CARDINAL MANAGEMENT GROUP, INC.

FOX POINT HOMEOWNERS ASSOCIATION

OPEN SESSION
September 9, 2025

FOX POINT HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

September 9, 2025

7:00PM

Fox Point Clubhouse, 6120 Blackstone Blvd, Fredericksburg, VA 22407 & Zoom

Zoom Meeting Information:
Link: https://zoom.us/meeting/register/Ch4SYs-WTP6onHqX5UMtCQ
Phone: 301-715-8592
Meeting ID: 933 8825 3491
Passcode: 435155

AGENDA

I. Call to Order/Verification of Quorum/Roll Call

(Open Session)

II. Review and Approval of Agenda

III. Community Comments #1 (15 Minutes)

A. Owner Questions/Comments Related to Non-Agenda Items
(Recommended 3 minutes maximum per owner)

IV. Review & Approval of Draft Minutes – August 12, 2025 **TAB 1**

V. Director & Committee Reports

A. President's Report
B. Director Reports
C. Committee Reports

i. Architectural Review Committee (ARC)
ii. Capital Improvements Committee
iii. Social Committee
iv. Policy & Documents Committee
v. Elections Committee
vi. Finance Committee
vii. Pollinator Landscape Committee
viii. Welcome Committee

VI. Management Report **TAB 2**

A. Financial Statement Summaries & Recommendations – August 2025
B. Management Action Item Report

VII. Unfinished Business **TAB 3**

A. Bounce Houses – Draft Policy Resolution & Waiver
B. Welcome Committee Charter & Kickoff
C. Pool Party Agreement & Rules

VIII. New Business **TAB 4**

IX. Community Comments #2 (15 Minutes)
(Recommended 3 minutes maximum per owner)

(Executive Session)

X. Convene Executive Session

XI. Proposals **TAB 1**

A. Landscaping Irrigation System Repair – Shenandoah Landscaping
B. Landscaping Improvements – Shenandoah Landscaping

i. Proposal #1 – Planting Services
ii. Proposal #2 – Turf Renovation
iii. Proposal #3 – Liming Services
iv. Proposal #4 – Arborist Services

XII. Contracts **TAB 2**

A. General Landscaping & Irrigation Maintenance – Shenandoah Landscaping
B. HVAC Maintenance – Milstead & Milstead Inc.
C. General Maintenance – Picture Perfect Lawn Care

XIII. Delinquency Report **TAB 3**

XIV. Attorney Collections Report **TAB 4**

XV. Attorney Correspondence

XVI. Violations Summary **TAB 5**

XVII. ARC Applications Report **TAB 6**

(Open Session)

XIX. Re-Convene Open Session

XX. Conduct Votes (***if needed, as discussed in Executive Session)***

XXI. Adjournment

Next Meeting Scheduled for: Tuesday, October 14, 2025 @ 7:00PM, Fox Point Clubhouse & Zoom

Upcoming Meetings*

October 14, 2025 @ 7:00PM
November 12, 2025 @ 7:00PM
Annual Meeting – Sunday, December 7, 2025 @ 2:00PM

FOX POINT HOMEOWNERS’ ASSOCIATION

BOARD OF DIRECTORS MONTHLY MEETING

August 12, 2025

1. **CALL TO ORDER / VERIFICATION OF QUORUM**
    a. Board members present included Bootsie Howard, Betty Banks, Devon Snodgrass, Jason Congdon, Martin Westphal.
    b. CMG employees present were Laura Lino.
    c. There were three (3) residents attending the meeting in person, and (6) residents attending the meeting via Zoom.

2. The Board Meeting was called to order and quorum verified at 7:00 pm.

3. **REVIEW AND APPROVAL OF AGENDA**
    a. Upon review, motion to approve the agenda of the Board of Directors for the August 12, 2025, meeting—with the addition of an Owner Request to the Executive Session and the ARC Committee request to the General Session—was made by Devon Kelly, second by Betty Banks; motion passed.

4. **OPEN FORUM / COMMUNNITY COMMENTS – *Nothing to Report (NTR*)**

5. **REVIEW AND APPROVAL OF MINUTES**
    a. Upon review, motion to approve the Official Draft Minutes for the June 10, 2025, BOD meeting was made by Martin Westphal, second by Jason Congdon; motion passed.
    b. Upon review, motion to approve the Special Meeting Draft Minutes for the June 18, 2025, BOD Meeting was made by Devon Kelly, second by Betty Banks; motion passed.

6. **DIRECTOR / COMMITTEE REPORTS**

    a. Open Action Items
    b. Online Votes
        i. The Board completed an out-of-meeting vote 6/13/2025-6/16/2025 regarding a confidential request made by a homeowner which was originally discussed at the Board meeting on June 10, 2025. Per the discussion that took place with the homeowner and the Board, the Board conducted a re-vote which reversed the original decision to deny the homeowner’s request.
    c. Director Reports
        i. President: President Howard noted the Swim Teams summer

success. Noted that it's been an active summer with residents regularly utilizing the community amenities.

d. Committee Reports
    i. Architectural Review Committee (ARC)
        1. Committee has seen an uptick in the request of multiple sheds on a property
            a. Currently nothing prohibits this in the HOA ARC Guidelines and committee would like to put forward amendments to ARC guidelines to address this
            b. Policy Chair noted a copy of any amendments must be reviewed by the Policy committee before coming to the Board for consideration.
            c. ARC Will provide suggested amendments to the Policy committee for review, and then to the Board for approval/changes

    ii. Capital Improvements Committee (Chair: Bootsie Howard & Mark Fortune)
        1. President Howard noted that the see-saw has been repaired and that the tennis courts have been inspected and need caulking to further maintain them.

    iii. Social Committee

        1. The Social Committee has requested approval to order a Bounce House for events. They have been asked by the Board to write up a plan for managing the Recreational Equipment and to send to Property Manager for approval
        2. The Social Committee was also made aware of a pending Recreational Equipment policy and that they will need to consider if as part of their plan.
        3. The Social Committee also stated that they plan to use forms, wristbands, and monitor the Bounce House during the event.
        4. The Social Committee noted that they are hosting Pool Party Friday August 15th.

    iv. Policy and Document Committee (PDC) (Chair: Devon Kelly)
        1. The Committee Chair would like to review all change recommendations to the ARC Guidelines prior to bringing them to the Board.

    v. Elections Committee (Chair: Jason Congdon) –NTR

vi. Finance Committee

    1. The Draft 2026 budget will be presented at the October Board Meeting with the intent of a vote at the November Board Meeting.
    2. Open Items From June Minutes | Contract Charges: The Property Manager is still awaiting clarity on the on-site charge. —Closed
    3. Open Items From June Minutes | Current Contracts: The Property Manager will provision access to the financial committee by the end of the week.—Closed

vii. Pollinator Landscaping Committee (Chair: Devon Kelly) –NTR

viii. Welcome Committee

    1. Property Manager Lino has drafted and presented a Committee Charter for the Board to consider.

7. **MANAGEMENT REPORT**
    a. General Manager Lino presented the monthly Management Report to include the June 2025 and July 2025 Financials summary and recommendations, action item report, and work order report
        i. DISCUSSION:
            1. Discussed the balance sheet and the variances of cost for major areas.
                a. At the closing of the month the Association had total cash & investments of $541,059.15, this includes $115,422.03 in the Association operating accounts, $266,266.84 in a Money Market account with Capital One Bank and $159,370.28 invested in a CD via FVC Bank, representing total Replacement Reserves in the amount of $425,637.12.
                b. **Current Balance Sheet:**

Balance Sheet:

The balance sheet reflects that Reserve & Replacement are fully supported by cash:

Total Cash & Investments:	$	541,059.15
Less Liabilities:	$	121,503.99
Less Current Reserves:	$	425,637.12
	$	(6,081.96)

Income Statement Report:

Year-to-Date Income:	$	327,290.46
Year-to-Date Expense:	$	317,695.89
Year-to-Date Net Income/Loss	$	9,594.57

c. **Assessment Receivable:** As of July 31, 2025, the Assessment Receivable was $46,307.66. The Association has a delinquency rate of 8.67% (+3.07% since June 2025). The increase in the Association's delinquency is likely attributed to the most recent quarterly payment billing on 7/1/2025, and it is expected to decrease in August. Auditors have indicated the industry standard for assessment receivable is 5%.

d. **Members Equity:** There is positive members' equity of $29,124.33 or 5.45% (+1.64% since June 2025). Auditors recommend the Association maintain excess equity at a level of 10%-20% or $47,520-$95,040.

e. The Finance Chair noted June General Ledger Concerns for the date 7/10/25. The Finance Chair will follow up with Property Manager regarding possible miscoding.

2. Discussed the Action Item report which includes:

a. **In Progress:**

i. 2024 Tax Preparation
ii. 2024 Audit
iii. 2026 General Maintenance Contract
iv. Bounce House Policy
v. Independent Accountant Contract Renewal
vi. 2026 Landscaping and Irrigation Contracts
vii. 2026 Management Contract Renewal
viii. Speed Study
ix. 2026 Budget Preparation

b. **Pending Board Consideration**

i. SWM Pond Vegetation Control
ii. 2026 Pool Management Contract Renewal
iii. Welcome Committee Kick-Off
iv. New Pool Cover
v. Main Entrance Tree Trimming

c. **Not Started:**

i. 2025 Pool Closing Procedures | Clubhouse Area Grass Revitalization | Tennis Court Caulking | Revised Violation Letters

d. **Completed:**

i. Clubhouse light pole painting |Tennis and pickleball courts LED upgrades

8. **UNFINISHED BUSINESS**

a. ***TOPIC*****: Bounce Houses – Draft Policy Resolution & Waiver**

i. DISCUSSION: The Board noted that next steps were discussed during the Social Committee Report (see above).

ii. ACTION: Motion to table this following Social Committee's Management

Plan was made by Jason Congdon, second by Martin Westphal; motion passed.

9. **NEW BUSINESS**
    a. ***TOPIC*: 2024 Draft Audit**
        i. DISCUSSION: Auditors are awaiting confirmation of the Association's CD account balance in order to move forward with finalizing the audit.
        ii. ACTION: No action required at this time
    b. ***TOPIC*: 2024 Taxes**
        i. DISCUSSION: The Board is awaiting further clarification from the Auditors on outstanding items prior to signing the return.
        ii. ACTION: No action required at this time.
    c. ***TOPIC*: Welcome Committee Charter – Draft #1**
        i. DISCUSSION: Property Manager Lino discussed the development of the Welcome Committee Charter.
        ii. ACTION: Motion to table until reviewed by the Welcome Committee for feedback was made by Jason Congdon, second by Martin Westphal; motion passed.
    d. ***TOPIC*: Pool Party Agreement & Rules – Discussion**
        i. DISCUSSION: Should the Board limit the number of guests allowed during a pool party?
            1. Asked if Dougals Aquatics has an estimate on Max Occupancy or Occupancy to Lifeguards.
            2. Asked could we limit the number of homeowners? —No.
            3. Asked would a large pool party hurt the number of homeowners who could enjoy the pool? —Possibly, homeowners are already limited on pool time due to Swim Meets and Swim Practice.
        ii. ACTION: Motion to have Property Manager Laura Lino collect data on Max Occupancy for the pool and deck facilities was made by Devon Kelly, second by Jason Congdon; motion passed.

10. **COMMUNITY COMMENTS** (RELATED TO NEW BUSINESS)**—NTR**

11. **EXECUTIVE SESSION**
    a. Motion for the Board to go into Executive Session for the purposes of reviewing and discussing the following topics was made at 8:11 pm, by Jason Congdon second by Martin Westphal // motion passed:
        i. Hearings related to property violations.
        ii. Review the Delinquency Report.
        iii. Review the Attorney's Collection Status Report.
        iv. Discuss and consider proposed contracts.

    b. Motion to conclude Executive Session was made at 8:12 pm by Devon Kelly second by Betty Banks // motion passed.

