CARDINAL MANAGEMENT GROUP, INC.

FOX POINT HOMEOWNERS ASSOCIATION

OPEN SESSION

! LJNJʎƭ мп, 2026

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FOX POINT HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 14, 2026

7:00PM

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

Zoom Meeting:
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 & Approval of Agenda

III. Community Comments #1 (15 Minutes)

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

IV. Review & Approval of Draft Minutes – March 17, 2026 **TAB 1**

V. Director & Committee Reports

A. Director Reports
B. 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 Summary & Recommendations – March 2026
B. Action Item Report

VII. Unfinished Business **TAB 3**

A. Trespassing Initiative
B. Reserve Fund Reinvestment Update

VIII. New Business

A. Memorial Request

TAB 4

IX. Community Comments #2 (15 minutes)

A. Resident Questions/Comments Related to Open Session Items
(Recommended 3 minutes maximum per person)

(Executive Session)

X. Convene Executive Session

XI. Owner Request **TAB 1**

XII. Proposals **TAB 2**

A. Playground Mulching

B. Pool Pump Room Leak Repair

i. Proposal #1
ii. Proposal #2

C. Arborist Services

i. Proposal #1
ii. Proposal #2

XIII. Contracts **TAB 3**

A. Spotsylvania County Utility Easement

XIV. Delinquency Report **TAB 4**

XV. Attorney Collections Report **TAB 5**

XVI. Attorney Correspondence **TAB 6**

XVII. Violations Summary **TAB 7**

XVIII. ARC Report **TAB 8**

(Open Session)

XIX. Re-Convene Open Session

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

XXI. Adjournment

Next Meeting: Tuesday, May 12, 2026 @ 7:00PM

Upcoming Meetings:
May 12, 2026
June 9, 2026
August 11, 2026
September 8, 2026
October 13, 2026
November 10, 2026
ANNUAL MEETING – Sunday, December 6, 2026 @ 2:00PM

FOX POINT HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MONTHLY MEETING

March 17, 2026

(Rescheduled from 3/10/2026)

1. CALL TO ORDER / VERIFICATION OF QUORUM

a. Board members present included Matt Ellia, Martin Westphal, and Betty Banks. Director Bootsie Howard was in attendance via Zoom.
b. CMG employees present were Laura Lino.
c. There were (2) residents attending the meeting in person.
d. There were also (2) representatives attending in person from the HOA's landscaping contractor, Shenandoah Landscaping.

2. The Board Meeting was called to order and quorum verified at 7:03 pm.

3. REVIEW AND APPROVAL OF AGENDA

a. President Matt Ellia made (1) addition to the agenda in Unfinished Business to allow for a Q & A with the representatives in attendance from Shenandoah Landscaping on the (2) proposals on the agenda in Executive Session for Arborist Services and Irrigation System Sensor Repair/Replacement.
b. Upon review, motion to approve the agenda of the Board of Directors for the March 17, 2026 meeting with (1) addition was made by Martin Westphal, seconded by Betty Banks; motion passed.

4. **OPEN FORUM / COMMUNNITY COMMENTS**

a. A homeowner in attendance followed up on a previous Board discussion on the topic of allowing club meetings/card & table game groups to meet regularly at the clubhouse. The Board granted permission for the homeowner to set up a Mahjong/Card playing group that meets (2) times per month. The homeowner was advised that meetings must be made open to the entire community and may be subject to cancellation or rescheduling for paid rentals. The homeowner was also advised that the recurring schedule should be made for weekdays only. The homeowner will follow up with the General Manager to arrange the meeting schedule and access to the building.
b. A homeowner in attendance followed up on a previous request made to compile an official list of community covenants recognized as not currently being enforced.

5. REVIEW AND APPROVAL OF MINUTES

a. Upon review, motion to approve the Official Draft of the February 10, 2026, was made by Betty Banks, seconded by Martin Westphal; motion passed.

6. **DIRECTOR / COMMITTEE REPORTS**

   a. Online Votes
      i. Given recent communication issues between Capital One Bank and Cardinal Management, Cardinal recommended that the Association's current Money Market account with Capital One be closed and that a new account be opened with a different institution to re-deposit the funds.
         The Board completed an out-of-cycle vote to address this recommendation 2/19-2/23.
      ii. Motion to close the current Capital One account, open a new Money Market account with Atlantic Union Bank, and re-deposit the reserve funds into the new account was made by Matt Ellia , seconded by Betty Banks; motion passed.
   b. Director Reports – **NTR**
   c. Committee Reports
      i. Architectural Review Committee (ARC) – **NTR**
      ii. Capital Improvements Committee (Chairs: Bootsie Howard & Mark Fortune):
         1. Bootsie Howard discussed multiple upcoming maintenance items that will be needed including replacement of the soccer field frames/nets, replacement of trash can coverings throughout the common areas, potential landscaping improvements and the Clubhouse and community entrances, replacement of the Basketball Court nets, replenishment of sand/mulch at the Volleyball Court/Playground, and resurfacing/crack sealing at the Tennis/Pickleball Courts.

