

**SHENANDOAH
RIDGE
HOMEOWNERS
ASSOCIATION**

**ANNUAL
MEMBERSHIP
MEETING**

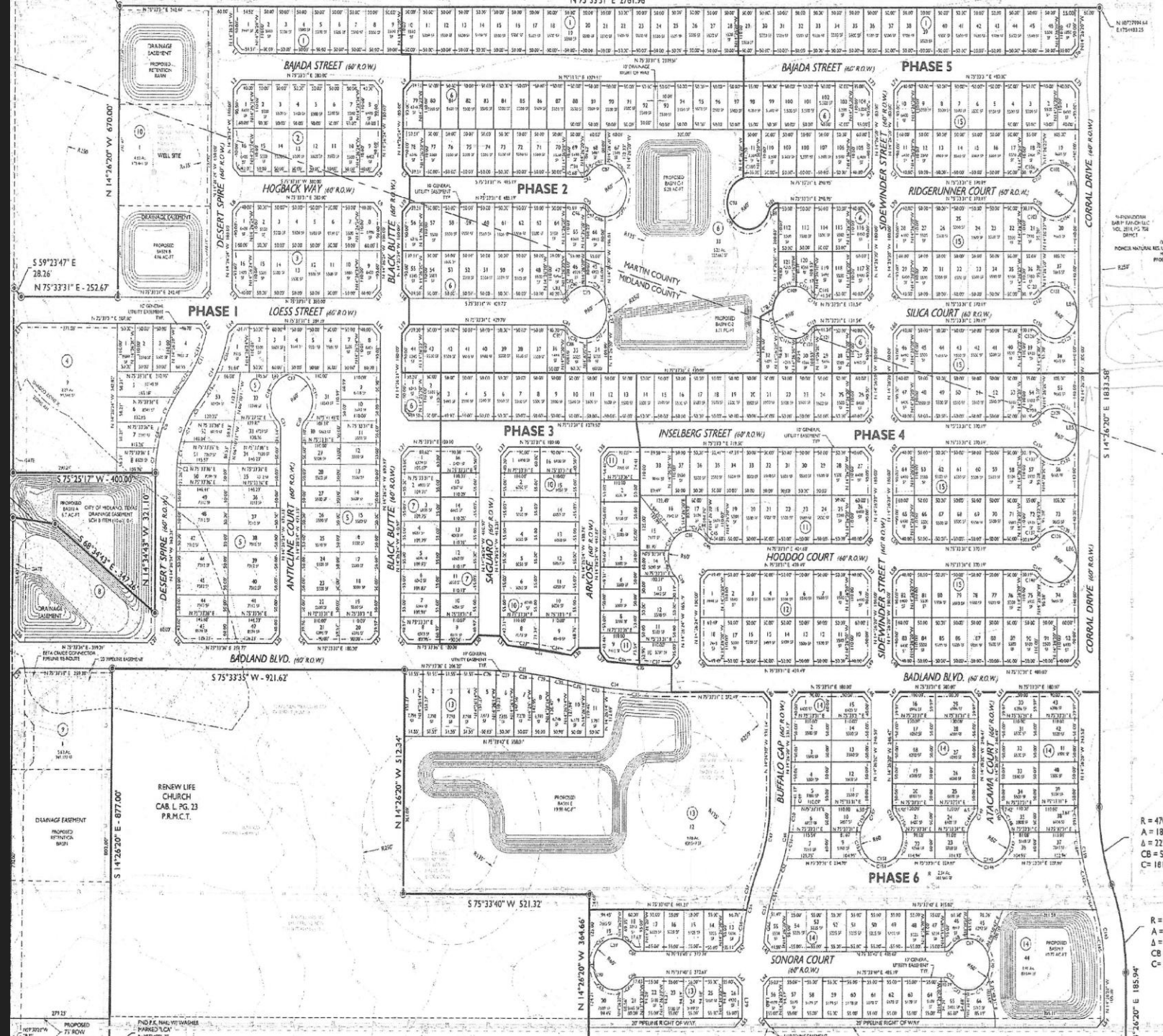
SEPTEMBER 30, 2025

AGENDA

SHENANDOAH RIDGE HOA Membership Meeting September 30, 2025, 6:30PM

- Call to Order
- Developer's Reports
- Financial Reports
- Maintenance Reports
- Covenants & Restrictions
- Violations Review
- New Business
- Adjourn

