DAVIS PARK PROPERTY OWNERS ASSOCIATION

Membership Meeting

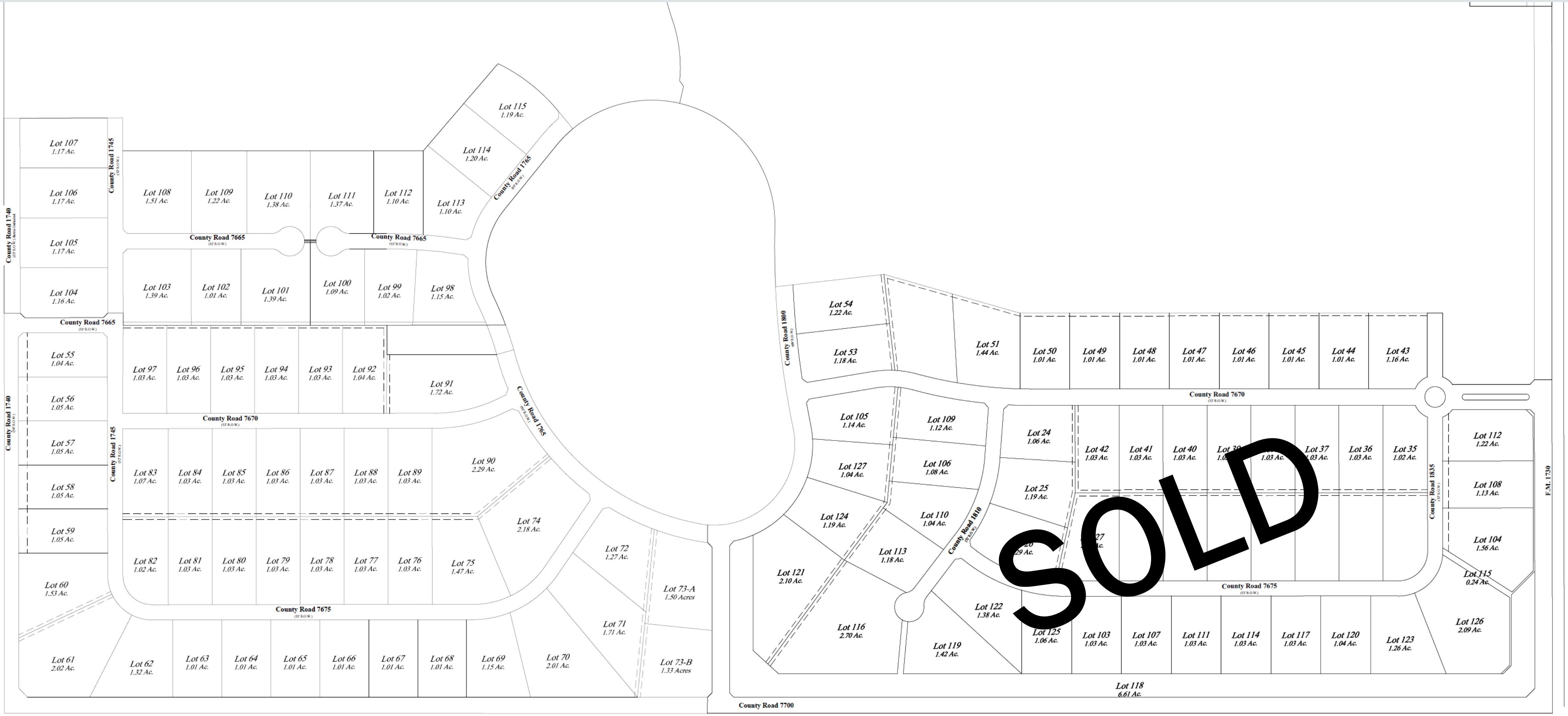
March 31, 2025

AGENDA

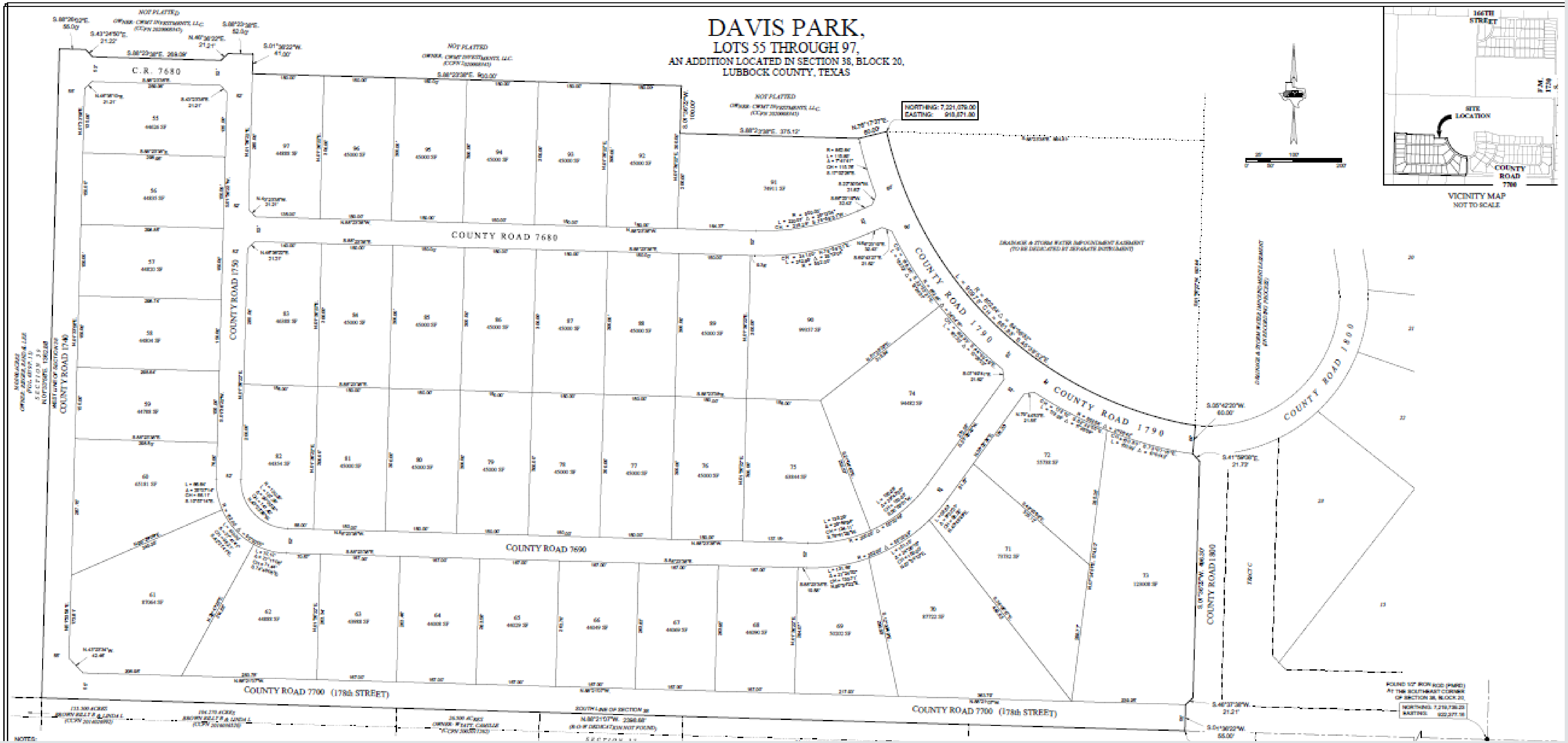
- Call to Order
- Development Report
- Financial Report
  - 2025 Proposed Fee Schedule
  - Proposed 2025 Budget
- New Business
- Adjourn