12. OPEN SESSION

a. During Executive Session, the Board discussed the following topics:
   i. Personnel matters
   ii. Contracts
   iii. Matters involving violations of the Declaration or rules and regulations.
   iv. Delinquency Report
   v. Attorney’s Collection Status Report

b. The following Board Actions were taken based on discussions during the Executive Session:
   i. Motion to approve the proposal for tree trimming from Angel Tree Services as submitted was made by Martin Westphal, second by Betty Banks; motion passed.

   ii. Motion to approve both proposals for SWM pond treatment from Biological Solutions was made by Martin Westphal, second by Jason Congdon; motion passed.

   iii. Motion to accept the proposal for a replacement cover for the main pool from Douglas Aquatics, as submitted was made by Jason Congdon, second by Martin Westphal; motion passed.

   iv. Motion to accept the proposal from Douglas Aquatics for the 2026 pool management contract renewal as submitted, pending review with the Association’s attorney was made by Martin Westphal, second by Jason Congdon; motion passed.

   v. Motion to counter the requested payment plan to have homeowner pay $965 in full and the Board will waive $125 in Association Late Fees, if homeowner is unable the Board counters with a requirement to pay the Q3 2025 assessment within seven (7) days of receipt of the Board’s decision, and then pay the $200 per month on the first on the month starting September 1, 2025 Martin Westphal, second by Betty Banks; motion passed.

13. ADJOURNMENT

a. Motion to adjourn the meeting at 8:57 pm was made by Devon Kelly, second by Betty Banks; motion passed.

Next Board Meeting September 9, 2025

CARDINAL MANAGEMENT GROUP, INC.

FOX POINT HOMEOWNERS ASSOCIATION
MONTHLY FINANCIAL REPORT

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Financial Statement & Variance Report

Fox Point Homeowners Association

Summary of August 2025 Unaudited Financials

The financial statement and general ledger of income and expenses for the Association through the month ending August 31, 2025 are enclosed. The following matrixes are highlights of operating budget variances by category, the cash position of the Association, the Members' Equity of the Association, and the total amount in reserves and investment schedules. Variance amounts in excess of $500 will be summarized in the matrix below. Please submit any financial questions before the meeting to allow sufficient research time or provide a detailed response.

Cash & Investments:
At the closing of the month the Association had total cash & investments of $519,908.82, this includes $85,871.70 in the Association operating accounts, $274,666.84 in a Money Market account with Capital One Bank and $159,370.28 invested in a CD via FVC Bank, representing total Replacement Reserves in the amount of $434,037.12.

Balance Sheet:
The balance sheet reflects that Reserve & Replacement are fully supported by cash:

Total Cash & Investments:	$	519,908.82
Less Liabilities:	$	82,159.07
Less Current Reserves:	$	434,037.12
	$	3,712.63

Income Statement Report:

Year-to-Date Income:	$	372,024.38
Year-to-Date Expense:	$	373,849.89
Year-to-Date Net Income/Loss	$	(1,825.51)

General & Administrative Year-to-Date Expense $132,054.85	Variance ($11,072.93)	This negative variance is due to in part higher expenses in Management Incidentals (GL 51125), Management Contract Onsite (GL 51119) and legal expenses from the association's collections counsel (GL 51091) which are all currently under budget for 2025. This variance can also be attributed to an unbudgeted expense for unexpected tax payments for 2024. There is also an overage in the Office Expense category (GL 51030); management will complete a review of all office expenses as some can be re-classified to other categories. This category is also currently over budget for 2025. The Office Expense category is most burdened by the costs of printer ink, for which Management can investigate alternatives if the Board desires.
Landscaping Year-to-Date Expense $23,186.97	Variance $6,996.39	This positive variance is primarily due to lower spending in the Landscape Replacement/Improvement category (GL 58070).
Pool & Amenities Year-to-Date Expense $89,991.68	Variance $2,316.45	This positive variance is due to lower costs in the category for miscellaneous pool expenses (GL 60185).
Utilities-Others Year-to-Date Expense $20,522.11	Variance $2,477.81	This positive variance is due primarily to lower costs in Water & Sewer (GL 62120) and Natural Gas (GL 62300).
Repairs & Maintenance Year-to-Date $30,611.48	Variance ($9,931.40)	This negative variance is primarily due to overspending in the General Repairs category (GL 65454). Some expenses in this category will be re-classified to other categories if needed.
Contingency $4,693.00	Variance $11,181.80	This positive variance is due to a lack of expenses.

Assessment Receivable: As of August 31, 2025, the Assessment Receivable was $35,212.26. The Association has a delinquency rate of 6.59% (-2.08% since July 2025). Auditors have indicated the industry standard for assessment receivable is 5%.

Members Equity: There is positive members' equity of $29,124.33 or 5.45% (+/- 0.00% since July 2025). Auditors recommend the Association maintain excess equity at a level of 10%-20% or $47,520-$95,040.

CARDINAL MANAGEMENT GROUP A REALMANAGE COMPANY	**Income Statement - Operating** Fox Point From 08/01/2025 to 08/31/2025	**Date:**	**9/5/2025**
		Time:	**10:54 pm**
		Page:	**1**

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
ASSESSMENT INCOME							
40100-00-00 Assessment Income - Billed	$42,570.00	$42,570.00	$-	$340,560.00	$340,560.00	$-	$510,840.00
40128-00-00 Collection Fee Income	1,694.19	370.42	1,323.77	8,405.65	2,963.36	5,442.29	4,445.00
40159-00-00 Violation Fee Income	-	75.00	(75.00)	(490.00)	600.00	(1,090.00)	900.00
40172-00-00 Late Fees - Billed	(30.00)	416.67	(446.67)	9,620.00	3,333.36	6,286.64	5,000.00
40217-00-00 NSF Charges	-	26.67	(26.67)	70.00	213.36	(143.36)	320.00
40270-00-00 Interest Income - Operating	4.73	6.67	(1.94)	48.93	53.36	(4.43)	80.00
40273-00-00 Interest Income - Reserve	-	350.00	(350.00)	5,589.80	2,800.00	2,789.80	4,200.00
40400-00-00 Clubhouse Rental Income	380.00	633.33	(253.33)	7,980.00	5,066.64	2,913.36	7,600.00
40401-00-00 Clubhouse Rental Deposit Retention	-	16.67	(16.67)	-	133.36	(133.36)	200.00
40430-00-00 Miscellaneous Income	115.00	33.33	81.67	240.00	266.64	(26.64)	400.00
TOTAL ASSESSMENT INCOME	$44,733.92	$44,498.76	$235.16	$372,024.38	$355,990.08	$16,034.30	$533,985.00
TOTAL OPERATING INCOME	**$44,733.92**	**$44,498.76**	**$235.16**	**$372,024.38**	**$355,990.08**	**$16,034.30**	**$533,985.00**
OPERATING EXPENSE							
GENERAL & ADMINISTATIVE							
51007-00-00 Alarm Monitoring	69.94	112.50	42.56	559.52	900.00	340.48	1,350.00
51011-00-00 Amenity Pass Services	-	140.83	140.83	-	1,126.64	1,126.64	1,690.00
51030-00-00 Office Expense	253.60	208.33	(45.27)	3,331.88	1,666.64	(1,665.24)	2,500.00
51042-00-00 Printing, Copying & Postage	126.69	333.33	206.64	2,303.40	2,666.64	363.24	4,000.00
51060-00-00 Licenses & Permits	-	4.17	4.17	25.00	33.36	8.36	50.00
51073-00-00 Security Camera Service Agreement	110.00	110.00	-	913.00	880.00	(33.00)	1,320.00
51090-00-00 Legal - General	1,774.71	833.33	(941.38)	7,502.99	6,666.64	(836.35)	10,000.00
51091-00-00 Legal-Collections	-	583.33	583.33	8,051.66	4,666.64	(3,385.02)	7,000.00
51110-00-00 Auditing, Taxes & Accounting	-	308.33	308.33	-	2,466.64	2,466.64	3,700.00
51119-00-00 Management Contract Onsite	7,449.32	6,534.42	(914.90)	59,460.55	52,275.36	(7,185.19)	78,413.00
51120-00-00 Management Fee Contract	3,521.96	3,549.00	27.04	28,175.68	28,392.00	216.32	42,588.00
51125-00-00 Management Incidentals	249.00	833.33	584.33	9,794.94	6,666.64	(3,128.30)	10,000.00
51129-00-00 NSF Fees	-	26.67	26.67	-	213.36	213.36	320.00
51140-00-00 Income Taxes	-	-	-	3,300.00	-	(3,300.00)	-
51204-00-00 Bank Charges	-	16.67	16.67	40.00	133.36	93.36	200.00
51214-00-00 BOD & Committee Expense	-	83.33	83.33	-	666.64	666.64	1,000.00
51247-00-00 Welcome Committee	-	62.50	62.50	-	500.00	500.00	750.00
51277-00-00 Social Expenses	-	268.75	268.75	448.59	2,150.00	1,701.41	3,225.00
51400-00-00 Bad Debt Expense	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
51791-00-00 Insurance - General Liability	989.33	988.92	(0.41)	8,147.64	7,911.36	(236.28)	11,867.00
TOTAL GENERAL & ADMINISTATIVE	$14,544.55	$15,122.74	$578.19	$132,054.85	$120,981.92	($11,072.93)	$181,473.00
LANDSCAPING							
58000-00-00 Landscape Grounds Contract	2,398.39	2,481.25	82.86	19,187.12	19,850.00	662.88	29,775.00
58070-00-00 Landscape Replacement/Improvement	300.17	1,250.00	949.83	3,874.85	10,000.00	6,125.15	15,000.00
58800-00-00 Snow Removal	-	41.67	41.67	125.00	333.36	208.36	500.00
TOTAL LANDSCAPING	$2,698.56	$3,772.92	$1,074.36	$23,186.97	$30,183.36	$6,996.39	$45,275.00

Income Statement - Operating	Date: 9/5/2025
Fox Point	Time: 10:54 pm
From 08/01/2025 to 08/31/2025	Page: 2

Description	Current Period Actual	Budget	Variance	Year-to-date Actual	Budget	Variance	Annual Budget
POOL & OTHER AMENITIES							
60000-00-00 Pool Management Contract	$17,900.00	$16,205.00	($1,695.00)	$80,550.00	$81,025.00	$475.00	$97,230.00
60185-00-00 Pool - Miscellaneous	74.98	833.33	758.35	3,176.84	4,166.65	989.81	5,000.00
60199-00-00 Athletic Fields	722.89	722.90	0.01	5,783.12	5,783.20	0.08	8,674.75
60379-00-00 Clubhouse Supplies	-	83.33	83.33	61.72	666.64	604.92	1,000.00
60383-00-00 Clubhouse Semi-Annual Carpet Cleaning	-	83.33	83.33	420.00	666.64	246.64	1,000.00
TOTAL POOL & OTHER AMENITIES	$18,697.87	$17,927.89	($769.98)	$89,991.68	$92,308.13	$2,316.45	$112,904.75
UTILITIES							
62000-00-00 Electricity	1,100.00	1,083.33	(16.67)	7,570.92	8,666.64	1,095.72	13,000.00
62120-00-00 Water & Sewer	3,841.61	1,333.33	(2,508.28)	9,989.51	10,666.64	677.13	16,000.00
62300-00-00 Natural Gas	168.00	250.00	82.00	1,294.00	2,000.00	706.00	3,000.00
62600-00-00 Phone	211.28	208.33	(2.95)	1,667.68	1,666.64	(1.04)	2,500.00
TOTAL UTILITIES	$5,320.89	$2,874.99	($2,445.90)	$20,522.11	$22,999.92	$2,477.81	$34,500.00
REPAIRS & MAINTENANCE							
62295-00-00 Stormwater Management Treatment	100.00	-	(100.00)	1,800.00	-	(1,800.00)	-
65240-00-00 Pest Control	-	46.42	46.42	386.00	371.36	(14.64)	557.00
65250-00-00 Trash Removal Contract	48.08	57.50	9.42	379.04	460.00	80.96	690.00
65336-00-00 Fire Inspection	-	83.33	83.33	183.60	666.64	483.04	1,000.00
65446-00-00 Janitorial Contract	200.00	150.00	(50.00)	1,560.00	1,200.00	(360.00)	1,800.00
65454-00-00 General Repairs	6,144.05	416.67	(5,727.38)	18,545.84	3,333.36	(15,212.48)	5,000.00
65456-00-00 General Maintenance	-	625.00	625.00	2,850.00	5,000.00	2,150.00	7,500.00
65610-00-00 HVAC Maintenance	-	101.92	101.92	1,197.00	815.36	(381.64)	1,223.00
65701-00-00 Stormwater Management Landscaping	-	1,104.17	1,104.17	3,710.00	8,833.36	5,123.36	13,250.00
TOTAL REPAIRS & MAINTENANCE	$6,492.13	$2,585.01	($3,907.12)	$30,611.48	$20,680.08	($9,931.40)	$31,020.00
CONTINGENCY							
79900-00-00 Operating Contingency	-	1,984.35	1,984.35	4,693.00	15,874.80	11,181.80	23,812.25
TOTAL CONTINGENCY	$-	$1,984.35	$1,984.35	$4,693.00	$15,874.80	$11,181.80	$23,812.25
RESERVES & CAPITAL IMPROVEMENTS							
90008-00-00 Transfer Reserve Interest	-	350.00	350.00	5,589.80	2,800.00	(2,789.80)	4,200.00
90170-00-00 Replacement Reserves Contribution	8,400.00	8,400.00	-	67,200.00	67,200.00	-	100,800.00
TOTAL RESERVES & CAPITAL IMPROVEMENTS	$8,400.00	$8,750.00	$350.00	$72,789.80	$70,000.00	($2,789.80)	$105,000.00
TOTAL OPERATING EXPENSE	**$56,154.00**	**$53,017.90**	**($3,136.10)**	**$373,849.89**	**$373,028.21**	**($821.68)**	**$533,985.00**
NET INCOME:	**($11,420.08)**	**($8,519.14)**	**($2,900.94)**	**($1,825.51)**	**($17,038.13)**	**$15,212.62**	**$0.00**

