

Thunderbird North Community Association

Board of Directors Meeting Agenda

Date: Thursday, September 17, 2026

Time: 6:00 PM

Location: Missouri City Recreation & Tennis Center
2701 Cypress Point Dr
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. | Review and Approval of Previous Meeting Minutes |
| 6:20 P.M. | Operations <ul style="list-style-type: none">• August 31, 2026 Financial Reports• General Collection Status |
| 6:30 P.M. | New Business <ul style="list-style-type: none">• Bids and Proposals |
| 6:45 P.M. | Old Business <ul style="list-style-type: none">• Newsletter |
| 6:50 P.M. | Committee Reports <ul style="list-style-type: none">• 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, August 20, 2026
6:00 P.M.**

Board Members Present:	Peter Cruickshank, President	Bill Smith, Vice President
	Larry Fox, Treasurer	Russell Waehler, Appointed Director

Board Members Absent: Jacquelyn Palmer, Director at Large

Guests: Sgt. Robert Moses, Missouri City Police Department

Management Present: Samara Brown, Marshall Management Group Inc.

This duly noticed meeting was held at the Quail Valley Thunderbird North Pool located at 3018 Cherry Hills Dr, Missouri City, TX 77459 in Fort Bend County. President, Peter Cruickshank served as the chair and called the meeting to order at 6:03 PM.

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

The meeting minutes dated July 16, 2026 were reviewed silently. Mr. Smith made a motion to adopt the minutes as presented. Mr. Waehler seconded. All were in favor and the minutes stood approved.

Ms. Brown presented the Association's financial report for the period ending July 31, 2026. There were no questions.

The Board discussed the next newsletter and upcoming events. The next newsletter will include the crime report, financials, hurricane safety tips, Trunk or Treat October event, and pool season report. Homeowners on their streets, like last year, will host national Night Out individually.

Sgt. Moses provided the community's crime report for the last thirty days. There were a total of 32 calls for service during the month of July. Calls mentioned included 3 alarm calls, 8 traffic stops, 4 assistance calls, 1 criminal mischief, 2 welfare checks, 2 disturbance calls, 1 solicitation complaints, 4 suspicious activity calls, and one vehicle crash. There are 4 open investigations.

The Board agreed to visit with Ms. Arceneaux at her property to discuss some concerns that she had mentioned in prior meetings.

There being no further business to discuss, the meeting adjourned at 6:46 PM.

Thunderbird North Community Association
Balance Sheet Comparison Report
As Of 8/31/2026

	<u>Balance</u> <u>8/31/2026</u>	<u>Balance</u> <u>7/31/2026</u>	<u>Change</u>
Assets			
<u>Cash - Operating</u>			
1005 - First Citizens Bank - Operating Account	\$17,215.46	\$30,037.38	(\$12,821.92)
1015 - JP Morgan Chase Bank - Operating Account	\$33,187.45	\$33,187.45	\$0.00
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>\$50,402.91</u>	<u>\$63,224.83</u>	<u>(\$12,821.92)</u>
<u>Reserve</u>			
1030 - Merrill Lynch Investment Bank 2364	\$258,426.27	\$255,262.62	\$3,163.65
1035 - Merrill Lynch Investment Bank 04019	\$9,014.43	\$9,011.97	\$2.46
<u>Reserve Total</u>	<u>\$267,440.70</u>	<u>\$264,274.59</u>	<u>\$3,166.11</u>
<u>Current Assets</u>			
1200 - Accounts Receivable	\$205,110.50	\$205,692.39	(\$581.89)
<u>Current Assets Total</u>	<u>\$205,110.50</u>	<u>\$205,692.39</u>	<u>(\$581.89)</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>	\$556,876.88	\$567,114.58	(\$10,237.70)
Liabilities and Equity			
<u>Current Liabilities</u>			
2100 - Accounts Payable	\$37,677.03	\$40,091.13	(\$2,414.10)
2300 - Prepaid Assessments	\$8,182.58	\$8,006.65	\$175.93
<u>Current Liabilities Total</u>	<u>\$45,859.61</u>	<u>\$48,097.78</u>	<u>(\$2,238.17)</u>
<u>Other Liabilities</u>			
2200 - Deferred Revenue	\$69,354.69	\$69,354.69	\$0.00
<u>Other Liabilities Total</u>	<u>\$69,354.69</u>	<u>\$69,354.69</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	\$42,096.44	\$39,239.65	\$2,856.79
3200 - Beginning Balance Equity	\$987.30	\$987.30	\$0.00
<u>Equity Total</u>	<u>\$252,271.22</u>	<u>\$249,414.43</u>	<u>\$2,856.79</u>
<u>Operating Retained Earnings</u>	\$103,006.42	\$103,006.42	\$0.00
<u>Reserve Retained Earnings</u>	\$28,509.74	\$28,509.74	\$0.00