DEVELOPER'S REPORT



N 14°26'20" W 670.00'

S 59°23'47" E
282.6'

N 75°33'31" E - 252.67'

S 75°15'17" W - 400.00'

N 14°24'43" W - 321.10'

S 14°26'20" E - 677.00'

RENEW LIFE
CHURCH
C&L PG. 13
PRMCT.

S 75°33'40" W - 521.32'

N 14°26'20" W - 512.34'

S 75°33'40" W - 364.66'

N 14°26'20" W - 512.34'

S 75°33'40" W - 364.66'

N 14°26'20" W - 512.34'

S 75°33'40" W - 364.66'

R = 470.0
A = 182.4
Δ = 22°11'
CB = 5.52
C = 181.3

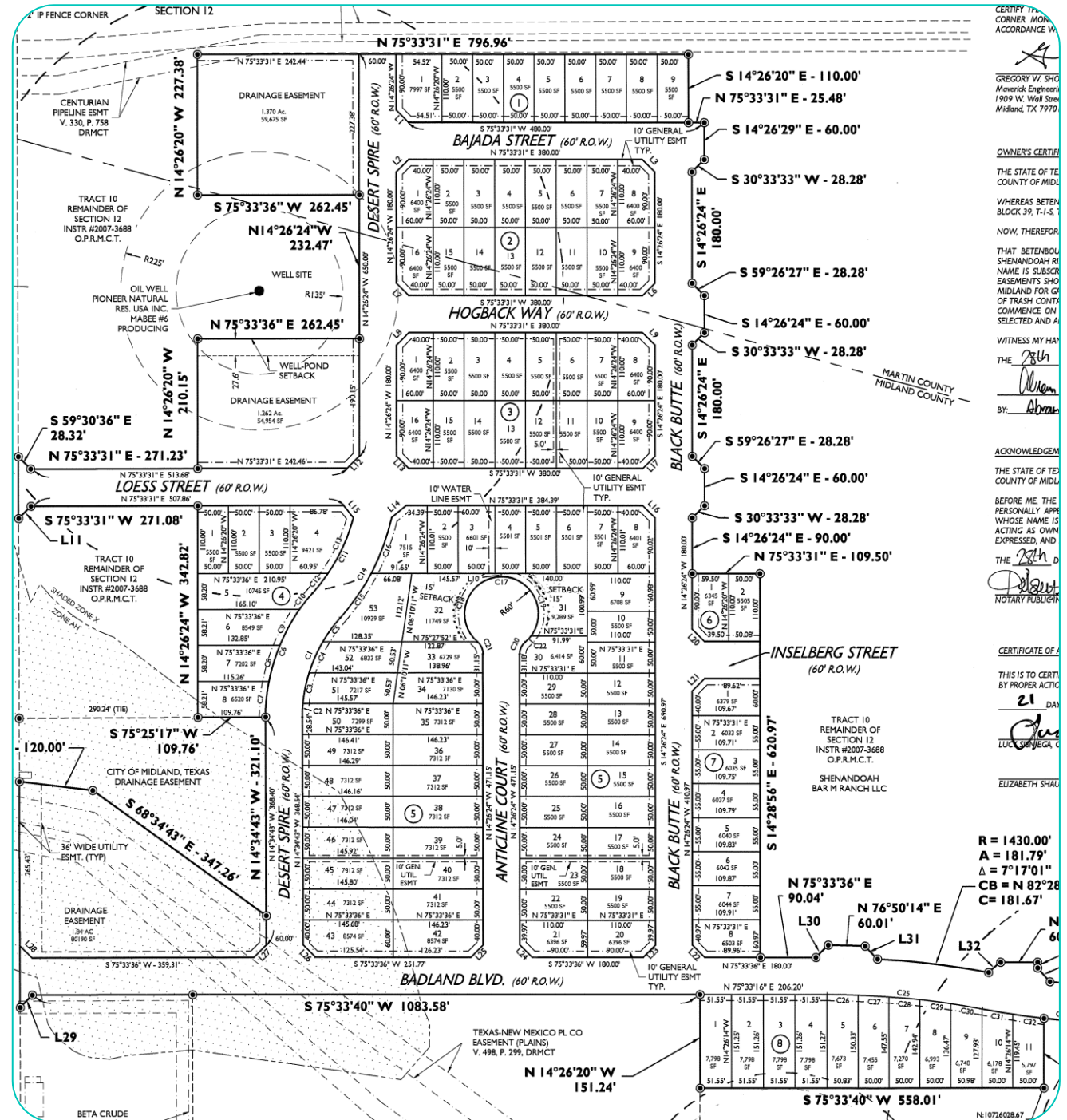
R = 53.0
A = 20.0
Δ = 22.0
CB = 5.5
C = 20.0

