

Thunderbird North Community Association

Board of Directors Meeting Agenda

Date: Thursday, August 20, 2026

Time: 6:00 PM

Location: Quail Valley Thunderbird North Community Pool
3018 Cherry Hills Dr
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) |
| 6:15 P.M. | Review and Approval of Previous Meeting Minutes |
| 6:20 P.M. | Operations <ul style="list-style-type: none">• July 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 |
-

- | | |
|-----------|---|
| 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, July 16, 2026
6:00 P.M.**

Board Members Present:	Peter Cruickshank, President Jacquelyn Palmer, Director at Large Larry Fox, Treasurer	Bill Smith, Vice President Russell Waehler, Appointed Director
-------------------------------	---	---

Guests: Sgt. Robert Moses, Missouri City Police Department

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 6:08 PM.

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

The annual meeting minutes dated May 20, 2026 were reviewed silently. Mr. Fox made a motion to adopt the minutes as presented. Mr. Smith seconded.

Ms. Brown presented the Association's financial report for the period ending June 30, 2026. Mr. Cruickshank instructed to post allocated amount to the financials now, which will give a more accurate depiction of the income invoiced and received. He also noted a correction to coding for Pool Management vs. Pool Maintenance.

The Board discussed the next newsletter and upcoming events. The next newsletter will include the crime report, financials, and pool season report. Homeowners on their streets – like last year, will host national Night Out individually. There were several parties in Thunderbird North that Police, Fire, and Council visited. Board will be working on possible event for October to be held at the pool, park area – not a swimming event.

Sgt. Moses provided the community's crime report for the last thirty days. Calls included 4 false alarm calls, 10 traffic stops, a disturbance on Eastfield, a city ordinance violation on Fall Meadow, a runaway on Mission Valley. Hilton Head was active with a forgery call, a harassment call, a vehicle theft, and a disturbance. Sgt. Moses advised those present to, as always, be aware of their surroundings. There has been many homeless persons around the smoke shops, and several instances of elderly persons been robbed as they returned home.

Ms. Brown gave a report on the pool activity since opening Memorial Day Weekend. Attendance was consistent and high. Pool tags sold and recorded as of June 30, 2026 amounted to a total of \$2,585.00. The pool being open and selling pool tags created receipts of some delinquent accounts. Albert White visits the property every open day to ensure the cleanliness of the pool area and restrooms. Several neighboring owners would like the option to purchase pool tags and use the pool. Several owners requested extended hours for the future. Board instruction Ms. Brown to remove the drinking fountain, have pipes capped and wall sealed. Purchase bottled water to have at pool for emergencies. Board would like to have an exit interview with the pool monitor.

Mr. Waehler will be taking over the website updating duties.

There being no further business to discuss, the meeting adjourned at 7:24 PM.

Thunderbird North Community Association

Balance Sheet

7/31/2026

AssetsCash - Operating

1005 - First Citizens Bank - Operating Account \$30,037.38

1015 - JP Morgan Chase Bank - Operating Account \$33,187.45

Cash - Operating Total \$63,224.83Reserve

1030 - Merrill Lynch Investment Bank 2364 \$256,410.65

1035 - Merrill Lynch Investment Bank 04019 \$9,009.52

Reserve Total \$265,420.17Current Assets

1200 - Accounts Receivable \$205,692.39

Current Assets Total \$205,692.39Fixed Assets

1500 - Playground Equipment \$33,652.56

1550 - Pool Furniture \$270.21

Fixed Assets Total \$33,922.77*Assets Total*

\$568,260.16

Liabilities and EquityCurrent Liabilities

2100 - Accounts Payable \$27,011.00

2300 - Prepaid Assessments \$8,006.65

Current Liabilities Total \$35,017.65Other Liabilities

2200 - Deferred Revenue \$69,354.69

Other Liabilities Total \$69,354.69Equity

3000 - Reserve Funding (\$96,000.00)

3105 - Reserve Fund Equity \$305,187.48

3110 - Reserves Gains/Losses \$41,136.24

3200 - Beginning Balance Equity \$987.30

Equity Total \$251,311.02Retained Earnings \$131,516.16Net Income \$80,105.64*Liabilities & Equity Total*