DAVIS PARK

DEVELOPMENT UPDATE



Lot 115
1.19 Ac.
Lot 114
1.20 Ac.
County Road 1765
Lot 107
1.17 Ac.
Lot 106
1.17 Ac.
Lot 105
1.17 Ac.
Lot 104
1.16 Ac.
County Road 1740
County Road 1745
Lot 108
1.51 Ac.
Lot 109
1.22 Ac.
Lot 110
1.38 Ac.
Lot 111
1.37 Ac.
Lot 112
1.10 Ac.
Lot 113
1.10 Ac.
County Road 7665
County Road 7665
Lot 103
1.39 Ac.
Lot 102
1.01 Ac.
Lot 101
1.39 Ac.
Lot 100
1.09 Ac.
Lot 99
1.02 Ac.
Lot 98
1.15 Ac.
County Road 7665
Lot 55
1.04 Ac.
Lot 56
1.05 Ac.
Lot 57
1.05 Ac.
Lot 58
1.05 Ac.
Lot 59
1.05 Ac.
County Road 1740
Lot 97
1.03 Ac.
Lot 96
1.03 Ac.
Lot 95
1.03 Ac.
Lot 94
1.03 Ac.
Lot 93
1.03 Ac.
Lot 92
1.04 Ac.
Lot 91
1.72 Ac.
County Road 7670
County Road 1765
County Road 1745
Lot 83
1.07 Ac.
Lot 84
1.03 Ac.
Lot 85
1.03 Ac.
Lot 86
1.03 Ac.
Lot 87
1.03 Ac.
Lot 88
1.03 Ac.
Lot 89
1.03 Ac.
Lot 90
2.29 Ac.
Lot 74
2.18 Ac.
Lot 82
1.02 Ac.
Lot 81
1.03 Ac.
Lot 80
1.03 Ac.
Lot 79
1.03 Ac.
Lot 78
1.03 Ac.
Lot 77
1.03 Ac.
Lot 76
1.03 Ac.
Lot 75
1.47 Ac.
Lot 72
1.27 Ac.
Lot 73-A
1.50 Acres
Lot 60
1.53 Ac.
County Road 7675
Lot 71
1.71 Ac.
Lot 61
2.02 Ac.
Lot 62
1.32 Ac.
Lot 63
1.01 Ac.
Lot 64
1.01 Ac.
Lot 65
1.01 Ac.
Lot 66
1.01 Ac.
Lot 67
1.01 Ac.
Lot 68
1.01 Ac.
Lot 69
1.15 Ac.
Lot 70
2.01 Ac.
Lot 73-B
1.33 Acres
Lot 54
1.22 Ac.
Lot 53
1.18 Ac.
County Road 1800
Lot 51
1.44 Ac.
Lot 50
1.01 Ac.
Lot 49
1.01 Ac.
Lot 48
1.01 Ac.
Lot 47
1.01 Ac.
Lot 46
1.01 Ac.
Lot 45
1.01 Ac.
Lot 44
1.01 Ac.
Lot 43
1.16 Ac.
County Road 7670
Lot 105
1.14 Ac.
Lot 109
1.12 Ac.
Lot 24
1.06 Ac.
Lot 42
1.03 Ac.
Lot 41
1.03 Ac.
Lot 40
1.03 Ac.
Lot 37
1.03 Ac.
Lot 36
1.03 Ac.
Lot 35
1.02 Ac.
Lot 112
1.22 Ac.
Lot 127
1.04 Ac.
Lot 106
1.08 Ac.
Lot 25
1.19 Ac.
Lot 108
1.13 Ac.
F.M. 1730
County Road 1835
Lot 124
1.19 Ac.
Lot 110
1.04 Ac.
County Road 1810
SOLD
Lot 104
1.56 Ac.
Lot 113
1.18 Ac.
Lot 121
2.10 Ac.
Lot 115
0.24 Ac.
County Road 7675
Lot 122
1.38 Ac.
Lot 126
2.09 Ac.
Lot 116
2.70 Ac.
Lot 125
1.06 Ac.
Lot 103
1.03 Ac.
Lot 107
1.03 Ac.
Lot 111
1.03 Ac.
Lot 114
1.03 Ac.
Lot 117
1.03 Ac.
Lot 120
1.04 Ac.
Lot 123
1.26 Ac.
Lot 119
1.42 Ac.
Lot 118
6.61 Ac.
County Road 7700



