



# MOCKINGBIRD RIDGE

**HOMEOWNERS ASSOCIATION MEETING**  
**JANUARY 20, 2026**



MOCKINGBIRD  
RIDGE

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



## **Current Board Members**

**Roy Sanders**  
**Jesse Gutierrez**  
**Amy Christian**



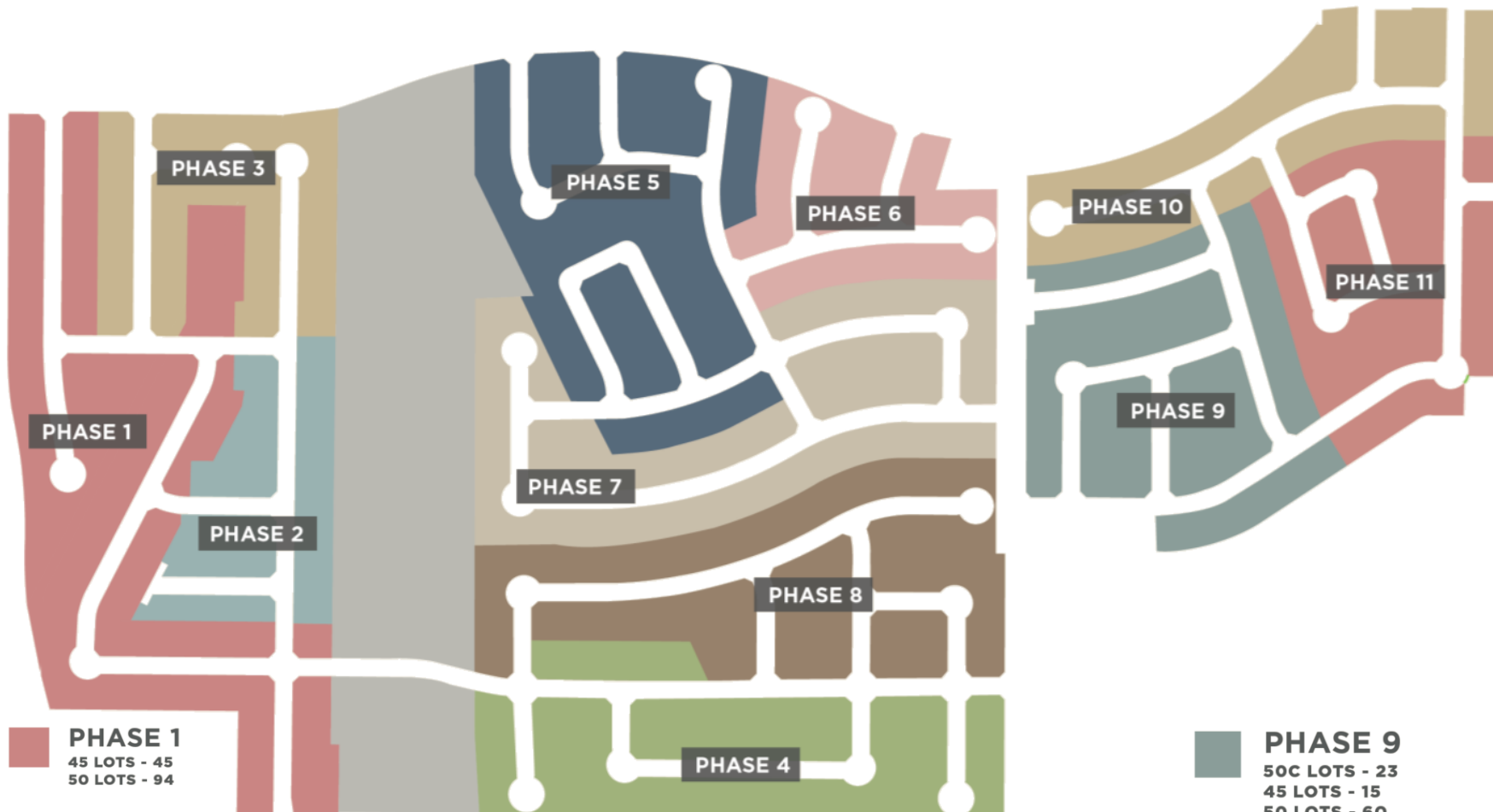
# DEVELOPER'S REPORT



# MOCKINGBIRD RIDGE

## **Development Update**

<b>YEAR</b>	<b>TOTAL HOMES SOLD</b>
<b>2023</b>	<b>55</b>
<b>2024</b>	<b>611</b>
<b>2025</b>	<b>652</b>
<b>2026 thru 1/15/2026</b>	<b>16</b>
<b>TOTAL</b>	<b>1,334</b>



