SUNDANCE estates

2026 Membership Meeting

April 28, 2026

6:30 PM

AGENDA

- Call to Order
  - Approval of minutes of preceding meeting
- Development Report
- Financial Report
  - Proposed 2026 Budget
  - 2026 Proposed Fee Schedule
- New Business
- Adjourn

SUNDANCE estates

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Phase I – Lots 1-61 (Non-HOA Lots)
Phase II – 62-111
Phase III – 182-205

Balance Sheet

for the period ending
March 31, 2026
Accrual Basis

		12/31/2023		12/31/2024		12/31/2025		3/31/2026
ASSETS								
Current Assets								
Checking/Savings								
Capra Checking	$	-	$	-	$	-	$	69,939.63
UMB (FB&T) Checking		54,229.18		59,827.33		70,193.01		540.49
Total Checking/Savings	$	54,229.18	$	59,827.33	$	70,193.01	$	70,480.12
Accounts Receivable								
Accounts Receivable		2,403.94		9,815.90		16,513.69		13,075.03
Total Accounts Receivable	$	2,403.94	$	9,815.90	$	16,513.69	$	13,075.03
Total Current Assets	$	56,633.12	$	69,643.23	$	86,706.70	$	83,555.15
TOTAL ASSETS	**$**	**56,633.12**	**$**	**69,643.23**	**$**	**86,706.70**	**$**	**83,555.15**
LIABILITIES & EQUITY								
Liabilities								
Current Liabilities								
Accounts Payable								
Accounts Payable	$	-	$	0.74	$	-	$	-
Total Accounts Payable		-		0.74		-		-
Total Current Liabilities		-		0.74		-		-
Total Liabilities	$	-	$	0.74	$	-	$	-
Equity								
Retained Earnings	$	39,569.49	$	56,633.12	$	69,642.49	$	86,706.70
Net Income		17,063.63		13,009.37		17,064.21		(3,151.65)
Total Equity		56,633.12		69,642.49		86,706.70		83,555.05
TOTAL LIABILITIES & EQUITY	**$**	**56,633.12**	**$**	**69,643.23**	**$**	**86,706.70**	**$**	**83,555.05**

SUNDANCE estates

Statement of Revenues and Expenditures
for the period ending
March 31, 2026
Cash Basis

	Jan - Dec 23	Jan - Dec 24	Jan - Dec 25	Jan - Mar 26
Revenue				
Association Fee Income	$ 21,970.22	$ 19,884.67	$ 23,418.66	$ 2,265.98
Late Fees	1,085.47	-	4,897.02	1,172.68
Other Income	600.00	1,200.00	850.00	100.00
Total Revenue	**$ 23,655.69**	**$ 21,084.67**	**$ 29,165.68**	**$ 3,538.66**
Expense				
Bank Charges	$ 362.86	$ 82.00	$ 145.00	
Insurance	-	5,852.00	6,328.00	
Landscaping and Groundskeeping	700.00	6,000.00	6,000.00	1,500.00
Miscellaneous Expense	238.00	215.00	206.00	
Property Management Fees	2,700.00	3,300.00	6,028.20	1,709.40
Postage	104.40	38.26	91.80	45.88
Repairs	-	-	-	-
Supplies	-	-	-	-
Utilities	-	-	-	-
Total Expense	$ 4,105.26	$ 15,487.26	$ 18,799.00	$ 3,255.28
Net Revenue	19,550.43	5,597.41	10,366.68	283.38
Net Revenue & Expenditures	**$ 19,550.43**	**$ 5,597.41**	**$ 10,366.68**	**$ 283.38**

SCHEDULE OF FEES

2026 Schedule of Fees
June 1st
Payable by June 30th

HOA Dues - $400.00

Late Fees:
Initial Late Fee
$100.00 – August 1, 2026
Monthly Late Fee - $50.00
After January 31st
$250.00 Collection Fee & Collection Lien
Filed after 6-month delinquency