Balance Sheet

Fox Point

End Date: 08/31/2025

Date:	9/5/2025
Time:	10:54 pm
Page:	1

Assets			
CASH - OPERATING			
10-10000-00-0(	First Citizens Bank - Operating - 6285	$85,871.70	
Total CASH - OPERATING:			$85,871.70
CASH - RESERVE			
12-12030-00-0(	Capital One - Reserve #2181	274,666.84	
12-12120-00-0(	Deposit Certificates	159,370.28	
Total CASH - RESERVE:			$434,037.12
ACCOUNTS RECEIVABLE			
14-14000-00-0(	Accounts Receivable - Homeowner	35,212.26	
14-14900-00-0(	Allowance for Doubtful Accounts	(5,828.89)	
Total ACCOUNTS RECEIVABLE:			$29,383.37
OTHER CURRENT ASSETS			
15-15005-00-0(	Prepaid Insurance	997.53	
15-15010-00-0(	Prepaid Expenses	9,177.84	
Total OTHER CURRENT ASSETS:			$10,175.37
Total Assets:			**$559,467.56**
Liabilities & Equity			
CURRENT LIABILITIES			
20-20159-00-0(	Accrued Interest	(0.28)	
20-20160-00-0(	Accrued Expenses	1,665.27	
20-20165-00-0(	Deferred Assessments	42,570.00	
20-20175-00-0(	Income Taxes Payable	1,473.00	
20-20197-00-0(	Resale Doc Fees Payable	(62.37)	
20-20200-00-0(	Clearing	958.05	
20-20247-00-0(	Resident Refund Payable	(958.05)	
20-20500-00-0(	Prepaid Assessments	36,513.45	
Total CURRENT LIABILITIES:			$82,159.07
RESERVE FUNDS			
25-25000-00-0(	Reserve: General Replacement	396,889.01	
25-25850-00-0(	Reserve: Unallocated Interest	55,545.66	
Total RESERVE FUNDS:			$452,434.67
RESERVE USAGE			
26-24000-00-0(	Reserve Use: General Replacement	(2,425.00)	
Total RESERVE USAGE:			($2,425.00)
OWNERS EQUITY			
30-30410-00-0(	Members Equity/Retained Earnings	29,124.33	
Total OWNERS EQUITY:			$29,124.33
	Net Income Gain / Loss	(1,825.51)	
			($1,825.51)
Total Liabilities & Equity:			**$559,467.56**

FOX POINT HOMEOWNERS ASSOCIATION
SCHEDULE 5
CASH & INVESTMENTS
JULY 31, 2025

	FINANCIAL INSTITUTION	TYPE OF INVESTMENT	TERM	MATURITY DATE	ANNUAL RATE	AMOUNT
10000	FIRST CITIZENS	CHECKING	N/A	N/A	N.A	85,872
			TOTAL OPERATING			85,872
12030	CAPITAL ONE	MMKT	N/A	N/A	2.00%	274,667
12120	FVCBANK	CD 25855	12 MONTHS	2/6/2026	3.00%	159,370
			TOTAL RESERVES			434,037
			TOTAL CASH & INVESTMENTS			519,909

FOX POINT HOMEOWNERS ASSOCIATION
SCHEDULE 6
REPLACEMENTS RESERVES
JULY 31, 2025

		CONTRIBUTIONS		USES TO DATE	NET BALANCE
		CURRENT	TO DATE		
25000	RESERVE REPLACEMENT	8,400	396,889	(2,425)	394,464
25850	UNALLOCATED RSRV INTEREST	-	55,546	-	55,546
		8,400	452,435	(2,425)	450,010
				TOTAL REPLACEMENT RESERVES	450,010

RESERVE FUNDING

GL #	Reserve Item	Description	Month-to-Dat	Year-to-Date
12030	Reserve Cash	Cash Transfer From Oper	8,400	67,200
25000	Reserve Equity	Accrual Journal Entries	8,400	67,200
		Variance	**-**	**-**

RESERVE EXPENDITURES & OPERATING REIMBURSEMENTS

GL #	Reserve account	Description	Month-to-Date	Year-to-Date
24XXX	Replace Reserve Equity Uses (Expenditure	Reserve invoices paid from Operat	-	(2,425)
12030	Reserve Cash & Invest	Cash Transfers to Operating (Reimburse)		
		Variance	**-**	**(2,425)**

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-10000-00-00	First Citizens Bank - Operating - 6285	$115,422.12	$17,740.43	$47,290.85	$85,871.70

Date	GL Ref #	Debit	Credit	Description
08/01/2025	3312447	$ -	$ 3,521.96	First Citizens Bank - Operating - 6285; CARDINAL MANAGEMENT GROUP Chk # 0
08/01/2025	3336655	-	296.86	First Citizens Bank - Operating - 6285; Access Granted Systems Chk # 100468
08/01/2025	3336657	-	722.89	First Citizens Bank - Operating - 6285; Simpson's Lawn Care LLC Chk # 100469
08/01/2025	3340089	438.67	-	Deposit from batch 58465
08/01/2025	3336657	722.89	-	First Citizens Bank - Operating - 6285 (Reversal); Simpson's Lawn Care LLC Chk # 100469
08/01/2025	3376380	-	722.89	First Citizens Bank - Operating - 6285; Simpson's Lawn Care LLC Chk # 100469
08/04/2025	3342803	-	2,398.39	First Citizens Bank - Operating - 6285; SHENANDOAH LANDSCAPE Chk # 100470
08/04/2025	3342803	-	300.17	First Citizens Bank - Operating - 6285; SHENANDOAH LANDSCAPE Chk # 100470
08/04/2025	3344480	345.00	-	Deposit from batch 58579
08/05/2025	3347963	303.05	-	Deposit from batch 58687
08/06/2025	3348562	2,242.43	-	Deposit from batch 58717
08/06/2025	3348924	0.02	-	Deposit from batch 58763
08/06/2025	3349801	-	100.00	First Citizens Bank - Operating - 6285; BIOLOGICAL SOLUTIONS & PEST CONTROL, INC. Chk # 100471
08/06/2025	3349803	-	1,225.00	First Citizens Bank - Operating - 6285; Picture Perfect Lawn Care Chk # 100472
08/06/2025	3350665	1,145.00	-	Deposit from batch 58855
08/07/2025	3371504	270.75	-	Deposit from batch 58959
08/08/2025	3375973	235.00	-	Deposit from batch 59021
08/11/2025	3379470	670.00	-	Deposit from batch 59159
08/12/2025	3377870	-	8,400.00	2025 Budgeted Monthly RSRV Contribution
08/12/2025	3381275	-	211.28	First Citizens Bank - Operating - 6285; VERIZON (VERZNJ) Chk # 100473
08/12/2025	3381277	-	74.98	First Citizens Bank - Operating - 6285; Access Granted Systems Chk # 100474
08/12/2025	3381279	-	6,044.05	First Citizens Bank - Operating - 6285; GARRETT GROUP CONSTRUCTION Chk # 100475
08/12/2025	3381972	1,272.00	-	Deposit from batch 59323
08/12/2025	3381275	211.28	-	First Citizens Bank - Operating - 6285 (Reversal); VERIZON (VERZNJ) Chk # 100473
08/12/2025	3454635	-	211.28	First Citizens Bank - Operating - 6285; VERIZON (VERZNJ) Chk # 100473
08/13/2025	3382781	495.00	-	Misc Income Deposit First Citizens Bank - Operating - 6285
08/13/2025	3382787	245.00	-	Deposit from batch 59366
08/13/2025	3384226	297.00	-	Deposit from batch 59428
08/13/2025	3454373	245.00	-	Deposit from batch 61406
08/14/2025	3387567	590.00	-	Deposit from batch 59558
08/15/2025	3389844	-	40.43	First Citizens Bank - Operating - 6285 Inv # 06/22-07/21/2025; Spotsylvania County - Treasure Chk # 0
08/15/2025	3389848	-	73.58	First Citizens Bank - Operating - 6285 Inv # 06/22-07/21/2025; Spotsylvania County - Treasure Chk # 0
08/15/2025	3389856	-	1,817.90	First Citizens Bank - Operating - 6285 Inv # 06/22-07/21/2025; Spotsylvania County - Treasure Chk # 0
08/15/2025	3389860	-	1,909.70	First Citizens Bank - Operating - 6285 Inv # 06/22-07/21/2025; Spotsylvania County - Treasure Chk # 0
08/15/2025	3390383	260.00	-	Deposit from batch 59737
08/15/2025	3396736	-	3,724.65	First Citizens Bank - Operating - 6285; Cardinal Management Group (PR) Chk # 0
08/18/2025	3391480	-	575.69	First Citizens Bank - Operating - 6285; CARDINAL MANAGEMENT GROUP Chk # 0
08/18/2025	3393712	710.00	-	Deposit from batch 59862
08/19/2025	3396096	77.00	-	Deposit from batch 59992
08/20/2025	3398550	55.00	-	Deposit from batch 60113
08/21/2025	3398776	3,207.60	-	Deposit from batch 60133

