

Thunderbird North Community Association

Board of Directors Meeting Agenda

Date: Thursday, January 15, 2026

Time: 6:00 PM

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

- | | |
|-----------|--|
| 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)
Sharita Thompson, District B Councilmember |
| 6:20 P.M. | Review and Approval of Previous Meeting Minutes |
| 6:25 P.M. | Operations <ul style="list-style-type: none">• December 31, 2025 Financial Reports• General Collection Status |
| 6:30 P.M. | HOA Guideline and Policy Additions |
| 6:40 P.M. | Proposals and Bids |
| 6:55 P.M. | Committee Reports <ul style="list-style-type: none">• Garden Club• Social Committee |
| 7:00 P.M. | Owner Comments (limit to 3 minutes per person) |
| 7:15 P.M. | Adjourn to Executive Session |
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- | | |
|-----------|---|
| 7:20 P.M. | Reconvene in Executive Session |
| 7:21 P.M. | Legal, Deed Restrictions and Collections, and Contracts |
| 7:50 P.M. | Adjourn |

**Thunderbird North Community Association
Board of Directors Meeting Minutes
Thursday, October 16, 2025
6:00 P.M.**

Board Members Present:	Peter Cruickshank, President Jacquelyn Palmer, Director at Large	Bill Smith, Vice President
Board Members Absent:	Lisa Lowrance, Secretary	Larry Fox, Treasurer
Homeowners Present:	Ray Johnson Patsy Reece	George Thomas Hester Arceneaux
Guests:	Sonya Brown-Marshall, City Council At Large Position 1	
Management Present:	Samara Drayden, 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. Palmer seconded and the agenda stood adopted.

The September 18, 2025 and September 29, 2025 meeting minutes were read. Mr. Smith made a motion to accept the minutes as written. Ms. Palmer seconded and the minutes stood adopted.

Ms. Drayden presented the Association's financial reports for the period ending September 30, 2025. There were questions about deed restriction judgments. Also a questions regarding pool management versus pool maintenance.

Sonya Brown-Marshall spoke briefly about her reelection campaign. She spoke about the comprehensive plan, her time on planning and zoning, and need for more fine dining establishments within City limits to keep sales dollars in Missouri City. Councilmember Brown-Marshall announced that smoke shops are now banned from opening within the City of Missouri City. The current ones are grandfathered, but cannot change or move. The City received a grant this year that will provide for seven new firefighters. There are nine vacancies left in police department with three persons graduating from the academy soon.

Mr. Cruickshank mentioned the metro curb to curb helping more of the upscale neighborhoods like Sienna, but what about the blue-collar neighborhoods. The Fort Bend Connector picks up at the Walmart. Homeowner, George Thomas asked about all of the warehouses. Councilmember Brown-Marshall explained that the warehouses are providing a good amount of sales tax dollars to the City currently. Many of them are distribution centers and Cloud storage data centers. Ms. Palmer asked about the City working to have somewhere to intake deceased animals. She was forced to take her late pet to Barc in Houston because at the time, Missouri City's animal shelter could not help.

Councilmember Brown-Marshall also spoke about the Quail Valley City Centre and Golf Course. They are coming along. The restaurant is now open for breakfast on the weekends and lunch during the week. The remainder of the building is still under construction. The LaQuinta Golf Course is having drainage put in to flood it instead of the communities flooding. Mr. Cruickshank spoke with the Jason Houston of Fort Bend Landscaping LLC, the Association's landscaping company. The sprinklers have been fixed and a bid for a rain sensor has been requested.

Homeowner, Hester Arceneaux complained about someone coming to her home at night and destroying different things, such as her gutters, digging around the foundation. She is currently working with the electricity company to get her power to her cameras working properly. The Board suggested BLINK cameras and calling the police with any suspicious activity.

There being no further business to discuss, the meeting adjourned at 7:19 PM.

Samara Drayden of Marshall Management Group Inc. respectfully scribed minutes. Recording of corrections and acceptance of these minutes are recorded within the following month's minutes.