\$567,305.16

Thunderbird North Community Association
Budget Comparison Report
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026			1/1/2026 - 7/31/2026			
	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	\$260.00	\$500.00	(\$240.00)	\$2,870.00	\$2,500.00	\$370.00	\$2,500.00
4037 - Tennis Key Income	\$0.00	\$8.33	(\$8.33)	\$0.00	\$58.31	(\$58.31)	\$100.00
4045 - Late Payment Interest	\$373.81	\$100.00	\$273.81	\$832.34	\$700.00	\$132.34	\$1,200.00
4050 - Collection Fees Billable	\$0.00	\$283.33	(\$283.33)	\$1,600.00	\$1,983.31	(\$383.31)	\$3,400.00
4055 - Administrative Fees	\$150.00	\$83.33	\$66.67	\$930.00	\$583.31	\$346.69	\$1,000.00
4060 - Legal Fees Billable	\$380.00	\$1,750.00	(\$1,370.00)	\$13,284.58	\$12,250.00	\$1,034.58	\$21,000.00
4070 - DR Enforcement - Billable	\$1,338.97	\$2,083.33	(\$744.36)	\$54,961.49	\$14,583.31	\$40,378.18	\$25,000.00
4080 - Earned Interest	\$1.57	\$2.67	(\$1.10)	\$15.26	\$18.69	(\$3.43)	\$32.00
4083 - Cell Tower Income	\$770.00	\$770.00	\$0.00	\$5,390.00	\$5,390.00	\$0.00	\$9,240.00
4090 - Allowance for Doubtful Accounts	\$0.00	(\$2,249.18)	\$2,249.18	(\$26,990.13)	(\$15,744.26)	(\$11,245.87)	(\$26,990.13)
<u>Total Income</u>	\$3,274.35	\$3,331.81	(\$57.46)	\$160,853.04	\$130,283.17	\$30,569.87	\$144,442.37
Total Income	\$3,274.35	\$3,331.81	(\$57.46)	\$160,853.04	\$130,283.17	\$30,569.87	\$144,442.37
Expense							
<u>Administrative Expenses</u>							
6005 - Management Fee	\$1,904.62	\$1,905.00	\$0.38	\$13,332.34	\$13,335.00	\$2.66	\$22,860.00
6010 - Management Extra	\$0.00	\$62.50	\$62.50	\$0.00	\$437.50	\$437.50	\$750.00
6015 - Audit and Taxes	\$0.00	\$216.67	\$216.67	\$0.00	\$1,516.69	\$1,516.69	\$2,600.00
6020 - Legal Fees - Corporate	\$0.00	\$250.00	\$250.00	\$2,680.00	\$1,750.00	(\$930.00)	\$3,000.00
6025 - Legal Fees - Collections Billable	\$380.00	\$1,083.33	\$703.33	\$7,059.58	\$7,583.31	\$523.73	\$13,000.00
6030 - Legal Fees - DR Enforcement Billable	\$0.00	\$666.67	\$666.67	\$6,255.00	\$4,666.69	(\$1,588.31)	\$8,000.00
6035 - Collection Fees Billable	\$0.00	\$283.33	\$283.33	\$1,974.00	\$1,983.31	\$9.31	\$3,400.00
6040 - DR Enforcement Billable	\$0.00	\$333.33	\$333.33	\$575.00	\$2,333.31	\$1,758.31	\$4,000.00
6100 - Printing & Production	\$0.00	\$250.00	\$250.00	\$2,026.54	\$1,750.00	(\$276.54)	\$3,000.00
6105 - Newsletters	\$0.00	\$62.50	\$62.50	\$0.00	\$437.50	\$437.50	\$750.00
6110 - Postage	\$0.00	\$166.67	\$166.67	\$590.05	\$1,166.69	\$576.64	\$2,000.00
6115 - Website	\$50.00	\$50.00	\$0.00	\$380.14	\$350.00	(\$30.14)	\$600.00
6120 - Signs & Advertising	\$0.00	\$66.67	\$66.67	\$1,115.00	\$466.69	(\$648.31)	\$800.00
6125 - Other Administrative Expenses	\$150.00	\$125.00	(\$25.00)	\$2,456.47	\$875.00	(\$1,581.47)	\$1,500.00
6127 - Bank Charges	\$0.00	\$5.00	\$5.00	\$8.00	\$35.00	\$27.00	\$60.00
6140 - Bad Debts / AR Write Offs	\$0.00	\$94.17	\$94.17	\$903.64	\$659.19	(\$244.45)	\$1,130.00
<u>Total Administrative Expenses</u>	\$2,484.62	\$5,620.84	\$3,136.22	\$39,355.76	\$39,345.88	(\$9.88)	\$67,450.00
<u>Committees</u>							
6122 - Community Events	\$0.00	\$83.33	\$83.33	\$504.96	\$583.31	\$78.35	\$1,000.00
<u>Total Committees</u>	\$0.00	\$83.33	\$83.33	\$504.96	\$583.31	\$78.35	\$1,000.00
<u>Facilities</u>							
6450 - General Maint & Repairs	\$0.00	\$83.33	\$83.33	\$1,047.72	\$583.31	(\$464.41)	\$1,000.00
6460 - Committee Expenses	\$0.00	\$50.00	\$50.00	\$300.00	\$350.00	\$50.00	\$600.00
6730 - Plumbing Repairs	\$0.00	\$83.33	\$83.33	\$610.98	\$583.31	(\$27.67)	\$1,000.00
6735 - Electrical Repairs	\$0.00	\$41.67	\$41.67	\$552.08	\$291.69	(\$260.39)	\$500.00
6745 - Pest Control	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	(\$300.00)	\$0.00
<u>Total Facilities</u>	\$0.00	\$258.33	\$258.33	\$2,810.78	\$1,808.31	(\$1,002.47)	\$3,100.00