Account No	Description				Prior Balance	Current Debit	Current Credit	End Balance
08/21/2025	3400285	$ 245.00	$ -	Deposit from batch 60213				
08/22/2025	3402647	435.00	-	Deposit from batch 60404				
08/25/2025	3404908	-	1,719.66	First Citizens Bank - Operating - 6285; E. MARGRIET LANGENBERG Chk # 100476				
08/25/2025	3404908	-	55.05	First Citizens Bank - Operating - 6285; E. MARGRIET LANGENBERG Chk # 100476				
08/25/2025	3406010	270.00	-	Deposit from batch 60508				
08/26/2025	3406267	450.00	-	Deposit from batch 60518				
08/26/2025	3407598	-	48.08	First Citizens Bank - Operating - 6285; GFL ENVIRONMENTAL Chk # 100477				
08/26/2025	3408279	315.00	-	Deposit from batch 60601				
08/27/2025	3410173	215.00	-	Deposit from batch 60698				
08/29/2025	3411681	-	142.00	First Citizens Bank - Operating - 6285 Inv # 07/24-08/22/2025; COLUMBIA GAS OF VIRGINIA Chk # 0				
08/29/2025	3411685	-	26.00	First Citizens Bank - Operating - 6285 Inv # 07/24-08/22/2025; COLUMBIA GAS OF VIRGINIA Chk # 0				
08/29/2025	3412230	225.00	-	Deposit from batch 60860				
08/29/2025	3412529	210.00	-	Deposit from batch 60923				
08/29/2025	3413436	215.00	-	Deposit from batch 60784				
08/29/2025	3413696	-	8,950.00	First Citizens Bank - Operating - 6285; Douglas Aquatics, Inc. Chk # 100478				
08/29/2025	3413938	4.73	-	Interest				
08/29/2025	3435880	1,118.01	-	Deposit from batch 61001				
08/31/2025	3433358	-	3,724.67	First Citizens Bank - Operating - 6285; Cardinal Management Group (PR) Chk # 0				
08/31/2025	3452057	-	253.69	AUG DEBIT CARD PURCHASES; DEBIT CARD Chk # 0				
10-10015-00-00	**NCB - Operating - XXXX**				(0.09)	0.09	-	-
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
08/31/2025	3454523	$ 0.09	$ -	RE-CLASS BALANCE IN ACCT				
12-12030-00-00	**Capital One - Reserve #2181**				266,266.84	8,400.00	-	274,666.84
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
08/12/2025	3377870	$ 8,400.00	$ -	2025 Budgeted Monthly RSRV Contribution				
12-12120-00-00	**Deposit Certificates**				159,370.28	-	-	159,370.28
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
14-14000-00-00	**Accounts Receivable - Homeowner**				46,307.66	1,904.19	12,999.59	35,212.26
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
08/04/2025	3344480	$ -	$ 275.00	Deposit from batch 58579				
08/04/2025	3376752	200.00	-	Turnover to Attorney - Batch 58573				
08/05/2025	3347963	-	225.00	Deposit from batch 58687				
08/06/2025	3348562	-	2,242.43	Deposit from batch 58717				
08/06/2025	3348924	-	0.02	Deposit from batch 58763				
08/06/2025	3350665	-	535.00	Deposit from batch 58855				
08/06/2025	3348560	397.45	-	Legal Fees - Batch 58716				
08/06/2025	3348577	134.14	-	Legal Fees - Batch 58719				
08/07/2025	3371504	-	144.20	Deposit from batch 58959				
08/07/2025	3350874	-	30.00	REV LATE FEE - 1x COURTESY DR				
08/07/2025	3350876	10.00	-	Move Payment CK#8991227 08/07/2025				
08/08/2025	3375973	-	235.00	Deposit from batch 59021				
08/11/2025	3379470	-	655.00	Deposit from batch 59159				
08/12/2025	3381972	-	1,057.00	Deposit from batch 59323				
08/13/2025	3382787	-	245.00	Deposit from batch 59366				
08/13/2025	3384226	-	52.00	Deposit from batch 59428				
08/13/2025	3454373	-	245.00	Deposit from batch 61406				
08/14/2025	3387567	-	490.00	Deposit from batch 59558				
08/15/2025	3390383	-	245.00	Deposit from batch 59737				
08/18/2025	3393712	-	510.00	Deposit from batch 59862				
08/20/2025	3398550	-	55.00	Deposit from batch 60113				
08/21/2025	3398776	-	3,207.60	Deposit from batch 60133				
08/21/2025	3400285	-	245.00	Deposit from batch 60213				

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
08/21/2025	3398774	$ 1,162.60	$ -	Legal Fees - Batch 60124			
08/22/2025	3402647	-	245.00	Deposit from batch 60404			
08/25/2025	3406010	-	245.00	Deposit from batch 60508			
08/26/2025	3406267	-	450.00	Deposit from batch 60518			
08/26/2025	3408279	-	215.00	Deposit from batch 60601			
08/27/2025	3410173	-	215.00	Deposit from batch 60698			
08/29/2025	3413436	-	215.00	Deposit from batch 60784			
08/29/2025	3412230	-	225.00	Deposit from batch 60860			
08/29/2025	3435880	-	496.34	Deposit from batch 61001			
14-14900-00-00	Allowance for Doubtful Accounts			(5,828.89)	-	-	(5,828.89)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
15-15005-00-00	Prepaid Insurance			1,986.86	-	989.33	997.53
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
08/01/2025	3313434	$ -	$ 808.50	MONTHLY ERIE SECURE BUSINESS INS			
08/01/2025	3313436	-	180.83	MONTHLY BUSINESS CATASTROPHE LIAB INS EXP			
15-15010-00-00	Prepaid Expenses			18,307.78	8,998.08	18,128.02	9,177.84
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
08/01/2025	3229828	$ -	$ 69.94	RCLS AUG FORCE SECURITY (Reversal)			
08/01/2025	3229848	-	110.00	RE-CLASS AUG Camera Service policy (Reversal)			
08/01/2025	3376382	-	17,900.00	RE-CLASS AUG POOL (Reversal)			
08/01/2025	3376398	-	48.08	RE-CLASS AUG TRASH (Reversal)			
08/31/2025	3454641	8,950.00	-	RE-CLASS SEP POOL			
08/31/2025	3454645	48.08	-	RE-CLASS Sept. 2025 Clubhouse Trash Removal			
20-20100-00-00	Accounts Payable			-	4,009.61	4,009.61	-
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
08/15/2025	3389842	$ -	$ 40.43	Accounts Payable Inv # 06/22-07/21/2025			
08/15/2025	3389844	40.43	-	Accounts Payable Inv # 06/22-07/21/2025; Spotsylvania County - Treasure Chk # 0			
08/15/2025	3389846	-	73.58	Accounts Payable Inv # 06/22-07/21/2025			
08/15/2025	3389848	73.58	-	Accounts Payable Inv # 06/22-07/21/2025; Spotsylvania County - Treasure Chk # 0			
08/15/2025	3389854	-	1,817.90	Accounts Payable Inv # 06/22-07/21/2025			
08/15/2025	3389856	1,817.90	-	Accounts Payable Inv # 06/22-07/21/2025; Spotsylvania County - Treasure Chk # 0			
08/15/2025	3389858	-	1,909.70	Accounts Payable Inv # 06/22-07/21/2025			
08/15/2025	3389860	1,909.70	-	Accounts Payable Inv # 06/22-07/21/2025; Spotsylvania County - Treasure Chk # 0			
08/29/2025	3411679	-	142.00	Accounts Payable Inv # 07/24-08/22/2025			
08/29/2025	3411681	142.00	-	Accounts Payable Inv # 07/24-08/22/2025; COLUMBIA GAS OF VIRGINIA Chk # 0			
08/29/2025	3411683	-	26.00	Accounts Payable Inv # 07/24-08/22/2025			
08/29/2025	3411685	26.00	-	Accounts Payable Inv # 07/24-08/22/2025; COLUMBIA GAS OF VIRGINIA Chk # 0			
20-20159-00-00	Accrued Interest			0.28	-	-	0.28
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
20-20160-00-00	Accrued Expenses			(1,787.13)	3,258.86	3,137.00	(1,665.27)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
08/01/2025	3372359	$ 1,100.00	$ -	ESTIMATE ACCRUE JUL ELECTRIC (Reversal)			
08/01/2025	3372363	337.00	-	ESTIMATE ACCRUE 6/22-7/31 WATER & SEWER (Reversal)			
08/01/2025	3376394	296.86	-	ACCRUE 5/31/2025-6/30/2025 Access Granted Systems (Reversal)			
08/01/2025	3376411	300.00	-	ESTIMATE ACCRUE JUL PICTURE PERFECT LAWN CARE (Reversal)			
08/01/2025	3376445	1,225.00	-	ACCRUE July 2025 Landscaping Strom Water Pond (Reversal)			
08/31/2025	3454625	-	2,200.00	ESTIMATE ACCRUE 6/28-8/31 ELECTRIC			
08/31/2025	3454629	-	337.00	ESTIMATE ACCRUE 7/21-8/31 WATER & SEWER			
08/31/2025	3454653	-	600.00	ESTIMATE ACCRUE JUL-AUG PICTURE PERFECT LAWN CARE			
20-20165-00-00	Deferred Assessments			(85,140.00)	42,570.00	-	(42,570.00)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
08/01/2025	3229814	$ 42,498.33	$ -	DEFER AUG ASSESSMENT (Reversal)			
08/01/2025	3376368	71.67	-	DEFER AUG ASSESSMENT (Reversal)			

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
20-20175-00-00	Income Taxes Payable			($1,473.00)	$-	$-	($1,473.00)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
20-20197-00-00	Resale Doc Fees Payable			62.37	-	-	62.37
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
20-20200-00-00	Clearing			(958.05)	-	-	(958.05)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
20-20247-00-00	Resident Refund Payable			958.05	-	-	958.05
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
20-20500-00-00	Prepaid Assessments			(33,166.51)	-	3,346.94	(36,513.45)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
08/01/2025	3340089	$ -	$ 438.67	Deposit from batch 58465			
08/04/2025	3344480	-	70.00	Deposit from batch 58579			
08/05/2025	3347963	-	78.05	Deposit from batch 58687			
08/06/2025	3350665	-	610.00	Deposit from batch 58855			
08/07/2025	3350876	-	10.00	Deposit from batch 58861			
08/07/2025	3371504	-	126.55	Deposit from batch 58959			
08/11/2025	3379470	-	15.00	Deposit from batch 59159			
08/12/2025	3381972	-	215.00	Deposit from batch 59323			
08/13/2025	3384226	-	245.00	Deposit from batch 59428			
08/14/2025	3387567	-	100.00	Deposit from batch 59558			
08/15/2025	3390383	-	15.00	Deposit from batch 59737			
08/18/2025	3393712	-	200.00	Deposit from batch 59862			
08/19/2025	3396096	-	77.00	Deposit from batch 59992			
08/22/2025	3402647	-	190.00	Deposit from batch 60404			
08/25/2025	3406010	-	25.00	Deposit from batch 60508			
08/26/2025	3408279	-	100.00	Deposit from batch 60601			
08/29/2025	3412529	-	210.00	Deposit from batch 60923			
08/29/2025	3435880	-	621.67	Deposit from batch 61001			
25-25000-00-00	Reserve: General Replacement			(388,489.01)	-	8,400.00	(396,889.01)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
08/07/2025	3370071	$ -	$ 8,400.00	MONTHLY RESERVE ACCRUAL			
25-25850-00-00	Reserve: Unallocated Interest			(55,545.66)	-	-	(55,545.66)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
26-24000-00-00	Reserve Use: General Replacement			2,425.00	-	-	2,425.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
30-30410-00-00	Members Equity/Retained Earnings			(29,124.33)	-	-	(29,124.33)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
40-40100-00-00	Assessment Income - Billed			(297,990.00)	-	42,570.00	(340,560.00)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
08/01/2025	3229814	$ -	$ 42,498.33	DEFER AUG ASSESSMENT (Reversal)			
08/01/2025	3376368	-	71.67	DEFER AUG ASSESSMENT (Reversal)			
40-40128-00-00	Collection Fee Income			(6,711.46)	-	1,694.19	(8,405.65)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
08/06/2025	3376364	$ -	$ 531.59	RE-CLASS LEGAL FEES			
08/31/2025	3454637	-	1,162.60	RE-CLASS LEGAL FEES			
40-40159-00-00	Violation Fee Income			490.00	-	-	490.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
40-40172-00-00	Late Fees - Billed			(9,650.00)	30.00	-	(9,620.00)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
08/07/2025	3350874	$ 30.00	$ -	REV LATE FEE - 1x COURTESY DR			
40-40217-00-00	NSF Charges			(70.00)	-	-	(70.00)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
40-40270-00-00	Interest Income - Operating			(44.20)	-	4.73	(48.93)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
08/29/2025	3413938	$ -	$ 4.73	Interest			

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
40-40273-00-00	Interest Income - Reserve	($5,589.80)	$-	$-	($5,589.80)

Date	GL Ref #	Debit	Credit	Description

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
40-40350-00-00	Legal Income	-	1,694.19	1,694.19	-

Date	GL Ref #	Debit	Credit	Description
08/06/2025	3348560	$ -	$ 397.45	Legal Fees - Batch 58716
08/06/2025	3348577	-	134.14	Legal Fees - Batch 58719
08/06/2025	3376364	531.59	-	RE-CLASS LEGAL FEES
08/21/2025	3398774	-	1,162.60	Legal Fees - Batch 60124
08/31/2025	3454637	1,162.60	-	RE-CLASS LEGAL FEES

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
40-40400-00-00	Clubhouse Rental Income	(7,600.00)	40.00	420.00	(7,980.00)