Thunderbird North Community Association
Balance Sheet Comparison Report
As Of 8/31/2026

	<u>Balance</u> <u>8/31/2026</u>	<u>Balance</u> <u>7/31/2026</u>	<u>Change</u>
<u>Operating Net Income</u>	\$50,213.94	\$61,379.58	(\$11,165.64)
<u>Reserve Net Income</u>	\$6,706.26	\$6,396.94	\$309.32
<i>Liabilities & Equity Total</i>	\$555,921.88	\$566,159.58	(\$10,237.70)

Thunderbird North Community Association
Budget Comparison Report
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026			1/1/2026 - 8/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4005 - Annual Assessment - Current Year	\$0.00	\$0.00	\$0.00	\$107,959.50	\$107,960.50	(\$1.00)	\$107,960.50
4035 - Pool Tag Income	\$0.00	\$0.00	\$0.00	\$2,870.00	\$2,500.00	\$370.00	\$2,500.00
4037 - Tennis Key Income	\$0.00	\$8.33	(\$8.33)	\$0.00	\$66.64	(\$66.64)	\$100.00
4045 - Late Payment Interest	(\$25.00)	\$100.00	(\$125.00)	\$807.34	\$800.00	\$7.34	\$1,200.00
4050 - Collection Fees Billable	\$0.00	\$283.33	(\$283.33)	\$1,600.00	\$2,266.64	(\$666.64)	\$3,400.00
4055 - Administrative Fees	\$25.00	\$83.33	(\$58.33)	\$955.00	\$666.64	\$288.36	\$1,000.00
4060 - Legal Fees Billable	\$3,569.00	\$1,750.00	\$1,819.00	\$16,853.58	\$14,000.00	\$2,853.58	\$21,000.00
4070 - DR Enforcement - Billable	\$474.00	\$2,083.33	(\$1,609.33)	\$55,435.49	\$16,666.64	\$38,768.85	\$25,000.00
4080 - Earned Interest	\$1.11	\$2.67	(\$1.56)	\$16.37	\$21.36	(\$4.99)	\$32.00
4083 - Cell Tower Income	\$0.00	\$770.00	(\$770.00)	\$5,390.00	\$6,160.00	(\$770.00)	\$9,240.00
4090 - Allowance for Doubtful Accounts	\$0.00	(\$2,249.18)	\$2,249.18	(\$26,990.13)	(\$17,993.44)	(\$8,996.69)	(\$26,990.13)
<u>Total Income</u>	\$4,044.11	\$2,831.81	\$1,212.30	\$164,897.15	\$133,114.98	\$31,782.17	\$144,442.37
Total Income	\$4,044.11	\$2,831.81	\$1,212.30	\$164,897.15	\$133,114.98	\$31,782.17	\$144,442.37
Expense							
<u>Administrative Expenses</u>							
6005 - Management Fee	\$1,904.62	\$1,905.00	\$0.38	\$15,236.96	\$15,240.00	\$3.04	\$22,860.00
6010 - Management Extra	\$0.00	\$62.50	\$62.50	\$0.00	\$500.00	\$500.00	\$750.00
6015 - Audit and Taxes	\$0.00	\$216.67	\$216.67	\$0.00	\$1,733.36	\$1,733.36	\$2,600.00