Thunderbird North Community Association
Budget Comparison Report
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026			1/1/2026 - 7/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Grounds & Maintenance</u>							
6500 - Landscaping Contract	\$2,900.00	\$1,450.00	(\$1,450.00)	\$11,600.00	\$10,150.00	(\$1,450.00)	\$17,400.00
6505 - Landscaping Extra	\$0.00	\$500.00	\$500.00	\$4,020.00	\$3,500.00	(\$520.00)	\$6,000.00
6510 - Irrigation Repair & Maintenance	\$0.00	\$62.50	\$62.50	\$510.00	\$437.50	(\$72.50)	\$750.00
6515 - Grounds Maintenance	\$0.00	\$41.67	\$41.67	\$0.00	\$291.69	\$291.69	\$500.00
6520 - Community Decorations	\$0.00	\$125.00	\$125.00	\$375.00	\$875.00	\$500.00	\$1,500.00
<u>Total Grounds & Maintenance</u>	\$2,900.00	\$2,179.17	(\$720.83)	\$16,505.00	\$15,254.19	(\$1,250.81)	\$26,150.00
<u>Insurance</u>							
6200 - Property Insurance	\$0.00	\$369.39	\$369.39	\$0.00	\$2,585.73	\$2,585.73	\$4,432.64
6205 - Directors & Officers Insurance	\$0.00	\$235.87	\$235.87	\$0.00	\$1,651.09	\$1,651.09	\$2,830.44
6210 - Liability & Umbrella Insurance	\$0.00	\$463.37	\$463.37	\$0.00	\$3,243.59	\$3,243.59	\$5,560.48
6215 - Crime & Fidelity Policy	\$0.00	\$38.22	\$38.22	\$0.00	\$267.54	\$267.54	\$458.70
6220 - Insurance Financing Fee	\$0.00	\$77.48	\$77.48	\$0.00	\$542.36	\$542.36	\$929.76
<u>Total Insurance</u>	\$0.00	\$1,184.33	\$1,184.33	\$0.00	\$8,290.31	\$8,290.31	\$14,212.02
<u>Permits, Taxes & Licenses</u>							
6300 - Property Taxes	\$0.00	\$58.33	\$58.33	\$0.00	\$408.31	\$408.31	\$700.00
<u>Total Permits, Taxes & Licenses</u>	\$0.00	\$58.33	\$58.33	\$0.00	\$408.31	\$408.31	\$700.00
<u>Pool Expenses</u>							
6805 - Pool Maint & Repairs	\$2,214.80	\$1,407.25	(\$807.55)	\$13,626.96	\$9,850.75	(\$3,776.21)	\$16,887.00
6815 - Pool Supplies	\$125.00	\$50.00	(\$75.00)	\$125.00	\$350.00	\$225.00	\$600.00
6820 - Pool Monitors	\$2,195.25	\$1,740.00	(\$455.25)	\$3,871.50	\$3,960.00	\$88.50	\$5,490.00
6825 - Cleaning Service	\$1,075.00	\$500.00	(\$575.00)	\$1,875.00	\$1,968.00	\$93.00	\$2,468.00
6830 - Pool Tags	\$0.00	\$75.00	\$75.00	\$458.98	\$525.00	\$66.02	\$900.00
<u>Total Pool Expenses</u>	\$5,610.05	\$3,772.25	(\$1,837.80)	\$19,957.44	\$16,653.75	(\$3,303.69)	\$26,345.00
<u>Utilities</u>							
6400 - Electricity	\$8.48	\$530.83	\$522.35	\$4,025.83	\$3,715.81	(\$310.02)	\$6,369.96
6405 - Water	\$303.11	\$411.47	\$108.36	\$2,615.45	\$2,880.29	\$264.84	\$4,937.61
6410 - Telephone	\$0.00	\$150.00	\$150.00	\$536.69	\$1,050.00	\$513.31	\$1,800.00
6415 - Internet	\$81.42	\$0.00	(\$81.42)	\$81.42	\$0.00	(\$81.42)	\$0.00
<u>Total Utilities</u>	\$393.01	\$1,092.30	\$699.29	\$7,259.39	\$7,646.10	\$386.71	\$13,107.57
Total Expense	\$11,387.68	\$14,248.88	\$2,861.20	\$86,393.33	\$89,990.16	\$3,596.83	\$152,064.59
Operating Net Income	(\$8,113.33)	(\$10,917.07)	\$2,803.74	\$74,459.71	\$40,293.01	\$34,166.70	(\$7,622.22)
Reserve Income							
<u>Reserve</u>							
3115 - Reserve Fund Interest	\$0.00	\$625.00	(\$625.00)	\$9,176.25	\$4,375.00	\$4,801.25	\$7,500.00
<u>Total Reserve</u>	\$0.00	\$625.00	(\$625.00)	\$9,176.25	\$4,375.00	\$4,801.25	\$7,500.00
Total Reserve Income	\$0.00	\$625.00	(\$625.00)	\$9,176.25	\$4,375.00	\$4,801.25	\$7,500.00
Reserve Expense							
<u>Capital Improvements</u>							
7000 - Reserve Account Funding	\$0.00	(\$346.04)	(\$346.04)	\$0.00	(\$2,422.28)	(\$2,422.28)	(\$4,152.54)