Date	GL Ref #	Debit	Credit	Description
08/13/2025	3382781	$ -	$ 190.00	Misc Income Deposit A. Thurston, Clubhouse Rental Income ck#170
08/13/2025	3382781	-	190.00	Misc Income Deposit J. Stewart, Clubhouse Rental Income ck#377
08/13/2025	3382781	-	40.00	Misc Income Deposit m. Washington, Clubhouse Rental Income ck#2287
08/31/2025	3454639	40.00	-	RE-CLASS Misc Income Deposit m. Washington ck#228

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
40-40430-00-00	Miscellaneous Income	(125.00)	-	115.00	(240.00)

Date	GL Ref #	Debit	Credit	Description
08/13/2025	3382781	$ -	$ 50.00	Misc Income Deposit A. Iglesias-Colon, Lifeguard Miscellaneous Income ck#269
08/13/2025	3382781	-	25.00	Misc Income Deposit A. Iglesias- colon, Pool party Miscellaneous Income ck#267
08/31/2025	3454639	-	40.00	RE-CLASS Misc Income Deposit m. Washington ck#228

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
51-51007-00-00	Alarm Monitoring	489.58	69.94	-	559.52

Date	GL Ref #	Debit	Credit	Description
08/01/2025	3229828	$ 69.94	$ -	RCLS AUG FORCE SECURITY (Reversal)

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
51-51030-00-00	Office Expense	3,078.28	464.97	211.37	3,331.88

Date	GL Ref #	Debit	Credit	Description
08/12/2025	3381275	$ 211.28	$ -	7/28/2025-8/27/2025; VERIZON (VERZNJ) Chk # 100473
08/12/2025	3381275	-	211.28	7/28/2025-8/27/2025 (Reversal); VERIZON (VERZNJ) Chk # 100473
08/31/2025	3452057	233.70	-	AUG DEBIT CARD PURCHASES; DEBIT CARD Chk # 0
08/31/2025	3452057	19.99	-	AUG DEBIT CARD PURCHASES; DEBIT CARD Chk # 0
08/31/2025	3454523	-	0.09	RE-CLASS BALANCE IN ACCT

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
51-51042-00-00	Printing, Copying & Postage	2,176.71	126.69	-	2,303.40

Date	GL Ref #	Debit	Credit	Description
08/18/2025	3391480	$ 126.69	$ -	Letterstream postage - July; CARDINAL MANAGEMENT GROUP Chk # 0

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
51-51060-00-00	Licenses & Permits	25.00	-	-	25.00

Date	GL Ref #	Debit	Credit	Description

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
51-51073-00-00	Security Camera Service Agreement	803.00	110.00	-	913.00

Date	GL Ref #	Debit	Credit	Description
08/01/2025	3229848	$ 110.00	$ -	RE-CLASS AUG Camera Service policy (Reversal)

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
51-51090-00-00	Legal - General	5,728.28	1,774.71	-	7,502.99

Date	GL Ref #	Debit	Credit	Description
08/25/2025	3404908	$ 1,719.66	$ -	8/8/2025 Legal Services; E. MARGRIET LANGENBERG Chk # 100476
08/25/2025	3404908	55.05	-	8/8/2025 Filing Fees & Costs; E. MARGRIET LANGENBERG Chk # 100476

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
51-51091-00-00	Legal-Collections	8,051.66	-	-	8,051.66

Date	GL Ref #	Debit	Credit	Description

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
51-51119-00-00	Management Contract Onsite	52,011.23	7,449.32	-	59,460.55

Date	GL Ref #	Debit	Credit	Description
08/15/2025	3396736	$ 3,724.65	$ -	Management Contract Onsite; Cardinal Management Group (PR) Chk # 0
08/31/2025	3433358	3,724.67	-	Management Contract Onsite; Cardinal Management Group (PR) Chk # 0

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
51-51120-00-00	Management Fee Contract	24,653.72	3,521.96	-	28,175.68

Date	GL Ref #	Debit	Credit	Description
08/01/2025	3312447	$ 3,521.96	$ -	Management Fee; CARDINAL MANAGEMENT GROUP Chk # 0

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
51-51125-00-00	Management Incidentals	9,545.94	449.00	200.00	9,794.94

Date	GL Ref #	Debit	Credit	Description

Account No	Description				Prior Balance	Current Debit	Current Credit	End Balance
08/04/2025	3376752	$ -	$ 200.00	Turnover to Attorney - Batch 58573				
08/18/2025	3391480	100.00	-	Association credit/debit card reconciliation - July; CARDINAL MANAGEMENT GROUP Chk # 0				
08/18/2025	3391480	100.00	-	Balance/prepaid notification - July; CARDINAL MANAGEMENT GROUP Chk # 0				
08/18/2025	3391480	25.00	-	Emergency call monitoring - July; CARDINAL MANAGEMENT GROUP Chk # 0				
08/18/2025	3391480	75.00	-	Manual deposits - July; CARDINAL MANAGEMENT GROUP Chk # 0				
08/18/2025	3391480	50.00	-	New owner account set-up - July; CARDINAL MANAGEMENT GROUP Chk # 0				
08/18/2025	3391480	35.00	-	Returned check processing - July; CARDINAL MANAGEMENT GROUP Chk # 0				
08/18/2025	3391480	64.00	-	Utility payables processing - July; CARDINAL MANAGEMENT GROUP Chk # 0				
51-51140-00-00	Income Taxes				3,300.00	-	-	3,300.00
Date	GL Ref #	Debit	Credit	Description				
51-51204-00-00	Bank Charges				40.00	-	-	40.00
Date	GL Ref #	Debit	Credit	Description				
51-51277-00-00	Social Expenses				448.59	-	-	448.59
Date	GL Ref #	Debit	Credit	Description				
51-51791-00-00	Insurance - General Liability				7,158.31	989.33	-	8,147.64
Date	GL Ref #	Debit	Credit	Description				
08/01/2025	3313434	$ 808.50	$ -	MONTHLY ERIE SECURE BUSINESS INS				
08/01/2025	3313436	180.83	-	MONTHLY BUSINESS CATASTROPHE LIAB INS EXP				
58-58000-00-00	Landscape Grounds Contract				16,788.73	3,121.28	722.89	19,187.12
Date	GL Ref #	Debit	Credit	Description				
08/01/2025	3336657	$ 722.89	$ -	July 2025 Landscaping; Simpson's Lawn Care LLC Chk # 100469				
08/01/2025	3336657	-	722.89	July 2025 Landscaping (Reversal); Simpson's Lawn Care LLC Chk # 100469				
08/04/2025	3342803	2,398.39	-	Aug. 2025 Landscaping; SHENANDOAH LANDSCAPE Chk # 100470				
58-58070-00-00	Landscape Replacement/Improvement				3,574.68	300.17	-	3,874.85
Date	GL Ref #	Debit	Credit	Description				
08/04/2025	3342803	$ 300.17	$ -	Aug. 2025 Landscaping Irrigation Maintenance; SHENANDOAH LANDSCAPE Chk # 100470				
58-58800-00-00	Snow Removal				125.00	-	-	125.00
Date	GL Ref #	Debit	Credit	Description				
60-60000-00-00	Pool Management Contract				62,650.00	26,850.00	8,950.00	80,550.00
Date	GL Ref #	Debit	Credit	Description				
08/01/2025	3376382	$ 17,900.00	$ -	RE-CLASS AUG POOL (Reversal)				
08/29/2025	3413696	8,950.00	-	Sept. 2025 Pool Management; Douglas Aquatics, Inc. Chk # 100478				
08/31/2025	3454641	-	8,950.00	RE-CLASS SEP POOL				
60-60185-00-00	Pool - Miscellaneous				3,101.86	371.84	296.86	3,176.84
Date	GL Ref #	Debit	Credit	Description				
08/01/2025	3336655	$ 296.86	$ -	5/31/2025-6/30/2025; Access Granted Systems Chk # 100468				
08/01/2025	3376394	-	296.86	ACCRUE 5/31/2025-6/30/2025 Access Granted Systems (Reversal)				
08/12/2025	3381277	74.98	-	6/30/2025-7/31/2025; Access Granted Systems Chk # 100474				
60-60199-00-00	Athletic Fields				5,060.23	722.89	-	5,783.12
Date	GL Ref #	Debit	Credit	Description				
08/01/2025	3376380	$ 722.89	$ -	July 2025 Landscaping; Simpson's Lawn Care LLC Chk # 100469				
60-60379-00-00	Clubhouse Supplies				61.72	-	-	61.72
Date	GL Ref #	Debit	Credit	Description				
60-60383-00-00	Clubhouse Semi-Annual Carpet Cleaning				420.00	-	-	420.00
Date	GL Ref #	Debit	Credit	Description				
62-62000-00-00	Electricity				6,470.92	2,200.00	1,100.00	7,570.92
Date	GL Ref #	Debit	Credit	Description				
08/01/2025	3372359	$ -	$ 1,100.00	ESTIMATE ACCRUE JUL ELECTRIC (Reversal)				
08/31/2025	3454625	2,200.00	-	ESTIMATE ACCRUE 6/28-8/31 ELECTRIC				
62-62120-00-00	Water & Sewer				6,147.90	4,178.61	337.00	9,989.51
Date	GL Ref #	Debit	Credit	Description				
08/01/2025	3372363	$ -	$ 337.00	ESTIMATE ACCRUE 6/22-7/31 WATER & SEWER (Reversal)				
08/15/2025	3389842	40.43	-	Water & Sewer				
08/15/2025	3389846	73.58	-	Water & Sewer				

General Ledger Trial Balance with Details

Fox Point

Accts: 10-10000-00-00 To: 95-95500-00-00   Dates: 8/1/2025 - 8/31/2025

Date:	9/5/2025
Time:	10:54 pm
Page:	7

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
08/15/2025	3389854	$ 1,817.90	$ -	Water & Sewer	
08/15/2025	3389858	1,909.70	-	Water & Sewer	
08/31/2025	3454629	337.00	-	ESTIMATE ACCRUE 7/21-8/31 WATER & SEWER	
62-62300-00-00	Natural Gas	1,126.00	168.00	-	1,294.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
08/29/2025	3411679	$ 142.00	$ -	Natural Gas	
08/29/2025	3411683	26.00	-	Natural Gas	
62-62600-00-00	Phone	1,456.40	211.28	-	1,667.68
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
08/12/2025	3454635	$ 211.28	$ -	7/28/2025-8/27/2025; VERIZON (VERZNJ) Chk # 100473	
65-62295-00-00	Stormwater Management Treatment	1,700.00	100.00	-	1,800.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
08/06/2025	3349801	$ 100.00	$ -	8/1/2025 Treated Vegetation at the Barton Stormwater Pond; BIOLOGICAL SOLUTIONS & PEST CONTROL, INC. Chk # 100471	
65-65240-00-00	Pest Control	386.00	-	-	386.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
65-65250-00-00	Trash Removal Contract	330.96	96.16	48.08	379.04
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
08/01/2025	3376398	$ 48.08	$ -	RE-CLASS AUG TRASH (Reversal)	
08/26/2025	3407598	48.08	-	Sept. 2025 Clubhouse Trash Removal; GFL ENVIRONMENTAL Chk # 100477	
08/31/2025	3454645	-	48.08	RE-CLASS Sept. 2025 Clubhouse Trash Removal	
65-65336-00-00	Fire Inspection	183.60	-	-	183.60
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
65-65446-00-00	Janitorial Contract	1,360.00	400.00	200.00	1,560.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
08/01/2025	3376411	$ -	$ 200.00	ESTIMATE ACCRUE JUL PICTURE PERFECT LAWN CARE (Reversal)	
08/31/2025	3454653	400.00	-	ESTIMATE ACCRUE JUL-AUG PICTURE PERFECT LAWN CARE	
65-65454-00-00	General Repairs	12,401.79	6,244.05	100.00	18,545.84
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
08/01/2025	3376411	$ -	$ 100.00	ESTIMATE ACCRUE JUL PICTURE PERFECT LAWN CARE (Reversal)	
08/12/2025	3381279	6,044.05	-	8/1/2025 Common Area Maintenance; GARRETT GROUP CONSTRUCTION Chk # 100475	
08/31/2025	3454653	200.00	-	ESTIMATE ACCRUE JUL-AUG PICTURE PERFECT LAWN CARE	
65-65456-00-00	General Maintenance	2,850.00	-	-	2,850.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
65-65610-00-00	HVAC Maintenance	1,197.00	-	-	1,197.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
65-65701-00-00	Stormwater Management Landscaping	3,710.00	1,225.00	1,225.00	3,710.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
08/01/2025	3376445	$ -	$ 1,225.00	ACCRUE July 2025 Landscaping Strom Water Pond (Reversal)	
08/06/2025	3349803	1,225.00	-	July 2025 Landscaping Strom Water Pond; Picture Perfect Lawn Care Chk # 100472	
79-79900-00-00	Operating Contingency	4,693.00	-	-	4,693.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
90-90008-00-00	Transfer Reserve Interest	5,589.80	-	-	5,589.80
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
90-90170-00-00	Replacement Reserves Contribution	58,800.00	8,400.00	-	67,200.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
08/07/2025	3370071	$ 8,400.00	$ -	MONTHLY RESERVE ACCRUAL	
	Totals:	**$0.00**	**$158,190.65**	**$158,190.65**	**$0.00**