6020 - Legal Fees - Corporate	\$0.00	\$250.00	\$250.00	\$2,680.00	\$2,000.00	(\$680.00)	\$3,000.00
6025 - Legal Fees - Collections Billable	\$3,569.00	\$1,083.33	(\$2,485.67)	\$10,628.58	\$8,666.64	(\$1,961.94)	\$13,000.00
6030 - Legal Fees - DR Enforcement Billable	\$1,280.00	\$666.67	(\$613.33)	\$7,535.00	\$5,333.36	(\$2,201.64)	\$8,000.00
6035 - Collection Fees Billable	\$0.00	\$283.33	\$283.33	\$1,974.00	\$2,266.64	\$292.64	\$3,400.00
6040 - DR Enforcement Billable	\$608.00	\$333.33	(\$274.67)	\$1,183.00	\$2,666.64	\$1,483.64	\$4,000.00
6100 - Printing & Production	\$70.39	\$250.00	\$179.61	\$2,096.93	\$2,000.00	(\$96.93)	\$3,000.00
6105 - Newsletters	\$0.00	\$62.50	\$62.50	\$0.00	\$500.00	\$500.00	\$750.00
6110 - Postage	\$37.96	\$166.67	\$128.71	\$628.01	\$1,333.36	\$705.35	\$2,000.00
6115 - Website	\$50.00	\$50.00	\$0.00	\$430.14	\$400.00	(\$30.14)	\$600.00
6120 - Signs & Advertising	\$0.00	\$66.67	\$66.67	\$1,115.00	\$533.36	(\$581.64)	\$800.00
6125 - Other Administrative Expenses	\$300.00	\$125.00	(\$175.00)	\$2,756.47	\$1,000.00	(\$1,756.47)	\$1,500.00
6127 - Bank Charges	\$0.00	\$5.00	\$5.00	\$8.00	\$40.00	\$32.00	\$60.00
6140 - Bad Debts / AR Write Offs	\$0.00	\$94.17	\$94.17	\$903.64	\$753.36	(\$150.28)	\$1,130.00
<u>Total Administrative Expenses</u>	\$7,819.97	\$5,620.84	(\$2,199.13)	\$47,175.73	\$44,966.72	(\$2,209.01)	\$67,450.00
<u>Committees</u>							
6122 - Community Events	\$0.00	\$83.33	\$83.33	\$504.96	\$666.64	\$161.68	\$1,000.00
<u>Total Committees</u>	\$0.00	\$83.33	\$83.33	\$504.96	\$666.64	\$161.68	\$1,000.00
<u>Facilities</u>							
6450 - General Maint & Repairs	\$945.00	\$83.33	(\$861.67)	\$1,992.72	\$666.64	(\$1,326.08)	\$1,000.00
6460 - Committee Expenses	\$0.00	\$50.00	\$50.00	\$364.41	\$400.00	\$35.59	\$600.00
6730 - Plumbing Repairs	\$0.00	\$83.33	\$83.33	\$610.98	\$666.64	\$55.66	\$1,000.00
6735 - Electrical Repairs	\$0.00	\$41.67	\$41.67	\$552.08	\$333.36	(\$218.72)	\$500.00
6745 - Pest Control	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	(\$300.00)	\$0.00
<u>Total Facilities</u>	\$945.00	\$258.33	(\$686.67)	\$3,820.19	\$2,066.64	(\$1,753.55)	\$3,100.00