      iii. Social Committee:
         1. President Matt Ellia and General Manager Laura Lino gave a brief review of the list of 2026 social event dates provided by the Committee that will be discussed in New Business. Director Bootsie Howard mentioned it may be beneficial to renew a call for volunteers for the Social Committee.
      iv. Policy and Document Committee (PDC) (Chair: Devon Kelly)
         1. Policy revisions based on comments from the February 2026 Board Metting are still in progress. Revised policies will be circulated prior to the April 2026 Board Meeting.
      v. Elections Committee (Chair: Jason Congdon) – **NTR**
      vi. Finance Committee:
         1. In reference to the previous discussion on replacing soccer goal nets/frames, Finance Committee Chair Jason Congdon

noted that there is no specific reserve fund allocation for this given that it is not s specific element addressed in the most recent reserve study.

2. Mr. Congdon also noted in reference to the previous discussion on flower installations, a decision the Board had made in prior years to only install annuals at the Clubhouse and community entrances in order to save on costs (versus perennials).
3. Mr. Congdon also noted some expense reclassifications from 2025 that are still outstanding. Management will review current records.
4. President Matt Ellia also reported the current status of the changes being made to the reserve fund accounts; it was noted that the cash-out of the current Capital One account is in progress via wire transfer, as well as the purchase of the new CD with Capital Bank. The Capital One account funds will be sent to the Operating account per Cardinal Management's recommendation, after which the Capital One account will be officially closed.

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

viii. Welcome Committee (Chair: Betty Banks):

1. Committee Chair Betty Banks discussed the welcome gifts she has been working on to give to all new homeowners which includes mugs, tumblers, and glass drinking cups.

7. **MANAGEMENT REPORT**

a. General Manager Lino presented the monthly Management Report to include the February 2026 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 $635,600.94. This includes $308,884.75 in the Association operating accounts and $326,716.19 in a Money Market account with Capital One Bank. **Current Balance Summary:**

Balance Sheet:

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

Total Cash & Investments:	$	635,600.94
Less Liabilities:	$	98,845.46
Less Current Reserves:	$	481,538.76
	$	55,216.72

Income Statement Report:

Year-to-Date Income:	$	96,470.33
Year-to-Date Expense:	$	60,627.59
Year-to-Date Net Income/Loss	$	35,842.74

b. **Assessment Receivable:** As of February 28, 2026, the Assessment Receivable was $44,661.82. The Association has a delinquency rate of 8.21% (-1.69% since January 2026). Auditors have indicated the industry standard for assessment receivable is 5%.

c. **Members Equity:** There is positive members' equity of $63,038.06 or 11.59% (+/- 0.00% since January 2026). Auditors recommend the Association maintain excess equity at a level of 10%-20% or $47,520-$95,040.

d. **Finance Committee Notes:** Committee Chair Jason Congdon noted that current expenses reflect the HOA has spent 40% of the total annual budget for General Repairs (GL 65-65454).

2. Discussed the Action Item report which includes:
   a. **In Progress:**
      Pool Pump Room Leak Repair
      Spotsylvania County Utility Easement Offer
      Independent Accountant Contract Renewal
      Trespassing Authorization
      Reserve Account Reinvestment
      Clubhouse Area Grass Revitalization
      Spring Cleanup & Preparation
   b. **Deferred/On Hold:**
      Tennis Court Caulking
   c. **Pending Board Direction:**
      Revised Amenities Rules & Regulations
      Arborist Services
      Irrigation System Rain Sensor Repairs
   d. **Completed:**
      Update Authorized Signers
      2026 Picture Perfect Contracts
      2024 Audit
      Main Entrance Floodlight Replacement
      Clubhouse Parking Lot Light Fixture Replacements

Revised Violation Letters

8. **UNFINISHED BUSINESS**

a. ***TOPIC*: Trespassing Initiative**

   i. DISCUSSION: President Matt Ellia gave an update on the recent Town Hall Meeting held on the subject with the assistance of Lt. Col. Myrick from the Spotsylvania County Sherriff's Office. Next steps for implementation of the initiative were discussed which include: signing and submitting the required documentation to the County/Sheriff's Office, posting appropriate "No Trespassing" signage in the community common areas, determining a "date of effect" for the new protocol, and providing proper notices to the community. It was also discussed that moving forward with these steps is also contingent upon approval of the recommended changes to the Amenities Rules & Regulations, which is included as the next agenda item in Unfinished Business.

