

Thunderbird North Community Association

Board of Directors Meeting Agenda

Date: Thursday, February 19, 2026

Time: 6:00 PM

Location: Missouri City Recreation & Tennis Center
2701 Cypress Point Drive
Missouri City, TX 77459

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|-----------|---|
| 6:00 P.M. | Call meeting to order |
| 6:01 P.M. | Adoption of Agenda (Motion to amend agenda if necessary) |
| 6:02 P.M. | Missouri City Police Officer & Crime Stats (if present) |
| 6:15 P.M. | First Colony Swim Team |
| 6:30 P.M. | Review and Approval of January 2026 Meeting Minutes |
| 6:35 P.M. | Operations <ul style="list-style-type: none">• January 31, 2026 Financial Reports• General Collection Status |
| 6:40 P.M. | Old Business <ul style="list-style-type: none">• Approval Of Amended Policies For Generators And Solar Panels• Pool Signage• Waiver Verbiage• Outstanding Proposals And Bids |
| 7:00 P.M. | Committee Reports <ul style="list-style-type: none">• Garden Club• Social Committee |
| 7:05 P.M. | Owner Comments (limit to 3 minutes per person) |
| 7:20 P.M. | Adjourn to Executive Session |
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- | | |
|-----------|---|
| 7:22 P.M. | Reconvene in Executive Session |
| 7:23 P.M. | Legal, Deed Restrictions and Collections, and Contracts |
| 7:50 P.M. | Adjourn |

**Thunderbird North Community Association
Board of Directors Meeting Minutes
Thursday, January 15, 2026
6:00 P.M.**

Board Members Present:	Peter Cruickshank, President Jacquelyn Palmer, Director at Large Larry Fox, Treasurer	Bill Smith, Vice President Lisa Lowrance, Secretary
Homeowners Present:	Oscar Garcia Milly Smith George Thomas	Russell Waehler Ninfa Ramos Gabriel and Joye Redhead
Guests:	Lt. Hanks, Missouri City Police Department Sharita Thompson, Missouri City District B Councilmember	
Management Present:	Samara Brown, Marshall Management Group Inc.	

This duly noticed meeting was held at the Missouri City Recreation and Tennis Center located at 2701 Cypress Point Dr, Missouri City, TX 77459 in Fort Bend County. President, Peter Cruickshank served as the chair and called the meeting to order at 6:05 PM.

Mr. Smith made a motion to adopt the agenda as printed. Ms. Lowrance seconded and the agenda stood adopted.

Lt. Hanks filled in for Sgt. Koshy at this month's meeting. No significant incidents to report that affect Thunderbird North directly.

The October, 2025 meeting minutes were read. Mr. Smith made a motion to accept the minutes as written. Ms. Lowrance seconded and the minutes stood adopted.

Councilmember Thompson, introduced herself to the community as their new City Councilmember for District B. Questions were asked about Metro and the Door to Door service being put closer to the Cartwright and Texas Parkway Corridors. Ms. Thompson will get answers for the community on her next invited visit.

Ms. Brown presented the Association's financial reports for the period ending December 31, 2025. The Association ended the year of 2025 with \$71,290.46 in operating funds and \$248,286.32 in reserve funds.

Ms. Brown presented the Board with proposed updated policies regarding solar shingles, solar devices, and standby generators. The Board agreed to review, request changes, and possibly vote on the updated policies at the February 2026 meeting. There were no additional proposals to review at the time. Ms. Brown will search for cameras with a DVR on Amazon Marketplace and at Sam's Club. Handyman, Albert White will be asked for installation pricing once a set is agreed upon.

Minnie Schreck is still part of the Garden Club. Russell Waehler volunteered for the Social Committee. He will work with Mr. Cruickshank and Mr. Fox.

The Annual Meeting is in April 2026. Door prizes are being considered.

There being no further business to discuss, the meeting adjourned at 7:30 PM.