Thunderbird North Community Association
Budget Comparison Report
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026			1/1/2026 - 8/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Grounds & Maintenance</u>							
6500 - Landscaping Contract	\$1,450.00	\$1,450.00	\$0.00	\$13,050.00	\$11,600.00	(\$1,450.00)	\$17,400.00
6505 - Landscaping Extra	\$0.00	\$500.00	\$500.00	\$4,020.00	\$4,000.00	(\$20.00)	\$6,000.00
6510 - Irrigation Repair & Maintenance	\$0.00	\$62.50	\$62.50	\$510.00	\$500.00	(\$10.00)	\$750.00
6515 - Grounds Maintenance	\$0.00	\$41.67	\$41.67	\$0.00	\$333.36	\$333.36	\$500.00
6520 - Community Decorations	\$0.00	\$125.00	\$125.00	\$375.00	\$1,000.00	\$625.00	\$1,500.00
<u>Total Grounds & Maintenance</u>	\$1,450.00	\$2,179.17	\$729.17	\$17,955.00	\$17,433.36	(\$521.64)	\$26,150.00
<u>Insurance</u>							
6200 - Property Insurance	\$7.00	\$369.39	\$362.39	\$4,674.46	\$2,955.12	(\$1,719.34)	\$4,432.64
6205 - Directors & Officers Insurance	\$0.00	\$235.87	\$235.87	\$2,590.88	\$1,886.96	(\$703.92)	\$2,830.44
6210 - Liability & Umbrella Insurance	\$0.00	\$463.37	\$463.37	\$5,452.19	\$3,706.96	(\$1,745.23)	\$5,560.48
6215 - Crime & Fidelity Policy	\$0.00	\$38.22	\$38.22	\$305.19	\$305.76	\$0.57	\$458.70
6220 - Insurance Financing Fee	\$0.00	\$77.48	\$77.48	\$0.00	\$619.84	\$619.84	\$929.76
<u>Total Insurance</u>	\$7.00	\$1,184.33	\$1,177.33	\$13,022.72	\$9,474.64	(\$3,548.08)	\$14,212.02
<u>Permits, Taxes & Licenses</u>							
6300 - Property Taxes	\$0.00	\$58.33	\$58.33	\$0.00	\$466.64	\$466.64	\$700.00
<u>Total Permits, Taxes & Licenses</u>	\$0.00	\$58.33	\$58.33	\$0.00	\$466.64	\$466.64	\$700.00
<u>Pool Expenses</u>							
6805 - Pool Maint & Repairs	\$1,407.25	\$1,407.25	\$0.00	\$15,034.21	\$11,258.00	(\$3,776.21)	\$16,887.00
6815 - Pool Supplies	\$0.00	\$50.00	\$50.00	\$125.00	\$400.00	\$275.00	\$600.00
6820 - Pool Monitors	\$1,203.00	\$1,230.00	\$27.00	\$5,074.50	\$5,190.00	\$115.50	\$5,490.00
6825 - Cleaning Service	\$635.00	\$500.00	(\$135.00)	\$2,510.00	\$2,468.00	(\$42.00)	\$2,468.00
6830 - Pool Tags	\$0.00	\$75.00	\$75.00	\$458.98	\$600.00	\$141.02	\$900.00
<u>Total Pool Expenses</u>	\$3,245.25	\$3,262.25	\$17.00	\$23,202.69	\$19,916.00	(\$3,286.69)	\$26,345.00
<u>Utilities</u>							
6400 - Electricity	\$1,194.95	\$530.83	(\$664.12)	\$5,220.78	\$4,246.64	(\$974.14)	\$6,369.96
6405 - Water	\$442.66	\$411.47	(\$31.19)	\$3,058.11	\$3,291.76	\$233.65	\$4,937.61
6410 - Telephone	\$0.00	\$150.00	\$150.00	\$536.69	\$1,200.00	\$663.31	\$1,800.00
6415 - Internet	\$104.92	\$0.00	(\$104.92)	\$186.34	\$0.00	(\$186.34)	\$0.00
<u>Total Utilities</u>	\$1,742.53	\$1,092.30	(\$650.23)	\$9,001.92	\$8,738.40	(\$263.52)	\$13,107.57
Total Expense	\$15,209.75	\$13,738.88	(\$1,470.87)	\$114,683.21	\$103,729.04	(\$10,954.17)	\$152,064.59
Operating Net Income	(\$11,165.64)	(\$10,907.07)	(\$258.57)	\$50,213.94	\$29,385.94	\$20,828.00	(\$7,622.22)
Reserve Income							
<u>Reserve</u>							
3115 - Reserve Fund Interest	\$309.32	\$625.00	(\$315.68)	\$10,536.58	\$5,000.00	\$5,536.58	\$7,500.00
<u>Total Reserve</u>	\$309.32	\$625.00	(\$315.68)	\$10,536.58	\$5,000.00	\$5,536.58	\$7,500.00
Total Reserve Income	\$309.32	\$625.00	(\$315.68)	\$10,536.58	\$5,000.00	\$5,536.58	\$7,500.00
Reserve Expense							
<u>Capital Improvements</u>							
7000 - Reserve Account Funding	\$0.00	(\$346.04)	(\$346.04)	\$0.00	(\$2,768.32)	(\$2,768.32)	(\$4,152.54)

