

Wilderness Trails Homeowners Association, Inc.
P.O. Box 65
Friendswood, TX 77549-0065

NOTICE OF ANNUAL MEETING OF ALL HOMEOWNERS

Please be advised that the Board of Directors of the association is hereby giving notice of the annual meeting of the homeowners shall be on, Thursday, February 12th, 2026 at the Friendswood Public Library at 6:30 PM. Please make every effort to join.

AGENDA IS AS FOLLOWS:

General Announcements by Officers and Committees

Review of 2025 Financials and 2026 Projections

Update by the board on maintenance projects:

Completed in 2025

Planned for 2026

Contingent item to consider

Election of Officer(s) – None this year as new Officers were elected last year in May 2025

Call for Volunteers, always need help with maintenance, recreation, deed restrictions, etc. If interested detail of duties and expectations will be provided at the meeting.

Any other association business that may come before the board

Adjournment

Wilderness Trails HOA
Balance Sheet
As of December 31, 2025

	<u>Dec 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
101 · Comerica Bank	23,128.63
102 · Comerica Bank - Savings	88,607.03
Total Checking/Savings	<u>111,735.66</u>
Accounts Receivable	
1200 · Accounts Receivable	142,355.04
Total Accounts Receivable	<u>142,355.04</u>
Other Current Assets	
1499 · Undeposited Funds	265.00
Total Other Current Assets	<u>265.00</u>
Total Current Assets	<u>254,355.70</u>
TOTAL ASSETS	<u>254,355.70</u>
LIABILITIES & EQUITY	
Equity	
250 · Homeowners' Equity	-38,591.89
3900 · Retained Earnings	279,531.17
Net Income	13,416.42
Total Equity	<u>254,355.70</u>
TOTAL LIABILITIES & EQUITY	<u>254,355.70</u>

Wilderness Trails HOA
Profit & Loss
January through December 2025

	<u>Jan - Dec 25</u>
Income	
300 · Dues	137,150.88
305 · Interest	4,530.74
Total Income	<u>141,681.62</u>
Expense	
500 · Accounting	6,200.00
505 · Bank Charges	42.00
508 · Contract Services	940.00
510 · Insurance	17,169.00
520 · Lawn Service	20,854.32
525 · Legal	-2,848.72
530 · Deed Restriction	305.00
535 · Miscellaneous	307.42
540 · Office Supplies	997.62
545 · Postage	1,697.54
550 · Pool Contract	37,885.03
560 · Pool Repair & Maintenance	5,784.48
565 · Repairs - General	10,964.88
566 · Castlewood Projects	1,769.00
567 · Applewood Projects	222.00
568 · Falling Leaf Entrance	2,400.00
570 · Taxes - Property & Other	21.27
575 · Telephone	535.84
580 · Utilities - Electric	11,419.85
580.50 · Utilities - Water	11,994.82
585 · Recreation Committee	121.02
Total Expense	<u>128,782.37</u>
Net Income	<u><u>12,899.25</u></u>

**Wilderness Trails HOA
Profit & Loss**

January through December 2025
2026 Budget

	<u>Jan - Dec 25 Actual</u>	
Income		
300 · Dues	137,150.88	145000 Hypothetical 100% Collections
305 · Interest	4,530.74	4500
Total Income	<u>141,681.62</u>	149,500.00 Total Income
Expense		
500 · Accounting	6,200.00	6000
505 · Bank Charges	42.00	45
508 · Contract Services	940.00	1000
510 · Insurance	17,169.00	18000
520 · Lawn Service	20,854.32	21700 Manor Maint Bid
525 · Legal	-2,848.72	2500
530 · Deed Restriction	305.00	350
535 · Miscellaneous	307.42	300
540 · Office Supplies	997.62	1000
545 · Postage	1,697.54	1100
550 · Pool Contract	37,885.03	38000 BCA Pools
560 · Pool Repair & Maintenance	5,784.48	6000
565 · Repairs - General	10,964.88	11000
566 · Castlewood Projects	1,769.00	1800
567 · Applewood Projects	222.00	1000
568 · Falling Leaf Entrance	2,400.00	2500
570 · Taxes - Property & Other	21.27	100
575 · Telephone	535.84	600
580 · Utilities - Electric	11,419.85	12000
580.50 · Utilities - Water	11,994.82	12000
585 · Recreation Committee	121.02	250
Total Expense	<u>128,782.37</u>	137,245.00 Total Expense
Net Income	<u>12,899.25</u>	12,255.00 Net Income

Common Deed Enforcement Issues

Wilderness Trails is a deed restriction-controlled neighborhood. The purpose of such is to maintain and improve not only the cosmetic appearance of the neighborhood but to preserve property values for all of us.

The most common Deed Restriction Violation Notices are for:

Article III, Section 3: Trash cans, recycle boxes and/or other debris in the driveway or side yard which is visible from the street. Please place these in your garage, behind you fence or wherever they are not visible from the street.

Article III, Section 13: Yard maintenance, all lots must be maintained in an attractive manner. All excessive overgrowth of grass, weeds, bushes, etc. need to be maintained.

Article III, Section 8: Storage of boats, recreational vehicles and trailers of ANY kind parked on the street, on the grass, in the driveway or anywhere on the lot that is not concealed from public view inside a garage or approved structure.

Additionally, please remember all exterior improvements or modifications must be approved in advance by the HOA Architectural Control Committee and then permitted (if required) with the City of Friendswood before any construction is started. Failure to comply may result in the project being stopped and removed at homeowner expense.

Full and complete Covenants, Restrictions and Forms are available at our web site: www.wthoa.org