DAVIS PARK,
LOTS 55 THROUGH 97,
AN ADDITION LOCATED IN SECTION 38, BLOCK 20,
LUBBOCK COUNTY, TEXAS
NOT PLATTED
C.R. 7680
COUNTY ROAD 7680
COUNTY ROAD 7690
COUNTY ROAD 7700 (178th STREET)
COUNTY ROAD 1750
COUNTY ROAD 1740
COUNTY ROAD 1790
COUNTY ROAD 1800
DRAINAGE & STORM WATER IMPOUNDMENT EASEMENT
(TO BE DEDICATED BY SEPARATE INSTRUMENT)
NORTHING: 7,221,079.00
EASTING: 918,871.80
VICINITY MAP
NOT TO SCALE
SITE LOCATION
COUNTY ROAD 7700
NOTES:

Unplatted
± 158.00 Acres
Srinath Marka
CCFN: 2021035374
Unplatted
± 160.00 Acres
Elven Huff
CCFN: 2021767999
Section 39, Block 20
Section 38, Block 20
N: 7222531.4620'
E: 917171.6700'
County Road 7655 (32' R.O.W.) Herein Dedicated
County Road 7660
(52' R.O.W.)
County Road 1800
Unplatted
± 160.00 Acres
S M Land LLC
CCFN: 2022011165
County Road 1740
(55' R.O.W.) Herein Dedicated
County Road 1745
(52' R.O.W.)
2026
PARADE OF HOMES
Lot 107
1.17 Ac.
2026
PARADE OF HOMES
Lot 106
1.17 Ac.
2026
PARADE OF HOMES
Lot 105
1.17 Ac.
2026
PARADE OF HOMES
Lot 104
1.16 Ac.
2026
PARADE OF HOMES
Lot 108
1.51 Ac.
2026
PARADE OF HOMES
Lot 103
1.39 Ac.
Lot 109
1.22 Ac.
Lot 110
Lot 111
1.37 Ac.
Lot 112
1.10 Ac.
Sold
Lot 113
1.10 Ac.
Sold
Lot 114
1.26 Ac.
Lot 115
1.19 Ac.
5' DRE
Herein Dedicated
County Road 7665
(52' R.O.W.)
County Road 7665
(52' R.O.W.)
County Road 1765
(60' R.O.W.)
Drainage & Stormwater Impoundment Easement
CCFN: 2023007764
5' DRE
Herein Dedicated
Lot 102
1.01 Ac.
Lot 101
1.39 Ac.
Lot 100
Lot 99
Lot 98
1.15 Ac.
10' DRE
Herein Dedicated
County Road 7665 (52' R.O.W.)
POINT OF BEGINNING
Same being the Northwest Corner of Davis Park Addition,
Lots 55-97, as recorded in CCFN: 2023007763
N: 7221253.5622' E: 917136.5037'
Lot 55
Lot 56
Lot 57
County Road 1740
(50' R.O.W.)
County Road 1745
(52' R.O.W.)
Davis Park
Lots 55-97
CCFN: 2023007763
10' DRE
CCFN: 2023007763
Lot 97
Lot 96
Lot 95
Lot 94
Lot 93
Lot 92
Unplatted
± 0.96 Acres
Dennis & Amy Carroll
CCFN: 2024011160
10' DRE
CCFN: 2023007763
Lot 91
County Road 7670
(52' R.O.W.)
County Road 1765
(60' R.O.W.)
REVISIONS
DATE:
DRAWN BY: LTM
DESIGNED BY:
CHECKED BY:
CENTERLINE
TBPE Reg. No. F-16713
TBPLS Reg. No 10194378
8312 Upland Ave.
Lubbock, TX 79424 (806) 470 - 8686
MARKETING EXHIBIT
DAVIS PARK
LOTS 98-115
LUBBOCK, LUBBOCK COUNTY, TEXAS
SCALE: Horz 1" = 100'
SHEET NO.
M100