Thunderbird North Community Association
Balance Sheet Comparison Report
As Of 12/31/2025

	<u>Balance</u> <u>12/31/2025</u>	<u>Balance</u> <u>11/30/2025</u>	<u>Change</u>
Assets			
<u>Cash - Operating</u>			
1005 - First Citizens Bank - Operating Account	\$42,324.45	\$31,634.80	\$10,689.65
1015 - JP Morgan Chase Bank - Operating Account	\$28,966.01	\$28,196.01	\$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>\$71,290.46</u>	<u>\$59,830.81</u>	<u>\$11,459.65</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	\$139,915.88	\$342,353.84	(\$202,437.96)
<u>Current Assets Total</u>	<u>\$139,915.88</u>	<u>\$342,353.84</u>	<u>(\$202,437.96)</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>	\$493,415.43	\$684,393.74	(\$190,978.31)
Liabilities and Equity			
<u>Current Liabilities</u>			
2100 - Accounts Payable	\$32,329.74	\$34,238.30	(\$1,908.56)
2300 - Prepaid Assessments	\$39,816.53	\$17,771.39	\$22,045.14
<u>Current Liabilities Total</u>	<u>\$72,146.27</u>	<u>\$52,009.69</u>	<u>\$20,136.58</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>	<u>\$273,596.31</u>	<u>\$273,596.31</u>	<u>\$0.00</u>
<u>Reserve Retained Earnings</u>	<u>\$17,393.71</u>	<u>\$17,393.71</u>	<u>\$0.00</u>

Thunderbird North Community Association
Balance Sheet Comparison Report
As Of 12/31/2025

	<u>Balance</u> <u>12/31/2025</u>	<u>Balance</u> <u>11/30/2025</u>	<u>Change</u>
<u>Operating Net Income</u>	(\$167,509.87)	\$43,605.02	(\$211,114.89)
<u>Reserve Net Income</u>	\$3,868.90	\$3,868.90	\$0.00
 <i>Liabilities & Equity Total</i>	 \$492,460.43	 \$683,438.74	 (\$190,978.31)

****Large deed restriction judgments were reduced down to \$20,000 as per the Association's attorney's instruction. This created a very large Net Income LOSS for the Association on paper. The Association has an actual Net Income LOSS of approximately \$18,061.26.**

Thunderbird North Community Association
Budget Comparison Report
12/1/2025 - 12/31/2025

