



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

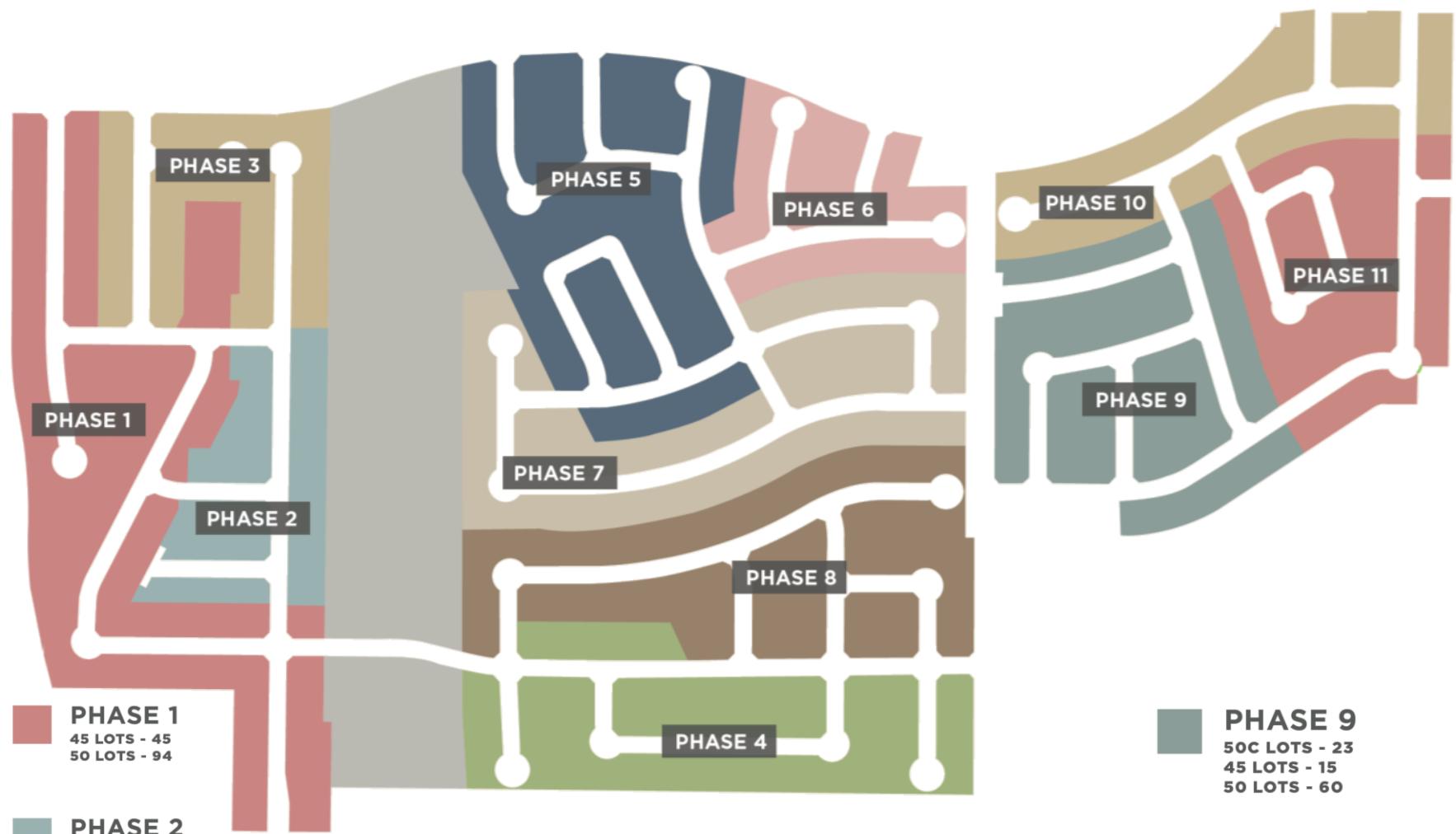


DEVELOPER'S REPORT



MOCKINGBIRD
RIDGE
Development Update

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



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

PHASE 7
45 LOTS - 26
50 LOTS - 77

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

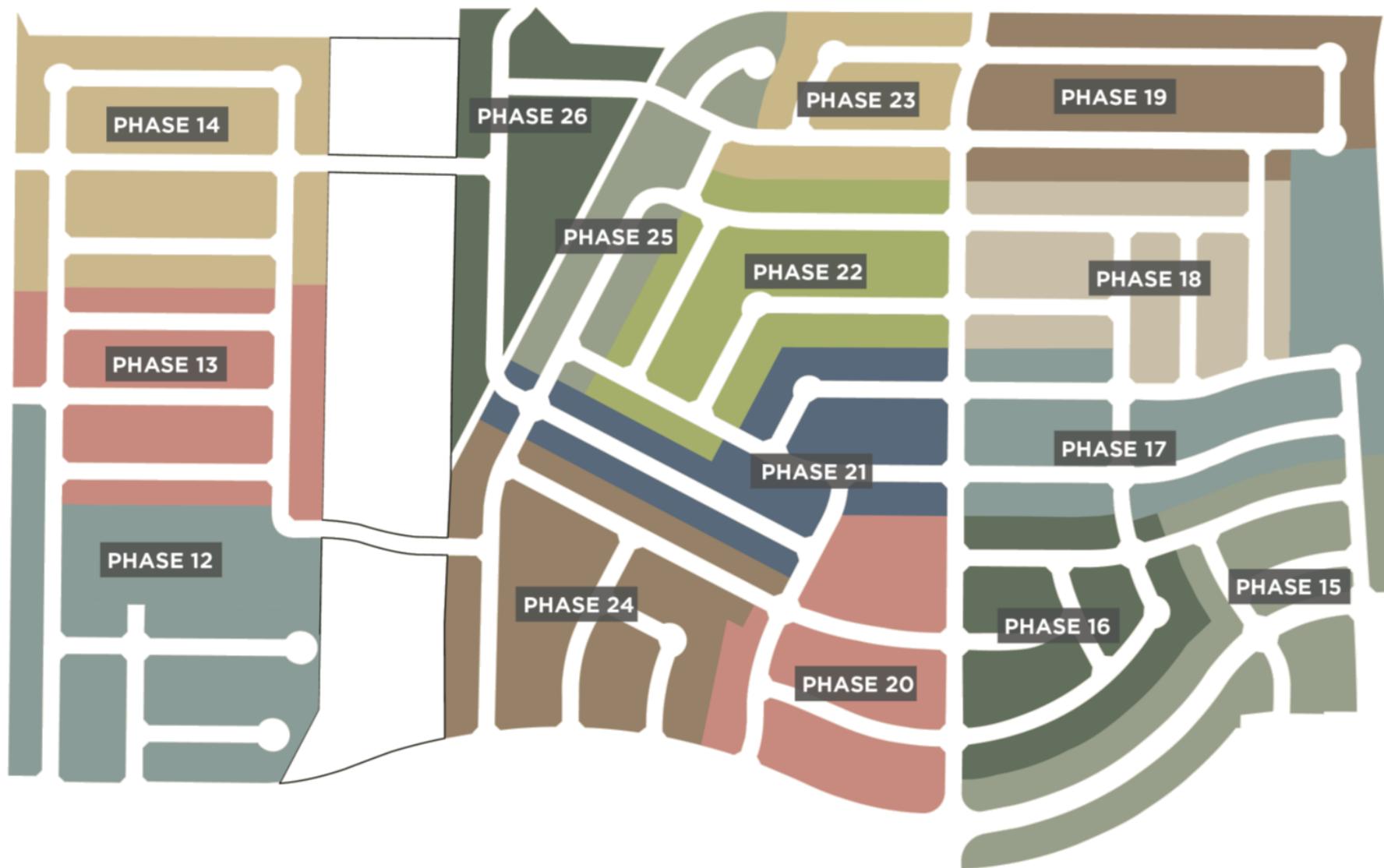
PHASE 10
45 LOTS - 15
50 LOTS - 51

PHASE 6
45 LOTS - 18
50 LOTS - 33

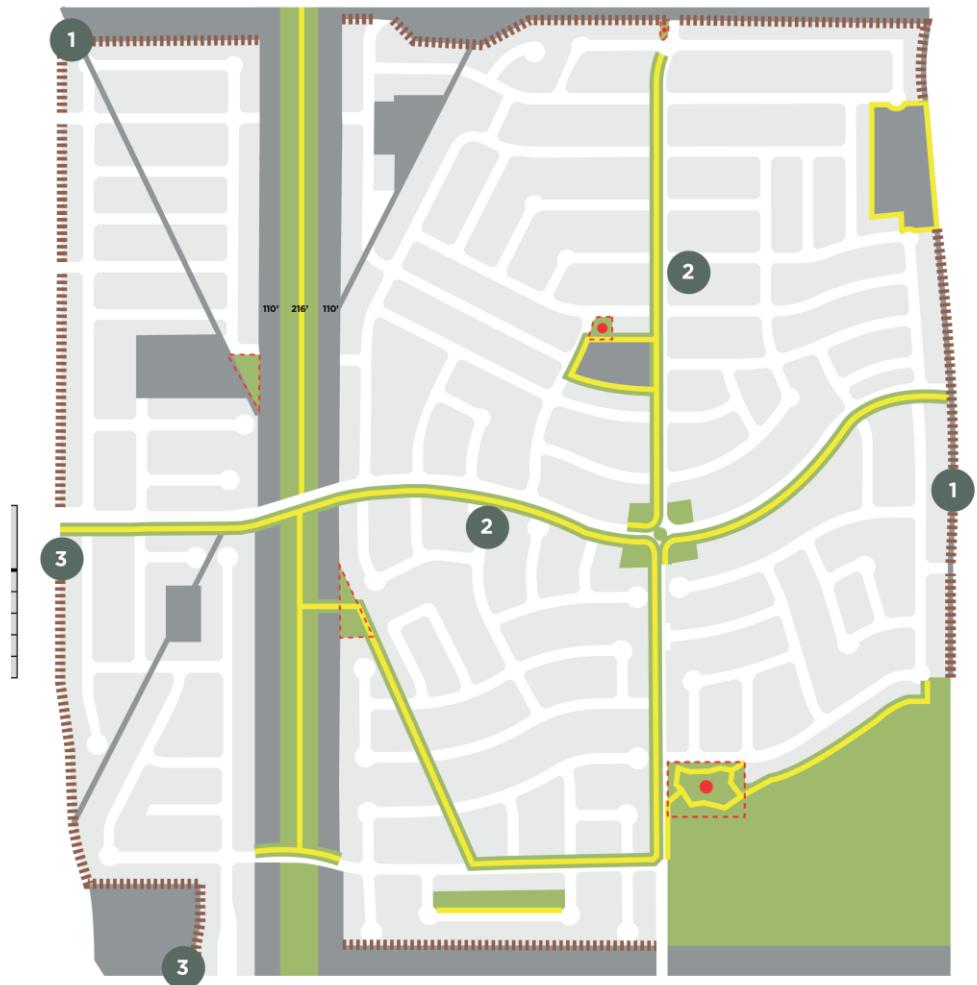
PHASE 8
50 RSV LOTS - 20
60 LOTS - 51
75 LOTS - 8
85 LOTS - 2

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

PHASE 4