Thunderbird North Community Association
Balance Sheet Comparison Report
As Of 1/31/2026

	<u>Balance</u> <u>1/31/2026</u>	<u>Balance</u> <u>12/31/2025</u>	<u>Change</u>
Assets			
<u>Cash - Operating</u>			
1005 - First Citizens Bank - Operating Account	\$64,695.19	\$42,324.45	\$22,370.74
1015 - JP Morgan Chase Bank - Operating Account	\$29,736.01	\$28,966.01	\$770.00
1020 - First Covenant Bank - Operating Account	\$0.00	\$0.00	\$0.00
1025 - Funds Transferred / Mgmt Change	\$0.00	\$0.00	\$0.00
1075 - Petty Cash	\$0.00	\$0.00	\$0.00
<u>Cash - Operating Total</u>	<u>\$94,431.20</u>	<u>\$71,290.46</u>	<u>\$23,140.74</u>
<u>Reserve</u>			
1030 - Merrill Lynch Investment Bank 2364	\$239,294.03	\$239,294.03	\$0.00
1035 - Merrill Lynch Investment Bank 04019	\$8,992.29	\$8,992.29	\$0.00
<u>Reserve Total</u>	<u>\$248,286.32</u>	<u>\$248,286.32</u>	<u>\$0.00</u>
<u>Current Assets</u>			
1200 - Accounts Receivable	\$196,792.46	\$139,981.03	\$56,811.43
<u>Current Assets Total</u>	<u>\$196,792.46</u>	<u>\$139,981.03</u>	<u>\$56,811.43</u>
<u>Fixed Assets</u>			
1500 - Playground Equipment	\$33,652.56	\$33,652.56	\$0.00
1550 - Pool Furniture	\$270.21	\$270.21	\$0.00
<u>Fixed Assets Total</u>	<u>\$33,922.77</u>	<u>\$33,922.77</u>	<u>\$0.00</u>
<i>Assets Total</i>	\$573,432.75	\$493,480.58	\$79,952.17
Liabilities and Equity			
<u>Current Liabilities</u>			
2100 - Accounts Payable	\$32,243.03	\$32,329.74	(\$86.71)
2300 - Prepaid Assessments	\$10,849.61	\$39,881.68	(\$29,032.07)
<u>Current Liabilities Total</u>	<u>\$43,092.64</u>	<u>\$72,211.42</u>	<u>(\$29,118.78)</u>
<u>Other Liabilities</u>			
2200 - Deferred Revenue	\$42,364.56	\$42,364.56	\$0.00
<u>Other Liabilities Total</u>	<u>\$42,364.56</u>	<u>\$42,364.56</u>	<u>\$0.00</u>
<u>Equity</u>			
3000 - Reserve Funding	(\$96,000.00)	(\$96,000.00)	\$0.00
3105 - Reserve Fund Equity	\$305,187.48	\$305,187.48	\$0.00
3110 - Reserves Gains/Losses	\$40,425.77	\$40,425.77	\$0.00
3200 - Beginning Balance Equity	\$987.30	\$987.30	\$0.00
<u>Equity Total</u>	<u>\$250,600.55</u>	<u>\$250,600.55</u>	<u>\$0.00</u>
<u>Operating Retained Earnings</u>	\$106,086.44	\$273,596.31	(\$167,509.87)
<u>Reserve Retained Earnings</u>	\$21,262.61	\$17,393.71	\$3,868.90

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Balance Sheet Comparison Report
As Of 1/31/2026

	<u>Balance</u> <u>1/31/2026</u>	<u>Balance</u> <u>12/31/2025</u>	<u>Change</u>
<u>Operating Net Income</u>	\$109,070.95	(\$167,509.87)	\$276,580.82
<u>Reserve Net Income</u>	\$0.00	\$3,868.90	(\$3,868.90)
<i>Liabilities & Equity Total</i>	\$572,477.75	\$492,525.58	\$79,952.17