	12/1/2025 - 12/31/2025			1/1/2025 - 12/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4005 - Annual Assessment - Current Year	\$0.00	\$0.00	\$0.00	\$107,960.50	\$108,146.50	(\$186.00)	\$108,146.50
4037 - Tennis Key Income	\$25.00	\$0.00	\$25.00	\$75.00	\$100.00	(\$25.00)	\$100.00
4045 - Late Payment Interest	\$220.61	\$625.00	(\$404.39)	\$768.18	\$7,500.00	(\$6,731.82)	\$7,500.00
4050 - Collection Fees Billable	\$0.00	\$500.00	(\$500.00)	\$4,551.57	\$6,000.00	(\$1,448.43)	\$6,000.00
4055 - Administrative Fees	\$0.00	\$16.63	(\$16.63)	\$250.00	\$200.00	\$50.00	\$200.00
4060 - Legal Fees Billable	\$5,938.24	\$1,166.63	\$4,771.61	\$20,446.53	\$14,000.00	\$6,446.53	\$14,000.00
4065 - Returned Payment Income	\$0.00	\$0.00	\$0.00	\$130.00	\$0.00	\$130.00	\$0.00
4070 - DR Enforcement - Billable	(\$204,369.08)	\$208.37	(\$204,577.45)	(\$176,262.59)	\$2,500.00	(\$178,762.59)	\$2,500.00
4080 - Earned Interest	\$1.53	\$2.50	(\$0.97)	\$29.92	\$30.00	(\$0.08)	\$30.00
4083 - Cell Tower Income	\$770.00	\$770.00	\$0.00	\$9,240.00	\$9,240.00	\$0.00	\$9,240.00
4090 - Allowance for Doubtful Accounts	\$0.00	(\$2,878.08)	\$2,878.08	\$0.00	(\$34,536.63)	\$34,536.63	(\$34,536.63)
<u>Total Income</u>	(\$197,413.70)	\$411.05	(\$197,824.75)	(\$32,810.89)	\$113,179.87	(\$145,990.76)	\$113,179.87
Total Income	(\$197,413.70)	\$411.05	(\$197,824.75)	(\$32,810.89)	\$113,179.87	(\$145,990.76)	\$113,179.87
Expense							
<u>Administrative Expenses</u>							
6005 - Management Fee	\$1,904.62	\$1,905.00	\$0.38	\$22,855.44	\$22,860.00	\$4.56	\$22,860.00
6010 - Management Extra	\$0.00	\$62.50	\$62.50	\$0.00	\$750.00	\$750.00	\$750.00
6015 - Audit and Taxes	\$0.00	\$216.63	\$216.63	\$0.00	\$2,600.00	\$2,600.00	\$2,600.00
6020 - Legal Fees - Corporate	\$0.00	\$0.00	\$0.00	\$2,042.72	\$0.00	(\$2,042.72)	\$0.00
6025 - Legal Fees - Collections Billable	\$5,124.80	\$1,000.00	(\$4,124.80)	\$14,470.34	\$12,000.00	(\$2,470.34)	\$12,000.00
6030 - Legal Fees - DR Enforcement Billable	\$529.72	\$166.63	(\$363.09)	\$5,338.22	\$2,000.00	(\$3,338.22)	\$2,000.00
6035 - Collection Fees Billable	\$0.00	\$500.00	\$500.00	\$4,850.00	\$6,000.00	\$1,150.00	\$6,000.00
6040 - DR Enforcement Billable	\$700.00	\$208.37	(\$491.63)	\$3,811.92	\$2,500.00	(\$1,311.92)	\$2,500.00
6100 - Printing & Production	\$77.82	\$250.00	\$172.18	\$2,754.16	\$3,000.00	\$245.84	\$3,000.00
6105 - Newsletters	\$0.00	\$83.37	\$83.37	\$625.00	\$1,000.00	\$375.00	\$1,000.00
6110 - Postage	\$13.14	\$166.63	\$153.49	\$1,315.29	\$2,000.00	\$684.71	\$2,000.00
6115 - Website	\$50.00	\$25.00	(\$25.00)	\$300.00	\$300.00	\$0.00	\$300.00
6120 - Signs & Advertising	\$0.00	\$20.87	\$20.87	\$149.20	\$250.00	\$100.80	\$250.00
6125 - Other Administrative Expenses	\$655.92	\$62.50	(\$593.42)	\$1,431.84	\$750.00	(\$681.84)	\$750.00
6127 - Bank Charges	\$0.00	\$0.00	\$0.00	\$51.00	\$0.00	(\$51.00)	\$0.00
6140 - Bad Debts / AR Write Offs	\$0.00	\$208.37	\$208.37	\$1,354.57	\$2,500.00	\$1,145.43	\$2,500.00
<u>Total Administrative Expenses</u>	\$9,056.02	\$4,875.87	(\$4,180.15)	\$61,349.70	\$58,510.00	(\$2,839.70)	\$58,510.00
<u>Committees</u>							
6122 - Community Events	\$0.00	\$0.00	\$0.00	\$772.13	\$1,000.00	\$227.87	\$1,000.00
<u>Total Committees</u>	\$0.00	\$0.00	\$0.00	\$772.13	\$1,000.00	\$227.87	\$1,000.00
<u>Facilities</u>							
6450 - General Maint & Repairs	\$500.00	\$125.00	(\$375.00)	\$800.00	\$1,500.00	\$700.00	\$1,500.00
6460 - Committee Expenses	\$0.00	\$83.37	\$83.37	\$600.00	\$1,000.00	\$400.00	\$1,000.00
6730 - Plumbing Repairs	\$0.00	\$83.37	\$83.37	\$457.98	\$1,000.00	\$542.02	\$1,000.00
6735 - Electrical Repairs	\$0.00	\$41.63	\$41.63	\$0.00	\$500.00	\$500.00	\$500.00
6800 - Pool Management Contract	\$0.00	\$0.00	\$0.00	\$1,407.25	\$0.00	(\$1,407.25)	\$0.00
6805 - Pool Maint & Repairs	\$0.00	\$1,333.37	\$1,333.37	\$16,255.19	\$16,000.00	(\$255.19)	\$16,000.00
<u>Total Facilities</u>	\$500.00	\$1,666.74	\$1,166.74	\$19,520.42	\$20,000.00	\$479.58	\$20,000.00

