Thunderbird Paseo Condominium Association

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

October 11, 2023

RE: 2024 Association Budget

Dear Homeowner:

The Board of Directors recently reviewed the current year's budget and actual expenses. All operating expenses projected for the coming year, as well as reserve contributions for future capital expenditures, were considered. Enclosed please find the approved 2024 budget. **The 2024 assessment is $250.00 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.

If you choose to utilize auto pay, visit www.WeAreVision.com to download a form or contact our office. If you are already on auto pay, please note the assessment amount will be withdrawn from your account on or around the 10th of each month.

If you utilize online bill pay through your banking institution, please make sure to adjust your assessment amount for the new amount. Please make your check payable to your association and reference your account number on your check. Please send payments to:

Thunderbird Paseo Condominium Association
P.O. 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.

On behalf of the Board of Directors and Vision Community Management, we wish you the very best during this holiday season. If you have any questions, please do not hesitate to contact us.

Sincerely,

Vision Community Management
on behalf of the Board of Directors
Thunderbird Paseo Condominium Association

2024 Budget

Thunderbird Paseo Condominium

Income Accounts Total	**$756,000.00**
Expense Accounts Total	**$756,000.00**
Difference	**$0.00**

Income

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
4010 - Homeowner Assessments	63,000.00	63,000.00	63,000.00	63,000.00	63,000.00	63,000.00	63,000.00	63,000.00	63,000.00	63,000.00	63,000.00	63,000.00	756,000.00
Subtotal	63,000.00	63,000.00	63,000.00	63,000.00	63,000.00	63,000.00	63,000.00	63,000.00	63,000.00	63,000.00	63,000.00	63,000.00	756,000.00

Landscaping & Common Areas

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
5010 - Landscape Maintenance Contract	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	70,800.00
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							400.00						400.00
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	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	9,900.00
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	200.00	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	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
5310 - Block Wall Repair						250.00							250.00
5320 - Fencing Repair			500.00							500.00			1,000.00
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			300.00			300.00			300.00			300.00	1,200.00
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	16,040.00	10,390.00	19,490.00	11,090.00	11,690.00	11,390.00	15,990.00	12,640.00	18,390.00	14,740.00	10,990.00	10,690.00	163,530.00

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	670.00	670.00	670.00	670.00	670.00	670.00	670.00	670.00	670.00	670.00	670.00	670.00	8,040.00
6020 - Pool Repairs	233.00	233.00	233.00	233.00	233.00	233.00	233.00	233.00	233.00	233.00	233.00	233.00	2,796.00
6030 - Pool Pump/Filter Repairs					2,000.00				2,000.00				4,000.00
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	1,503.00	1,503.00	1,503.00	1,503.00	3,503.00	1,503.00	1,503.00	1,503.00	3,503.00	1,503.00	1,503.00	1,503.00	22,036.00

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			1,200.00						1,200.00				2,400.00
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	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
6681 - Lift Station 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
6682 - Lift Station Pumping			1,250.00			1,250.00			1,250.00			1,250.00	5,000.00
6700 - Keys/Locks										265.00			265.00
6710 - Janitorial Service	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
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	3,340.00	2,640.00	5,090.00	2,890.00	4,140.00	4,690.00	2,890.00	2,640.00	5,090.00	3,155.00	2,640.00	3,890.00	43,095.00

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	190.00	2,600.00	14,790.00
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	157.00	157.00	157.00	157.00	157.00	157.00	157.00	157.00	157.00	157.00	157.00	157.00	1,884.00
7100 - Internet	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	1,620.00
Subtotal	14,275.00	14,075.00	13,875.00	13,375.00	13,125.00	12,975.00	12,975.00	12,975.00	13,025.00	13,075.00	12,365.00	14,775.00	160,890.00

Insurance

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
7210 - Association Master Policy	2,145.00	2,145.00	2,145.00	2,145.00	2,145.00	2,145.00	2,145.00	2,145.00	2,145.00	2,145.00	2,145.00	2,145.00	25,740.00
Subtotal	2,145.00	2,145.00	2,145.00	2,145.00	2,145.00	2,145.00	2,145.00	2,145.00	2,145.00	2,145.00	2,145.00	2,145.00	25,740.00

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								323.00					323.00
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	1,532.00	1,259.00	1,629.00	1,259.00	1,209.00	18,939.00

Professional

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
8510 - Management Contract	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	2,900.00	34,800.00
8530 - Income Tax / Audit / Review			750.00										750.00
8535 - Collections	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
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	4,270.00	4,270.00	4,270.00	4,270.00	4,270.00	4,270.00	4,270.00	4,270.00	4,270.00	4,270.00	4,270.00	4,270.00	51,240.00
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	4,850.00	4,850.00	4,850.00	4,850.00	4,850.00	4,850.00	4,850.00	4,850.00	4,850.00	4,850.00	4,850.00	4,850.00	58,200.00
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	16,455.00	16,455.00	17,255.00	16,455.00	16,455.00	16,455.00	16,455.00	16,455.00	16,455.00	16,505.00	16,455.00	16,465.00	198,320.00

Reserve Transfers

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
9020 - General Reserves	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	122,400.00
Subtotal	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	122,400.00