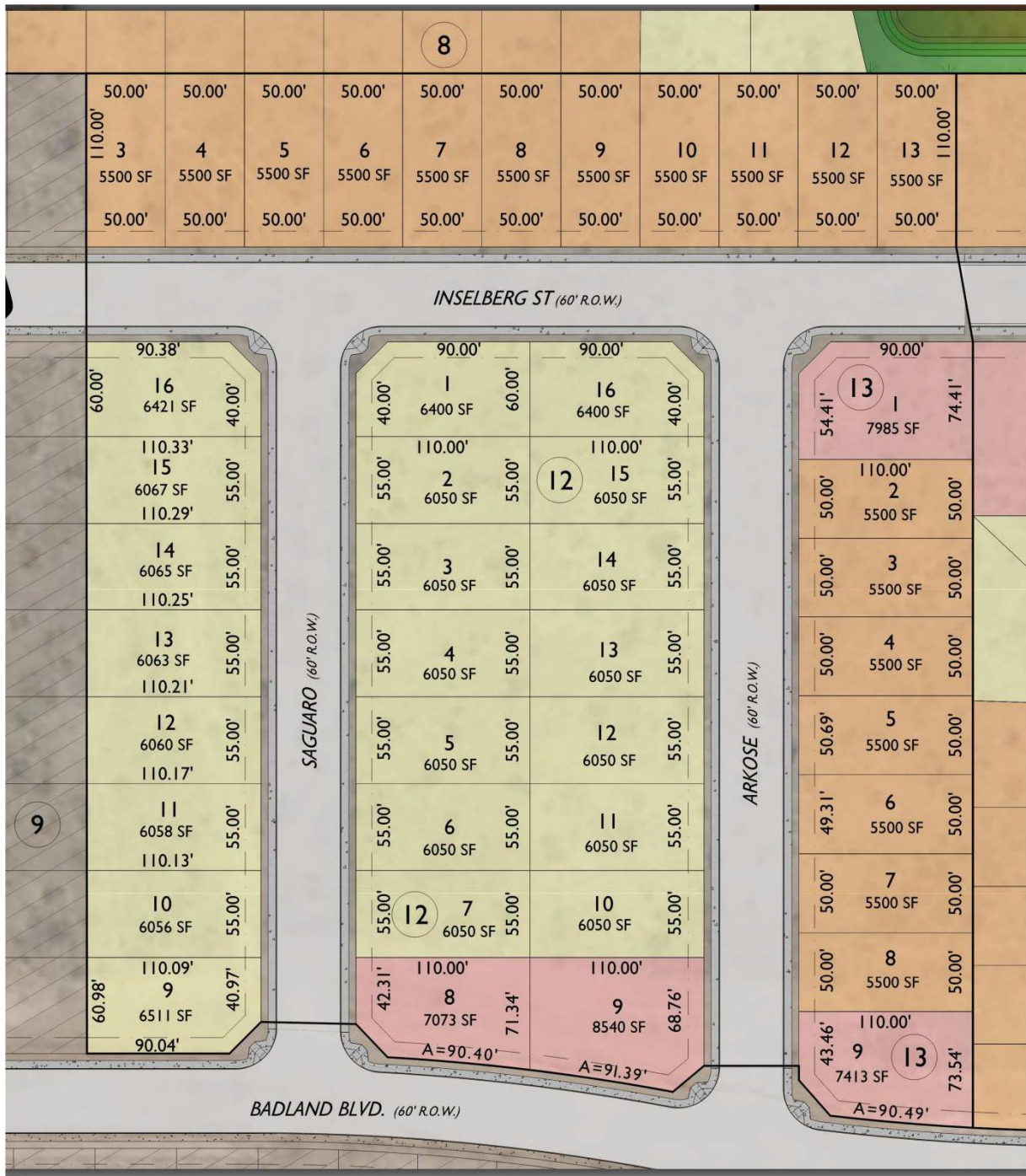
S 14°26'20" E - 853.94'