Thunderbird North Community Association
Income Statement
1/1/2026 - 1/31/2026

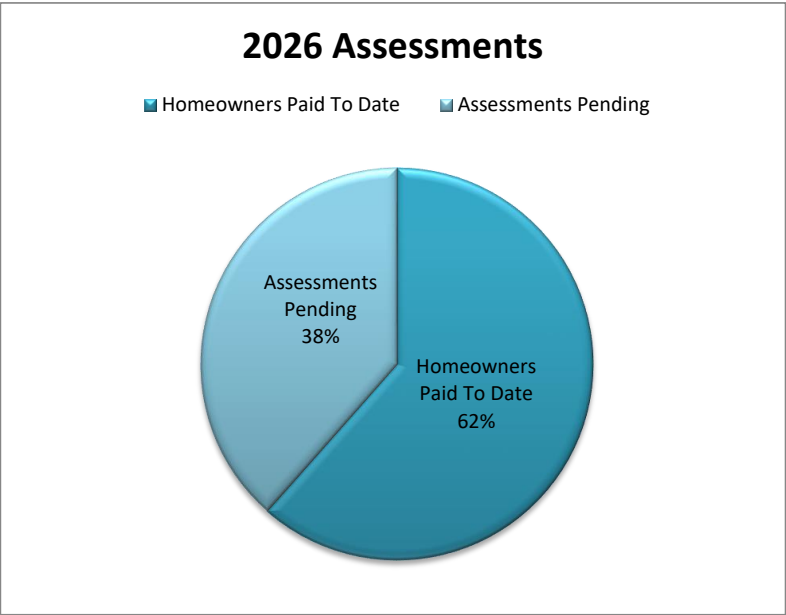
	1/1/2026 - 1/31/2026	Year To Date
Income		
<u>Income</u>		
4005 - Annual Assessment - Current Year	\$107,960.50	\$107,960.50
4055 - Administrative Fees	\$15.00	\$15.00
4060 - Legal Fees Billable	\$2,675.16	\$2,675.16
4070 - DR Enforcement - Billable	\$10,070.00	\$10,070.00
4083 - Cell Tower Income	\$770.00	\$770.00
<u>Total Income</u>	\$121,490.66	\$121,490.66
 <i>Total Income</i>	 \$121,490.66	 \$121,490.66
Expense		
<u>Administrative Expenses</u>		
6005 - Management Fee	\$1,904.62	\$1,904.62
6020 - Legal Fees - Corporate	\$962.50	\$962.50
6025 - Legal Fees - Collections Billable	\$1,887.66	\$1,887.66
6030 - Legal Fees - DR Enforcement Billable	\$787.50	\$787.50
6115 - Website	\$50.00	\$50.00
<u>Total Administrative Expenses</u>	\$5,592.28	\$5,592.28
 <u>Committees</u>		
6122 - Community Events	\$375.00	\$375.00
<u>Total Committees</u>	\$375.00	\$375.00
 <u>Facilities</u>		
6805 - Pool Maint & Repairs	\$509.86	\$509.86
<u>Total Facilities</u>	\$509.86	\$509.86
 <u>Grounds & Maintenance</u>		
6500 - Landscaping Contract	\$2,900.00	\$2,900.00
6505 - Landscaping Extra	\$1,700.00	\$1,700.00
<u>Total Grounds & Maintenance</u>	\$4,600.00	\$4,600.00
 <u>Utilities</u>		
6400 - Electricity	\$900.61	\$900.61
6405 - Water	\$441.96	\$441.96
<u>Total Utilities</u>	\$1,342.57	\$1,342.57
 <i>Total Expense</i>	 \$12,419.71	 \$12,419.71
 Operating Net Income	 \$109,070.95	 \$109,070.95
 Net Income	 \$109,070.95	 \$109,070.95

Thunderbird North Community Association
2026 Annual Assessments Collected Chart

Collected thru February 18, 2026

Total Homes: 583

Homeowners Billed 01/01/2025	\$ 108,146.50
Homeowners Paid in 2025 and Prior	\$ 31,908.08
Homeowners Paid in 2026	\$ 34,607.65
Homeowners Paid To Date	\$ 66,515.73
Assessments Pending	\$ 41,630.77



Note:

As of February 18, 2026, the Association has received \$2,019.12 in past years' assessments.

Previous Years Collection Status

Year	Billed	Total Collected	% Collected	% Outstanding	Prepaid Portion
2025	\$ 108,146.50	\$ 96,160.86	89%	11%	\$ 28,986.72
2024	\$ 102,025.00	\$ 84,941.79	83%	17%	\$ 26,281.67
2023	\$ 102,025.00	\$ 87,094.03	85%	15%	\$ 24,741.53
2022	\$ 102,025.00	\$ 87,331.03	86%	14%	\$ 24,536.55
2021	\$ 102,025.00	\$ 89,255.33	87%	13%	\$ 29,016.13
2020	\$ 102,025.00	\$ 95,248.08	93%	7%	\$ 33,204.15
2019	\$ 102,025.00	\$ 94,265.50	92%	8%	\$ 34,226.16
2018	\$ 102,025.00	\$ 84,991.12	83%	17%	\$ 15,815.29

Aged Receivables Summary as of January 31, 2026	
Assessments	\$ 76,881.14
Legal Fees Billable	45,712.92
Collection Fees	4,953.67
Admin Fee	2,456.00
DR Enforcement Billable	55,509.71
Late Payment Interest	8,408.88
NSF/Returned Payments	60.00
Pool Tags	169.00
Total Outsanding To Association	<u>\$ 194,151.32</u>