50 RSV LOTS - 30
60 LOTS - 38



Projected Phases north of Firewheel Road



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



MOCKINGBIRD
RIDGE



FINANCIAL REPORTS



MOCKINGBIRD
RIDGE

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
City Bank – Checking	\$3,760.60	\$117,151.07	\$317,221.09
Accounts Receivable	925.91	579.12	37,885.74
Total Current Asset	\$4,686.51	\$117,730.19	\$355,106.83
Total Assets	\$4,686.51	\$117,730.19	\$355,106.83

Liabilities

Current Liability

Accounts Payable

\$0.00 \$70.48 \$0.00

Prepayments

\$0.00 \$15,284.05 \$20,458.65

Total Current Liability

\$0.00 \$15,354.53 \$20,458.65

Total Liabilities

\$0.00 \$15,354.53 \$20,458.65

Equity

Retained Earnings

\$0.00 \$4,686.51 \$102,375.66

Net Income

4,686.51 97,689.15 232,272.52

Total Equity

\$4,686.51 \$102,375.66 \$334,648.18

Total Liabilities & Equity

\$4,686.51 \$117,730.19 \$355,106.83

Income Statement

1/1/2023 – 12/31/2025

Cash basis

Income	2023	2024	2025
Association Fee Income	3,760.60	131,466.25	307,741.05
Association Late Fee Income	-		2,256.11
Other Income			588.89
Total Income	\$3,760.60	\$131,466.25	310,586.05
 Expense			
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	\$0.00	\$21,431.58	\$121,058.39
Net Income	\$3,760.60	\$110,034.67	\$189,527.66

