

LUBBOCK SOUTH FORK RANCH

Property Owners Association



Membership Meeting October 22, 2025

AGENDA

- **Call to order**
- **Approval of Minutes**
- **Property Report**
- **Board Report**
 - **Board Election**
- **Financial Report**
 - **Fee Schedule**
 - **Budget Review**
- **Committee Reports**
 - **ARC Process/Issues**
- **Old Business**
- **New Business**
 - **Board 2026 Plans**
- **Adjourn**

PROPERTY REPORT BOARD REPORT

BOARD ELECTION

Current Board Members

- **John Harrison**
- **Afton Sands**
- **David Rogers, Jr**
- **Doug Dolezal**
- **Landon Hale**
- **Tyson Purdy**

Remaining Board Members

- **Doug Dolezal**
- **Landon Hale**
- **Tyson Purdy**

Board Members Up for Reelection

- **John Harrison**
- **Afton Sands**
- **David Rogers, Jr**

FINANCIAL REPORTS



BALANCE SHEET

FOR THE YEARS ENDING DECEMBER 31, 2020 - 2024
FOR THE PERIOD ENDING SEPTEMBER 30, 2025
Accrual Basis

			2021	2022	2023	2024	09/30/2025
ASSETS							
Current Assets							
	FB&T - South Fork Ranch Operating		\$ 28,195.02	\$ 26,016.93	\$ 43,264.63	\$ 29,003.71	\$ 39,815.49
	Capital Reserve		\$ 200.00	\$ 10,650.96	\$ 20,950.96	\$ 45,085.94	\$ 45,356.79
	Accounts Receivable		\$ 1,313.87	\$ 1,606.71	\$ 1,679.31	\$ 456.00	\$ -
Total Current Assets			\$ 29,708.89	\$ 38,274.60	\$ 65,894.90	\$ 74,545.65	\$ 85,172.28
TOTAL ASSETS			\$ 29,708.89	\$ 38,274.60	\$ 65,894.90	\$ 74,545.65	\$ 85,172.28
LIABILITITES							
	Accounts Payable		\$ 6,936.56	\$ 5,373.89	\$ 12,803.95	\$ 14,970.75	\$ 410.00
	Total Liabilitites		\$ 6,936.56	\$ 5,373.89	\$ 12,803.95	\$ 14,970.75	\$ 410.00
EQUITY							
	Retained Earnings		\$ 19,984.93	\$ 22,772.33	\$ 32,900.71	\$ 53,090.95	\$ 59,574.90
	Net Income		2,787.40	10,128.38	20,190.24	6,483.95	25,187.38
	Total Equity		\$ 22,772.33	\$ 32,900.71	\$ 53,090.95	\$ 59,574.90	\$ 84,762.28
TOTAL LIABILITIES & EQUITY			\$ 29,708.89	\$ 38,274.60	\$ 65,894.90	\$ 74,545.65	\$ 85,172.28



Statement of Revenue and Expenditures

Budget vs. Actual

Ending September 30, 2025

Account	2023	2023	2024	2024	2025	2025
	Budget	Actual	Budget	Actual	Budget	Actual thru 9/30/2025
	\$400/Lot	\$400/Lot	\$400/Lot	\$400/Lot	\$410/Lot	\$410/Lot
Estimated Revenue	130 Active Lots	130 Active Lots	130 Active Lots	130 Active Lots	140 Active Lots	140 Active Lots
Association Fee Income						
Association Fee Income	\$52,000.00	\$56,692.40	\$52,000.00	\$54,982.87	\$57,400.00	\$42,806.65
Total for Association Fee Income	\$52,000.00	\$56,692.40	\$52,000.00	\$54,982.87	\$57,400.00	\$42,806.65
Association Late Fee Income (1.5%)	\$780.00	\$496.62	\$780.00	\$1,571.90	\$861.00	\$1,403.63
Other Income	\$150.00	\$1,400.00	\$500.00	\$1,331.71	\$1,000.00	\$2,311.81
Uncollectible Accounts (1.5%)	(\$1,040.00)	\$0.00	(\$780.00)	\$0.00	(\$861.00)	\$0.00
Total Estimated Revenue	\$51,890.00	\$58,589.02	\$52,500.00	\$57,886.48	\$58,400.00	\$46,522.09
Appropriations						
Bank Fees	\$0.00	\$60.00	\$0.00	\$5.00	\$0.00	\$0.00
Internet/Website Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Insurance	\$5,500.00	\$5,814.00	\$6,400.00	\$0.00	\$7,360.00	\$5,972.20
Landscaping	\$15,000.00	\$11,129.49	\$15,000.00	\$17,455.27	\$22,500.00	\$18,020.00
Legal and Professional Fees	\$250.00	\$737.50	\$300.00	\$0.00	\$450.00	\$0.00
Management Fees	\$9,000.00	\$9,900.00	\$11,700.00	\$11,700.00	\$12,600.00	\$8,775.00
Other Expenses	\$250.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00
Postage and Delivery	\$500.00	\$602.55	\$500.00	\$584.77	\$650.00	\$175.50
Property Taxes	\$3,000.00	\$1,755.73	\$3,300.00	\$1,492.84	\$2,500.00	\$0.00
Repairs	\$2,500.00	\$0.00	\$750.00	\$0.00	\$750.00	\$1,150.00
Supplies	\$1,000.00	\$0.00	\$250.00	\$450.00	\$250.00	\$0.00
Utilities	\$1,500.00	\$1,045.00	\$1,500.00	\$1,157.00	\$2,000.00	\$978.00
Total Appropriations	\$38,500.00	\$31,044.27	\$39,800.00	\$32,844.88	\$49,160.00	\$35,070.70
Excess of Estimated Revenue over Appropriations	\$13,390.00	\$27,544.75	\$12,700.00	\$25,041.60	\$9,240.00	\$11,451.39
Capital Improvements Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Less: Capital Improvement Projects	(\$10,000.00)	\$0.00	(\$12,700.00)	(\$15,535.34)	(\$9,000.00)	\$0.00
Excess of Estimated Revenue over Appropriations and Capital Improvements	\$3,390.00	\$27,544.75	\$0.00	\$9,506.26	\$240.00	\$11,451.39



