

Plano Forest Creek North III & IV Homeowners Association, Inc.

2500 Legacy Drive, Ste. 220

Frisco, TX 75034

469-480-8000

Due Date	Account Number
1/1/2026	1029010601

Timothy and Christina Tsao
3604 Oakcrest Drive
Plano, TX 75025
USA

2915631
00065

RE: 3604 Oakcrest Drive
Plano, TX 75025

Statement

Date	Description	Ref#	Charges	Payment	Balance
Primary Ledger					
1/1/2025	Previous Balance				\$0.00
1/1/2025	January 2025 - Annual Assessment		\$228.80		\$228.80
2/10/2025	Collection Fee		\$15.00		\$243.80
2/18/2025	AAB Payment	2534		(\$228.80)	\$15.00
2/27/2025	AAB Payment	2536		(\$15.00)	\$0.00
1/1/2026	January 2026 - Annual Assessment		\$245.00		\$245.00
1/1/2026	Current Account Balance				\$245.00

To pay your assessments online, visit www.forestcreeknorth.com. Assessments may be paid by e-check or credit card/debit card and will incur a 3rd party processing fee. In order to pay online, you must have a valid email address and your account number. If you have any questions, please contact us at 469-480-8000.

Payments are received by a lockbox and deposited without review. To ensure your account is properly credited, please return the below stub with your payment and include your account number on your check or money order. Written dispute and/or partial payment with the stated intent to satisfy your obligation in full must be sent to: 2500 Legacy Drive, #220, Frisco, TX 75034.

Not all charges may appear on the statement. Payments not received by the due date are subject to late fees, interest and collection costs.

Forest Creek North Owners Association
Professionally Managed by Assured Association Management, Inc.
2500 Legacy Dr, Suite 220
Frisco, TX 75034

Date: November 20, 2025

To: Forest Creek North Owners Association Homeowners

From: Board of Directors Forest Creek North Owners Association

Re: Announcement of an Increase of the Annual Assessment

As part of our ongoing commitment to maintaining and improving our community, the Board of Directors has approved the Association's 2026 budget. As part of this budget, the annual assessment will increase from **\$228.80 to \$245.00, effective January 1, 2026.**

This assessment increase aims to raise the necessary funds to cover the rising operating expenses associated with preserving community facilities. Increasing the costs of funds to cover the rising cost of utilities and maintenance contracts and the necessary upkeep. The funds will be utilized for essential repairs, renovations, and improvements as they arise. These enhancements not only ensure that our community facilities remain safe and functional but also elevate their overall quality, creating a more enjoyable living environment while increasing property values in the long run.

Beginning with January 1, 2026, billing, the annual assessment will increase from **\$228.80 to \$245.00.** Assessments are billed annually and are due **January 1, 2026.**

• If you are enrolled in the Association's Direct Debit payment program (auto-draft through AMI), no action is required. The amount debited will automatically update.

• **However, if you set up autopay through the Association's website or your personal bank, please note that the payment amount will not automatically adjust. You must log in and update the dollar amount you previously authorized to ensure the correct assessment is remitted.**

If you are uncertain of your current payment method, please contact Account Manager, Michelle Valderrama, at mvalderrama@assuredmanagement.com for assistance.

Transparency remains a key priority, and we encourage you to review the 2026 Budget available on the Association's website. Homeowners are also invited to attend the Annual Meeting and Board of Directors meetings to stay informed and engaged in the decision-making process.

We appreciate your continued partnership and commitment to making our neighborhood a safe, beautiful, and thriving place to live.

Thank you,