   ii. ACTION: No action needed.

b. ***TOPIC*: Revised Amenities Rules & Regulations**

   i. DISCUSSION: General Manager Laura Lino gave an overview of the recommended changes.

   ii. ACTION: Motion to approve the recommended changes to the Amenities Rules & Regulations as submitted was made by Betty Banks, seconded by Martin Westphal; motion passed.

c. ***TOPIC*: 2024 Final Audit**

   i. DISCUSSION: General Manager Laura Lino confirmed again that the 2024 final audit has now been received and the full document is included in the Open Session Packet for the March 2026 Board Meeting.

   ii. ACTION: No action needed.

d. ***TOPIC:* Shenandoah Landscaping Q&A**

   i. DISCUSSION: Two representatives from Shenandoah Landscaping were in attendance to discuss the (2) proposals on the agenda in Executive Session for arborist services and irrigation system sensor repair/replacement, as well as other miscellaneous landscaping items:

      1. *Irrigation System:* Shenandoah reviewed the current issues with non-functioning rain sensors in the fall of last year. President Matt Ellia noted that the HOA has made several quests for a full map/inventory of the landscape irrigation system and it's components. Shenandoah advised they will follow up and provide this information.
      2. *Arborist Services:* Shenandoah reiterated the importance of the

recommended tree pruning to support the turf renovation efforts along Blackstone Blvd. It was also noted that the recommended tree removals are considered immediate needs as the noted trees are a fall risk.

3. *Other:* Shenandoah also provided insights on "structural pruning" to avoid tree damage during storms, gave a recommendation for minor re-edging of the mulch beds in the clubhouse parking lot landscape island, and provided some additional insights relative to the previous discussion from Capital Improvements on new flower installations. Shenandoah also advised that they are happy to assist with the addition of new sand/mulch at the Volleyball Court/Playground that was also previously discussed.

i. ACTION: No action needed.

9. **NEW BUSINESS**

a. ***TOPIC*: 2026 Social Events Calendar**

i. DISCUSSION: General Manager Laura Lino gave an overview of the upcoming events planned by the Social Activities Committee and noted that the Shamrock Run noted for this month has since been cancelled, and the Easter Egg Hunt taking place will be contingent on the Social Committee being able to arrange volunteers to run the event.

ii. ACTION: No action needed.

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

a. In reference to the discussion with Shenandoah Landscaping, Finance Committee Chair Jason Congdon reviewed the current budget for Landscaping Replacements/Improvements, and also discussed the work and payment schedules for the ongoing turf renovation project along Blackstone Blvd.

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 8:20 pm, by Betty Banks seconded by Martin Westphal // motion passed:

   i. Confidential requests from homeowners
   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 9:02 pm by Betty Banks seconded by Martin Westphal // motion passed.

12. OPEN SESSION

a. During Executive Session, the Board discussed the following topics:

i. Contracts & Proposals
ii. Confidential requests from homeowners
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. **Owner Request #1** Motion to approve the requested payment plan with the stipulation that any further late payments will render the plan null and void was made by Martin Westphal, seconded by Betty Banks; motion passed.
   ii. **Owner Request #2** Motion to approve the requested payment plan with the stipulation that any further late payments will render the plan null and void was made by Martin Westphal, seconded by Betty Banks; motion passed.
   iii. **Arborist Proposal** Motion to table the proposals for arborist services for a potential online/out-of-cycle vote pending additional review of the required scope of work was made by Betty Banks, seconded by Martin Westphal; motion passed.
   iv. **Irrigation System Repair Proposal** Motion to table the proposal from Shenandoah Landscaping to the April 2026 Board Meeting pending an additional evaluation from an additional irrigation contractor was made by Betty Banks, seconded by Martin Westphal; motion passed.

13. ADJOURNMENT

a. Motion to adjourn the meeting at 9:04 pm was made by Matt Ellia, seconded by Betty Banks; motion passed.

Next Board Meeting April 14, 2026

CARDINAL MANAGEMENT GROUP, INC.

MONTHLY FINANCIAL REPORT

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Financial Statement & Variance Report

Fox Point Homeowners Association

Summary of March 2026 Unaudited Financials

The financial statement and general ledger of income and expenses for the Association through the month ending March 31, 2026 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 $642,740.65. This includes $67,667.86 in the Association operating accounts and $327,023.69 in a Money Market account with Capital One Bank, $8,049.10 in a new Money Market account with Atlantic Union Bank, and $240,000.00 invested in a new CD with Capital Bank, representing total Replacement Reserves in the amount of $575,072.79.

