



Notice of 2026 Annual Meeting of Members

Tuesday, March 3, 2026

To: All Lot Owners/Members
Anniston Community Association (the "Association")

The 2026 Annual Meeting of the Association is scheduled for Thursday, April 9, 2026, at 6:00 PM. The meeting will be held in person at David & Terry Youngblood Elementary located at 25600 Longenbaugh Rd, Katy, TX 77493 at the school gymnasium.

The agenda for the meeting will be as follows:

1. Call to Order, Opening and Introductions
 - ❖ Brian Gibson, President
 - ❖ Kim Stewart, Vice President
 - ❖ Ethan Springer, Treasurer
 - ❖ KRJ Management, Eddie Padilla, Manager
2. Financial Report
3. Development Update
4. General HOA Information
5. Open Forum
6. Adjournment

This meeting will be conducted in person at the location referenced above. As the community remains under developer control, no election will be held at the meeting. Accordingly, the meeting will serve solely as an informational meeting for the membership.

In light of the anticipated number of attendees and to ensure an efficient and productive question-and-answer session during the "Open Forum", we respectfully request that any comments, questions, or concerns be submitted in advance. This will allow us to address as many topics as possible during the allotted time. Please submit all comments, questions, or concerns to smile@kricares.com no later than March 31, 2026.

Thank you very much for your time. We look forward to seeing you on April 9th.

Respectfully yours,

Board of Directors
Anniston Community Association

Encl: Year End 2025 Balance Sheet





Financial Reporting Package

Anniston Community

Association

12/31/2025

Anniston Community Association

Balance Sheet as of 12/31/2025

Assets	Operating	Reserve	Total
Assets - Cash			
1004-0000 - AAB - Operating (3167)	\$793,969.18		\$793,969.18
1004-0005 - AAB - Cap Contribution Acct (2557)	\$887,837.67		\$887,837.67
1004-0010 - AAB - Oper CD (1155) - Exp 2/28/2026	\$508,185.13		\$508,185.13
1130-0000 - AAB - Replacement Reserves (5937)		\$46,996.88	\$46,996.88
Total Assets - Cash	\$2,189,991.98	\$46,996.88	\$2,236,988.86
Assets - A/R			
1436-0000 - Accts. Receivable	\$860.00		\$860.00
Total Assets - A/R	\$860.00		\$860.00
Assets - Other Current Assets			
1550-0000 - Prepaid Insurance	\$4,623.33		\$4,623.33
Total Assets - Other Current Assets	\$4,623.33		\$4,623.33
Total Assets	\$2,195,475.31	\$46,996.88	\$2,242,472.19

Anniston Community Association

Balance Sheet as of 12/31/2025

Liabilities / Equity	Operating	Reserve	Total
Liabilities - A/P			
1905-9999 - DUE TO FOUNDATION	\$15,922.60		\$15,922.60
1910-0000 - Accounts Payable	\$181,324.53		\$181,324.53
Total Liabilities - A/P	\$197,247.13		\$197,247.13
Liabilities - Long Term Liabilities			
1930-0000 - Prepaid Assessments	\$455,758.28		\$455,758.28
Total Liabilities - Long Term Liabilities	\$455,758.28		\$455,758.28
Equity - Retained Earnings			
2035-0000 - Retained Earnings Prior Years	\$181,301.66	\$141,900.00	\$323,201.66
Total Equity - Retained Earnings	\$181,301.66	\$141,900.00	\$323,201.66
Net Income			
2050-0000 - Net Income	\$1,358,618.24	(\$92,353.12)	\$1,266,265.12
Total Net Income	\$1,358,618.24	(\$92,353.12)	\$1,266,265.12
Total Liabilities / Equity	\$2,192,925.31	\$49,546.88	\$2,242,472.19