S 14°26'20" E - 1833.58'

S 14°26'20" E - 1833.58'

○ PHASE 1





PHASE 2

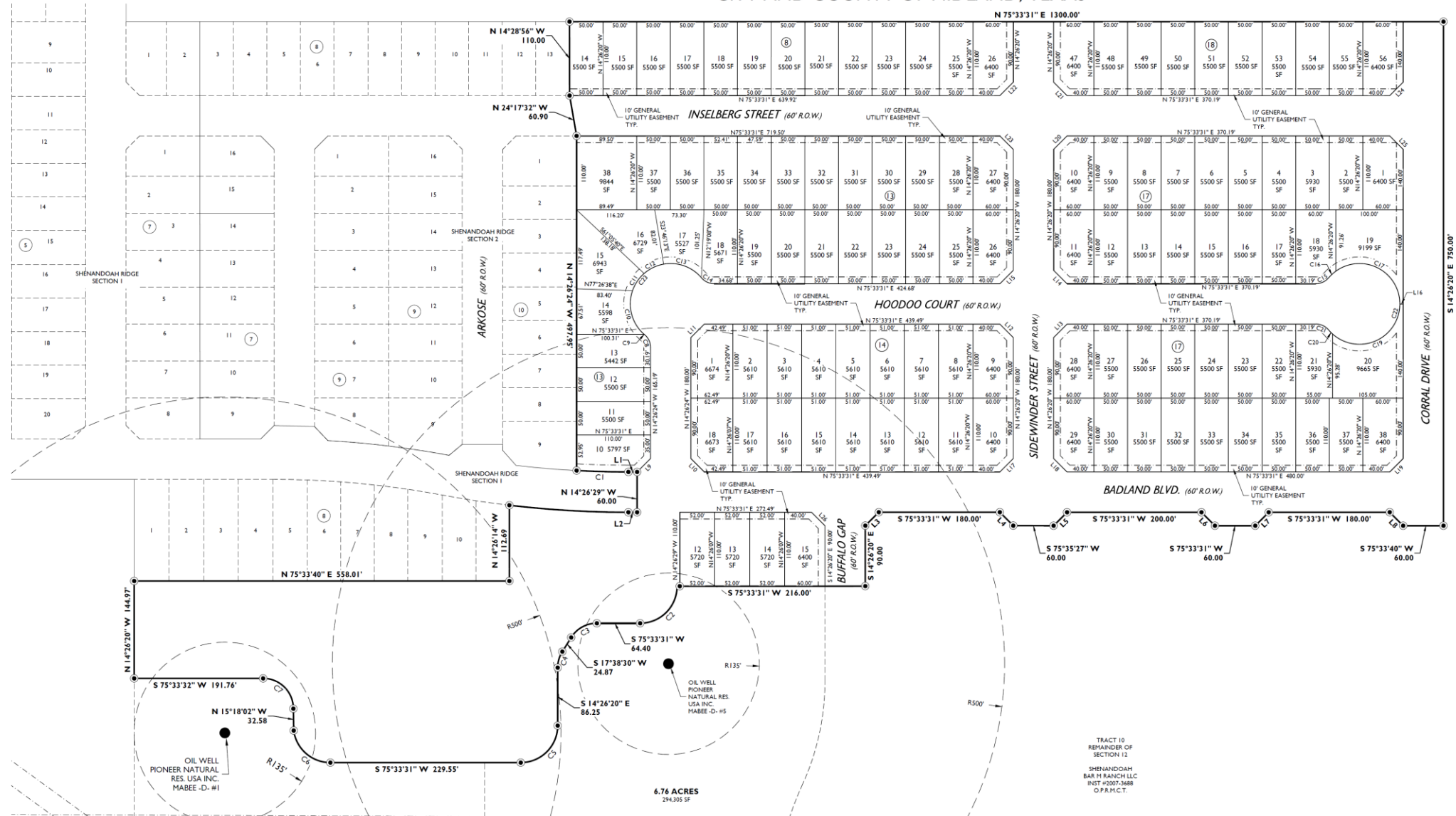
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SHENANDOAH RIDGE SECTION 4