Thunderbird North Community Association
Budget Comparison Report
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026			1/1/2026 - 8/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7060 - Capital Improvements - Monument Signs	\$0.00	\$0.00	\$0.00	\$600.00	\$0.00	(\$600.00)	\$0.00
7070 - Capital Improvements - Quick Projects	\$0.00	\$285.86	\$285.86	\$2,930.32	\$2,286.88	(\$643.44)	\$3,430.32
<u>Total Capital Improvements</u>	\$0.00	(\$60.18)	(\$60.18)	\$3,530.32	(\$481.44)	(\$4,011.76)	(\$722.22)
<u>Reserve</u>							
3120 - Reserve Fund Expenses	\$0.00	\$50.00	\$50.00	\$300.00	\$400.00	\$100.00	\$600.00
<u>Total Reserve</u>	\$0.00	\$50.00	\$50.00	\$300.00	\$400.00	\$100.00	\$600.00
Total Reserve Expense	\$0.00	(\$10.18)	(\$10.18)	\$3,830.32	(\$81.44)	(\$3,911.76)	(\$122.22)
Reserve Net Income	\$309.32	\$635.18	(\$325.86)	\$6,706.26	\$5,081.44	\$1,624.82	\$7,622.22
Net Income	(\$10,856.32)	(\$10,271.89)	(\$584.43)	\$56,920.20	\$34,467.38	\$22,452.82	\$0.00