Thunderbird North Community Association
Budget Comparison Report
12/1/2025 - 12/31/2025

	12/1/2025 - 12/31/2025			1/1/2025 - 12/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Grounds & Maintenance</u>							
6500 - Landscaping Contract	\$1,450.00	\$1,875.00	\$425.00	\$17,400.00	\$22,500.00	\$5,100.00	\$22,500.00
6505 - Landscaping Extra	\$0.00	\$208.37	\$208.37	\$5,528.00	\$2,500.00	(\$3,028.00)	\$2,500.00
6507 - Forced Mows/Vacant Property Maint.	\$0.00	\$41.63	\$41.63	\$0.00	\$500.00	\$500.00	\$500.00
6510 - Irrigation Repair & Maintenance	\$0.00	\$62.50	\$62.50	\$535.00	\$750.00	\$215.00	\$750.00
6515 - Grounds Maintenance	\$0.00	\$41.63	\$41.63	\$122.62	\$500.00	\$377.38	\$500.00
6520 - Community Decorations	\$850.00	\$125.00	(\$725.00)	\$850.00	\$1,500.00	\$650.00	\$1,500.00
<u>Total Grounds & Maintenance</u>	\$2,300.00	\$2,354.13	\$54.13	\$24,435.62	\$28,250.00	\$3,814.38	\$28,250.00
<u>Insurance</u>							
6200 - Property Insurance	\$0.00	\$431.93	\$431.93	\$3,854.47	\$5,182.83	\$1,328.36	\$5,182.83
6205 - Directors & Officers Insurance	\$0.00	\$219.45	\$219.45	\$2,573.13	\$2,633.40	\$60.27	\$2,633.40
6210 - Liability & Umbrella Insurance	\$0.00	\$370.81	\$370.81	\$4,835.20	\$4,450.16	(\$385.04)	\$4,450.16
6215 - Crime & Fidelity Policy	\$0.00	\$38.28	\$38.28	\$417.00	\$458.70	\$41.70	\$458.70
6220 - Insurance Financing Fee	\$0.00	\$78.14	\$78.14	\$0.00	\$938.01	\$938.01	\$938.01
<u>Total Insurance</u>	\$0.00	\$1,138.61	\$1,138.61	\$11,679.80	\$13,663.10	\$1,983.30	\$13,663.10
<u>Permits, Taxes & Licenses</u>							
6300 - Property Taxes	\$0.00	\$100.00	\$100.00	\$664.00	\$1,200.00	\$536.00	\$1,200.00
<u>Total Permits, Taxes & Licenses</u>	\$0.00	\$100.00	\$100.00	\$664.00	\$1,200.00	\$536.00	\$1,200.00
<u>Utilities</u>							
6400 - Electricity	\$905.34	\$551.56	(\$353.78)	\$9,415.66	\$6,618.50	(\$2,797.16)	\$6,618.50
6405 - Water	\$939.83	\$516.31	(\$423.52)	\$6,324.96	\$6,195.83	(\$129.13)	\$6,195.83
6410 - Telephone	\$0.00	\$49.16	\$49.16	\$536.69	\$590.36	\$53.67	\$590.36
<u>Total Utilities</u>	\$1,845.17	\$1,117.03	(\$728.14)	\$16,277.31	\$13,404.69	(\$2,872.62)	\$13,404.69
Total Expense	\$13,701.19	\$11,252.38	(\$2,448.81)	\$134,698.98	\$136,027.79	\$1,328.81	\$136,027.79
Operating Net Income	(\$211,114.89)	(\$10,841.33)	(\$200,273.56)	(\$167,509.87)	(\$22,847.92)	(\$144,661.95)	(\$22,847.92)
Reserve Income							
<u>Reserve</u>							
3115 - Reserve Fund Interest	\$0.00	\$625.00	(\$625.00)	\$4,468.90	\$7,500.00	(\$3,031.10)	\$7,500.00
<u>Total Reserve</u>	\$0.00	\$625.00	(\$625.00)	\$4,468.90	\$7,500.00	(\$3,031.10)	\$7,500.00
Total Reserve Income	\$0.00	\$625.00	(\$625.00)	\$4,468.90	\$7,500.00	(\$3,031.10)	\$7,500.00
Reserve Expense							
<u>Capital Improvements</u>							
7000 - Reserve Account Funding	\$0.00	(\$1,445.66)	(\$1,445.66)	\$0.00	(\$17,347.92)	(\$17,347.92)	(\$17,347.92)
<u>Total Capital Improvements</u>	\$0.00	(\$1,445.66)	(\$1,445.66)	\$0.00	(\$17,347.92)	(\$17,347.92)	(\$17,347.92)
<u>Reserve</u>							
3120 - Reserve Fund Expenses	\$0.00	\$166.63	\$166.63	\$600.00	\$2,000.00	\$1,400.00	\$2,000.00
<u>Total Reserve</u>	\$0.00	\$166.63	\$166.63	\$600.00	\$2,000.00	\$1,400.00	\$2,000.00
Total Reserve Expense	\$0.00	(\$1,279.03)	(\$1,279.03)	\$600.00	(\$15,347.92)	(\$15,947.92)	(\$15,347.92)
Reserve Net Income	\$0.00	\$1,904.03	(\$1,904.03)	\$3,868.90	\$22,847.92	(\$18,979.02)	\$22,847.92
Net Income	(\$211,114.89)	(\$8,937.30)	(\$202,177.59)	(\$163,640.97)	\$0.00	(\$163,640.97)	\$0.00

