

ABBHEY GLEN

— LUBBOCK, TX —

Annual HOA Membership Meeting

April 7, 2026

6:30 PM

AGENDA

- Call to Order
- Development Update
- Financial Report
 - *2025 Financial Statements*
 - *2026 Schedule of Fees*
 - *2026 Budget*
- Old Business
- New Business
- Adjourn

Abbey Glen Homeowners Association

BALANCE SHEET

2020 - 2025
Accrual Basis

	2020	2021	2022	2023	2024	2025	2026 thru 3/31/2026
Current Asset							
Lubbock National Bank	\$ 1,162.84	\$ 635.96	\$ 8,371.11	\$ 41,001.80	\$ 39,725.10	\$ 66,365.81	\$121,071.97
Accounts Receivable	-	-	767.54	5,100.00	3,672.43	6,494.82	24,023.37
Total Current Assets	<u>\$ 1,162.84</u>	<u>\$ 635.96</u>	<u>\$ 9,138.65</u>	<u>\$ 46,101.80</u>	<u>\$ 43,397.53</u>	<u>\$ 72,860.63</u>	<u>\$145,095.34</u>
Total Assets	<u>\$ 1,162.84</u>	<u>\$ 635.96</u>	<u>\$ 9,138.65</u>	<u>\$ 46,101.80</u>	<u>\$ 43,397.53</u>	<u>\$ 72,860.63</u>	<u>\$145,095.34</u>
Current Liabilities							
Accounts Payable	\$ 4,238.33	\$ 3,962.25	\$ 931.20	\$ 11,071.22	\$ 1,027.67	\$ 7,767.38	\$ 395.67
Total Current Liabilities	<u>\$ 4,238.33</u>	<u>\$ 3,962.25</u>	<u>\$ 931.20</u>	<u>\$ 11,071.22</u>	<u>\$ 1,027.67</u>	<u>\$ 7,767.38</u>	<u>\$ 395.67</u>
Total Liabilities	<u>\$ 4,238.33</u>	<u>\$ 3,962.25</u>	<u>\$ 931.20</u>	<u>\$ 11,071.22</u>	<u>\$ 1,027.67</u>	<u>\$ 7,767.38</u>	<u>\$ 395.67</u>
Equity							
Retained Earnings	(1,161.45)	(3,075.49)	(3,326.29)	8,207.45	35,030.58	42,369.86	65,093.25
Net Income	(1,914.04)	(250.80)	11,533.74	26,823.13	7,339.28	22,723.39	79,606.42
Total Equity	<u>\$ (3,075.49)</u>	<u>\$ (3,326.29)</u>	<u>\$ 8,207.45</u>	<u>\$ 35,030.58</u>	<u>\$ 42,369.86</u>	<u>\$ 65,093.25</u>	<u>\$144,699.67</u>
Total Liabilities & Equity	<u>\$ 1,162.84</u>	<u>\$ 635.96</u>	<u>\$ 9,138.65</u>	<u>\$ 46,101.80</u>	<u>\$ 43,397.53</u>	<u>\$ 72,860.63</u>	<u>\$145,095.34</u>

Abbey Glen Homeowners Association

Statement of Revenues and Expenditures

2020 - 2025

Cash Basis

	2021	2022	2023	2024	2025	2026 thru 3/31/2026
REVENUE						
Completed homes(\$400/Home)	\$ 10,685.40	\$ 21,615.47	\$ 43,474.10	\$ 48,698.88	\$ 80,099.57	\$ 82,399.12
Developed lots (\$200/lot)(Builders)	2,000.00	9,921.12	12,168.64	13,536.95	9,400.00	
Other Income	2,114.58	3,000.00	9,550.00	4,150.00	4,397.14	400.00
Late Fees	12.09	400.00	2,437.16	1,193.10	3,563.45	216.65
Uncollectible Dues					(1,588.55)	
TOTAL	\$ 14,812.07	\$ 34,936.59	\$ 67,629.90	\$ 67,578.93	\$ 95,871.61	\$ 83,015.77
EXPENDITURES						
Insurance	\$ 3,922.00	\$ 4,077.00	\$ 4,201.00	\$ 4,347.20	\$ 4,586.00	\$ 4,908.00
Landscape maintenance	6,286.05	10,128.38	13,842.03	36,000.00	36,000.00	9,000.00
Landscape Repairs/Supplies		4,280.00	3,852.83	3,162.00	5,688.85	
Legal & Professional	28.00	91.00	46.00	44.71		
Holiday Lighting				4,494.00	2,130.00	
Management	2,700.00	4,200.00	9,360.00	18,427.50	23,854.50	6,369.00
Postage		118.00	414.45	217.05	469.80	507.33
Repairs		208.16	841.25	285.00	108.25	
Other Expenses	19.00	-	307.60		622.84	
Property Tax		67.74	31.20	42.59	95.70	137.97
Utilities	2,571.10	3,031.16	2,102.85	2,663.25	2,106.39	360.25
Other/miscellaneous		1,000.00				
TOTAL	\$ 15,526.15	\$ 27,201.44	\$ 34,999.21	\$ 69,683.30	\$ 75,662.33	\$ 21,282.55
NET CASH FLOW	\$ (714.08)	\$ 7,735.15	\$ 32,630.69	\$ (2,104.37)	\$ 20,209.28	\$ 61,733.22