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

Total Cash & Investments:	$	642,740.65
Less Liabilities:	$	83,213.98
Less Current Reserves:	$	575,072.79
	$	(15,546.12)

Income Statement Report:

Year-to-Date Income:	$	140,099.57
Year-to-Date Expense:	$	94,101.74
Year-to-Date Net Income/Loss	$	45,997.83

General & Administrative Year-to-Date Expense $50,025.28	Variance $841.94	This positive variance is primarily due to lower spending in the Office Expense category (GL 51030) and Printing, Copying & Postage category (GL 51042), as well as the time of year and lack of spending needed for Amenities Pass Services (GL 51011), Auditing, Taxes & Accounting (GL 51110), and Social Expenses (GL 51277).
Landscaping Year-to-Date Expense $8,363.91	Variance $5,512.04	This positive variance is primarily due to the time of year and lack of spending needed in the Landscape Replacement/Improvement category (GL 58070).
Pool & Amenities Year-to-Date Expense $2,180.56	Variance $9,692.30	This positive variance is primarily due to the time of year and lack of pool expenses (GL 60000 & GL 60185).
Utilities-Others Year-to-Date Expense $4,218.10	Variance $4,406.90	This positive variance is primarily due to lower Water & Sewer costs (GL 62120).
Repairs & Maintenance Year-to-Date $3,705.54	Variance $3,455.01	This positive variance is due to lower spending in the General Maintenance category (GL 65456), as well as the time of year and lack of expenses needed for SWM pond treatment & landscaping (GL 62295 & GL 65701)
Contingency $0.00	Variance $2,499.99	This positive variance is due to a lack of expenses.

Assessment Receivable: As of March 31, 2026, the Assessment Receivable was $40,027.57. The Association has a delinquency rate of 7.36% (-0.85% since February 2026). Auditors have indicated the industry standard for assessment receivable is 5%.

Members Equity: There is positive members' equity of $63,038.06 or 11.59% (+/- 0.00% since February 2026). 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 03/01/2026 to 03/31/2026

Date: 4/8/2026
Time: 1:19 pm

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	$ -	$127,710.00	$127,710.00	$ -	$ 510,840.00
TOTAL ASSESSMENT INCOME	$ 42,570.00	$42,570.00	$ -	$127,710.00	$127,710.00	$-	$ 510,840.00
OTHER INCOME							
40159-00-00 Violation Fee Income	-	41.67	(41.67)	-	125.01	(125.01)	500.00
40172-00-00 Late Fees - Billed	(30.00)	416.67	(446.67)	5,045.00	1,250.01	3,794.99	5,000.00
40217-00-00 NSF Charges	-	26.67	(26.67)	70.00	80.01	(10.01)	320.00
40270-00-00 Interest Income - Operating	9.85	6.67	3.18	26.45	20.01	6.44	80.00
40273-00-00 Interest Income - Reserve	307.22	666.67	(359.45)	1,461.05	2,000.01	(538.96)	8,000.00
40350-00-00 Legal Income	202.17	916.67	(714.50)	2,177.07	2,750.01	(572.94)	11,000.00
40400-00-00 Clubhouse Rental Income	570.00	633.33	(63.33)	3,610.00	1,899.99	1,710.01	7,600.00
40401-00-00 Clubhouse Rental Deposit Retention	-	16.67	(16.67)	-	50.01	(50.01)	200.00
40430-00-00 Miscellaneous Income	-	33.33	(33.33)	-	99.99	(99.99)	400.00
TOTAL OTHER INCOME	$ 1,059.24	$ 2,758.35	($ 1,699.11)	$ 12,389.57	$ 8,275.05	$4,114.52	$ 33,100.00
TOTAL OPERATING INCOME	**$ 43,629.24**	**$45,328.35**	**($ 1,699.11)**	**$140,099.57**	**$135,985.05**	**$ 4,114.52**	**$ 543,940.00**
OPERATING EXPENSE							
GENERAL & ADMINISTATIVE							
51007-00-00 Alarm Monitoring	69.94	70.83	0.89	209.82	212.49	2.67	850.00
51011-00-00 Amenity Pass Services	-	140.83	140.83	-	422.49	422.49	1,690.00
51030-00-00 Office Expense	-	250.00	250.00	-	750.00	750.00	3,000.00
51042-00-00 Printing, Copying & Postage	6.34	333.33	326.99	375.77	999.99	624.22	4,000.00
51060-00-00 Licenses & Permits	-	4.17	4.17	-	12.51	12.51	50.00
51073-00-00 Security Camera Service Agreement	121.00	110.00	(11.00)	363.00	330.00	(33.00)	1,320.00
51090-00-00 Legal - General	2,578.50	833.33	(1,745.17)	3,779.35	2,499.99	(1,279.36)	10,000.00
51091-00-00 Legal-Collections	1,940.40	916.67	(1,023.73)	4,551.72	2,750.01	(1,801.71)	11,000.00
51110-00-00 Auditing, Taxes & Accounting	-	333.33	333.33	-	999.99	999.99	4,000.00
51119-00-00 Management Contract Onsite	7,590.07	7,733.33	143.26	22,786.86	23,199.99	413.13	92,800.00
51120-00-00 Management Fee Contract	3,522.00	3,669.92	147.92	10,689.27	11,009.76	320.49	44,039.00
51125-00-00 Management Incidentals	2,279.50	833.33	(1,446.17)	3,778.00	2,499.99	(1,278.01)	10,000.00
51129-00-00 NSF Fees	-	26.67	26.67	-	80.01	80.01	320.00
51204-00-00 Bank Charges	-	16.67	16.67	-	50.01	50.01	200.00
51214-00-00 BOD & Committee Expense	-	83.33	83.33	-	249.99	249.99	1,000.00
51247-00-00 Welcome Committee	-	62.50	62.50	-	187.50	187.50	750.00
51277-00-00 Social Expenses	-	268.75	268.75	45.27	806.25	760.98	3,225.00
51400-00-00 Bad Debt Expense	-	125.00	125.00	-	375.00	375.00	1,500.00
51791-00-00 Insurance - General Liability	1,148.74	1,143.75	(4.99)	3,446.22	3,431.25	(14.97)	13,725.00
TOTAL GENERAL & ADMINISTATIVE	$ 19,256.49	$16,955.74	($ 2,300.75)	$ 50,025.28	$ 50,867.22	$841.94	$ 203,469.00
LANDSCAPING							
58000-00-00 Landscape Grounds Contract	2,651.25	2,676.25	25.00	7,953.75	8,028.75	75.00	32,115.00
58070-00-00 Landscape Replacement/Improvement	-	1,833.33	1,833.33	40.00	5,499.99	5,459.99	22,000.00
58800-00-00 Snow Removal	370.16	152.77	(217.39)	370.16	347.21	(22.95)	500.00
TOTAL LANDSCAPING	$ 3,021.41	$ 4,662.35	$ 1,640.94	$ 8,363.91	$ 13,875.95	$5,512.04	$ 54,615.00