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

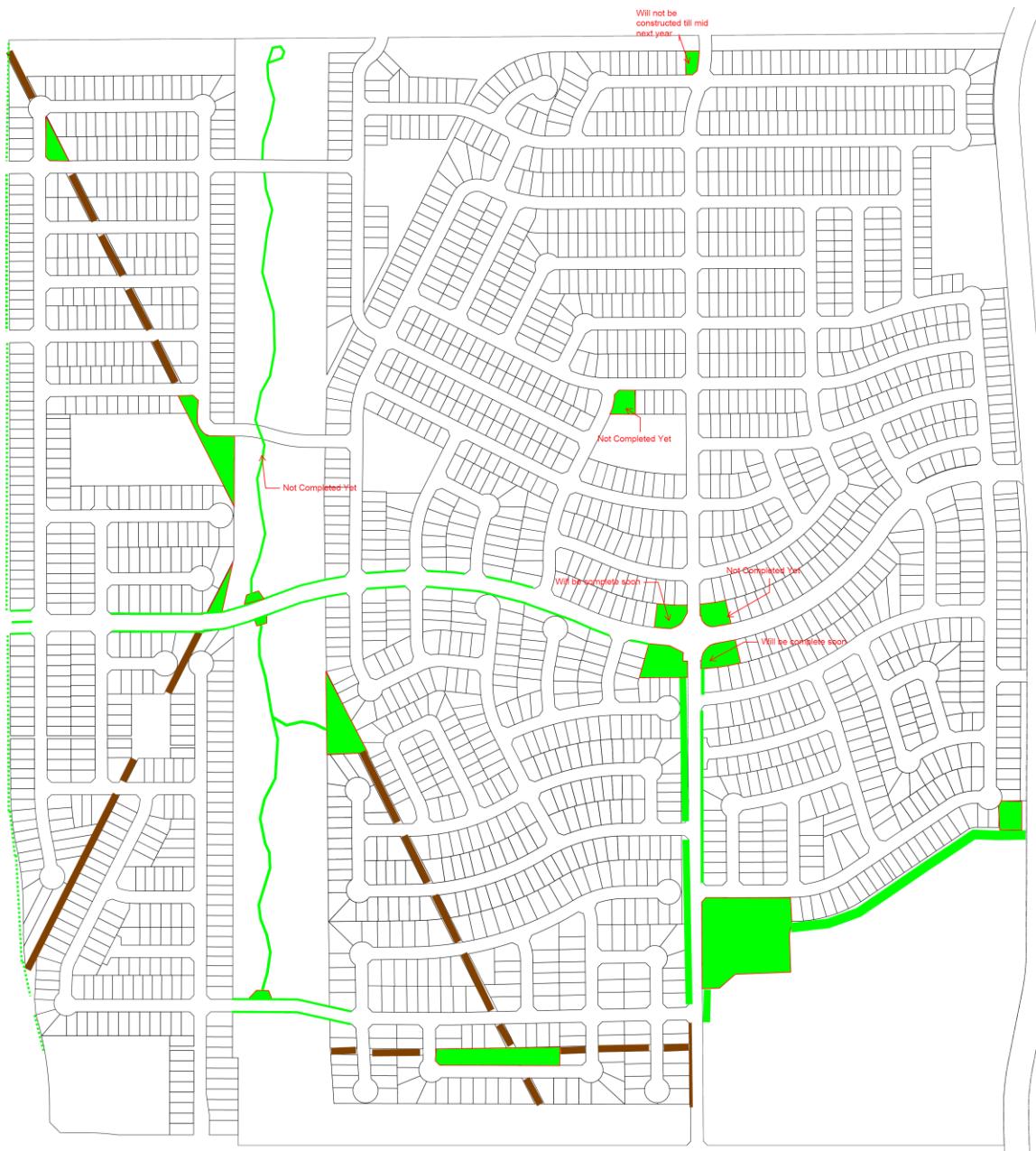
4th Notice \$400.00

	2026 Budget	Budget 2026
Income		
Association Fee Income		716,850.00
Association Late Fee Income		7,168.50
Other Income		1,000.00
Total Income		<u>725,018.50</u>
Expense		
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		<u>\$223,260.00</u>
Net Income		<u>\$501,758.50</u>



MOCKINGBIRD
RIDGE

MAINTENANCE REPORTS



Landscaping Areas

 Pipeline Easements

 Common Area

 Fairground ROW



MOCKINGBIRD
RIDGE

COVENANTS & RESTRICTIONS



MOCKINGBIRD
RIDGE

VIOLATION REVIEW

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



MOCKINGBIRD
RIDGE

NEW BUSINESS

Q & A





MOCKINGBIRD
RIDGE



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