Forest Home Improvement Association

Treasurer's Annual Report

October 1, 2025 to September 30, 2026

Overview

During the year ending September 30, 2026, the association collected revenue from dues and a small amount of interest on its bank accounts. Income again exceeded expenditures, continuing the pattern that began last year after the community raised annual household dues to $45.00 and FHIA began accepting dues through Venmo. The largest expenditures were a two-year donation to the Forest Home Chapel ($600.00) and the 2025 holiday party ($372.92), along with minor expenses for an FHIA meeting and the Forest Home Park.

Revenue from dues and interest was $1,962.32 and expenditures were $1,117.38, for a net gain of $844.94. The treasurer role changed hands during the year. Valerie Hans, who served as treasurer for many years, completed the transfer of the accounts to me in early 2026. The association's mailing address with Alternatives Federal Credit Union is now 11 The Byway. The association ends the year with comfortable balances and no large expenses on the horizon.

Income

The association has income from dues and interest (dividends) on two bank accounts.

Table 1. Income October 1, 2025 to September 30, 2026

Source	Amount
Dues	$1,957.99
Interest (accounts)	$4.33
Total income	**$1,962.32**

Notes on Income

The association is grateful to every household that contributed its suggested dues of $45 during the year, and to those who added a donation. An exact count of paying households isn't available this year, because the itemized Venmo records from before the treasurer transition didn't come over with the accounts. Dues income held steady at $1,957.99, compared with $1,915.13 from 40 households last year.

Dues arrived by check, cash and Venmo. Venmo payments totaled $1,277.99 and are recorded net of Venmo's fee (1.9% plus $0.10), which leaves $44.05 of each $45 payment. That total includes six households who paid by Venmo at the fall picnic on September 12, 2026; their $264.30 was still in Venmo on September 30 and appears as undeposited funds in Table 3. The dues figure excludes $485.00

in checks and cash that were collected in the 2024–2025 year and deposited this fall, since those were counted in last year's report.

Going forward, I'll keep a household-by-household record of dues payments so next year's report can include a count.

The Legal Defense Fund CD matured on August 31, 2025, and its funds are now held in the business share checking account.

Expenditures

Table 2. Expenditures October 1, 2025 to September 30, 2026

Item	Amount
Forest Home Chapel donation (two years)	$600.00
FHIA holiday party 2025 (two reimbursements)	$372.92
FHIA meeting (pizza)	$82.39
Forest Home Park flowers and 2026 invitations	$50.74
Check order	$11.33
Total expenditures	**$1,117.38**

Notes on Expenditures

Expenditures were higher than last year ($817.89 in the 2024–2025 fiscal year), mostly because the Chapel donation covered two years. They remain reasonable given our level of activity and our healthy bank balances. Holiday party costs were reimbursed in two checks, one in December 2025 and one in September 2026. The second reimbursement was held so it could serve as a training run for the new treasurer.

What is not included are the many generous hours that community members contribute to path restoration, work on the Forest Home Park, maintenance of the website, and the organization of the annual picnic and holiday party. These donations of time, energy, expertise and other resources keep FHIA's costs low, and the association is grateful for all of them!

Account Balances

The association maintains two accounts with Alternatives Federal Credit Union, a regular share savings and a business share checking account, which can be considered a single fund for all practical purposes. Both earn small dividends (0.05%). On September 30, 2026, the regular share held $3,685.10 and the business share checking held $4,998.24.

As shown in Table 3, the association started the year with a net balance of $8,102.70 and ended with a higher balance of **$8,947.64**.

Table 3. General Funds Net Balance

	October 1, 2025	September 30, 2026
Bank accounts	$7,710.22	$8,683.34
Funds undeposited prior to 9/30 (checks, cash)	$485.00	**$264.30 (Venmo)**
Accounts receivable	$0.00	$0.00
Accounts payable	$92.52	$0.00
Net balance	**$8,102.70**	**$8,947.64**

Jeffrey T. Holden

Treasurer

October 12, 2026