CARDINAL MANAGEMENT GROUP
A REALMANAGE COMPANY

Income Statement - Operating
Fox Point
From 03/01/2026 to 03/31/2026

Date: 4/8/2026
Time: 1:19 pm

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
POOL & OTHER AMENITIES							
60000-00-00 Pool Management Contract	$-	$-	$-	$-	$7,579.17	$7,579.17	$90,950.00
60185-00-00 Pool - Miscellaneous	-	333.33	333.33	-	999.99	999.99	4,000.00
60199-00-00 Athletic Fields	722.89	722.90	0.01	2,168.67	2,168.70	0.03	8,674.75
60379-00-00 Clubhouse Supplies	11.89	41.67	29.78	11.89	125.01	113.12	500.00
60383-00-00 Clubhouse Semi-Annual Carpet Cleaning	-	83.33	83.33	-	249.99	249.99	1,000.00
60384-00-00 Amenities Maintenance	-	250.00	250.00	-	750.00	750.00	3,000.00
TOTAL POOL & OTHER AMENITIES	$734.78	$1,431.23	$696.45	$2,180.56	$11,872.86	$9,692.30	$108,124.75
UTILITIES							
62000-00-00 Electricity	657.03	916.67	259.64	2,239.58	2,750.01	510.43	11,000.00
62120-00-00 Water & Sewer	319.77	1,500.00	1,180.23	970.54	4,500.00	3,529.46	18,000.00
62300-00-00 Natural Gas	122.00	250.00	128.00	366.00	750.00	384.00	3,000.00
62600-00-00 Phone	213.92	208.33	(5.59)	641.98	624.99	(16.99)	2,500.00
TOTAL UTILITIES	$1,312.72	$2,875.00	$1,562.28	$4,218.10	$8,625.00	$4,406.90	$34,500.00
REPAIRS & MAINTENANCE							
62295-00-00 Stormwater Management Treatment	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
65240-00-00 Pest Control	130.00	46.42	(83.58)	130.00	139.26	9.26	557.00
65250-00-00 Trash Removal Contract	35.00	50.00	15.00	90.12	150.00	59.88	600.00
65336-00-00 Fire Inspection	-	16.67	16.67	-	50.01	50.01	200.00
65446-00-00 Janitorial Contract	385.00	150.00	(235.00)	1,090.00	450.00	(640.00)	1,800.00
65454-00-00 General Repairs	208.92	416.67	207.75	2,361.91	1,250.01	(1,111.90)	5,000.00
65456-00-00 General Maintenance	33.51	625.00	591.49	33.51	1,875.00	1,841.49	7,500.00
65610-00-00 HVAC Maintenance	-	123.75	123.75	-	371.25	371.25	1,485.00
65701-00-00 Stormwater Management Landscaping	-	541.67	541.67	-	1,625.01	1,625.01	6,500.00
TOTAL REPAIRS & MAINTENANCE	$792.43	$2,386.85	$1,594.42	$3,705.54	$7,160.55	$3,455.01	$28,642.00
CONTINGENCY							
79900-00-00 Operating Contingency	-	833.33	833.33	-	2,499.99	2,499.99	10,000.00
TOTAL CONTINGENCY	$-	$833.33	$833.33	$-	$2,499.99	$2,499.99	$10,000.00
RESERVES & CAPITAL IMPROVEMENTS							
90008-00-00 Transfer Reserve Interest	307.22	666.67	359.45	1,461.05	2,000.01	538.96	8,000.00
90170-00-00 Replacement Reserves Contribution	8,049.10	8,049.10	-	24,147.30	24,147.30	-	96,589.25
TOTAL RESERVES & CAPITAL IMPROVEMENTS	$8,356.32	$8,715.77	$359.45	$25,608.35	$26,147.31	$538.96	$104,589.25
TOTAL OPERATING EXPENSE	**$33,474.15**	**$37,860.27**	**$4,386.12**	**$94,101.74**	**$121,048.88**	**$26,947.14**	**$543,940.00**
NET INCOME:	**$10,155.09**	**$7,468.08**	**$2,687.01**	**$45,997.83**	**$14,936.17**	**$31,061.66**	**$0.00**