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
08/12/2025		Access Granted Systems		100474	($74.98)
08/13/2025		Deposit from batch 61406		941	$245.00
08/13/2025		Deposit from batch 59366		915	$245.00
08/25/2025		E. MARGRIET LANGENBERG		100476	($1,774.71)
08/29/2025		COLUMBIA GAS OF VIRGINIA		0	($142.00)
08/29/2025		COLUMBIA GAS OF VIRGINIA		0	($26.00)
08/29/2025		Deposit from batch 60923 - BT 1347		930	$210.00
08/29/2025		Douglas Aquatics, Inc.		100478	($8,950.00)
08/31/2025		Cardinal Management Group (PR)		0	($3,724.67)
			Total Uncleared		**($13,992.36)**
Cleared Items					
Credits					
08/01/2025	08/01/2025	Deposit from batch 58465	58465 - Auto Payment	903	$438.67
08/04/2025	08/04/2025	Deposit from batch 58579	58579 - Auto Payment	904	$345.00
08/05/2025	08/05/2025	Deposit from batch 58687	58687 - Auto Payment	905	$303.05
08/06/2025	08/06/2025	Deposit from batch 58855	58855 - Auto Payment	908	$1,145.00
08/06/2025	08/31/2025	Deposit from batch 58717		906	$2,242.43
08/06/2025	08/31/2025	Deposit from batch 58763		907	$0.02
08/07/2025	08/07/2025	Deposit from batch 58959	58959 - Auto Payment	910	$270.75
08/08/2025	08/08/2025	Deposit from batch 59021	59021 - Auto Payment	911	$235.00
08/11/2025	08/11/2025	Deposit from batch 59159	59159 - Auto Payment	912	$670.00
08/12/2025	08/12/2025	Deposit from batch 59323	59323 - Auto Payment	913	$1,272.00
08/13/2025	08/13/2025	Misc Income Deposit		913	$495.00
08/13/2025	08/13/2025	Deposit from batch 59428	59428 - Auto Payment	916	$297.00
08/14/2025	08/31/2025	Deposit from batch 59558	59558 - Auto Payment	917	$590.00
08/15/2025	08/15/2025	Deposit from batch 59737	59737 - Auto Payment	918	$260.00
08/18/2025	08/31/2025	Deposit from batch 59862	59862 - Auto Payment	919	$710.00
08/19/2025	08/19/2025	Deposit from batch 59992	59992 - Auto Payment	920	$77.00
08/20/2025	08/20/2025	Deposit from batch 60113	60113 - Auto Payment	921	$55.00
08/21/2025	08/31/2025	Deposit from batch 60213	60213 - Auto Payment	923	$245.00
08/21/2025	08/22/2025	Deposit from batch 60133		922	$3,207.60
08/22/2025	08/22/2025	Deposit from batch 60404	60404 - Auto Payment	924	$435.00
08/25/2025	08/25/2025	Deposit from batch 60508	60508 - Auto Payment	925	$270.00
08/26/2025	08/31/2025	Deposit from batch 60518		926	$450.00
08/26/2025	08/31/2025	Deposit from batch 60601	60601 - Auto Payment	927	$315.00
08/27/2025	08/31/2025	Deposit from batch 60698	60698 - Auto Payment	928	$215.00
08/29/2025	08/29/2025	Deposit from batch 60860		929	$225.00
08/29/2025	08/31/2025	Deposit from batch 60784	60784 - Auto Payment	931	$215.00
08/29/2025	08/29/2025	Interest			$4.73
08/29/2025	08/29/2025	Deposit from batch 61001	61001 - Auto Payment	932	$1,118.01
			Total Cleared Credits		**$16,106.26**
Debits					
07/31/2025	08/08/2025	Douglas Aquatics, Inc.		100467	($17,900.00)
07/31/2025	08/01/2025	COLUMBIA GAS OF VIRGINIA		0	($50.00)
07/31/2025	08/05/2025	Cardinal Management Group (PR)		0	($3,724.68)
08/01/2025	08/04/2025	CARDINAL MANAGEMENT GROUP		0	($3,521.96)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
08/01/2025	08/13/2025	Access Granted Systems		100468	($296.86)
08/01/2025	08/04/2025	Simpson's Lawn Care LLC		100469	($722.89)
08/04/2025	08/11/2025	SHENANDOAH LANDSCAPE		100470	($2,698.56)
08/06/2025	08/31/2025	BIOLOGICAL SOLUTIONS & PEST CONTROL, INC.		100471	($100.00)
08/06/2025	08/31/2025	Picture Perfect Lawn Care		100472	($1,225.00)
08/12/2025	08/13/2025	Transfer to Capital One - Reserve Acct #21			($8,400.00)
08/12/2025	08/13/2025	VERIZON (VERZNJ)		100473	($211.28)
08/12/2025	08/25/2025	GARRETT GROUP CONSTRUCTION		100475	($6,044.05)
08/15/2025	08/21/2025	Cardinal Management Group (PR)		0	($3,724.65)
08/17/2025	08/31/2025	Spotsylvania County - Treasure		0	($40.43)
08/17/2025	08/31/2025	Spotsylvania County - Treasure		0	($73.58)
08/17/2025	08/31/2025	Spotsylvania County - Treasure		0	($1,817.90)
08/17/2025	08/31/2025	Spotsylvania County - Treasure		0	($1,909.70)
08/18/2025	08/20/2025	CARDINAL MANAGEMENT GROUP		0	($575.69)
08/26/2025	08/31/2025	GFL ENVIRONMENTAL		100477	($48.08)
08/31/2025	08/31/2025	DEBIT CARD		0	($253.69)
			Total Cleared Debits		**($53,339.00)**

First Citizens Bank- Operating - 6285 Summary

Ending Account Balance:	$ 85,871.70
Uncleared Items:	($13,992.36)
Adjusted Balance:	$ 99,864.06
Bank Ending Balance:	$ 99,864.06
Difference:	$-

999-00000-000000

PO Box 64084
Phoenix, AZ 85082
866.800.4656 (toll free)

CARDINAL MANAGEMENT GROUP INC AGENT FOR
FOX POINT HOMEOWNERS ASSOCIATION
OPERATING
4330 PRINCE WILLIAM PKWY STE 201
WOODBRIDGE VA 22192-8102

******6285 - CAB INTEREST CHECKING

Beginning Balance	$137,096.80	Average Daily Balance	$111,506.69
Total Deposits	$16,101.53	Year-To-Date Interest Paid	$48.93
Total Withdrawals	$53,339.00	Days in Statement Period	31
Interest Paid	$4.73	Annual Percentage Yield Earned	0.05%
Ending Balance	$99,864.06		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
08/01	LOCKBOX DEPOSIT	$438.67
08/04	LOCKBOX DEPOSIT	$345.00
08/05	LOCKBOX DEPOSIT	$303.05
08/06	IMAGE DEPOSIT	$2,242.45
08/06	LOCKBOX DEPOSIT	$1,145.00
08/07	LOCKBOX DEPOSIT	$270.75
08/08	LOCKBOX DEPOSIT	$235.00
08/11	LOCKBOX DEPOSIT	$670.00
08/12	LOCKBOX DEPOSIT	$1,272.00
08/13	IMAGE DEPOSIT	$495.00
08/13	LOCKBOX DEPOSIT	$297.00
08/14	LOCKBOX DEPOSIT	$590.00
08/15	LOCKBOX DEPOSIT	$260.00
08/18	LOCKBOX DEPOSIT	$710.00
08/19	LOCKBOX DEPOSIT	$77.00
08/20	LOCKBOX DEPOSIT	$55.00
08/21	LOCKBOX DEPOSIT	$245.00
08/22	IMAGE DEPOSIT	$3,207.60
08/22	LOCKBOX DEPOSIT	$435.00
08/25	LOCKBOX DEPOSIT	$270.00
08/26	LOCKBOX DEPOSIT	$315.00

FOR A CHANGE OF NAME OR ADDRESS, PLEASE COMPLETE THE FORM BELOW:

NAME ____________________

ADDRESS ____________________

CITY ____________________ STATE ____________ ZIP ____________

SOCIAL SECURITY NO. ____________________ DATE ____ / ____ / ____

CLIP AND RETURN TO BANK

HOW TO BALANCE YOUR ACCOUNT

1. Subtract from your check register any service, miscellaneous or automatic charge(s) posted on this statement.
2. Mark (x) your register after each check listed on front of this statement.
3. Check off deposits shown on the statement against those shown in your check register.
4. Complete the form at right.
5. The final "balance" in the form to the right should agree with your check register balance. If it does not, read "HINTS FOR FINDING DIFFERENCES" below.

HINTS FOR FINDING DIFFERENCES

- Recheck all additions and subtractions or corrections.
- Verify the carryover balance from page to page in your check register.
- Make sure you have subtracted the service or miscellaneous charge(s) from your check register balance.

IN CASE OF ERROR OR QUESTION S ABOUT YOUR ELECTRONIC TRANSFERS Call or write us as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared.

(1) Tell us your name and account number.
(2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need information.
(3) Tell us the dollar amount of the suspected error.
We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will recredit your account the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT
If you think there is an error on your line of credit statement, write to us at the address listed below. In your letter, give us the following infonnation:

1. **Your name and account number,**
2. **The dollar amount of the suspected error,**
3. **If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.**

You must contact us within 60 days after the error appeared on your statement.
You must notify us of any potential errors IN WRITING. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.
While we investigate whether or not there has been an error, the following are true:
- We cannot try to collect the amount in question, or report you as delinquent on that amount;
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount;
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance;
- We can apply any unpaid amount against your credit limit.

AVERAGE DAILY BALANCE (including new purchases)
This balance is figured by adding the outstanding balance (including new purchases and deducting payments and credits) for each day in the billing cycle, and then dividing by the number of days in the billing cycle.

IN CASE OF ERROR OR QUESTIONS,
CALL US AT 866.800.4656
OR WRITE TO US AT
FIRST CITIZENS BANK
4950 S 48TH STREET
PHOENIX, AZ 85040

NEW BALANCE **TRANSFER AMOUNT FROM OTHER SIDE**	$	99,864.06
ADD: DEPOSITS MADE SINCE ENDING DATE ON STATEMENT		
SUBTOTAL	$	
CHECKS NOT LISTED ON THIS OR PRIOR STATEMENTS		

NUMBER	AMOUNT

TOTAL CHECKS NOT LISTED		
SUBTRACT TOTAL CHECKS NOT LISTED FROM SUBTOTAL ABOVE **BALANCE**	$	

THIS SHOULD AGREE WITH YOUR CHECK REGISTER BALANCE.