PROPOSED BUDGET
2021 – 2026

	2021	2022	2023	2024	2025	2026
	Budget	Budget	Budget	Budget	Budget	Budget
	38 Lots	71 Lots	211 Lots	211 Lots	283 Lots	283 Lots*
REVENUE						
Completed homes(\$400/Home)	\$ 9,200.00	\$ 16,400.00	\$ 30,000.00	\$ 43,600.00	\$ 80,200.00	\$ 96,000.00
Developed lots (\$200/lot)(Builders)	3,000.00	6,000.00	27,200.00	20,400.00	11,700.00	1,000.00
Other Income	50.00	2,000.00	3,000.00	3,000.00	3,000.00	3,000.00
Late Fees						
Uncollectible Dues	-	-	-	-	(919.00)	(970.00)
TOTAL	\$ 12,250.00	\$ 24,400.00	\$ 60,200.00	\$ 67,000.00	\$ 93,981.00	\$ 99,030.00
EXPENDITURES						
Insurance	\$ 2,000.00	\$ 4,000.00	\$ 4,200.00	\$ 5,040.00	\$ 5,000.00	\$ 5,275.00
Landscape maintenance		8,500.00	9,500.00	36,000.00	36,000.00	36,000.00
Landscape Repairs/Supplies				5,000.00	4,500.00	4,500.00
Legal & Professional	2,000.00	500.00	500.00	750.00	750.00	750.00
Holiday Lighting					3,000.00	3,000.00
Management	3,600.00	3,600.00	10,752.00	17,725.00	24,000.00	24,000.00
Postage	50.00	150.00	575.00	675.00	450.00	500.00
Repairs	500.00	500.00	1,500.00	3,000.00	1,500.00	1,500.00
Other Expenses	-	100.00	100.00	500.00	500.00	500.00
Property Tax		75.00	75.00	100.00	250.00	250.00
Utilities	4,000.00	4,000.00	4,000.00	4,800.00	3,000.00	3,000.00
Other/miscellaneous	1,500.00	75.00	75.00	150.00	150.00	150.00
TOTAL	\$ 13,650.00	\$ 21,500.00	\$ 31,277.00	\$ 73,740.00	\$ 79,100.00	\$ 79,425.00
NET CASH FLOW	\$ (1,400.00)	\$ 2,900.00	\$ 28,923.00	\$ (6,740.00)	\$ 14,881.00	\$ 19,605.00