Thunderbird North Community Association
Income Statement
1/1/2025 - 12/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Income													
<u>Income</u>													
4005 - Annual Assessment - Current Year	\$107,960.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$107,960.50
4037 - Tennis Key Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00	\$75.00
4045 - Late Payment Interest	(\$19.51)	\$636.93	(\$19.27)	(\$211.63)	\$0.00	(\$421.96)	(\$45.65)	(\$54.88)	\$214.93	\$202.24	\$266.37	\$220.61	\$768.18
4050 - Collection Fees Billable	\$0.00	\$0.00	\$75.00	\$50.00	\$0.00	\$2,600.00	\$0.00	\$0.00	\$2,050.00	(\$175.00)	(\$48.43)	\$0.00	\$4,551.57
4055 - Administrative Fees	\$30.00	\$15.00	\$0.00	\$0.00	\$0.00	\$0.00	\$105.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00
4060 - Legal Fees Billable	\$0.00	\$166.50	\$281.25	\$200.00	\$169.00	\$0.00	\$3,710.75	\$0.00	\$5,539.32	\$3,528.97	\$912.50	\$5,938.24	\$20,446.53
4065 - Returned Payment Income	\$30.00	\$30.00	\$0.00	\$0.00	\$0.00	\$10.00	\$60.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$130.00
4070 - DR Enforcement - Billable	\$0.00	\$766.00	\$307.87	\$30.00	\$92.00	\$2,408.70	\$742.00	\$20,656.00	(\$18,410.00)	\$20,350.00	\$1,163.92	(\$204,369.08)	(\$176,262.59)
4080 - Earned Interest	\$2.39	\$2.87	\$3.22	\$3.17	\$3.27	\$2.93	\$2.89	\$2.64	\$2.22	\$1.66	\$1.13	\$1.53	\$29.92
4083 - Cell Tower Income	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$9,240.00
<u>Total Income</u>	<u>\$108,773.38</u>	<u>\$2,387.30</u>	<u>\$1,418.07</u>	<u>\$841.54</u>	<u>\$1,034.27</u>	<u>\$5,394.67</u>	<u>\$5,344.99</u>	<u>\$21,473.76</u>	<u>(\$9,833.53)</u>	<u>\$24,677.87</u>	<u>\$3,090.49</u>	<u>(\$197,413.70)</u>	<u>(\$32,810.89)</u>
<i>Total Income</i>	\$108,773.38	\$2,387.30	\$1,418.07	\$841.54	\$1,034.27	\$5,394.67	\$5,344.99	\$21,473.76	(\$9,833.53)	\$24,677.87	\$3,090.49	(\$197,413.70)	(\$32,810.89)
Expense													
<u>Administrative Expenses</u>													
6005 - Management Fee	\$1,904.62	\$1,904.62	\$1,904.62	\$1,904.62	\$1,904.62	\$1,904.62	\$1,904.62	\$1,904.62	\$1,904.62	\$1,904.62	\$1,904.62	\$1,904.62	\$22,855.44
6020 - Legal Fees - Corporate	\$0.00	\$0.00	\$437.50	\$0.00	\$0.00	\$0.00	\$437.50	\$787.50	\$380.22	\$0.00	\$0.00	\$0.00	\$2,042.72
6025 - Legal Fees - Collections Billable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,836.50	\$0.00	\$2,788.82	\$3,132.22	\$588.00	\$5,124.80	\$14,470.34
6030 - Legal Fees - DR Enforcement Billable	\$0.00	\$166.50	\$281.25	\$0.00	\$169.00	\$0.00	\$1,116.75	\$0.00	\$2,750.50	\$0.00	\$324.50	\$529.72	\$5,338.22
6035 - Collection Fees Billable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,750.00	\$2,100.00	\$0.00	\$0.00	\$4,850.00
6040 - DR Enforcement Billable	\$0.00	\$0.00	\$0.00	\$766.00	\$0.00	\$62.00	\$0.00	\$0.00	\$0.00	\$2,043.92	\$240.00	\$700.00	\$3,811.92
6100 - Printing & Production	\$0.00	\$0.00	\$0.00	\$139.46	\$0.00	\$138.65	\$0.00	\$0.00	\$961.95	\$1,339.65	\$96.63	\$77.82	\$2,754.16
6105 - Newsletters	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00	\$225.00	\$0.00	\$0.00	\$625.00
6110 - Postage	\$0.00	\$0.00	\$0.00	\$128.48	\$0.00	\$84.40	\$0.00	\$0.00	\$431.42	\$632.11	\$25.74	\$13.14	\$1,315.29
6115 - Website	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$100.00	\$50.00	\$50.00	\$300.00
6120 - Signs & Advertising	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$149.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$149.20