DEPOSITS/CREDITS

Date	Description	Amount
08/27	IMAGE DEPOSIT	$450.00
08/27	LOCKBOX DEPOSIT	$215.00
08/28	LOCKBOX DEPOSIT	$215.00
08/29	LOCKBOX DEPOSIT	$1,118.01
08/29	IMAGE DEPOSIT	$225.00
08/29	INTEREST PYMT	$4.73

WITHDRAWALS/DEBITS

Date	Description	Amount
08/01	AVIDXCHANGE AX UTILITY FOX POINT CAR165	$50.00
08/04	REC PUR ADOBE 8417 080325 PARK AVENUE SAN JOSE CA 348307	$19.99
08/04	AVIDPAY SERVICE AVIDPAY 705REF*CK*100469*250801*SIMPSO	$722.89
08/04	FOX POINT VENDOR PAY 541477499 -SETT-A228SFTP5	$3,521.96
08/05	FOX POINT VENDOR PAY 541477499 -SETT-A228SFTP5	$3,724.68
08/13	AVIDPAY SERVICE AVIDPAY 705REF*CK*100473*250812*VERIZO	$211.28
08/13	FOX POINT CINCXFER 541477499 -SETT-A228SFTP5	$8,400.00
08/18	AVIDXCHANGE AX UTILITY FOX POINT CAR165	$3,841.61
08/20	FOX POINT VENDOR PAY 541477499 -SETT-A228SFTP5	$575.69
08/21	FOX POINT VENDOR PAY 541477499 -SETT-A228SFTP5	$3,724.65
08/27	DDA PUR STAPLES IN 8417 082525 500 STAPLES DRIVE FRAMINGHAM MA 670202	$233.70
08/27	AVIDPAY SERVICE AVIDPAY 705REF*CK*100477*250826*GFL EN	$48.08

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
08/08	100467	$17,900.00	08/18	100471	$100.00
08/13	100468	$296.86	08/14	100472	$1,225.00
08/11	100470 *	$2,698.56	08/25	100475 *	$6,044.05

* Skip in check sequence

PO Box 64084
Phoenix, AZ 85082
866.800.4656 (toll free)

CARDINAL MANAGEMENT GROUP INC AGENT FOR
FOX POINT HOMEOWNERS ASSOCIATION
RESERVE
4330 PRINCE WILLIAM PKWY STE 201
WOODBRIDGE VA 22192-8102

****** - CAB MONEY MARKET

Beginning Balance	$0.00	Average Daily Balance	$0.00
Total Deposits	$0.00	Year-To-Date Interest Paid	$0.00
Total Withdrawals	$0.00	Days in Statement Period	31
Interest Paid	$0.00	Annual Percentage Yield Earned	0.00%
Ending Balance	$0.00		

FOR A CHANGE OF NAME OR ADDRESS, PLEASE COMPLETE THE FORM BELOW:

Primary Account Number Ending In
Statement Date Aug 31, 2025

NAME ______________________________

ADDRESS ______________________________

CITY ____________________ STATE __________ ZIP __________

SOCIAL SECURITY NO. ____________________ DATE ____/____/____

CLIP AND RETURN TO BANK

HOW TO BALANCE YOUR ACCOUNT

1. Subtract from your check register any service, miscellaneous or automatic charge(s) posted on this statement.
2. Mark (x) your register after each check listed on front of this statement.
3. Check off deposits shown on the statement against those shown in your check register.
4. Complete the form at right.
5. The final "balance" in the form to the right should agree with your check register balance. If it does not, read "HINTS FOR FINDING DIFFERENCES" below.

HINTS FOR FINDING DIFFERENCES

- Recheck all additions and subtractions or corrections.
- Verify the carryover balance from page to page in your check register.
- Make sure you have subtracted the service or miscellaneous charge(s) from your check register balance.

IN CASE OF ERROR OR QUESTION S ABOUT YOUR ELECTRONIC TRANSFERS Call or write us as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared.

(1) Tell us your name and account number.
(2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need information.
(3) Tell us the dollar amount of the suspected error.
We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will recredit your account the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT
If you think there is an error on your line of credit statement, write to us at the address listed below. In your letter, give us the following infonnation:
1. **Your name and account number,**
2. **The dollar amount of the suspected error,**
3. **If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.**

You must contact us within 60 days after the error appeared on your statement.
You must notify us of any potential errors IN WRITING. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.
While we investigate whether or not there has been an error, the following are true:
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- **The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount;**
- **While you do not have to pay the amount in question, you are responsible for the remainder of your balance;**
- **We can apply any unpaid amount against your credit limit.**

AVERAGE DAILY BALANCE (including new purchases)
This balance is figured by adding the outstanding balance (including new purchases and deducting payments and credits) for each day in the billing cycle, and then dividing by the number of days in the billing cycle.

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CALL US AT 866.800.4656
OR WRITE TO US AT
FIRST CITIZENS BANK
4950 S 48TH STREET
PHOENIX, AZ 85040

NEW BALANCE TRANSFER AMOUNT FROM OTHER SIDE	$	0.00
ADD: DEPOSITS MADE SINCE ENDING DATE ON STATEMENT		
SUBTOTAL	$	
CHECKS NOT LISTED ON THIS OR PRIOR STATEMENTS		

NUMBER	AMOUNT

TOTAL CHECKS NOT LISTED →		
SUBTRACT TOTAL CHECKS NOT LISTED FROM SUBTOTAL ABOVE **BALANCE**	$	

THIS SHOULD AGREE WITH YOUR CHECK REGISTER BALANCE.

Cardinal Management Group, Inc.

Transaction Log

Community: Fox Point

Portfolio Manager: Amanda Chohamin

General Manager On-Site: Laura Lino

Email: l.lino@cardinalmanagementgroup.com

Phone: 540-891-1058

Accounts Payable Contact: Ashley Putnam

Email: a.putnam@cardinalmanagementgroup.com

Phone: 703-565-5028

TRANSACTION PERIOD MONTH August YEAR 2025

DATE	VENDOR	AMOUNT	DESCRIPTION	GL CODE
8/25	Staples	$233.70	Bathroom supplies	51-51030
8/4	Adobe	$19.99	Monthly subscription	51-51030
			Total:	$253.69

Action Item Subject/Description	Start Date	Due Date	Status
2026 Budget Preparation Management has provided all information on current contracts to the Board and Finance Committee for the purpose of 2026 budgeting. Management has begun gathering proposals for 2026 budget items and coordinating with vendors for renewal contracts as needed.	06/01/2025	11/12/2025	In Progress
2024 Tax Preparation The accountant has completed preparation of 2024 taxes and has provided the return documents for signing.	01/31/2025	10/15/2025	In Progress
2026 General Maintenance Contract The Board has discussed the need for a General Maintenance contract to address various maintenance needs that come up throughout the year. Picture Perfect Lawn Care has provided a proposed contract with an hourly rate, which will be presented to the Board for review at their meeting on 9/9/2025.	09/04/2025	09/09/2025	Pending Board Decision/Direction
2026 Pool Management Contract Renewal The pool management contractor, Douglas Aquatics, has provided a proposed contract cost for next year's pool management which will be reviewed by the Board at their meeting on 8/12/2025.	08/07/2025	09/15/2025	Completed
Welcome Committee Kickoff Management provided a draft charter for the Committee for Board review at the meeting on 8/12/2025. Following discussion on the topic, the Board requested that further discussion and coordination take place among Management and the Committee before charter finalization.	08/07/2025	10/31/2025	In Progress
Bounce House Policy Following discussion among the Board and Social Committee at the Board meeting on 8/12/2025, the Board has requested that the Committee provide a written protocol for bounce house access management during community events where it is advertised. Once this protocol is established, the Board will again consider approval of PR 2025-1 governing bounce house usage, and its relevant waiver. Further discussion will take place on this at the Board meeting on 9/9/2025.	08/07/2025	09/30/2025	In Progress
Tennis Court Caulking Board President Bootsie Howard has advised that there are some surface cracks at the tennis and pickleball courts that may need caulking or re-sealing. Mr. Howard engaged a contractor for this and a proposal was provided to management. After reviewing the proposal with Bootsie, it was determined that a better price could be found elsewhere, and Bootsie will continue his research.	08/07/2025	11/12/2025	In Progress
Independant Accountant Contract Renewal The current contract with the Association's independent CPA (performs audits and tax preparation) will expire 12/31/2026. Management has requested a proposal from the incumbent contractor.	08/07/2025	10/14/2025	In Progress
2026 Landscaping & Irrigation Contracts Both contracts for general landscaping and landscaping irrigation will expire in 2026. the Association's incumbent contractor, Shenandoah Landscaping, has provided a proposed 2026-2028 contract, which now combines both general landscaping and irrigation system maintenance. The proposed contract will be reviewed at the Board meeting on 9/9/2025.	08/07/2025	09/09/2025	Pending Board Decision/Direction
2026 Management Contract Renewal The current contract with Cardinal Management is set to auto-renew after 12/31/2025. The Board will make a decision on mowing forward with the auto-renewal prior to finalization of the 2026 budget pending confirmation of cost increases from the management company.	08/07/2025	11/12/2025	Not Started

Action Item Subject/Description	Start Date	Due Date	Status
2024 Audit The auditor has provided the 2024 draft audit and relevant documentation which has been provided to the Board and Finance Committee. The auditor advised that a final confirmation was needed on the end-of-year balance for the Association's CD account, which has been received. The draft audit is now ready for finalization, pending submission of the signed representation letter to the auditor.	01/01/2025	09/12/2025	Pending Board Decision/Direction
New Pool Cover The Board approved a proposal from Douglas Aquatics for a replacement pool cover at their meeting on 8/12/2025. The contractor has been notified of this approval and has confirmed the new cover has been ordered. Delivery is and installation are expected by the end of September.	02/28/2025	09/30/2025	In Progress
2025 Pool Closing Procedures The 2025 pool season has now ended as of 9/2/2025. All non-essential equipment has been shut down and the deck has been secured. Management has begun reviewing winterization procedures with the pool management contractor, and winterization is expected to begin around the 3rd week in September. Completion of winterization procedures will also be contingent upon delivery of the new pool cover, which is expected by the end of September.	08/11/2025	09/30/2025	In Progress
Main Entrance Tree Trimming Management has notified the contractor that the proposal has been accepted and has forwarded the Association's Standard Service Agreement for their signature. Once the agreement has been fully executed, Management will coordinate with the contractor to get the work scheduled.	06/05/2025	09/19/2025	In Progress
Clubhouse Area Grass Revitalization Shenandoah Landscaping has completed soil a soil analysis in the clubhouse area and provided proposals for their recommendations to revitalize the grass to include lime treatment, tree trimming and turf renovation. These proposals will be presented to the Board for review at their meeting on 9/9/2025.	06/05/2025	09/09/2025	Pending Board Decision/Direction
Revised Violation Letters Management will be providing recommended re-writes for the courtesy and notice letters sent to homeowners for covenants violations. Given the current volume of other priorities, this has been deferred, and Management intends on providing these recommendations no later than November 2025 Board meeting.	08/07/2025	11/12/2025	Deferred/On-Hold
Speed Study Spotsylvania County has assisted the Association in conducting a speeding evaluation on various roads in the community in order to determine if additional speeding mitigation within the community is needed. The study was completed over the summer and management is awaiting the results. Management intends to have an update on the speed study results no later than the October 2025 Board meeting.	08/07/2025	10/31/2025	In Progress

Laura Lino l.lino@cardinalmanagementgroup.com **17**

To: Board of Directors

From: Laura Lino, General Manager

Date: September 9, 2025

Re: **Bounce Houses – Draft Policy Resolution & Waiver**

Summary:

At their meeting on June 10, 2025, the Board discussed the Social Committee's request to determine a path forward for allowing the rental of bounce houses for community social events, and the potential liability to the Association in doing so. At this meeting, Devon Kelly, Board Secretary, presented a draft Policy Resolution (PR 2025-1) on this subject, and a draft waiver form which is to be filled out and submitted for all bounce house users at each respective community event.

At their meeting on August 12, 2025, the Board discussed the proposed documents with the Social Committee, as well as during-event management of bounce house access and use. The Board requested that the Committee submit a proposed procedure outlining their plan for ensuring adherence to the proposed bounce house policy during community events where a bounce house is advertised. The Committee's submission will be provided to the Board upon receipt.

Draft Policy Resolution 2025-1 and its relative waiver (labeled as "Appendix A") are attached on the subsequent pages. The draft resolution and waiver have been reviewed and edited by the Association's attorney; additional attorney review may be required prior to adoption of the resolution pending discussion on the Committee's access management plan.

The Social Committee has advertised a bounce house for the upcoming Fall Festival On September 20, 2025.