CARDINAL MANAGEMENT GROUP
A REALMANAGE COMPANY

Balance Sheet
Fox Point
End Date: 03/31/2026

Date: 4/8/2026
Time: 1:19 pm
Page: 1

Assets			
CASH - OPERATING			
10-10000-00-0(	First Citizens Bank - Operating - 6285	$67,667.86	
Total CASH - OPERATING:			$67,667.86
CASH - RESERVE			
12-12030-00-0(	Capital One - Reserve #2181	327,023.69	
12-12035-00-0(	Atlantic Union Bank - Reserve - 3542	8,049.10	
12-12050-00-0(	Capital Bank - CD - 5663 (3.50%APY, 01/23/27)	240,000.00	
Total CASH - RESERVE:			$575,072.79
ACCOUNTS RECEIVABLE			
14-14000-00-0(	Accounts Receivable - Homeowner	40,027.57	
14-14900-00-0(	Allowance for Doubtful Accounts	(5,828.89)	
Total ACCOUNTS RECEIVABLE:			$34,198.68
OTHER CURRENT ASSETS			
15-15005-00-0(	Prepaid Insurance	4,597.98	
15-15010-00-0(	Prepaid Expenses	607.64	
Total OTHER CURRENT ASSETS:			$5,205.62
Total Assets:			**$682,144.95**
Liabilities & Equity			
CURRENT LIABILITIES			
20-20160-00-0(	Accrued Expenses	9.30	
20-20175-00-0(	Income Taxes Payable	1,473.00	
20-20197-00-0(	Resale Doc Fees Payable	(62.37)	
20-20500-00-0(	Prepaid Assessments	81,794.05	
Total CURRENT LIABILITIES:			$83,213.98
RESERVE FUNDS			
25-25000-00-0(	Reserve: General Replacement	426,909.95	
25-25850-00-0(	Reserve: Unallocated Interest	62,985.13	
Total RESERVE FUNDS:			$489,895.08
OWNERS EQUITY			
30-30410-00-0(	Members Equity/Retained Earnings	63,038.06	
Total OWNERS EQUITY:			$63,038.06
	Net Income Gain / Loss	45,997.83	
			$45,997.83
Total Liabilities & Equity:			**$682,144.95**

FOX POINT HOMEOWNERS ASSOCIATION
SCHEDULE 5
CASH & INVESTMENTS
MARCH 31, 2026

	FINANCIAL INSTITUTION	TYPE OF INVESTMENT	TERM	MATURITY DATE	ANNUAL RATE	AMOUNT
10000	FIRST CITIZENS	CHECKING	N/A	N/A	N.A	67,668
			TOTAL OPERATING			67,668
12030	CAPITAL ONE	MMKT	N/A	N/A	1.25%	327,024
12035	ATLANTIC UNION BANK	MMKT	N/A	N/A	N/A	8,049
12050	CAPITAL BANK CD 5663	CD	10 MONTHS	1/23/2027	3.50%	240,000
			TOTAL RESERVES			575,073
			TOTAL CASH & INVESTMENTS			642,741