6125 - Other Administrative Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120.00	\$0.00	\$0.00	\$0.00	\$0.00	\$655.92	\$655.92	\$1,431.84
6127 - Bank Charges	\$11.00	\$10.00	\$0.00	\$0.00	\$0.00	\$10.00	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$51.00
6140 - Bad Debts / AR Write Offs	\$0.00	\$0.00	\$0.00	\$1,324.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30.00	\$0.00	\$0.00	\$1,354.57
<u>Total Administrative Expenses</u>	<u>\$1,915.62</u>	<u>\$2,081.12</u>	<u>\$2,623.37</u>	<u>\$4,263.13</u>	<u>\$2,073.62</u>	<u>\$2,468.87</u>	<u>\$6,315.37</u>	<u>\$2,742.12</u>	<u>\$12,417.53</u>	<u>\$11,507.52</u>	<u>\$3,885.41</u>	<u>\$9,056.02</u>	<u>\$61,349.70</u>
<u>Committees</u>													
6122 - Community Events	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$772.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$772.13
<u>Total Committees</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$772.13</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$772.13</u>
<u>Facilities</u>													
6450 - General Maint & Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$800.00
6460 - Committee Expenses	\$0.00	\$0.00	\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00
6730 - Plumbing Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$457.98	\$0.00	\$457.98
6800 - Pool Management Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,407.25	\$0.00	\$1,407.25
6805 - Pool Maint & Repairs	\$1,407.25	\$1,407.25	\$1,825.37	\$1,585.86	\$1,407.25	\$2,631.63	\$1,407.25	\$1,407.25	\$1,407.25	\$1,768.83	\$0.00	\$0.00	\$16,255.19
<u>Total Facilities</u>	<u>\$1,407.25</u>	<u>\$1,407.25</u>	<u>\$2,425.37</u>	<u>\$1,585.86</u>	<u>\$1,407.25</u>	<u>\$2,931.63</u>	<u>\$1,407.25</u>	<u>\$1,407.25</u>	<u>\$1,407.25</u>	<u>\$1,768.83</u>	<u>\$1,865.23</u>	<u>\$500.00</u>	<u>\$19,520.42</u>
<u>Grounds & Maintenance</u>													
6500 - Landscaping Contract	\$1,450.00	\$1,450.00	\$2,900.00	\$1,450.00	\$1,450.00	\$1,450.00	\$1,450.00	\$1,450.00	\$1,450.00	\$1,450.00	\$0.00	\$1,450.00	\$17,400.00
6505 - Landscaping Extra	\$0.00	\$0.00	\$0.00	\$735.00	\$0.00	\$0.00	\$923.00	\$0.00	\$0.00	\$1,470.00	\$2,400.00	\$0.00	\$5,528.00
6510 - Irrigation Repair & Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$535.00	\$0.00	\$0.00	\$0.00	\$535.00
6515 - Grounds Maintenance	\$0.00	\$75.00	\$0.00	\$0.00	\$47.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$122.62
6520 - Community Decorations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$850.00	\$850.00
<u>Total Grounds & Maintenance</u>	<u>\$1,450.00</u>	<u>\$1,525.00</u>	<u>\$2,900.00</u>	<u>\$2,185.00</u>	<u>\$1,497.62</u>	<u>\$1,450.00</u>	<u>\$2,373.00</u>	<u>\$1,450.00</u>	<u>\$1,985.00</u>	<u>\$2,920.00</u>	<u>\$2,400.00</u>	<u>\$2,300.00</u>	<u>\$24,435.62</u>
<u>Insurance</u>													
6200 - Property Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,854.47	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,854.47
6205 - Directors & Officers Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,573.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,573.13
6210 - Liability & Umbrella Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,835.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,835.20
6215 - Crime & Fidelity Policy	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$417.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$417.00

