



Glen Acres

Glen Acres Owners' Association

PO BOX 262, Lake Stevens, WA. 98258

glenacreshoa.org | glenacres1@hotmail.com

Date: December 1st, 2025

Re: Notice: 2026 Budget & Meeting

Dear: Glen Acres Owners' Association Member,

Please see the attached 2026 agenda, budget, and budget proxy vote form. The 2026 proposed budget has increased by \$2,826.00, resulting in a payment increase of \$14.80. Our annual dues are \$310.30. Your annual invoice will be both mailed and emailed to you.

Our annual meeting will be scheduled within the first quarter of 2026. Prior to the meeting date, all the meeting information will be posted on our website for your review.

Please find the 2026 budget proxy vote form below. Kindly return this form by December 31st, 2025--emailed picture of the signed form is preferred. Thank you!

Kind reminders: all online payments have convenience service fees. Please review your invoice. Your 2025 online payment service fees must be paid by 1/15/26 to avoid late fees as of January 16th. Thank you!

2026 Annual Meeting Agenda

Welcome

Roll Call

Preceding Meeting Minutes- posted on website.

2026 Budget Ratification-budget attached

Elections-Board of Directors

New Board Candidates-present their bio

(Background checks and references must be completed and approved prior to serving)

Board Reports

Old Business

New Business

Adjourn Meeting

The meeting date will be posted to our website 30 days prior to the meeting.

2026 PROXY VOTE FORM

Please return by December 31st, 2025

The Board of Glen Acres Owners' Association is calling an Annual Meeting to, in part, approve the budget for 2026. Travis Wright will vote to approve the 2026 budget.

The undersigned agree and acknowledge 1) that they agree to adoption of the proposed 2026 budget; 2) that this Proxy is effective as proper notice of the above-stated meeting; and 3) that any deficiencies in service of this Proxy or other notice related to the above-stated meeting are hereby waived.

Signature: _____

Printed Name: _____

Address _____ Date _____



2026 Annual Budget January 1st-December 31st

RECEIVABLES	2020	2021	2022	2023	2024	2025	2026
Annual HOA Dues	44220	46432.1	48753	51190	53750	56441	59267
Annual HOA Dues Payment	231.52	243.1	255.25	268.01	281.41	295.5	310.3
Annual HOA Dues Summary							
Delinquencies 2025						<2659	
Total Delinquencies							
TOTAL							
Dues Paid %	% Paid	% Paid	% Paid	95% Paid	95% Paid	95 %Paid	%Paid
EXPENSES							
Administrative & Management Expenses	2020	2021	2022	2023	2024	2025	2026
Office Supplies & Administrative Misc.	459	459	258	258	258	258	258
Board Officer / Committee Stipend	11300	11300	11300	11300	11300	11300	11300
TOTAL	11759	11759	11558	11558	11558	11558	11558
Maintenance Expenses	2020	2021	2022	2023	2024	2025	2026
Landscaping Maintenance	10203	10203	12400	12400	12400	12924	12924
Retention Ponds Maint. 5 Ponds-Reserve	3700	3700	2500	2500	2500	2196	2196
Playgrounds, Parks, Sport Courts, Trails	3000	4000	2800	2800	2800	2800	2800
Forestry Maintenance	3000	4000	10000	10000	10000	10000	10000
Fencing & General Maintenance	1372	1372	50	50	50	5000	5000
Maintenance Supplies & General Misc.	250	250	50	50	50	0	0
TOTAL	21525	23525	27800	27800	27800	32920	32920
General Expenses	2020	2021	2022	2023	2024	2025	2026
QuickBooks Accounting Fees	524	588	660	660	787	853	853
QuickBooks Transaction & Bank Fees	440	220	250	250	250	200	200
Legal Services	5000	5033.1	3000	3000	6645	5000	5000
CPA Accounting & Annual Taxes Services	200	220	230	230	430	430	430
Insurance-Common Areas	4500	4756	4900	4900	4900	5000	5000
P.O. BOX Service Fees	132	136	165	165	170	170	190
Wash. State Association Registration	10	10	10	10	10	10	10
Website Service Fees	130	125	120	120	1120	200	200
Property Taxes-Common Areas	0	60	60	60	80	100	100
Reserve / Misc. General Fund	0	0	0	2437.14	0	0	2806
TOTAL	10936	11148.1	9395	11832.1	14392	11963	14789
Expenses Summary	2020	2021	2022	2023	2024	2025	2026
Annual Estimated Budget	44220	46432	48753	51190	53750	56440.5	59267
Year End Expenses	52836	48753	52800	50412	54929	-48916	
*Year end expenses Jan-Nov 25th 2025	<8616	<2321	<4047	778	<1179	7524.5	
Checking Account Summary						2025	2026
Checking Account BAL. Dec 31st, 2024						61120	
Deposited Jan-November 25th, 2025						25154	
Expenses Jan-November 25th, 2025						-48916	
Checking Account BAL Nov 25th, 2025						37358	
2026 Dues paid by Dec 31st, 2025	2026 Budget	Paid	% Paid	Unpaid		Notes	
	59267						