BEING A 27.09 ACRE TRACT OF LAND IN SECTION 12, BLOCK 39,

T-I-S, T&P RY Co. SURVEY,

CITY AND COUNTY OF MIDLAND, TEXAS





FINANCIAL REPORTS

BALANCE SHEET COMPARISON

thru 9/15/2025

Accrual Basis

<u>Assets</u>	<u>12/31/2023</u>	<u>12/31/2024</u>	<u>9/15/2025</u>
Current Asset			
Community National Bank	\$ 6,853.24	\$ 22,749.59	\$ 39,772.74
Accounts Receivable	-	4,998.70	11,474.11
Total Current Asset	\$ 6,853.24	\$ 27,748.29	\$ 51,246.85
Total Assets	\$ 6,853.24	\$ 27,748.29	\$ 51,246.85
<u>Liabilities</u>			
Current Liability			
Prepayments	\$ 1,707.55	\$ 1,674.04	\$ -
Accounts Payable	-	31.22	-
Total Current Liability	\$ 1,707.55	\$ 1,705.26	\$ -
Total Liabilities	\$ 1,707.55	\$ 1,705.26	\$ -
<u>Equity</u>			
Reserve for Encumbrance	\$ -	\$ -	\$ -
Retained Earnings	-	5,145.69	26,043.03
Net Income	5,145.69	20,897.34	25,203.82
Total Equity	\$ 5,145.69	\$ 26,043.03	\$ 51,246.85
Total Liabilities & Equity	\$ 6,853.24	\$ 27,748.29	\$ 51,246.85