Thunderbird North Community Association
Income Statement
1/1/2025 - 12/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
<u>Total Insurance</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,679.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,679.80
<u>Permits, Taxes & Licenses</u>													
6300 - Property Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$39.90	\$624.10	\$0.00	\$664.00
<u>Total Permits, Taxes & Licenses</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$39.90	\$624.10	\$0.00	\$664.00
<u>Utilities</u>													
6400 - Electricity	\$937.96	\$859.72	\$1,309.47	\$644.51	\$0.00	\$1,373.80	\$682.54	\$7.30	\$671.32	\$1,352.12	\$671.58	\$905.34	\$9,415.66
6405 - Water	\$512.25	\$138.96	\$173.87	\$91.13	\$196.15	\$550.19	\$681.66	\$882.01	\$384.45	\$742.58	\$1,031.88	\$939.83	\$6,324.96
6410 - Telephone	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$536.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$536.69
<u>Total Utilities</u>	\$1,450.21	\$998.68	\$1,483.34	\$735.64	\$196.15	\$2,460.68	\$1,364.20	\$889.31	\$1,055.77	\$2,094.70	\$1,703.46	\$1,845.17	\$16,277.31
<i>Total Expense</i>	\$6,223.08	\$6,012.05	\$9,432.08	\$8,769.63	\$5,174.64	\$10,083.31	\$23,139.62	\$6,488.68	\$16,865.55	\$18,330.95	\$10,478.20	\$13,701.19	\$134,698.98
 Operating Net Income	 \$102,550.30	 (\$3,624.75)	 (\$8,014.01)	 (\$7,928.09)	 (\$4,140.37)	 (\$4,688.64)	 (\$17,794.63)	 \$14,985.08	 (\$26,699.08)	 \$6,346.92	 (\$7,387.71)	 (\$211,114.89)	 (\$167,509.87)
Reserve Income													
<u>Reserve</u>													
3115 - Reserve Fund Interest	\$3.39	\$288.31	\$452.27	\$330.41	\$295.62	\$1,075.80	\$562.73	\$305.84	\$499.56	\$357.67	\$297.30	\$0.00	\$4,468.90
<u>Total Reserve</u>	\$3.39	\$288.31	\$452.27	\$330.41	\$295.62	\$1,075.80	\$562.73	\$305.84	\$499.56	\$357.67	\$297.30	\$0.00	\$4,468.90
<i>Total Reserve Income</i>	\$3.39	\$288.31	\$452.27	\$330.41	\$295.62	\$1,075.80	\$562.73	\$305.84	\$499.56	\$357.67	\$297.30	\$0.00	\$4,468.90
 Reserve Expense													
<u>Reserve</u>													
3120 - Reserve Fund Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$600.00
<u>Total Reserve</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$600.00
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$600.00
 Reserve Net Income	 \$3.39	 \$288.31	 \$452.27	 \$330.41	 \$295.62	 \$1,075.80	 \$262.73	 \$305.84	 \$499.56	 \$57.67	 \$297.30	 \$0.00	 \$3,868.90
 Net Income	 \$102,553.69	 (\$3,336.44)	 (\$7,561.74)	 (\$7,597.68)	 (\$3,844.75)	 (\$3,612.84)	 (\$17,531.90)	 \$15,290.92	 (\$26,199.52)	 \$6,404.59	 (\$7,090.41)	 (\$211,114.89)	 (\$163,640.97)

