



Wilderun Homeowner's Association

2025 Annual Meeting

Date/Time:

Wednesday November 12, 2025

Sign in at 5:45 PM, Meeting starts at 6:00 PM

Place:

Marysville Library Large Meeting Room
6120 Grove Street
Marysville, WA 98270

Board Members:

Ryan Grennan, President, Ben King, VP, and Eric King, Secretary

Agenda:

- Introductions
- Review 2025 Financials vs Budget, Collections Status, and 2026 Budget
- Review of miscellaneous items (Mowing, Parking, Court Garbage, Court Security, CCRs)
- Open discussion with Questions and Answers
- No elections (Board members are elected to two year terms)

Dues:

- 2026 Dues will be \$300, with the Invoice attached (\$50 lower than 2025 and \$100 lower than 2024). A reminder Email will be sent around 12/31/25 (by mail if no Email is on file) and due 2/28/26. The amount is due in full. We are not splitting the amount over two dates.
- Credit Card Payments can be made on our website (WilderunHOA.com) which will include a credit card fee.
- Late fees of \$25 per month will be assessed, so please pay on time.

Join us on the GroupMe App (text Ryan at 425/422-9120 to join) and on our website WilderunHOA.com

1/1/2026



Wilderun Homeowner's Association

3726 72nd Ave NE
Marysville, WA 98270
WilderunHOA.com
Eking51716@aol.com
(360) 481-5475

Invoice/Statement

Bill to:

Wilderun Home Owner

Marysville, WA 98270

Lot Number: All

Lot Address:

Due in full by 2/28/26

Remit check to:

Wilderun HOA

3726 72nd Ave NE

Marysville, WA 98270

or

Pay by Credit Card at:

WilderunHOA.com

Date	Discription	Amount
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1/1/2026	Dues Assessed for 2026	300.00
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Total - Pay by Check	\$ 300.00
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Credit Card Fee (3.4%+30¢)	10.86
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Total - Pay by Credit Card	310.86
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Please join us on the GroupMe App (call Ryan at 425-422-9120 to join)

Wilderun HOA

Operating Results

	Actual 2024	Actual/Est 2025	Budget 2025	Budget 2026
Collections - Dues Current Yr	33,600	29,400	29,400	25,200
Collections - Dues Prior Yrs	-	-	-	-
Collections - Fines and Fees	213	425	-	150
Interest Income	384	554	500	650
Total Revenue	34,197	30,379	29,900	26,000
	407 /Lot	362 /Lot	356 /Lot	310 /Lot
Services Provided:				
Lawn Services - Normal	6,858	7,200	8,000	8,200
Lawn/Tree Services - Extra Ordinary	692	718	1,000	1,000
Maintenance - Normal	254	2,322	1,100	1,500
Maintenance - Extra Ordinary	8,255	-	-	-
Insurance	1,294	1,338	1,400	1,550
Total	17,354	11,578	11,500	12,250
HOA Administration:				
Management/Accounting Fees	1,250	1,900	1,250	1,850
Legal Fees	-	-	-	-
Reserve Studies	-	-	-	-
Audit/Tax Fees	85	150	120	175
Mailing Services	92	131	150	150
Office Supplies/Website Expenses	65	83	100	100
Meeting Expense/Comm Relations	51	125	200	100
State Registration Fees	60	60	70	70
Bank Fee	(3)	(2)	10	5
Total	1,600	2,447	1,900	2,450
Total Expenses	18,953	14,025	13,400	14,700
	226 /Lot	167 /Lot	160 /Lot	175 /Lot
Net Cash Flow	15,244	16,353	16,500	11,300
Change in Working Capital	7,235	(8,135)		(300)
Beginning Cash	7,453	29,931	21,500	38,000
Ending Cash	29,931	38,150	38,000	49,000