FOX POINT HOMEOWNERS ASSOCIATION
SCHEDULE 6
REPLACEMENTS RESERVES
MARCH 31, 2026

		CONTRIBUTIONS CURRENT	CONTRIBUTIONS TO DATE	USES TO DATE	NET BALANCE
25000	RESERVE REPLACEMENT	8,049	426,910	-	426,910
25850	UNALLOCATED RSRV INTEREST	307	62,985	-	62,985
		8,356	489,895	-	489,895

TOTAL REPLACEMENT RESERVES 489,895

RESERVE FUNDING

GL #	Reserve Item	Description	Month-to-Date	Year-to-Date
12030	Reserve Cash	Cash Transfer From Oper	8,049	24,147
25000	Reserve Equity	Accrual Journal Entries	8,049	24,147
		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 Operating		
12030	Reserve Cash & Invest	Cash Transfers to Operating (Reimburse)		
		Variance	-	-

CARDINAL MANAGEMENT GROUP
A REALMANAGE COMPANY

General Ledger Trial Balance with Details	Date:	4/8/2026
Fox Point	Time:	1:20 pm
Accts: 10-10000-00-00 To: 95-95500-00-00 Dates: 3/1/2026 - 3/31/2026	Page:	1

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-10000-00-00	First Citizens Bank - Operating - 6285	$308,884.75	$35,771.24	$276,988.13	$67,667.86

Date	GL Ref #	Debit	Credit	Description
03/02/2026	4145911	$ -	$ 96.00	First Citizens Bank - Operating - 6285 Inv # 01/26-02/24/2026; COLUMBIA GAS OF VIRGINIA Chk # 0
03/02/2026	4146542	-	3,522.00	First Citizens Bank - Operating - 6285; CARDINAL MANAGEMENT GROUP Chk # 0
03/02/2026	4153607	590.00	-	Deposit from batch 77325
03/03/2026	4154340	-	26.00	First Citizens Bank - Operating - 6285 Inv # 01/26-02/24/2026; COLUMBIA GAS OF VIRGINIA Chk # 0
03/03/2026	4161221	215.00	-	Deposit from batch 77440
03/04/2026	4163323	-	757.69	First Citizens Bank - Operating - 6285; Highlight Services Inc. Chk # 100565
03/04/2026	4163325	-	1,395.30	First Citizens Bank - Operating - 6285; Highlight Services Inc. Chk # 100566
03/04/2026	4163327	-	209.82	First Citizens Bank - Operating - 6285; FORCE SECURITY SOLUTIONS Chk # 100567
03/04/2026	4165571	72.00	-	Deposit from batch 77582
03/05/2026	4172484	-	722.89	First Citizens Bank - Operating - 6285; Simpson's Lawn Care LLC Chk # 100568
03/05/2026	4172486	-	848.00	First Citizens Bank - Operating - 6285; WHITEFORD, TAYLOR & PRESTON, L.L.P Chk # 100569
03/05/2026	4173533	740.30	-	Deposit from batch 77756
03/06/2026	4174178	-	265.13	First Citizens Bank - Operating - 6285 Inv # 01/30-02/27/2026; DOMINION ENERGY VIRGINIA Chk # 0
03/06/2026	4174182	-	491.14	First Citizens Bank - Operating - 6285 Inv # 01/30-02/27/2026; DOMINION ENERGY VIRGINIA Chk # 0
03/06/2026	4174194	-	16.63	First Citizens Bank - Operating - 6285 Inv # 01/30-02/27/2026; DOMINION ENERGY VIRGINIA Chk # 0
03/06/2026	4174198	-	19.95	First Citizens Bank - Operating - 6285 Inv # 01/30-02/27/2026; DOMINION ENERGY VIRGINIA Chk # 0
03/06/2026	4177401	1,602.00	-	Deposit from batch 77839
03/10/2026	4207456	580.00	-	Deposit from batch 78117
03/11/2026	4205662	-	213.92	First Citizens Bank - Operating - 6285; VERIZON (VERZNJ) Chk # 100570
03/11/2026	4208316	430.00	-	Deposit from batch 78201
03/11/2026	4205662	213.92	-	First Citizens Bank - Operating - 6285 (Reversal); VERIZON (VERZNJ) Chk # 100570
03/11/2026	4310830	-	213.92	First Citizens Bank - Operating - 6285; VERIZON (VERZNJ) Chk # 100570
03/12/2026	4206491	-	8,049.10	2026 Budgeted Monthly RSRV Contribution
03/12/2026	4209445	215.00	-	Deposit from batch 78351
03/12/2026	4209495	190.00	-	Misc Income Deposit First Citizens Bank - Operating - 6285
03/12/2026	4210503	215.00	-	Deposit from batch 78407
03/13/2026	4214261	1,127.00	-	Deposit from batch 78511
03/16/2026	4214651	215.00	-	Deposit from batch 78526
03/16/2026	4215443	-	3,795.03	First Citizens Bank - Operating - 6285; Cardinal Management Group (PR) Chk # 0
03/16/2026	4216156	-	63.16	First Citizens Bank - Operating - 6285; Levin Howard Chk # 100571
03/16/2026	4216158	-	2,651.25	First Citizens Bank - Operating - 6285; SHENANDOAH LANDSCAPE Chk # 100572
03/16/2026	4216160	-	208.92	First Citizens Bank - Operating - 6285; Highlight Services Inc. Chk # 100573
03/16/2026	4216162	-	1,464.66	First Citizens Bank - Operating - 6285; E. MARGRIET LANGENBERG Chk # 100574
03/16/2026	4216162	-	475.74	First Citizens Bank - Operating - 6285; E. MARGRIET LANGENBERG Chk # 100574
03/16/2026	4216166	-	307.00	First Citizens Bank - Operating - 6285; Picture Perfect Lawn Care Chk # 100575
03/16/2026	4216168	-	385.00	First Citizens Bank - Operating - 6285; Picture Perfect Lawn Care Chk # 100576
03/16/2026	4217617	975.00	-	Deposit from batch 78640
03/17/2026	4219100	300.00	-	Deposit from batch 78691
03/17/2026	4219114	972.17	-	Deposit from batch 78700
03/17/2026	4220505	1,505.00	-	Deposit from batch 78729
03/18/2026	4223102	215.00	-	Deposit from batch 78894
03/19/2026	4223374	-	17.65	First Citizens Bank - Operating - 6285 Inv # 01/21-02/21/2026; Spotsylvania County - Treasure Chk # 0
03/19/2026	4223378	-	15.88	First Citizens Bank - Operating - 6285 Inv # 01/21-02/21/2026; Spotsylvania County - Treasure Chk # 0