Schedule of Fees

2026 Fees

Dues - \$410

Late Fees

Initial Late Fee

March 1st \$100.00

April 1st \$ 50.00

May 1st \$ 50.00

June 1st \$ 50.00

July 1st \$ 50.00

August 1st \$ 50.00

September \$250.00

Monthly Accrual Rate – 18%

Transfer Fee/Resale Certificates -
\$300.00

Violation

1st Violation - \$100

2nd Violation - \$250

3rd Violation - \$500

2026 Budget

Lubbock South Fork Ranch Property Owners Association Budget

Account	2022	2023	2024	2025	2026
	Budget	Budget	Budget	Budget	Budget
	\$400/Lot	\$400/Lot	\$400/Lot	\$410/Lot	\$410/Lot
Estimated Revenue	105 Active Lots	130 Active Lots	130 Active Lots	140 Active Lots	155 Active Lots
Association Fee Income					
Association Fee Income	\$31,500.00	\$52,000.00	\$52,000.00	\$57,400.00	\$63,550.00
Total for Association Fee Income	\$31,500.00	\$52,000.00	\$52,000.00	\$57,400.00	\$63,550.00
Association Late Fee Income (1.5%)	\$472.50	\$780.00	\$780.00	\$861.00	\$953.25
Other Income	\$150.00	\$150.00	\$500.00	\$1,000.00	\$1,000.00
Uncollectible Accounts (1.5%)	(\$630.00)	(\$1,040.00)	(\$780.00)	(\$861.00)	(\$953.25)
Total Estimated Revenue	\$31,492.50	\$51,890.00	\$52,500.00	\$58,400.00	\$64,550.00
Appropriations					
Bank Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Internet/Website Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Insurance	\$5,000.00	\$5,500.00	\$6,400.00	\$7,360.00	\$8,464.00
Landscaping	\$12,000.00	\$15,000.00	\$15,000.00	\$22,500.00	\$22,500.00
Legal and Professional Fees	\$250.00	\$250.00	\$300.00	\$450.00	\$450.00
Management Fees	\$9,000.00	\$9,000.00	\$11,700.00	\$12,600.00	\$12,600.00
Other Expenses	\$250.00	\$250.00	\$100.00	\$100.00	\$100.00
Postage and Delivery	\$500.00	\$500.00	\$500.00	\$650.00	\$650.00
Property Taxes	\$3,000.00	\$3,000.00	\$3,300.00	\$2,500.00	\$2,500.00
Repairs	\$2,500.00	\$2,500.00	\$750.00	\$750.00	\$750.00
Supplies	\$1,000.00	\$1,000.00	\$250.00	\$250.00	\$250.00
Utilities	\$1,500.00	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00
Total Appropriations	\$35,000.00	\$38,500.00	\$39,800.00	\$49,160.00	\$50,264.00
Excess of Estimated Revenue over Appropriations	(\$3,507.50)	\$13,390.00	\$12,700.00	\$9,240.00	\$14,286.00
Capital Improvements Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Less: Capital Improvement Projects	(\$10,000.00)	(\$10,000.00)	(\$12,700.00)	(\$9,000.00)	(\$9,000.00)
Excess of Estimated Revenue over Appropriations and Capital Improvements	(\$13,507.50)	\$3,390.00	\$0.00	\$240.00	\$5,286.00



COMMITTEE REPORTS

ARC PROCESS/ISSUES

OLD BUSINESS

NEW BUSINESS

Board 2026 Plans



ADJOURN



LUBBOCK SOUTH FORK RANCH PROPERTY OWNERS ASSOCIATION

For more information, visit
www.HawkizeMgmt.com
or contact

Texas Hawkize Property Management, LLC
806-368-4007