Thunderbird North Community Association
Budget Comparison Report
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026			1/1/2026 - 7/31/2026			
	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	\$2,001.02	(\$929.30)	\$3,430.32
<u>Total Capital Improvements</u>	\$0.00	(\$60.18)	(\$60.18)	\$3,530.32	(\$421.26)	(\$3,951.58)	(\$722.22)
<u>Reserve</u>							
3120 - Reserve Fund Expenses	\$0.00	\$50.00	\$50.00	\$0.00	\$350.00	\$350.00	\$600.00
<u>Total Reserve</u>	\$0.00	\$50.00	\$50.00	\$0.00	\$350.00	\$350.00	\$600.00
Total Reserve Expense	\$0.00	(\$10.18)	(\$10.18)	\$3,530.32	(\$71.26)	(\$3,601.58)	(\$122.22)
Reserve Net Income	\$0.00	\$635.18	(\$635.18)	\$5,645.93	\$4,446.26	\$1,199.67	\$7,622.22
Net Income	(\$8,113.33)	(\$10,281.89)	\$2,168.56	\$80,105.64	\$44,739.27	\$35,366.37	\$0.00

Thunderbird North Community Association
Income Statement
1/1/2026 - 7/31/2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 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	\$107,959.50
4035 - Pool Tag Income	\$0.00	\$0.00	\$0.00	\$35.00	\$1,455.00	\$1,120.00	\$260.00	\$2,870.00
4045 - Late Payment Interest	\$0.00	\$0.00	\$0.00	\$484.43	(\$25.78)	(\$0.12)	\$373.81	\$832.34
4050 - Collection Fees Billable	\$0.00	\$0.00	\$0.00	\$1,650.00	(\$50.00)	\$0.00	\$0.00	\$1,600.00
4055 - Administrative Fees	\$15.00	\$600.00	\$90.00	\$0.00	\$75.00	\$0.00	\$150.00	\$930.00
4060 - Legal Fees Billable	\$2,675.16	\$6,121.94	\$0.00	\$3,667.76	\$439.72	\$0.00	\$380.00	\$13,284.58
4070 - DR Enforcement - Billable	\$10,070.00	\$1,535.73	\$692.87	\$1,099.92	\$40,134.00	\$90.00	\$1,338.97	\$54,961.49
4080 - Earned Interest	\$2.07	\$2.34	\$2.69	\$2.40	\$2.22	\$1.97	\$1.57	\$15.26
4083 - Cell Tower Income	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$770.00	\$5,390.00
4090 - Allowance for Doubtful Accounts	(\$26,990.13)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$26,990.13)
<u>Total Income</u>	<u>\$94,501.60</u>	<u>\$9,030.01</u>	<u>\$1,555.56</u>	<u>\$7,709.51</u>	<u>\$42,800.16</u>	<u>\$1,981.85</u>	<u>\$3,274.35</u>	<u>\$160,853.04</u>
<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	\$160,853.04
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	\$13,332.34
6020 - Legal Fees - Corporate	\$962.50	\$0.00	\$0.00	\$1,662.50	\$55.00	\$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	\$7,059.58
6030 - Legal Fees - DR Enforcement Billable	\$787.50	\$5,149.50	\$159.00	\$0.00	\$159.00	\$0.00	\$0.00	\$6,255.00
6035 - Collection Fees Billable	\$0.00	\$0.00	\$0.00	\$1,700.00	\$25.00	\$249.00	\$0.00	\$1,974.00
6040 - DR Enforcement Billable	\$0.00	\$60.00	\$90.00	\$0.00	\$0.00	\$425.00	\$0.00	\$575.00
6100 - Printing & Production	\$0.00	\$82.97	\$60.90	\$0.00	\$5.00	\$1,877.67	\$0.00	\$2,026.54
6110 - Postage	\$0.00	\$2.22	\$63.64	\$0.78	\$2.34	\$521.07	\$0.00	\$590.05
6115 - Website	\$50.00	\$50.00	\$50.00	\$80.14	\$50.00	\$50.00	\$50.00	\$380.14
6120 - Signs & Advertising	\$0.00	\$0.00	\$0.00	\$0.00	\$1,115.00	\$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	\$2,456.47
6127 - Bank Charges	\$0.00	\$0.00	\$0.00	\$4.00	\$4.00	\$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	\$903.64
<u>Total Administrative Expenses</u>	<u>\$5,695.11</u>	<u>\$9,841.01</u>	<u>\$4,873.48</u>	<u>\$6,488.09</u>	<u>\$3,601.68</u>	<u>\$6,371.77</u>	<u>\$2,484.62</u>	<u>\$39,355.76</u>
<u>Committees</u>								
6122 - Community Events	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$504.96	\$0.00	\$504.96
<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>\$504.96</u>	<u>\$0.00</u>	<u>\$504.96</u>
<u>Facilities</u>								
6450 - General Maint & Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$1,047.72	\$0.00	\$0.00	\$1,047.72
6460 - Committee Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$300.00
6730 - Plumbing Repairs	\$0.00	\$204.00	\$406.98	\$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	\$552.08
6745 - Pest Control	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$300.00
<u>Total Facilities</u>	<u>\$0.00</u>	<u>\$204.00</u>	<u>\$406.98</u>	<u>\$0.00</u>	<u>\$2,199.80</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,810.78</u>