FINANCIAL REPORTS

BALANCE SHEET

FOR THE YEARS ENDING DECEMBER 31, 2022 - 2024

Accrual Basis

Assets			
Current Asset	**12/31/2022**	**12/31/2023**	**12/31/2024**
Plains Capital Bank – Checking	$ 11,942.32	$ 2,617.81	$ 10,872.15
Accounts Receivable	4,500.00	598.02	2,777.26
Total Current Asset	$ 16,442.32	$ 3,215.83	$ 13,649.41
Total Assets	$ 16,442.32	$ 3,215.83	$ 13,649.41
Liabilities			
Current Liability			
Accounts Payable	$ 3,500.00	$ -	$ 24,153.73
Prepayments	225.00	1,800.00	-
Total Current Liability	$ 3,725.00	$ 1,800.00	$ 24,153.73
Total Liabilities	$ 3,725.00	$ 1,800.00	$ 24,153.73
Equity			
Retained Earnings	$ -	$ 12,717.32	$ 1,415.83
Net Income	12,717.32	-11,301.49	-11,920.15
Total Equity	$ 12,717.32	$ 1,415.83	$ (10,504.32)
Total Liabilities & Equity	$ 16,442.32	$ 3,215.83	$ 13,649.41

DAVIS PARK

Schedule of Fees

2025 Fees

Dues - $450.00

Transfer Fee/Resale Certificates - $300.00

Violations

$50.00 – 1st Offense

$100.00 – 2nd Offense

$400.00 – 3rd Offense

DAVIS PARK

Proposed 2025 Budget
Statement of Revenue and Expenditures
Budget vs. Actual
Ending December 31, 2024
Cash Basis