**PHASE 1**  
45 LOTS - 45  
50 LOTS - 94

**PHASE 2**  
50C LOTS - 14  
45 LOTS - 16  
50 LOTS - 23

**PHASE 3**  
45 LOTS - 15  
50 LOTS - 43

**PHASE 4**  
50 RSV LOTS - 30  
60 LOTS - 38

**PHASE 5**  
50C LOTS - 33  
45 LOTS - 25  
50 LOTS - 61

**PHASE 6**  
45 LOTS - 18  
50 LOTS - 33

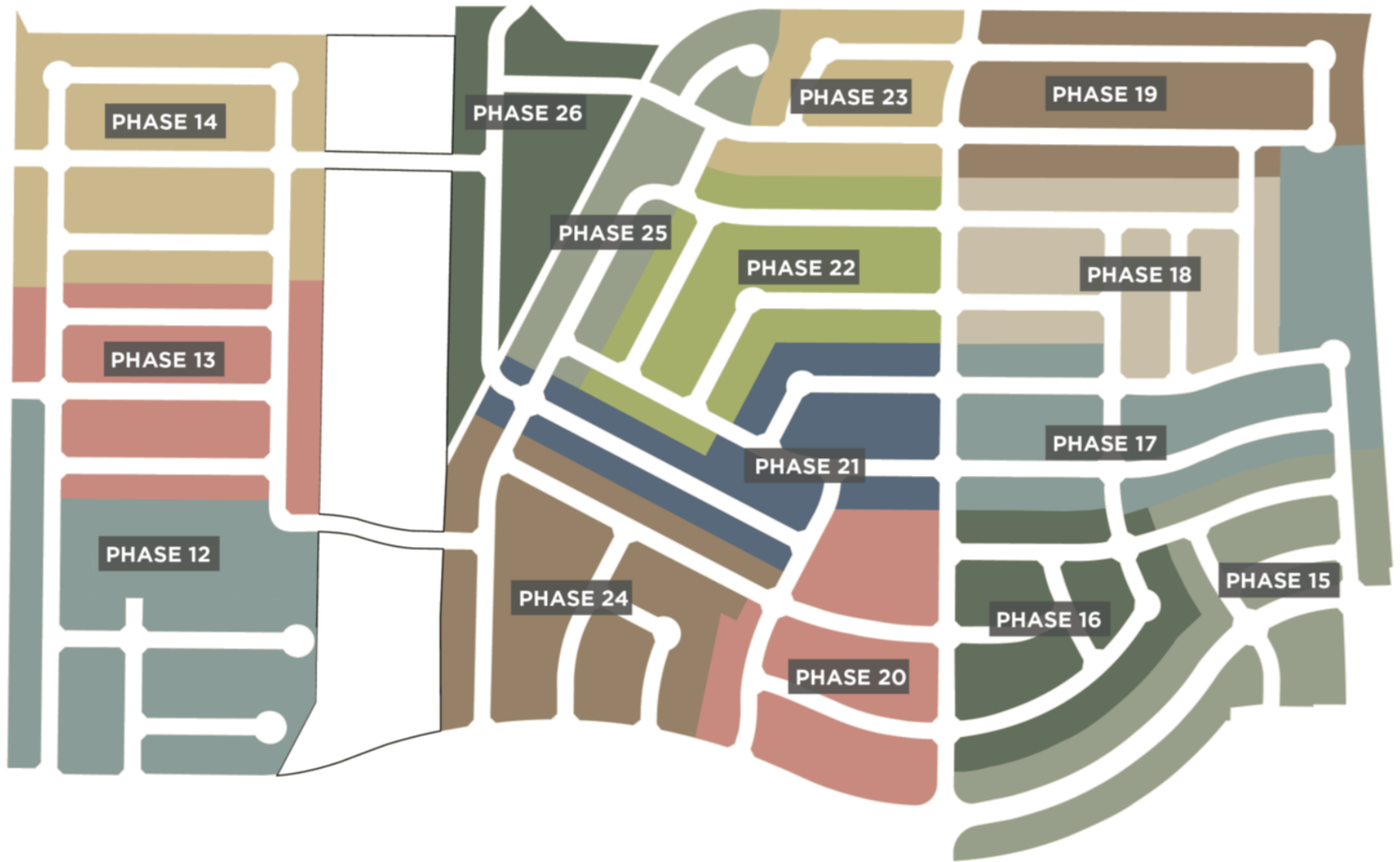
**PHASE 7**  
45 LOTS - 26  
50 LOTS - 77