Action Needed: *VOTE NEEDED* to approve, deny, or table Policy Resolution 2025-1 (to include the Social Committee's access management plan and the policy's relevant waiver) allowing bounces houses to be rented for community social events. In conjunction with an approval, the Board may also add additional conditions as they see fit.

Management Recommendation: Will provide pending in-meeting discussion.

FOX POINT HOMEOWNERS ASSOCIATION

POLICY RESOLUTION 2025-1

Use Acknowledgment and Indemnification Policy (DRAFT)

WHEREAS, the Fox Point Homeowners Association (the "Association") is a Virginia nonstock corporation governed by the Amended and Restated Bylaws dated December 19, 2016 (the "Bylaws"), and the Declaration of Covenants, Conditions and Restrictions for Fox Point (the "Declaration"); and

WHEREAS, Article 4.1(4) of the Bylaws grants the Board of Directors (the "Board") the authority to "adopt and amend any reasonable Rules and Regulations not inconsistent with the Association Documents"; and

WHEREAS, Article 4.1(6) of the Bylaws authorizes the Board to "enforce the provisions of the Association Documents"; and

WHEREAS, Article 4.1(22) of the Bylaws permits the Board to "do anything else not inconsistent with the Act or the Association Documents" in furtherance of the administration of the Association; and

WHEREAS, Article 4.1(13) of the Bylaws further empowers the Board to "charge reasonable fees for the use of the Common Area" and manage access to the same; and

WHEREAS, the Board finds that the use of recreational rental equipment such as bounce houses, inflatable structures, dunk tanks, and similar items poses potential safety risks and liability exposure to the Association, and thus warrants regulation through policy and indemnification requirements;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby adopts the Use Acknowledgment and Indemnification Policy, as outlined below:

USE ACKNOWLEDGMENT AND INDEMNIFICATION POLICY

I. PURPOSE

This policy is put into effect to protect residents and the Association by establishing safety and risk management procedures for the temporary use of recreational rental equipment such as but not limited to bounce houses, dunk tanks, inflatable slides, and similar limited use objects.

II. <u>SCOPE</u>

This policy applies to any Owner, resident, or guest who seeks to place such equipment within the Common Area property maintained or managed by the Association.

III. <u>REQUIREMENTS</u>

A. <u>Advance Notice:</u> Written notice must be submitted to the Board or Managing Agent at least **seven (7)** days prior to an event where use of recreational rental equipment is intended.

B. <u>Form Submission:</u> At the time notice is provided, a completed **Use Acknowledgment and Indemnification Form *(Appendix A)*** must be submitted by the individual or entity hosting or arranging for the use of recreational rental equipment at an event.

C. <u>User Forms:</u> Every individual who uses or supervises the recreational rental equipment must sign a **Participant Use Waiver and Indemnification Form *(Appendix B)*** prior to the use of recreational rental equipment.

D. <u>Insurance:</u> A certificate of liability insurance naming the Association as an additional insured (if possible) must be provided prior to the event.

E. <u>Equipment Standards</u>: All equipment must be:

- Properly installed and secured per manufacturer/vendor instructions.
- Supervised by a responsible adult at all times.
- Removed promptly after use.

F. <u>Denial of Use:</u> The Board reserves the right to deny or revoke permission at its sole discretion based on safety, insurance concerns, or noncompliance. Further, the Board may designate the Association's Managing Agent or other designee to revoke permission at an event for any noncompliance, at which time the use of the recreational rental equipment must cease immediately.

IV. INDEMNIFICATION

A. As a condition of approval, an applicant must agree in writing to indemnify, defend, and hold harmless the Association, its Board of Directors, Managing Agent, officers, other agents and volunteers from any and all liability arising from the use, installation, supervision, or failure of such recreational rental equipment, to include attorney's fees.

B. Each individual user of the equipment must also agree in writing to waive any claims and indemnify the Association and its representatives from liability related to personal injury or property damage resulting from their use or supervision of the recreational rental equipment, to include attorney's fees.

V. ENFORCEMENT

A. Failure to comply with this policy may result in:

- Immediate removal of the equipment at the applicant's expense.
- Suspension of privileges as outlined in Section 12.1 of the Declaration.
- Reimbursement to the Association for any damages or related expenses.

Appendix A – Use Acknowledgment and Indemnification Form

Applicant / Resident Name: ____________________________________

Property Address: _____________________________________

Contact Phone / Email: ________________________________

Date(s) of Use: ____

Type of Recreational Rental Equipment: ____________________________________

Location of Use: ____

Vendor (if applicable): ___________________________________

Insurance Certificate Provided: ☐ **Yes** ☐ **No**

Acknowledgement:

I, the undersigned, understand and accept all responsibilities and risks associated with the use of the above-listed recreational rental equipment. I confirm that I will ensure its safe use and supervise it as required by Association policy.

Signature of Applicant / Resident: ______________________________________
Date: __________________

Indemnification Agreement:

I agree to indemnify, defend, and hold harmless the Fox Point Homeowners Association, its Board of Directors, Managing Agent, officers, other agents and volunteers from and against any and all claims, liabilities, damages, losses, or expenses (including attorney's fees) resulting from or connected to the use of said equipment.

Signature of Applicant / Resident: _______________________ **Date:** __________

Approval (HOA use only): ☐ **Approved** ☐ **Denied**

Board/Agent Signature: _____________________ **Date:** __________

Appendix B – Participant Use Waiver and Indemnification Form

Name of Event/Equipment: ______________________________
Date of Use: _________________________
Participant Name: ______________________________
Phone Number: _______________________

Acknowledgment:

I understand that the use of recreational rental equipment (such as bounce houses, inflatable slides, dunk tanks, or similar items) involves inherent risks of injury. I voluntarily choose to participate in or supervise the use of this equipment and assume all such risks.

Signature of Participant (or Guardian if under 18): _______________________
Date: __________________

Waiver and Indemnification:

I hereby waive, release, and hold harmless the Fox Point Homeowners Association, its Board of Directors, Managing Agent, officers, other agents and volunteers from any and all claims, injuries, or damages arising out of or connected to my use or supervision of the equipment. I further agree to indemnify and defend the Association from any liability resulting from my participation.

Signature of Participant (or Guardian if under 18): _______________________
Date: __________________

VI. EFFECTIVE DATE

The Effective Date of this Resolution shall be ________________________ and shall supersede any previously adopted Policy or Administrative Resolution regarding the temporary use of recreational and rental equipment.

We attest and certify that this Policy Resolution was duly adopted by the required vote of the Board of Directors at a duly noticed meeting of the Board of Directors at which a quorum was present on the ______________________________.

FOX POINT HOMEOWNERS ASSOCAITION

By: ________________________________

President, Board of Directors

By: ________________________________

Secretary, Board of Directors

CERTIFICATE OF NOTICE

I hereby certify that a copy of the foregoing Resolution was promulgated to all members of Fox Point Homeowner's Association on _______________________________.

____

Laura Lino, Community Manager
Cardinal Management Group, Inc.
Managing Agent for Fox Point Homeowners Association

To: Board of Directors

From: Laura Lino, General Manager

Date: August 12, 2025

Re: **Welcome Committee – Draft Committee Charter**

Summary:

Given the Board's previous approval of a Welcome Committee for the purpose of transitioning new Fox Point homeowners, Management provided a draft charter for the Committee which, once approved, will govern its purpose and responsibilities. The Association has already allocated community funds for use by a Welcome Committee.

At their meeting on August 12, 2025, the Board discussed the draft charter and tabled approval pending additional discussion and coordination among the Committee and Management, who will provide an update during today's meeting.

The draft charter, labeled Administrative Resolution 2025-02, is included on the subsequent pages.

Action Needed: *VOTE NEEDED* to approve, deny, or table Policy Resolution 2025-2.

Management Recommendation: Approve the draft Welcome Committee charter as submitted pending standard review by the Association's legal counsel.

Fox Point Homeowners Association
Administrative Resolution 2025-02

Welcome Committee Charter

WHEREAS, Section 4.1 of the Amended and Restated Bylaws for Fox Point Homeowners Association provide that the Board of Directors has all powers necessary for the administration of affairs of the Association and may do all such acts and things as are not required by either the Virginia Nonstock Corporation Act or the Association Documents to be exercised and done by the members; and

WHEREAS, Section 8.3 of the Amended and Restated Declaration for Fox Point Homeowners Association empowers the Board of Directors to adopt, amend, and repeal rules and regulations; and

WHEREAS, Section 55.1-1816 of the Virginia Property Owners' Act provides guidance for meetings of the board of directors and committees; and

WHEREAS, Fox Point Homeowners Association is incorporated as a Virginia Nonstock Corporation under Title 13.1, Chapter 10 of the Code of Virginia (Virginia Nonstock Corporation Act). Section 13.1-869 of the Virginia Nonstock Corporation Act outlines the composition of committees and their function.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby adopts and establishes the following Welcome Committee Procedures to extend the Fox Point HOA Committee Operating Charter and provide guidelines specific to this committee:

1. Committee Purpose

   1.1. To simplify the transition into the community for new homeowners by:

      1.1.1. Providing them with information on the available options for paying assessments.
      1.1.2. Providing them with information on registering for the homeowner portal.
      1.1.3. Providing them with information on the procedure to obtain amenities passes.
      1.1.4. Providing them with all other necessary information on community procedures to include submitting architectural modification requests, addressing covenants violations, and contacting the management staff.

   1.2. To foster new homeowner's integration into the community by:

      1.2.1. Ensuring they have provided their email address to receive community announcements and newsletters.
      1.2.2. Directing them to the community website to view all community information including governing documents, forms, and copies of community announcements.
      1.2.3. Ensuring they have received a list of Board Members and Committees, as well as a copy of the Association's meeting schedule.

   1.3. To foster a friendly and inclusive environment by:

      1.3.1. Arranging a welcome gift to be distributed to all new homeowners on behalf of the Association.

1.3.2. Arranging annual or semi-annual events for the purpose of providing an opportunity for new owners to attend and meeting their neighbors, Board Members and Committee Members.

2. Committee Structure

2.1. Membership:

2.1.1. Membership is governed by the Fox Point Homeowners Association Committee Operating Charter.
2.1.2. Term Limit: 3 years.

2.2. Meetings:

2.2.1. Meetings are governed by the Fox Point Homeowners Association Committee Operating Charter.

3. Roles and Responsibilities

3.1. With the assistance of Management, keep apprised of all new homeowners, as well as their addresses and contact information, on a monthly, quarterly or other regular basis to be determined by the Committee.
3.2. Devise a packet of welcome and transition information according to Sections 1.1 and 1.2 and arrange for timely distribution to all new homeowners.
3.3. Confirm all new homeowner contact information and communication preferences and communicate any needed changes to Management.
3.4. Arrange welcome gifts and ensure timely distribution to all new homeowners.
3.5. Plan, organize, and execute annual or semi-annual events geared toward new homeowners allowing them an opportunity to meet their neighbors, Board members, and Committees.

ADOPTION OF ADMINISTRATIVE RESOLUTION 2025-02

I attest that this resolution was adopted at a duly convened meeting of the Board of Directors of the Fox Point Homeowners Association on this ____ day of ______________, 2025.

APPROVAL OF ADMINISTRATIVE RESOLUTION 2025-02

I hereby approve this resolution as adopted by the Board of Directors of the Fox Point Homeowners Association.

____

Levin Howard, Board President
Fox Point Homeowners Association

____

Devon Snodgrass, Board Secretary
Fox Point Homeowners Association

CERTIFICATE OF NOTICE

I hereby certify that a copy of the foregoing Resolution was promulgated to all members of the Fox Point Homeowners Association on this ____ day of _________________, 2025.

____
Laura Lino, Community Manager
Cardinal Management Group, Inc.
Managing Agent for Fox Point Homeowners Association

To: Board of Directors

From: Laura Lino, General Manager

Date: September 9, 2025

Re: **Pool Party Agreement & Rules**

Summary:

At their meeting on August 12, 2025, the Board discussed the current rules governing pool party reservations and the possibility of adding a maximum limit to the number of guests that can attend per reservation. Following this discussion, the Board requested that Management gather data on the capacities for the pool and pool deck. Management will provide an update on this topic during today's meeting.

Action Needed: *None needed.*

Management Recommendation: N/A