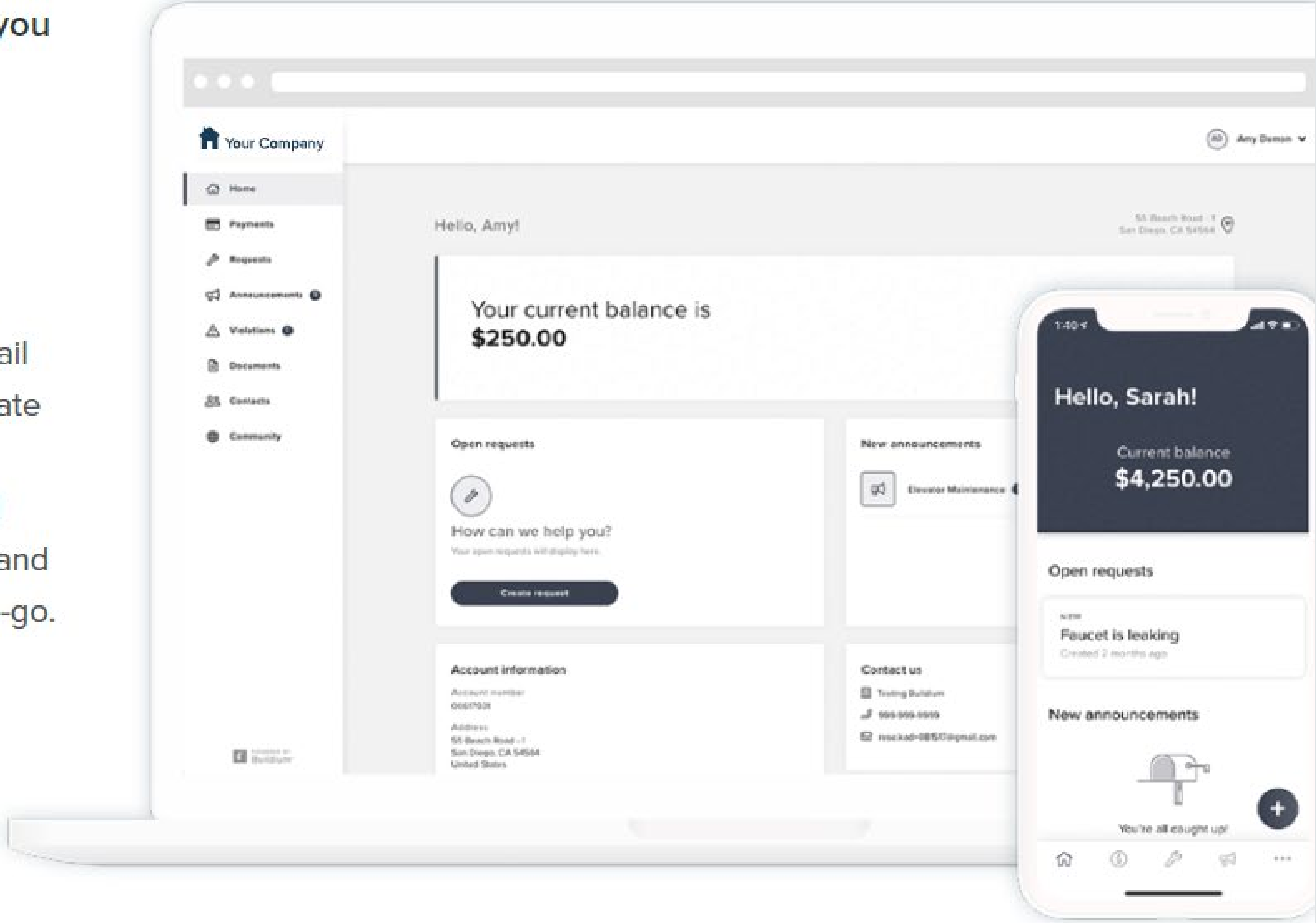
Income	2022 Actual	2023 Actual	2023 Budget	2024 Actual	2024 Budget	2025 Budget
Association Fee Income	$ 12,058.42	$ 25,567.41	$ 24,300.00	$ 26,139.06	$ 26,100.00	$ 31,275.00
Association Late Fee Income	-	334.64	243.00	67.62	261.00	312.75
Less: Woodrow Fire Department Contribution			(1,350.00)		(1,450.00)	(1,737.50)
Developer Contribution				20,000.00		-
Other Income	-	320.00	-	3,162.00	-	-
Total Income	**$ 12,058.42**	**$ 26,222.05**	**$ 23,193.00**	**$ 49,368.68**	**$ 24,911.00**	**$ 29,850.25**
Expense						
Advertising				$ 2,209.92		
Bank Fees	-	5.00	5.00		5.00	-
Insurance	-	-	-	8,875.00	-	8,900.00
Landscaping						
Landscaping Contract		19,540.66	12,500.00	17,363.81	14,000.00	14,000.00
Landscaping - Other		3,000.00		2,100.00	3,000.00	2,000.00
Irrigation Repairs		2,840.41	2,000.00	750.00	2,000.00	1,000.00
Fertilizing/Chemicals		617.77	650.00		650.00	550.00
Legal and Professional Fees	-	318.00	350.00		350.00	350.00
Management Fees	3,500.00	4,452.00	4,200.00	2,100.00	6,500.00	6,500.00
Property Tax	-	999.22	1,000.00	987.10	1,000.00	1,000.00
Repairs Expense	-	-	500.00	2,627.77	500.00	500.00
Other Expense	-	-		200.00	150.00	150.00
Postage and Delivery	116.10	148.50	200.00	375.93	200.00	400.00
Supplies	-	-	250.00	816.06	250.00	750.00
Utilities	-	125.00	150.00	2,720.00	150.00	2,800.00
Total Expense	$ 3,616.10	$ 32,046.56	$ 21,805.00	$ 41,125.59	$ 28,755.00	$ 38,900.00
Net Income	**$ 8,442.32**	**$ (5,824.51)**	**$ 1,388.00**	**$ 8,243.09**	**$ (3,844.00)**	**$ (9,049.75)**

NEW BUSINESS

WOODROW FIRE DEPARTMENT PRESENTATION

Resident Center Guide

Welcome to the Resident Center! It has been designed specifically to let you easily manage your living experience and and make payments online. We've provided some instructions below to help you get up and running— let's get started!



Create a password and sign in

Your password will be sent in a welcome email. This email will contain the website URL and your username. To create your account click "Activate Account". Next, set your password to create your account. Note: We recommend bookmarking the Resident Center URL for desktop use and downloading the Resident Center mobile app for on-the-go.

ADJOURN

DAVIS PARK PROPERTY OWNERS ASSOCIATION

For more information, visit
www.HawkizeMgmt.com
or contact
Texas Hawkize Property Management, LLC
806-368-4007
info@hawkizemgmt.com

DAVIS PARK