Thunderbird North Community Association
Income Statement
1/1/2026 - 8/31/2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Total
Income									
<u>Income</u>									
4005 - Annual Assessment - Current Year	\$107,959.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$107,959.50
4035 - Pool Tag Income	\$0.00	\$0.00	\$0.00	\$35.00	\$1,455.00	\$1,120.00	\$260.00	\$0.00	\$2,870.00
4045 - Late Payment Interest	\$0.00	\$0.00	\$0.00	\$484.43	(\$25.78)	(\$0.12)	\$373.81	(\$25.00)	\$807.34
4050 - Collection Fees Billable	\$0.00	\$0.00	\$0.00	\$1,650.00	(\$50.00)	\$0.00	\$0.00	\$0.00	\$1,600.00
4055 - Administrative Fees	\$15.00	\$600.00	\$90.00	\$0.00	\$75.00	\$0.00	\$150.00	\$25.00	\$955.00
4060 - Legal Fees Billable	\$2,675.16	\$6,121.94	\$0.00	\$3,667.76	\$439.72	\$0.00	\$380.00	\$3,569.00	\$16,853.58
4070 - DR Enforcement - Billable	\$10,070.00	\$1,535.73	\$692.87	\$1,099.92	\$40,134.00	\$90.00	\$1,338.97	\$474.00	\$55,435.49
4080 - Earned Interest	\$2.07	\$2.34	\$2.69	\$2.40	\$2.22	\$1.97	\$1.57	\$1.11	\$16.37
4083 - Cell Tower Income	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$0.00	\$5,390.00
4090 - Allowance for Doubtful Accounts	(\$26,990.13)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$26,990.13)
<u>Total Income</u>	\$94,501.60	\$9,030.01	\$1,555.56	\$7,709.51	\$42,800.16	\$1,981.85	\$3,274.35	\$4,044.11	\$164,897.15
<i>Total Income</i>	\$94,501.60	\$9,030.01	\$1,555.56	\$7,709.51	\$42,800.16	\$1,981.85	\$3,274.35	\$4,044.11	\$164,897.15
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	\$15,236.96
6020 - Legal Fees - Corporate	\$962.50	\$0.00	\$0.00	\$1,662.50	\$55.00	\$0.00	\$0.00	\$0.00	\$2,680.00
6025 - Legal Fees - Collections Billable	\$1,887.66	\$1,002.44	\$2,495.32	\$1,013.44	\$280.72	\$0.00	\$380.00	\$3,569.00	\$10,628.58
6030 - Legal Fees - DR Enforcement Billable	\$787.50	\$5,149.50	\$159.00	\$0.00	\$159.00	\$0.00	\$0.00	\$1,280.00	\$7,535.00
6035 - Collection Fees Billable	\$0.00	\$0.00	\$0.00	\$1,700.00	\$25.00	\$249.00	\$0.00	\$0.00	\$1,974.00
6040 - DR Enforcement Billable	\$0.00	\$60.00	\$90.00	\$0.00	\$0.00	\$425.00	\$0.00	\$608.00	\$1,183.00
6100 - Printing & Production	\$0.00	\$82.97	\$60.90	\$0.00	\$5.00	\$1,877.67	\$0.00	\$70.39	\$2,096.93
6110 - Postage	\$0.00	\$2.22	\$63.64	\$0.78	\$2.34	\$521.07	\$0.00	\$37.96	\$628.01
6115 - Website	\$50.00	\$50.00	\$50.00	\$80.14	\$50.00	\$50.00	\$50.00	\$50.00	\$430.14
6120 - Signs & Advertising	\$0.00	\$0.00	\$0.00	\$0.00	\$1,115.00	\$0.00	\$0.00	\$0.00	\$1,115.00
6125 - Other Administrative Expenses	\$102.83	\$748.23	\$50.00	\$60.00	\$1.00	\$1,344.41	\$150.00	\$300.00	\$2,756.47
6127 - Bank Charges	\$0.00	\$0.00	\$0.00	\$4.00	\$4.00	\$0.00	\$0.00	\$0.00	\$8.00
6140 - Bad Debts / AR Write Offs	\$0.00	\$841.03	\$0.00	\$62.61	\$0.00	\$0.00	\$0.00	\$0.00	\$903.64
<u>Total Administrative Expenses</u>	\$5,695.11	\$9,841.01	\$4,873.48	\$6,488.09	\$3,601.68	\$6,371.77	\$2,484.62	\$7,819.97	\$47,175.73
<u>Committees</u>									
6122 - Community Events	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$504.96	\$0.00	\$0.00	\$504.96
<u>Total Committees</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$504.96	\$0.00	\$0.00	\$504.96
<u>Facilities</u>									
6450 - General Maint & Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$1,047.72	\$0.00	\$0.00	\$945.00	\$1,992.72
6460 - Committee Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$39.52	\$24.89	\$0.00	\$364.41
6730 - Plumbing Repairs	\$0.00	\$204.00	\$406.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$610.98
6735 - Electrical Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$552.08	\$0.00	\$0.00	\$0.00	\$552.08
6745 - Pest Control	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00
<u>Total Facilities</u>	\$0.00	\$204.00	\$406.98	\$0.00	\$2,199.80	\$39.52	\$24.89	\$945.00	\$3,820.19
<u>Grounds & Maintenance</u>									
6500 - Landscaping Contract	\$2,900.00	\$1,450.00	\$0.00	\$1,450.00	\$1,450.00	\$1,450.00	\$2,900.00	\$1,450.00	\$13,050.00