STATEMENT OF REVENUES & EXPENDITURE & ANNUAL BUDGET COMPARISONS

	2024	2025 Actual thru 9/15/2025
Cash Basis		
	\$240/Lot	\$240/Lot
Estimated Revenue		
Association Fee Income	\$32,595.89	\$39,631.18
	\$32,595.89	\$39,631.18
Association Late Fee Income	\$10.00	\$0.00
Other Income	\$750.00	(\$28.01)
Total Estimated Revenue	\$33,355.89	\$39,603.17
Expenditures		
Insurance	\$ -	\$ 5,598.00
Landscaping	-	-
Legal and Professional Fees	1,225.00	260.00
Management Fees	10,497.50	8,302.50
Other Expenses	-	-
Postage and Delivery	710.67	237.60
Property Taxes	26.63	-
Repairs	-	-
Supplies	-	-
Utilities	-	-
Total Expenditures	\$12,459.80	\$14,398.10
Excess of Estimated Revenue over	\$20,896.09	\$25,205.07
Capital Improvements Reserves	\$0.00	\$0.00
Less: Capital Improvement Projects	\$0.00	\$0.00
Excess of Estimated Revenue over	\$20,896.09	\$25,205.07

SCHEDULE OF FEES

2026 HOA DUES - \$240/Lot

- 1st Month Late - \$50.00
- 2nd Month Late - \$15.00
- 3rd Month Late - \$20.00
- 4th Month Late - \$25.00
- 5th Month Late - \$30.00

Monthly Accrual Rate = 10%

Resale Certificates/Transfer Fee - \$300

Attorney Fee for collection - \$250.00



Questions & Answers

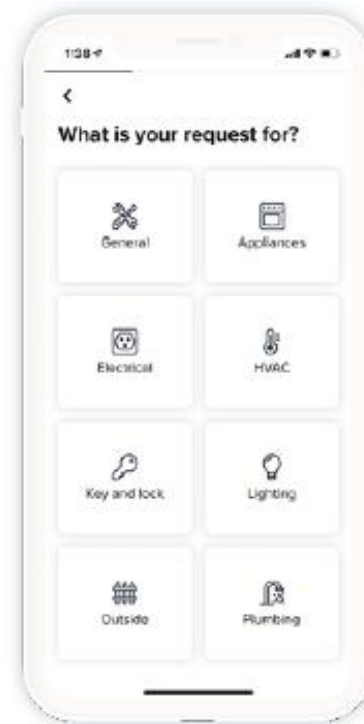
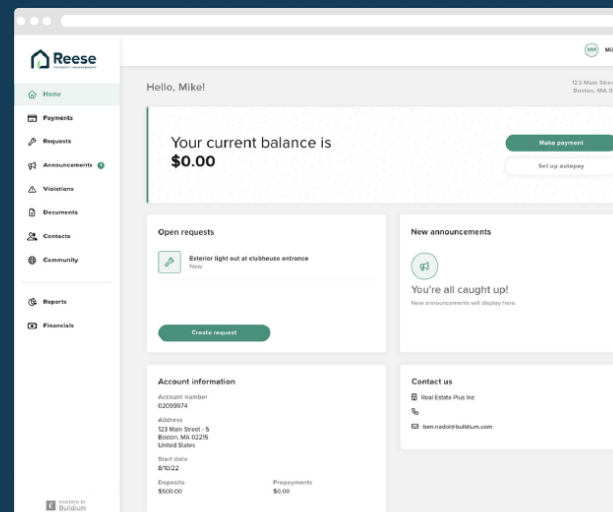
Say hello to a **better resident experience.**

Most of your life is managed online, so why should your resident experience be any different?

We are pleased to offer you the Resident Center, which gives you easy access to manage your living experience online.



Scan the QR Code for Resident Center



BENEFITS



Online Payments

Make online payments and keep track of your payment history



Manage Violations

Easily manage, update and resolve violations.



Maintenance Requests

Submit maintenance requests from your mobile device or computer



Access Documents

Get easy access to important documents related to your lease



Messages

View notifications and announcements in one convenient place



Mobile App

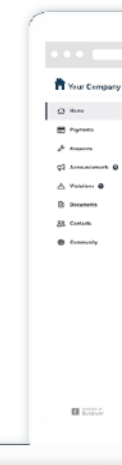
Easily access the *Resident Center* app at anytime, anywhere

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.



SHENANDOAH RIDGE HOMEOWNERS ASSOCIATION

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