

Treasurers Report for April 2026 Board Meeting.

Bank Balances as of March 31st 2026

- **Checking account:** \$20K transferred March from General checking to Reserve savings
Balance = \$17,259.48
- **Water Savings account:** \$11k transferred March from Reserve to meet pending Franklin town water & Duke Power bills. **Balance = \$17,810.09**
- **Reserve Savings account: Balance = \$ \$30,877.99**

Reports: Please find attached the following PDF reports

- April 7th 2026, Customer balances.
- April 7th 2026 check details report.
- 2026 1st Quarter Income & Expense report

Collections

- Collection status improving. Still few outstanding HOA Payments trickling in.
- HOA letters sent with notice of pending Lien action. All 5 had outstanding water & HOA dues
 - Matt Taylor- PAID in full
 - Kristen Rivers- **April 6th communication -cashier's check on its way for full amount due.**
 - Loys- PAID in full
 - McCallister- PAID in full
 - Lampl- **recommend move forward with Lawyer demand notice and potential Lien proceedings**

Monthly Payment plans

Agreements in effect starting April 1st, 2026, until zero balance. All 3 owe water & HOA

- Bankston- \$200/MTh
- Bates- \$200 / MTh.
- Bandala (morales) \$150.00/MTh.
-

8 Liens in total were attached to property back in August 2025.
3 paid (Keir/Bean/Garcia
1 pending payment-- Rivers NEED TO RE LIEN
1 Foreclosure forfeited the lien
3 outstanding. Bollinger / Knight/ LaDuron

Bresslauer Marrugo. Foreclosure: – according to Macon Deeds search this house deed was transferred to the bank as a foreclosure) Jan 2025. HOA Lien was filed by attorney after the transfer of property to Bank (sept 2025) Negates the HOA Lien. (owed \$3039.87) **SUGGEST TURNING OFF WATER TO EMPTY HOUSE**

Bollinger Lien- Owned the lot (0.2 acres) since 1987. Owes approx. 5 years of MC taxes, \$148.28 as well as HOA fees. (\$1960. 40)- no payment since 2022. Not sure we will ever collect – or this is even a buildable lot based on the HOA docs build setback requirements

LIENS OUTSTANDING			
Name	Amount owed.	Status	Notes
E Bollinger	\$ 1,960.00	received - open	
B LaDuron	\$ 2,380.00	received - open	
Mark A Knight	\$ 6,164.06	refused registered letter	Lien letter returned

Agenda Items for April HOA Board Meeting, I wish to have discussion & vote on

- **Property Liens - for Rivers and Lampl if no payment received by April 21st, 2026** – date noted in the formal notification I have sent each of them. On April 6th 2026. Despite numerous Invoice reminders which they are viewing according to the QB system that tracks this, no payments have been forthcoming.
- **Propose shutting off the water to Vacant foreclosed house at 855 Trimont Mountain Road**, as a water leak prevention measure.
- **Water Billing:** As water customers now total 108 for forthcoming year, and calculating potential year average of 95K for water & electric billing, I propose to bill water accounts \$880.00 for the year.
 - Additionally offer 2-part payment plan (June 1st & September 1st) for those who may wish to pay in 2 installments. Those on currently agreed payment plans could remain on such.
- **Vote on moving to Electronic Payments: for HOA & water fees.**
 - I have had numerous requests by email to set up some form of electronic payment for the annual fees. not only from residents who live off the mountain but those local to the mountain also.
 - please review the separate document about the choices available and costs and who pays those costs for discussion and approval of an option.
 - This would be an additional payment option added to current methods of payment already available which are check, cashier’s check, or money order)

Additional Information

- New owners for 184 Trimont Mountain Rd – sale in progress pending notification of closing date.
- Poplar land properties no longer own lot 63& 65 . Was bought by a current lot owner back in August 2025. Mr. Charles Thomas of Live Oak. Fl. Who has been invoiced for HOA fees

Water & Electric Billing May 2025 to April 2026 - monthly totals

Month	Water	pump 1 lower pump	pump2 middle tank /pump	pump 3 Upper tank/pump	Mthly total
May-25	\$ 9,300.80	\$ 403.67	\$ 357.45	\$ 40.86	\$ 10,102.78
Jun-25	\$ 5,631.36	\$ 264.81	\$ 233.27	\$ 44.96	\$ 6,174.40
Jul-25	\$ 5,757.05	\$ 317.38	\$ 285.05	\$ 30.76	\$ 6,390.24
Aug-25	\$ 4,432.58	\$ 300.36	\$ 280.85	\$ 32.36	\$ 5,046.15
Sep-25	\$ 9,818.14	\$ 274.40	\$ 239.73	\$ 44.36	\$ 10,376.63
Oct-25	\$ 5,438.46	\$ 302.26	\$ 268.41	\$ 30.99	\$ 6,040.12
Nov-25	\$ 5,986.05	\$ 293.63	\$ 246.74	\$ 30.99	\$ 6,557.41
Dec-25	\$ 6,261.82	\$ 344.53	\$ 280.91	\$ 46.46	\$ 6,933.72
Jan-26	\$ 8,132.74	\$ 464.01	\$ 374.47	\$ 79.63	\$ 9,050.85
Feb-26	\$ 10,447.07	\$ 506.13	\$ 434.00	\$ 187.91	\$ 11,575.11
Mar-26	\$ 11,825.95	\$ 400.67	\$ 331.00	\$ 82.27	\$ 12,639.89
Apr-26					
ANNUAL TOTAL					\$ 90,887.30

lake light
\$ 65.48
\$ 65.43
\$ 65.37
\$ 65.67
\$ 66.07
\$ 66.75
\$ 67.71
\$ 68.85
\$ 70.47
\$ 70.47
\$ 70.47
\$ 742.74

Current number of water customers on Trimont Mountain 108

Water data from Franklin Utility.