Monthly APR – 12%

Transfer Fee - $300.00

Restriction Violation Fine -

1st Offense -	$100.00
2nd Notice -	$200.00
3rd Notice -	$400.00

SUNDANCE estates

2026 BUDGET
2025 Budget vs. Actual
Cash Basis

	2026	2025	2025	2024	2024	2023	2023
Revenue	BUDGET	BUDGET		BUDGET		BUDGET	
Income	75 Lots	60 Lots	ACTUAL	50 Lots	ACTUAL	50 Lots	ACTUAL
Association Fee Income	$ 30,000.00	$ 24,000.00	$ 23,418.66	$ 20,000.00	$ 19,884.67	$ 20,000.00	$ 21,970.22
Other Income	2,500.00	1,200.00	5,747.02	2,500.00	1,200.00	2,500.00	1,685.47
Total Income	$ 32,500.00	$ 25,200.00	$ 29,165.68	$ 22,500.00	$ 21,084.67	$ 22,500.00	$ 23,655.69
Gross Revenue	$ 32,500.00	$ 25,200.00	$ 29,165.68	$ 22,500.00	$ 21,084.67	$ 22,500.00	$ 23,655.69
Expenditures							
Bank Charges	$ 100.00	$ 100.00	$ 145.00	$ 350.00	$ 82.00	$ 300.00	$ 362.86
Insurance	7,300.00	6,000.00	6,328.00	1,000.00	5,852.00	4,000.00	-
Landscaping	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	3,600.00	700.00
Legal & Professional	500.00	500.00	-	500.00	-	500.00	-
Miscellaneous Expense	-	-	206.00	-	215.00	-	238.00
Property Management Fees	6,090.00	3,600.00	6,028.20	3,600.00	3,300.00	3,600.00	2,700.00
Postage	200.00	500.00	91.80	500.00	38.26	500.00	104.40
Property Tax	250.00	250.00	-	250.00	-	100.00	-
Repairs	500.00	500.00	-	500.00	-	500.00	-
Supplies	500.00	500.00	-	500.00	-	500.00	-
Utilities	500.00	500.00	-	500.00	-	2,500.00	-
Total Expenditures	$ 21,940.00	$ 18,450.00	$ 18,799.00	$ 13,700.00	$ 15,487.26	$ 16,100.00	$ 4,105.26
Net Expenditures	10,560.00	6,750.00	10,366.68	8,800.00	5,597.41	6,400.00	19,550.43
Projected Revenue over Expenditu	**$ 10,560.00**	**$ 6,750.00**	**$ 10,366.68**	**$ 8,800.00**	**$ 5,597.41**	**$ 6,400.00**	**$ 19,550.43**

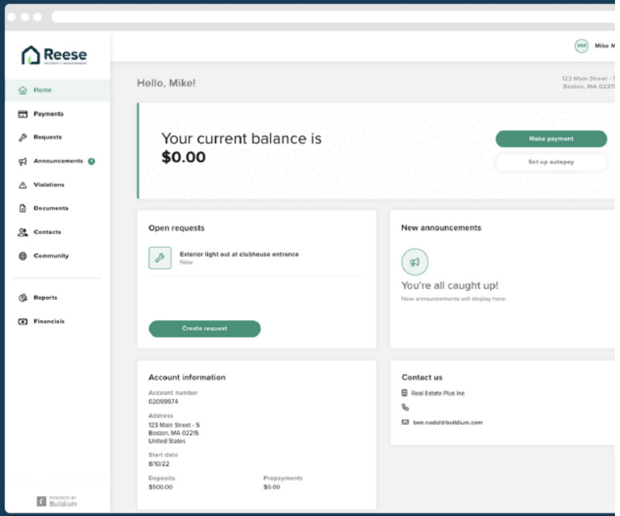
New Business

POWERED BY Buildium®

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

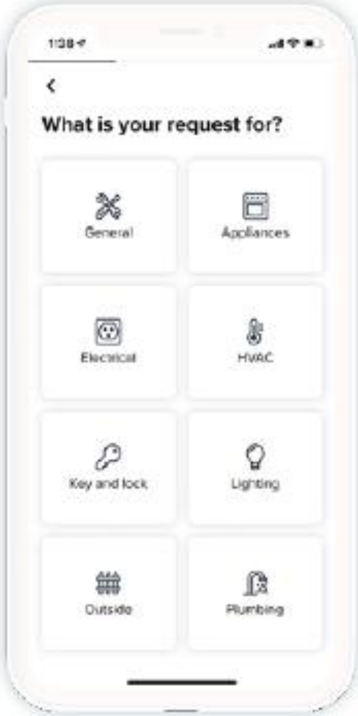
Get easy access to important documents related to your lease

Messages

View notifications and announcements in one convenient place

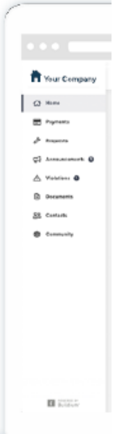
Mobile App

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.

SUNDANCE
estates

by
Epic Properties
PO Box 64664
Lubbock, TX 79464

Property Management:

Texas Hawkize Property Management, LLC
Watching Over Your Property

12402 Slide Rd. Ste. #204
Lubbock, TX 79424
806-368-4007
www.HawkizeMgmt.com
info@HawkizeMgmt.com