



Thunderbird Paseo Condominium Association
c/o Vision Community Management, A RealManage Company
16625 S. Desert Foothills Pkwy.
Phoenix, AZ 85048
Office: (480) 759-4945 Fax: (480) 759-8683
thunderbirdpaseo@wearevision.com

September 29, 2025

RE: 2026 Association Budget

Dear Homeowner:

As we enter 2026, Vision Community Management, a RealManage Company, and your volunteer Board of Directors would like to welcome all new homeowners to Thunderbird Paseo Condominium and thank our continuing residents for your continued partnership as we look forward to a great year ahead.

The Board of Directors has completed a review of the current year's budget and expenses. In preparing for the year ahead, they evaluated anticipated operating costs and set financial plans to support the Association's future needs. Enclosed please find the approved 2026 budget. **The 2026 assessment is \$285.00 per unit per month.**

Your billing statement is enclosed. Prompt payment of assessments is necessary to ensure the association has necessary funds available to operate and maintain the community.

Payment Instructions:

Make checks payable to:
Thunderbird Paseo Condominium Association
PO BOX 93866
Las Vegas, NV 89193-3866

Please note the above address is a bank lockbox. Do not send any correspondence to this address; it will not be forwarded to our office. Payments must be made payable to Thunderbird Paseo Condominium Association only. Payments made out to RealManage or Vision Community Management may be returned, which could result in late fees. Please reference your account number on your check.

If you pay through your bank's online bill pay service:

- Update the payment address and assessment amount, if applicable, to the new 2026 rate.

If you pay through Property Pay (First Citizen's HOA payment portal)

- Update your payment method/payment amount at: <https://pay.westernalliancebank.com/Home>
- For assistance, contact Alliance Bank directly at 844-739-2331

If you pay through Vision Community Management's ACH program (existing clients only):

- Your payment will automatically be updated to the new 2026 assessment rate, if applicable

If you have questions about the 2026 budget or assessment rate, please contact RealManage, LLC, dba Vision Community Management, at 480-759-4945. On behalf of the Board of Directors and Vision Community Management, a RealManage Company, we wish you the very best during this holiday season.

Sincerely,

Vision Community Management, a RealManage Company
on behalf of the Board of Directors
Thunderbird Paseo Condominium Association

2026 Budget

Thunderbird Paseo Condominium

Income Accounts Total	\$861,840.00
Expense Accounts Total	\$861,840.00
Difference	\$0.00

Income

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
4010 - Homeowner Assessments	71,820.00	71,820.00	71,820.00	71,820.00	71,820.00	71,820.00	71,820.00	71,820.00	71,820.00	71,820.00	71,820.00	71,820.00	861,840.00
Subtotal	71,820.00	71,820.00	71,820.00	71,820.00	71,820.00	71,820.00	71,820.00	71,820.00	71,820.00	71,820.00	71,820.00	71,820.00	861,840.00

Landscaping & Common Areas

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
5010 - Landscape Maintenance Contract	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	57,600.00
5030 - Irrigation Repair	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00
5060 - Backflow Testing							800.00						800.00
5080 - Common Area Repairs/Maintenance	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
5110 - Tree Installation-new			2,000.00							2,000.00			4,000.00
5120 - Tree Replacement/Removal				400.00							400.00		800.00
5130 - Tree Trimming			4,500.00						5,500.00				10,000.00
5140 - Palm Tree Skinning/Trimming							4,900.00						4,900.00
5170 - Flowers & Shrubs			1,500.00							1,500.00			3,000.00
5180 - Storm Damage									2,000.00				2,000.00
5190 - Seed								1,950.00					1,950.00
5200 - Fertilizer / Chemicals	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
5215 - Maintenance Supplies	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	16,800.00
5230 - Aeration					1,000.00								1,000.00
5240 - Granite / Stabilization	5,650.00												5,650.00
5270 - Pest Control	945.00	945.00	945.00	945.00	945.00	945.00	945.00	945.00	945.00	945.00	945.00	945.00	11,340.00
5275 - Pest Control - Bee			300.00	300.00	300.00	300.00	300.00	300.00	300.00	200.00	200.00		2,400.00
5290 - Electrical Repair-Common Areas	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
5300 - Property Lighting	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
5310 - Block Wall Repair						250.00							250.00
5320 - Fencing Repair			1,000.00							1,000.00			2,000.00
5340 - Painting-Common Areas	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
5370 - Sidewalk / Concrete Repairs			367.00			367.00			367.00				1,468.00
5380 - Street Maintenance & Repair						150.00							150.00
5390 - Street Sweeping										150.00			150.00
5410 - Signs	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
5440 - Vehicle Fuel	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	840.00
Subtotal	15,615.00	9,965.00	19,632.00	10,665.00	11,265.00	11,032.00	15,965.00	12,215.00	18,032.00	14,815.00	10,565.00	10,332.00	160,098.00

Gates

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
5610 - Gate Maintenance Contract		150.00					150.00				150.00		450.00
5620 - Gate Repairs	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Subtotal	50.00	200.00	50.00	50.00	50.00	50.00	200.00	50.00	50.00	50.00	200.00	50.00	1,050.00