**PHASE 8**  
50 RSV LOTS - 20  
60 LOTS - 51  
75 LOTS - 8  
85 LOTS - 2

**PHASE 9**  
50C LOTS - 23  
45 LOTS - 15  
50 LOTS - 60







**PHASE 10**  
45 LOTS - 15  
50 LOTS - 51

**PHASE 11**  
50C LOTS - 42  
45 LOTS - 13  
50 LOTS - 26



**Projected Phases north of Firewheel Road**



-  Home Sites
-  Amenity/Native Space
-  Unusable Space  
*(Pipeline, Basin, Oil Wells, Commercial)*
-  Trails
-  Community Fence
-  Playscape



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# **FINANCIAL REPORTS**



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**Balance Sheet**

as of

**12/31/2025**

**Accrual Basis**

**Assets**

**Current Asset**

City Bank – Checking

Accounts Receivable

**Total Current Asset**

**Total Assets**

**12/31/2023**

**12/31/2024**

**12/31/2025**

\$3,760.60

\$117,151.07

\$317,221.09

925.91

579.12

37,885.74

\$4,686.51

\$117,730.19

\$355,106.83

\$4,686.51

\$117,730.19

\$355,106.83

**Liabilities**

**Current Liability**

Accounts Payable

Prepayments

Total Current Liability

**Total Liabilities**

\$0.00

\$70.48

\$0.00

\$0.00

\$15,284.05

\$20,458.65

\$0.00

\$15,354.53

\$20,458.65

\$0.00

\$15,354.53

\$20,458.65

**Equity**

Retained Earnings

Net Income

**Total Equity**

**Total Liabilities & Equity**

\$0.00

\$4,686.51

\$102,375.66

4,686.51

97,689.15

232,272.52

\$4,686.51

\$102,375.66

\$334,648.18

\$4,686.51

\$117,730.19

\$355,106.83

Income Statement  
1/1/2023 – 12/31/2025  
Cash basis

<b>Income</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Association Fee Income	3,760.60	131,466.25	307,741.05
Association Late Fee Income	-		2,256.11
Other Income			588.89
<b>Total Income</b>	<b>\$3,760.60</b>	<b>\$131,466.25</b>	<b>310,586.05</b>
<b>Expense</b>			
Bank Fees			33.00
Insurance		8,747.00	5,184.00
Landscaping			
Landscaping Contract			57,985.00
Landscaping - Other			12,645.00
Irrigation Repairs			
Fertilizing/Chemicals			
Legal and Professional Fees			850.00
Management Fees		12,474.40	36,707.85
Holiday Lighting & Special Events			151.54
Repairs Expense			
Security Services			6,800.00
Postage and Delivery		210.18	702.00
Property Tax			
Supplies			
Utilities			
Total Expense	<b>\$0.00</b>	<b>\$21,431.58</b>	<b>\$121,058.39</b>
<b>Net Income</b>	<b>\$3,760.60</b>	<b>\$110,034.67</b>	<b>\$189,527.66</b>

**2026 Schedule of Fees**  
**Mockingbird Ridge**  
**HomeOwners Association**

Annual Assessment -	\$450.00
Late Fees:	
First Month -	\$ 50.00
Monthly Late Fee -	\$ 10.00
Monthly Accrual Fee -	10%

Violation Fines:

1st Notice	\$ 50.00
2nd Notice	\$100.00
3rd Notice	\$200.00
4th Notice	\$400.00

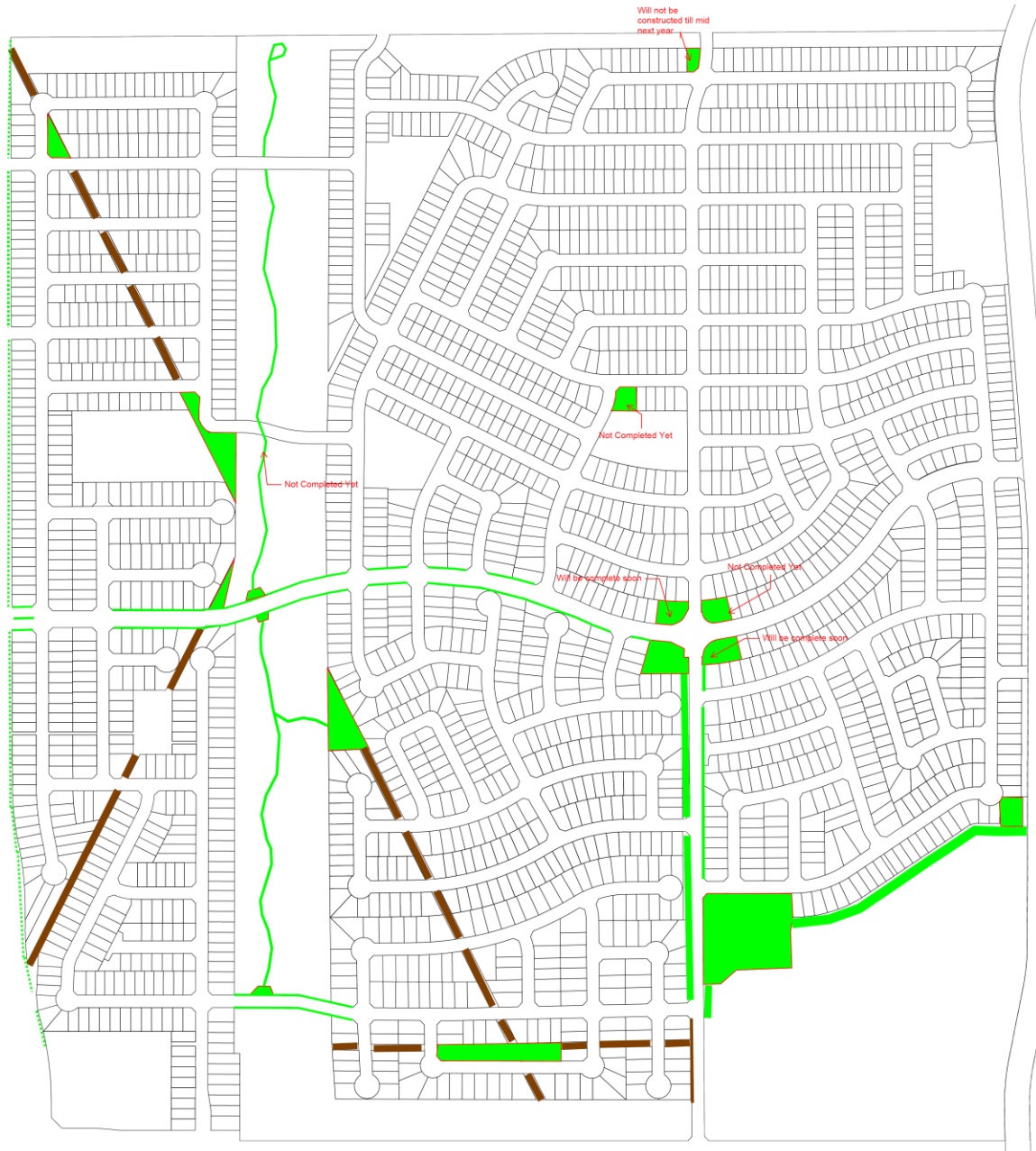
<b>Income</b>	<b>2026 Budget</b>	<b>Budget 2026</b>
Association Fee Income		716,850.00
Association Late Fee Income		7,168.50
Other Income		1,000.00
<b>Total Income</b>		<b>725,018.50</b>
<b>Expense</b>		
Bank Fees		50.00
Insurance		9,300.00
Landscaping		
Landscaping Contract		107,760.00
Landscaping - Other		13,000.00
Irrigation Repairs		1,000.00
Fertilizing/Chemicals		1,000.00
Legal and Professional Fees		850.00
Management Fees		72,000.00
Holiday Lighting & Special Events		500.00
Repairs Expense		1,000.00
Security Services		6,800.00
Postage and Delivery		2,000.00
Property Tax		2,500.00
Supplies		500.00
Utilities		5,000.00
Total Expense		<b>\$223,260.00</b>
<b>Net Income</b>		<b>\$501,758.50</b>



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# **MAINTENANCE REPORTS**

# Landscaping Areas



 Pipeline Easements

 Common Area

 Fairground ROW



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# **COVENANTS & RESTRICTIONS**



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## **VIOLATION REVIEW**

- **Weeds**
- **Animals**
  - **Dogs Barking**
  - **Chickens**
- **Trailers**
- **Commercial Vehicles**
- **Parking on yards**
- **Trashcans**





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**NEW BUSINESS**

# Q & A





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**Management Company:**

**Texas Hawkize Property Management**

**12402 Slide Rd.**

**Suite #204**

**Lubbock, TX 79424**

**Brenda B. Hawkins**

**Info@HawkizeMgmt.com**

**806-368-4007**

**www.HawkizeMgmt.com**