Thunderbird North Community Association
Income Statement
1/1/2026 - 7/31/2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Total
<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	\$11,600.00
6505 - Landscaping Extra	\$1,700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,320.00	\$0.00	\$4,020.00
6510 - Irrigation Repair & Maintenance	\$0.00	\$0.00	\$510.00	\$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	\$375.00
<u>Total Grounds & Maintenance</u>	\$4,975.00	\$1,450.00	\$510.00	\$1,450.00	\$1,450.00	\$3,770.00	\$2,900.00	\$16,505.00
<u>Pool Expenses</u>								
6800 - Pool Management Contract	\$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	\$13,626.96
6815 - Pool Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$125.00	\$125.00
6820 - Pool Monitors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,676.25	\$2,195.25	\$3,871.50
6825 - Cleaning Service	\$0.00	\$0.00	\$0.00	\$0.00	\$800.00	\$0.00	\$1,075.00	\$1,875.00
6830 - Pool Tags	\$0.00	\$0.00	\$0.00	\$0.00	\$458.98	\$0.00	\$0.00	\$458.98
<u>Total Pool Expenses</u>	\$1,917.11	\$1,407.25	\$2,671.55	\$1,407.25	\$2,844.15	\$4,100.08	\$5,610.05	\$19,957.44
<u>Utilities</u>								
6400 - Electricity	\$900.61	\$66.92	\$1,147.48	\$8.31	\$583.34	\$1,310.69	\$8.48	\$4,025.83
6405 - Water	\$441.96	\$163.50	\$390.49	\$649.92	\$430.01	\$236.46	\$303.11	\$2,615.45
6410 - Telephone	\$0.00	\$0.00	\$0.00	\$0.00	\$536.69	\$0.00	\$0.00	\$536.69
6415 - Internet	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$81.42	\$81.42
<u>Total Utilities</u>	\$1,342.57	\$230.42	\$1,537.97	\$658.23	\$1,550.04	\$1,547.15	\$393.01	\$7,259.39
<i>Total Expense</i>	\$13,929.79	\$13,132.68	\$9,999.98	\$10,003.57	\$11,645.67	\$16,293.96	\$11,387.68	\$86,393.33