Pool

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
6010 - Pool Maintenance Contract	705.00	705.00	705.00	705.00	705.00	705.00	705.00	705.00	705.00	705.00	705.00	705.00	8,460.00
6020 - Pool Repairs	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
6030 - Pool Pump/Filter Repairs					2,800.00				2,800.00				5,600.00
6040 - Pool Supplies / Chemicals	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
6190 - Miscellaneous Pool	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
Subtotal	1,605.00	1,605.00	1,605.00	1,605.00	4,405.00	1,605.00	1,605.00	1,605.00	4,405.00	1,605.00	1,605.00	1,605.00	24,860.00

Structures

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
6510 - Interior Unit Repair	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
6520 - Exterior Unit Repair	730.00	730.00	730.00	730.00	730.00	730.00	730.00	730.00	730.00	730.00	730.00	730.00	8,760.00
6560 - Roof Repair			8,000.00						8,000.00				16,000.00
6570 - Clubhouse Repair/Maintenance	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
6610 - Miscellaneous Structures Repair	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
6640 - Fire Systems Maintenance					1,500.00								1,500.00
6650 - Fire Extinguishers						800.00							800.00
6660 - Alarm Maintenance	250.00			250.00			250.00			250.00			1,000.00
6680 - Plumbing	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
6681 - Lift Station Maintenance	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	16,800.00
6682 - Lift Station Pumping			1,250.00			1,250.00			1,250.00				5,000.00
6700 - Keys/Locks										265.00			265.00
6710 - Janitorial Service	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
6720 - Janitorial Supplies	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	1,320.00
6735 - Uniforms	450.00												450.00
Subtotal	3,690.00	2,990.00	12,240.00	3,240.00	4,490.00	5,040.00	3,240.00	2,990.00	12,240.00	3,505.00	2,990.00	4,240.00	60,895.00

Utilities

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
7010 - Water	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	120,000.00
7050 - Electricity	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	20,400.00
7060 - Natural Gas / Propane	2,100.00	1,900.00	1,700.00	1,200.00	950.00	800.00	800.00	800.00	850.00	900.00	366.00	2,600.00	14,966.00
7080 - Telephone	183.00	183.00	183.00	183.00	183.00	183.00	183.00	183.00	183.00	183.00	183.00	183.00	2,196.00
7090 - Cable TV	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.12	1.00
7100 - Internet	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
Subtotal	14,158.08	13,958.08	13,758.08	13,258.08	13,008.08	12,858.08	12,858.08	12,858.08	12,908.08	12,958.08	12,424.08	14,658.12	159,663.00

Insurance

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
7210 - Association Master Policy							59,241.00						59,241.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	59,241.00	0.00	0.00	0.00	0.00	0.00	59,241.00

Administrative

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
8010 - Office Supplies	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	48.00
8020 - Postage	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00
8030 - Certified Postage	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
8045 - Annual Meeting Mailer	1,638.00												1,638.00
8070 - Newsletter / Communications								379.24					379.24
8090 - NSF Bank Fees	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	24.00
8120 - Statement Fees	665.00	665.00	665.00	665.00	665.00	665.00	665.00	665.00	665.00	665.00	665.00	665.00	7,980.00
8130 - Late Notices / Demand Letters	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	3,180.00
8140 - Violation Letters	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
8180 - Lien / Judgment Fees	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	36.00
8190 - Permits & Licenses		35.00	250.00		290.00		225.00						800.00
8220 - Income Taxes		50.00											50.00
8260 - Meeting Minutes	50.00		50.00		50.00		50.00		50.00		50.00		300.00
8280 - Community Events			300.00							420.00			720.00
8490 - Miscellaneous Administrative	620.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	840.00
Subtotal	3,497.00	1,294.00	1,809.00	1,209.00	1,549.00	1,209.00	1,484.00	1,588.24	1,259.00	1,629.00	1,259.00	1,209.00	18,995.24

Professional

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
8510 - Management Contract	3,106.48	3,106.48	3,106.48	3,106.48	3,106.48	3,106.48	3,106.48	3,106.48	3,106.48	3,106.48	3,106.48	3,106.48	37,277.76
8530 - Income Tax / Audit / Review			750.00										750.00
8535 - Collections	216.67	216.67	216.67	216.67	216.67	216.67	216.67	216.67	216.67	216.67	216.67	216.63	2,600.00
8536 - Legal-Bankruptcy Monitoring												10.00	10.00
8537 - Legal-Small Claims			50.00							50.00			100.00
8540 - Legal-Collections	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
8545 - Legal-CC&R Enforcement	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
8550 - Legal-General Counsel	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
8560 - Security Service	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	54,000.00
8580 - Website Maintenance	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	1,020.00
8690 - Miscellaneous Professional	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
8730 - Salaries/Benefits - Common Grounds	4,995.50	4,995.50	4,995.50	4,995.50	4,995.50	4,995.50	4,995.50	4,995.50	4,995.50	4,995.50	4,995.50	4,995.50	59,946.00
8845 - Workmen's Compensation	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
8855 - Payroll Service Fees	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
Subtotal	17,203.65	17,203.65	18,003.65	17,203.65	17,203.65	17,203.65	17,203.65	17,203.65	17,203.65	17,253.65	17,203.65	17,213.61	207,303.76

Reserve Transfers

[illegible]