BUDGET VS. ACTUAL 2020 – 2025

	2021	2022	2023	2024	2025	2026
	Budget	Budget	Budget	Budget	Budget	Budget
	38 Lots	71 Lots	211 Lots	211 Lots	283 Lots	283 Lots*
REVENUE						
Completed homes(\$400/Home)	\$ 9,200.00	\$ 16,400.00	\$ 30,000.00	\$ 43,600.00	\$ 80,200.00	\$ 96,000.00
Developed lots (\$200/lot)(Builders)	3,000.00	6,000.00	27,200.00	20,400.00	11,700.00	1,000.00
Other Income	50.00	2,000.00	3,000.00	3,000.00	3,000.00	3,000.00
Late Fees						
Uncollectible Dues	-	-	-	-	(919.00)	(970.00)
TOTAL	\$ 12,250.00	\$ 24,400.00	\$ 60,200.00	\$ 67,000.00	\$ 93,981.00	\$ 99,030.00
EXPENDITURES						
Insurance	\$ 2,000.00	\$ 4,000.00	\$ 4,200.00	\$ 5,040.00	\$ 5,000.00	\$ 5,275.00
Landscape maintenance		8,500.00	9,500.00	36,000.00	36,000.00	36,000.00
Landscape Repairs/Supplies				5,000.00	4,500.00	4,500.00
Legal & Professional	2,000.00	500.00	500.00	750.00	750.00	750.00
Holiday Lighting					3,000.00	3,000.00
Management	3,600.00	3,600.00	10,752.00	17,725.00	24,000.00	24,000.00
Postage	50.00	150.00	575.00	675.00	450.00	500.00
Repairs	500.00	500.00	1,500.00	3,000.00	1,500.00	1,500.00
Other Expenses	-	100.00	100.00	500.00	500.00	500.00
Property Tax		75.00	75.00	100.00	250.00	250.00
Utilities	4,000.00	4,000.00	4,000.00	4,800.00	3,000.00	3,000.00
Other/miscellaneous	1,500.00	75.00	75.00	150.00	150.00	150.00
TOTAL	\$ 13,650.00	\$ 21,500.00	\$ 31,277.00	\$ 73,740.00	\$ 79,100.00	\$ 79,425.00
NET CASH FLOW	\$ (1,400.00)	\$ 2,900.00	\$ 28,923.00	\$ (6,740.00)	\$ 14,881.00	\$ 19,605.00

2026 Schedule of Fees

HOA Dues - \$400.00

Late Fees:

-Initial Late Fee (March 1st) \$100.00

-Monthly Late Fee \$50.00

**-After September 30th –
\$250.00 Collection Fee &
Collection Lien Filed**

Monthly APR – 12%

Transfer Fee - \$300.00

Restriction Violation Fine -

1st Offense - \$100.00

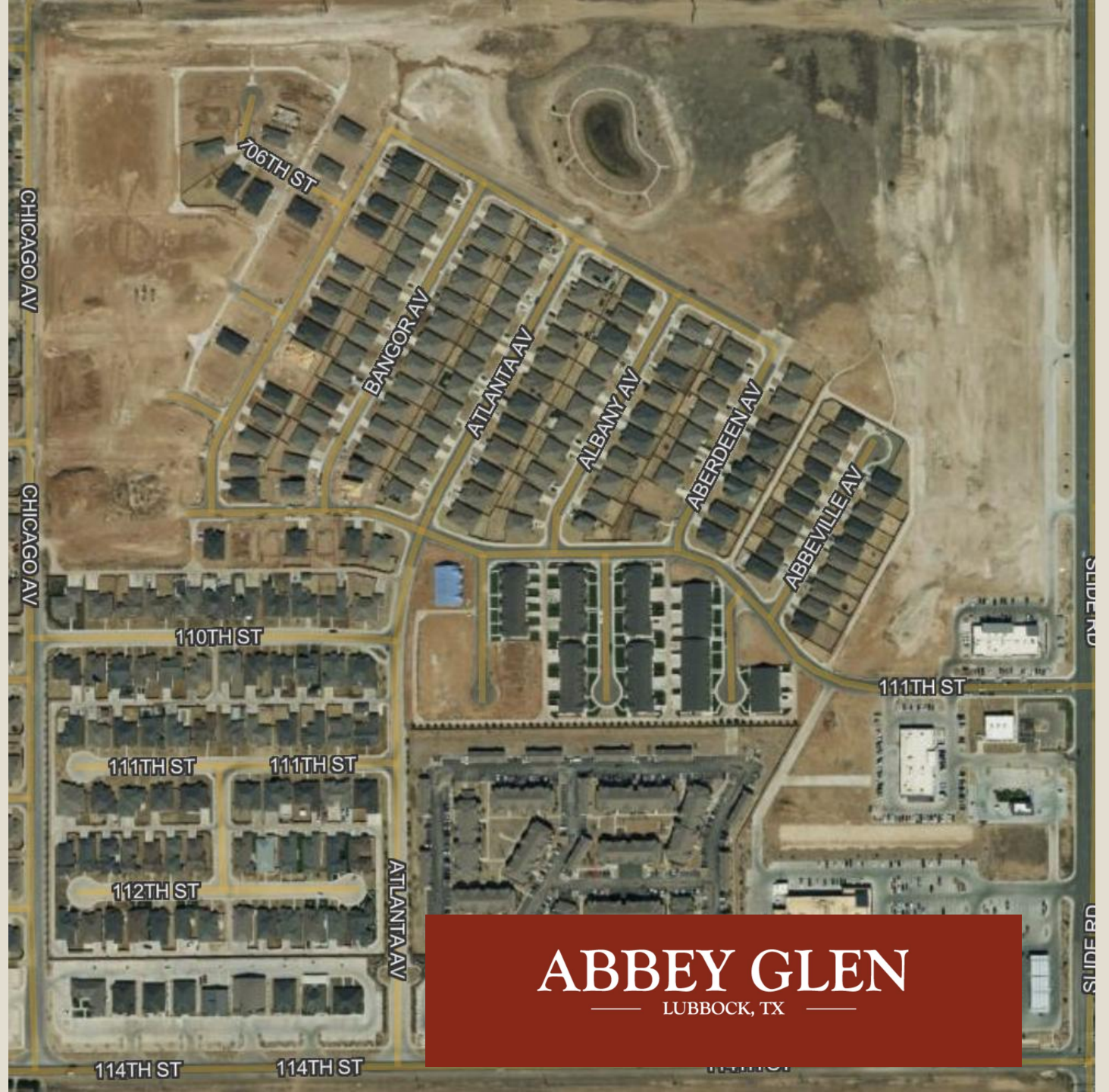
2nd Notice - \$200.00

3rd Notice - \$400.00

:

- Phase 1 – Lots 1-66
- Phase 2 – Lots 67 – 122
- Phase 3 – Lots 123 – 143
- Phase 4 – Lots 144 – 206
- Phase 5 – Lots 207 – 278

283 Total Lots



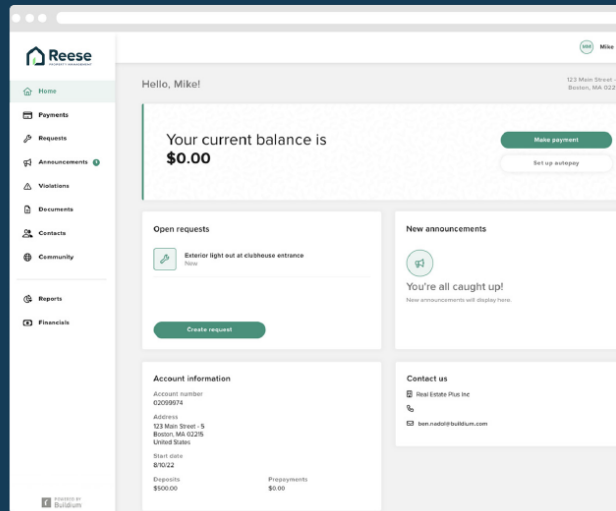
Say hello to a better resident experience.

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



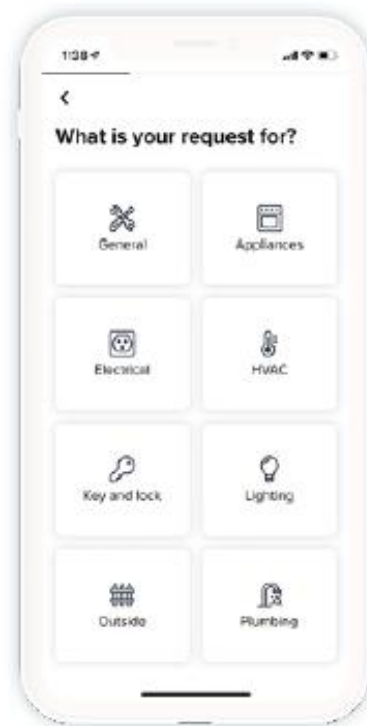
Messages

View notifications and announcements in one convenient place



Mobile App

Easily access the Resident Center app at anytime, anywhere

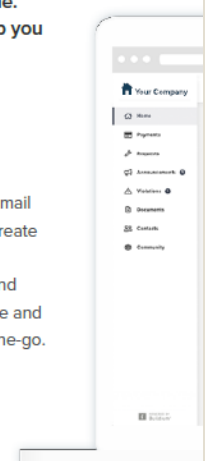


Resident Center Guide

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.