Thunderbird North Community Association
Income Statement
1/1/2026 - 8/31/2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Total
6505 - Landscaping Extra	\$1,700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,320.00	\$0.00	\$0.00	\$4,020.00
6510 - Irrigation Repair & Maintenance	\$0.00	\$0.00	\$510.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$510.00
6520 - Community Decorations	\$375.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$375.00
<u>Total Grounds & Maintenance</u>	<u>\$4,975.00</u>	<u>\$1,450.00</u>	<u>\$510.00</u>	<u>\$1,450.00</u>	<u>\$1,450.00</u>	<u>\$3,770.00</u>	<u>\$2,900.00</u>	<u>\$1,450.00</u>	<u>\$17,955.00</u>
<u>Insurance</u>									
6200 - Property Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,667.46	\$7.00	\$4,674.46
6205 - Directors & Officers Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,590.88	\$0.00	\$2,590.88
6210 - Liability & Umbrella Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,452.19	\$0.00	\$5,452.19
6215 - Crime & Fidelity Policy	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$305.19	\$0.00	\$305.19
<u>Total Insurance</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>\$13,015.72</u>	<u>\$7.00</u>	<u>\$13,022.72</u>
<u>Pool Expenses</u>									
6800 - Pool Management Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6805 - Pool Maint & Repairs	\$1,917.11	\$1,407.25	\$2,671.55	\$1,407.25	\$1,585.17	\$2,423.83	\$2,214.80	\$1,407.25	\$15,034.21
6815 - Pool Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00
6820 - Pool Monitors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,676.25	\$2,195.25	\$1,203.00	\$5,074.50
6825 - Cleaning Service	\$0.00	\$0.00	\$0.00	\$0.00	\$800.00	\$0.00	\$1,075.00	\$635.00	\$2,510.00
6830 - Pool Tags	\$0.00	\$0.00	\$0.00	\$0.00	\$458.98	\$0.00	\$0.00	\$0.00	\$458.98
<u>Total Pool Expenses</u>	<u>\$1,917.11</u>	<u>\$1,407.25</u>	<u>\$2,671.55</u>	<u>\$1,407.25</u>	<u>\$2,844.15</u>	<u>\$4,100.08</u>	<u>\$5,610.05</u>	<u>\$3,245.25</u>	<u>\$23,202.69</u>
<u>Utilities</u>									
6400 - Electricity	\$900.61	\$66.92	\$1,147.48	\$8.31	\$583.34	\$1,310.69	\$8.48	\$1,194.95	\$5,220.78
6405 - Water	\$441.96	\$163.50	\$390.49	\$649.92	\$430.01	\$236.46	\$303.11	\$442.66	\$3,058.11
6410 - Telephone	\$0.00	\$0.00	\$0.00	\$0.00	\$536.69	\$0.00	\$0.00	\$0.00	\$536.69
6415 - Internet	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$81.42	\$104.92	\$186.34
<u>Total Utilities</u>	<u>\$1,342.57</u>	<u>\$230.42</u>	<u>\$1,537.97</u>	<u>\$658.23</u>	<u>\$1,550.04</u>	<u>\$1,547.15</u>	<u>\$393.01</u>	<u>\$1,742.53</u>	<u>\$9,001.92</u>
<i>Total Expense</i>	<i>\$13,929.79</i>	<i>\$13,132.68</i>	<i>\$9,999.98</i>	<i>\$10,003.57</i>	<i>\$11,645.67</i>	<i>\$16,333.48</i>	<i>\$24,428.29</i>	<i>\$15,209.75</i>	<i>\$114,683.21</i>
Operating Net Income	<u>\$80,571.81</u>	<u>(\$4,102.67)</u>	<u>(\$8,444.42)</u>	<u>(\$2,294.06)</u>	<u>\$31,154.49</u>	<u>(\$14,351.63)</u>	<u>(\$21,153.94)</u>	<u>(\$11,165.64)</u>	<u>\$50,213.94</u>
Reserve Income									
<u>Reserve</u>									
3115 - Reserve Fund Interest	\$2.55	\$285.78	\$463.88	\$339.55	\$6,992.52	\$1,091.97	\$1,051.01	\$309.32	\$10,536.58
<u>Total Reserve</u>	<u>\$2.55</u>	<u>\$285.78</u>	<u>\$463.88</u>	<u>\$339.55</u>	<u>\$6,992.52</u>	<u>\$1,091.97</u>	<u>\$1,051.01</u>	<u>\$309.32</u>	<u>\$10,536.58</u>
<i>Total Reserve Income</i>	<i>\$2.55</i>	<i>\$285.78</i>	<i>\$463.88</i>	<i>\$339.55</i>	<i>\$6,992.52</i>	<i>\$1,091.97</i>	<i>\$1,051.01</i>	<i>\$309.32</i>	<i>\$10,536.58</i>
Reserve Expense									
<u>Capital Improvements</u>									
7060 - Capital Improvements - Monument Signs	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$0.00	\$0.00	\$0.00	\$600.00
7070 - Capital Improvements - Quick Projects	\$0.00	\$0.00	\$0.00	\$2,930.32	\$0.00	\$0.00	\$0.00	\$0.00	\$2,930.32
<u>Total Capital Improvements</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,930.32</u>	<u>\$600.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,530.32</u>