Thunderbird North Community Association
2025 Annual Assessments Collected Chart

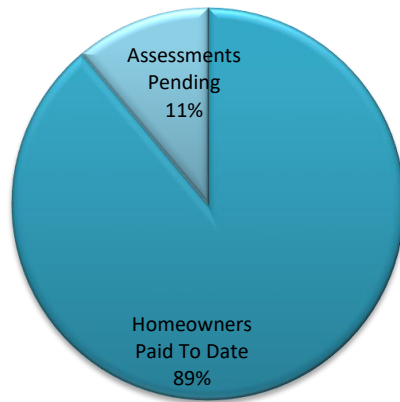
Collected thru December 31, 2025

Total Homes: 583

Homeowners Billed 01/01/2025	\$ 108,146.50
Homeowners Paid in 2024 and Prior	\$ 28,986.72
Homeowners Paid in 2025	\$ 67,174.14
Homeowners Paid To Date	\$ 96,160.86
Assessments Pending	\$ 11,985.64

2025 Assessments

■ Homeowners Paid To Date ■ Assessments Pending



Note:

As of December 31, 2025, the Association has received \$12,355.04 in past years' assessments.

Previous Years Collection Status

Year	Billed	Total Collected	% Collected	% Outstanding	Prepaid Portion
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 December 31, 2025

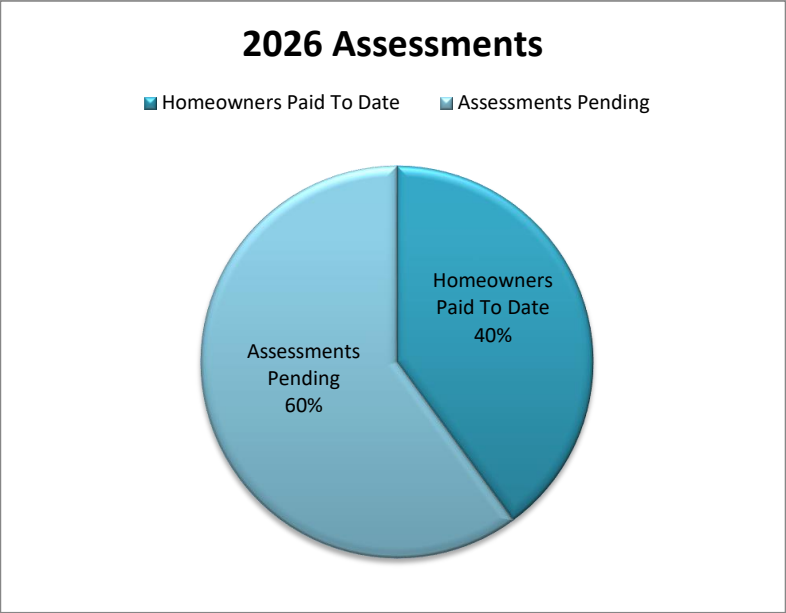
Assessments	\$ 28,987.65
Legal Fees Billable	46,149.14
Collection Fees	4,103.67
Admin Fee	2,441.00
DR Enforcement Billable	45,939.58
Late Payment Interest	8,475.38
NSF/Returned Payments	81.31
Pool Tags	169.00
Total Outsanding To Association	\$ 136,346.73

Thunderbird North Community Association
2026 Annual Assessments Collected Chart

Collected thru January 12, 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	\$ 11,268.07
Homeowners Paid To Date	\$ 43,176.15
Assessments Pending	\$ 64,970.35



Note:

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 December 31, 2025	
Assessments	\$ 28,987.65
Legal Fees Billable	46,149.14
Collection Fees	4,103.67
Admin Fee	2,441.00
DR Enforcement Billable	45,939.58
Late Payment Interest	8,475.38
NSF/Returned Payments	81.31
Pool Tags	169.00
Total Outsanding To Association	<u>\$ 136,346.73</u>