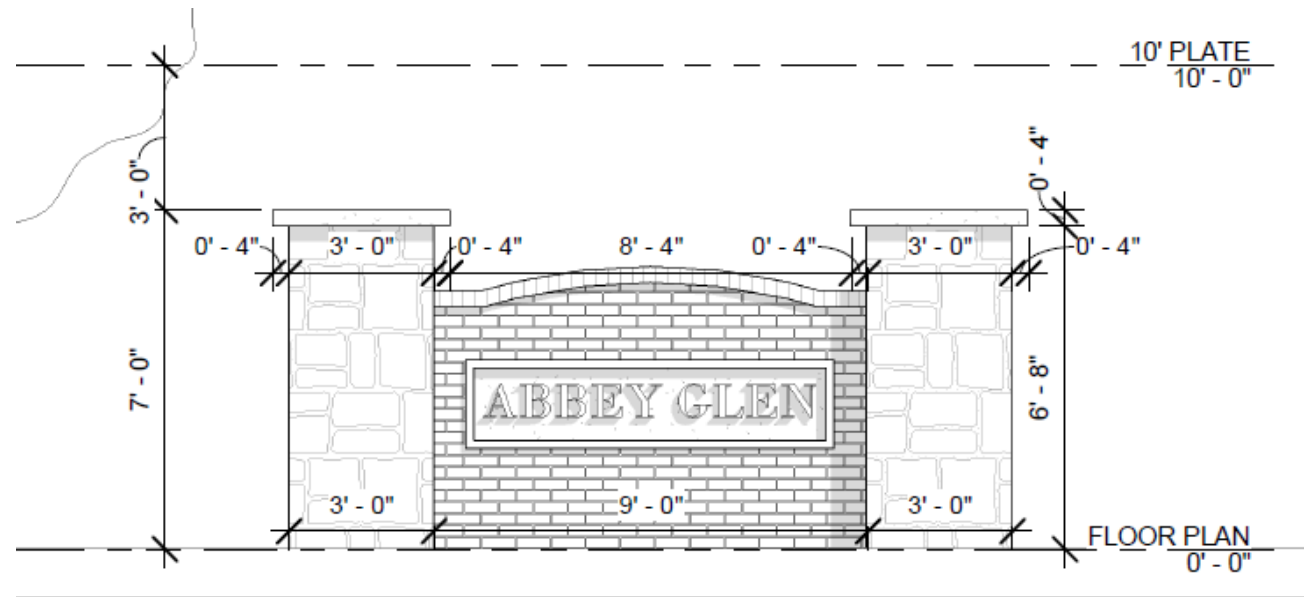
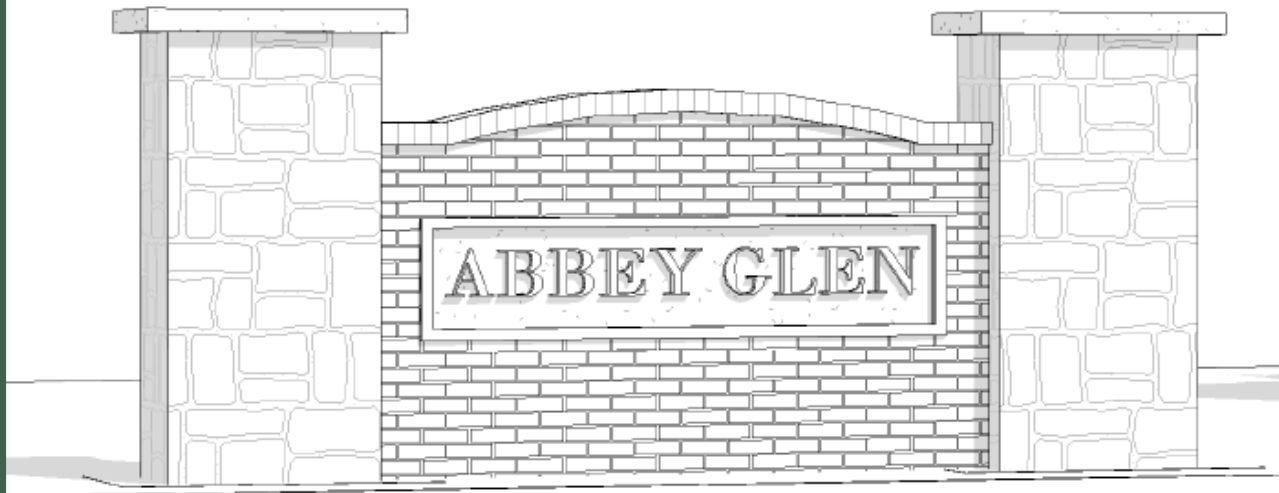


ABBHEY GLEN

LUBBOCK, TX

For more information or
questions, contact:
Texas Hawkize Property Mgmt
12402 Slide Rd
Ste 204
Lubbock, TX 79424
806-368-4007
info@Hawkizemgmt.com
www.HawkizeMgmt.com





-0"