Thunderbird North Community Association
Income Statement
1/1/2026 - 8/31/2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Total
<u>Reserve</u>									
3120 - Reserve Fund Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$300.00
<u>Total Reserve</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$300.00
 <i>Total Reserve Expense</i>	 \$0.00	 \$0.00	 \$0.00	 \$2,930.32	 \$600.00	 \$0.00	 \$300.00	 \$0.00	 \$3,830.32
 Reserve Net Income	 \$2.55	 \$285.78	 \$463.88	 (\$2,590.77)	 \$6,392.52	 \$1,091.97	 \$751.01	 \$309.32	 \$6,706.26
 Net Income	 \$80,574.36	 (\$3,816.89)	 (\$7,980.54)	 (\$4,884.83)	 \$37,547.01	 (\$13,259.66)	 (\$20,402.93)	 (\$10,856.32)	 \$56,920.20

Thunderbird North Community Association 2026 Annual Assessments Collected Chart

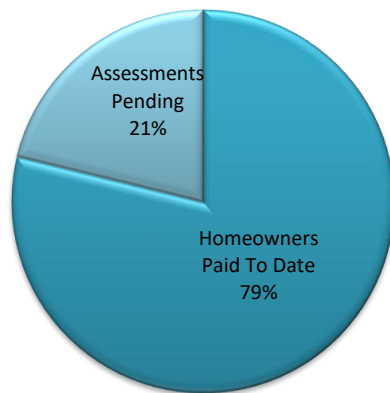
Collected thru September 17, 2026

Total Homes: 583

Homeowners Billed 01/01/2025	\$ 108,146.50
Homeowners Paid in 2025 and Prior	\$ 31,908.08
Homeowners Paid in 2026	\$ 53,316.11
Homeowners Paid To Date	\$ 85,224.19
Assessments Pending	\$ 22,922.31

2026 Assessments

■ Homeowners Paid To Date ■ Assessments Pending



Note:

As of September 17, 2026, the Association has received \$8,520.73 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 August 31, 2026

Assessments	\$ 43,724.51
Legal Fees Billable	45,358.11
Collection Fees	4,927.48
Admin Fee	3,041.00
DR Enforcement Billable	96,917.19
Late Payment Interest	8,331.88
NSF/Returned Payments	30.00
Pool Tags	144.67

Total Outsanding To Association \$ 202,474.84