ 1,465.00	\$1,069.00	\$1,975.00							\$11.88 [44]			\$18.01 [45]	\$385.10 [46]		\$415	
	\$ 35,300.00	\$23,833.00	\$20,440.00														
				\$324	\$211	\$667	\$97	\$2,188	\$2,284	\$794	\$2,879	\$4,411	\$2,598	\$2,377	\$2,039	\$20,869	

CASH FLOW (Account Balance)

				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Beginning Balance				\$11,067	\$18,856	\$21,522	\$26,744	\$26,729	\$26,569	\$25,344	\$25,439	\$25,473	\$24,255	\$23,005	\$20,819	
Income				\$8,113	\$2,877	\$5,889	\$82	\$2,029	\$1,058	\$889	\$2,913	\$3,193	\$1,349	\$190	\$400	
Expense				\$324	\$211	\$667	\$97	\$2,188	\$2,284	\$794	\$2,879	\$4,411	\$2,598	\$2,377	\$2,039	\$20,869
Ending Balance				\$18,856	\$21,522	\$26,744	\$26,729	\$26,569	\$25,344	\$25,439	\$25,473	\$24,255	\$23,005	\$20,819	\$19,180	

Legal Fees Reserve Fund

Beginning Balance				\$20,000	\$20,000	\$20,000	\$20,000	\$25,590	\$27,590	\$27,590	\$27,590	\$27,590	\$27,590	\$27,590	\$27,590	
Income								\$2,590								
Ending Balance				\$20,000	\$20,000	\$20,000	\$20,000	\$27,590	\$27,590	\$27,590	\$27,590	\$27,590	\$27,590	\$27,590	\$27,590	

January 2026 Budget Report

December Bills Paid
Quarterly Liability Insurance

- [1] Total budgeted for all forms of payment
- [2] Total budgeted for all forms of payment
- [3] Represents 26 dues cks @100; i dues ck @ the resident's formula @ \$23.22; one dues ck @ \$60, written in Sept 2024 (but this ck is NSF as of 2/5/25)
- [4] Actual deposit is \$1420; includes (5) 2024 dues @ \$60, and \$20 partial payment for a 2024 dues
- [5] One homeowner paid \$80 for 2025 in a multi-year payment; one paid \$60; 2 cash payments = verified
- [6] May check deposit not yet received
- [7] Additional 3 dues checks from July deposited in August
- [8] Represents 16 dues---one person paid \$40 & one person paid \$60
- [9] One homeowner paid \$60; seven pd @ \$100
- [10] one dues check from Nov that was temporarily delayed being deposited by the treasurer
- [11] 9 dues for 2025, one duplicate payment, to be credited to 2026
- [12] 5 e-dues credited to 2025; 2 payments were duplicates, likely to be credited to 2026
- [13] 14 dues for 2025; 2 of the payments included dues for 2026
- [14] One dues for 2026; 2 others are probably for 2026; 2 for 2025
- [15] Represents (5) dues checks @ \$60 for 2024, one partial payment of \$20 for 2024, and (1) e-dues for 2024 for \$100
- [16] One homeowner paid for 2022 & 2023; one paid for 2024; all cash payments = verified
- [17] 1 dues @ \$60 for 2023; 1 dues @ \$60 for 2024
- [18] Now that we are receiving regular monthly interest, as of 2024, interest on investment account will be reported here; it has not been added to

the budget income figures in prior years

[19] Interest on investment acct; no interest this month on checking acct.

[20] \$6.20 interest on checking acct + \$76.23 div on investment acct

[21] \$4.81 interest on checking; \$73.74 interest on investment Account

[22] July lawn mowing billed, and paid, in August

[23] July lawn maintenance (5 weeks)

[24] \$1800 for May mowing + \$188 for August mowing (Bill for May not received until September)

[25] For 5 mowings in Oct

[26] This payment was made in May, for landscaping work & mulch, in May, but not posted to this report until September

[27] Weeding & trimming done in July

[28] tree trimming & weeding

[29] irrigation winterization; cutting of grasses & perennials

[30] Twp water dept has begun assessing a monthly water maintenance fee of \$12 for those with seasonal shut-off

[31] The Twp. began billing a \$12 monthly residual this year, for the months water is shut off---water was off all season due to gasline & road construction at the front entrance

[32] Fee for twp service to water at front entrances

[33] The bill is a bit higher---it covers Christmas lights--12/12/24 to 1/9/25

[34] Easter Egg Hunt

[35] Cost of candles \$1,050
Cost of 2 packs of white bags \$80.54

[36] replacement of worn-out ink stamp for check endorsement

[37] Includes \$12 Annual e-mail hosting fee; d/c going forward

[38] \$35.00 website fee plus \$275 for tech upgrade fee to support e-mail blasts, etc

[39] Represents Stripe fee of \$3.20 per \$100 collected x 54, plus \$4.65 per \$150 collected x 1 [2 people made double payments for 2025 dues, the duplicates are not counted in the total of dues paid

[40] e-Dues collection---19 dues @ \$3.20 = \$60.80, plus returned dues check of \$60 & fees = \$77

[41] Fees to collect: 42 e-dues for 2025 @ \$3.20; (1) e-dues for 2024; (1) e-dues for 2026, \$100 donation

[42] fees for 9 e-dues for 2025; one duplicate e-payment, to be credited to 2026

[43] \$12.80 fees for dues collection; \$11.96 for online luminary sales fees

[44] insecticide spray to treat ground bees/wasps found in playground

[45] Replacement of tetherball

[46] Lighting repair/replacement at the front entrance sign at Tacoma

[47] This will be updated as advance/duplicate dues are allocated to 2026