Operating Net Income	\$80,571.81	(\$4,102.67)	(\$8,444.42)	(\$2,294.06)	\$31,154.49	(\$14,312.11)	(\$8,113.33)	\$74,459.71
Reserve Income								
<u>Reserve</u>								
3115 - Reserve Fund Interest	\$2.55	\$285.78	\$463.88	\$339.55	\$6,992.52	\$1,091.97	\$0.00	\$9,176.25
<u>Total Reserve</u>	\$2.55	\$285.78	\$463.88	\$339.55	\$6,992.52	\$1,091.97	\$0.00	\$9,176.25
<i>Total Reserve Income</i>	\$2.55	\$285.78	\$463.88	\$339.55	\$6,992.52	\$1,091.97	\$0.00	\$9,176.25
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	\$600.00
7070 - Capital Improvements - Quick Projects	\$0.00	\$0.00	\$0.00	\$2,930.32	\$0.00	\$0.00	\$0.00	\$2,930.32
<u>Total Capital Improvements</u>	\$0.00	\$0.00	\$0.00	\$2,930.32	\$600.00	\$0.00	\$0.00	\$3,530.32
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$2,930.32	\$600.00	\$0.00	\$0.00	\$3,530.32
Reserve Net Income	\$2.55	\$285.78	\$463.88	(\$2,590.77)	\$6,392.52	\$1,091.97	\$0.00	\$5,645.93

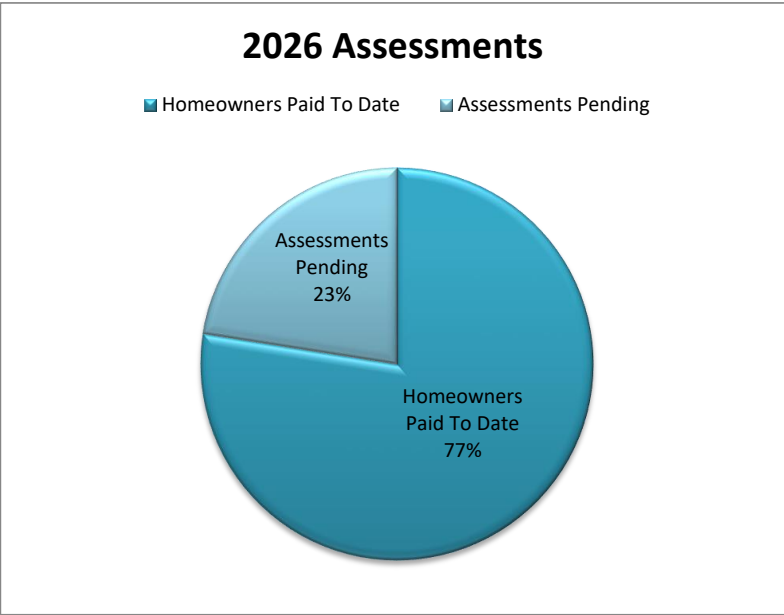
Thunderbird North Community Association
Income Statement
1/1/2026 - 7/31/2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Total
Net Income	\$80,574.36	(\$3,816.89)	(\$7,980.54)	(\$4,884.83)	\$37,547.01	(\$13,220.14)	(\$8,113.33)	\$80,105.64

Thunderbird North Community Association
2026 Annual Assessments Collected Chart

Collected thru August 19, 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	\$	51,900.03
Homeowners Paid To Date	\$	83,808.11
Assessments Pending	\$	24,338.39



Note:
As of August 19, 2026, the Association has received \$7,619.76 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 July 31, 2026	
Assessments	\$ 47,710.59
Legal Fees Billable	42,198.09
Collection Fees	4,932.48
Admin Fee	3,041.00
DR Enforcement Billable	96,618.75
Late Payment Interest	8,381.15
NSF/Returned Payments	30.00
Pool Tags	144.67
Total Outsanding To Association	\$ 203,056.73