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
03/19/2026	4223382	$ -	$ 142.34	First Citizens Bank - Operating - 6285 Inv # 01/21-02/21/2026; Spotsylvania County - Treasure Chk # 0			
03/19/2026	4223386	-	143.90	First Citizens Bank - Operating - 6285 Inv # 01/21-02/21/2026; Spotsylvania County - Treasure Chk # 0			
03/19/2026	4225923	-	2,285.84	First Citizens Bank - Operating - 6285; CARDINAL MANAGEMENT GROUP Chk # 0			
03/19/2026	4229016	-	35.00	First Citizens Bank - Operating - 6285; GFL ENVIRONMENTAL Chk # 100577			
03/19/2026	4229765	952.00	-	Deposit from batch 79031			
03/20/2026	4232085	915.00	-	Deposit from batch 79109			
03/23/2026	4234195	-	240,000.00	Purchase CD#5663 #258507 - 3.44% / 3.50% APY matures 1.23.27; Fox Point - Capital Bank Chk # 0			
03/23/2026	4235008	-	1,141.33	First Citizens Bank - Operating - 6285; ERIE INSURANCE Chk # 100578			
03/23/2026	4235010	-	363.00	First Citizens Bank - Operating - 6285; CRIME INTERVENTION ALARM Chk # 100579			
03/23/2026	4235012	-	130.00	First Citizens Bank - Operating - 6285; PERMA TREAT FREDERICKSBG Chk # 100580			
03/23/2026	4236780	1,505.00	-	Deposit from batch 79259			
03/25/2026	4238390	-	11.89	First Citizens Bank - Operating - 6285; Cardinal Management Group, LLC Chk # 0			
03/25/2026	4239374	1,820.00	-	Deposit from batch 79395			
03/26/2026	4239958	380.00	-	Misc Income Deposit First Citizens Bank - Operating - 6285			
03/26/2026	4241190	1,505.00	-	Deposit from batch 79515			
03/27/2026	4243932	4,560.00	-	Deposit from batch 79576			
03/30/2026	4247215	4,805.00	-	Deposit from batch 79661			
03/31/2026	4247756	-	96.00	First Citizens Bank - Operating - 6285 Inv # 02/24-03/25/2026; COLUMBIA GAS OF VIRGINIA Chk # 0			
03/31/2026	4249310	-	2,578.50	First Citizens Bank - Operating - 6285; WHITEFORD, TAYLOR & PRESTON, L.L.P Chk # 100581			
03/31/2026	4249312	-	33.51	First Citizens Bank - Operating - 6285; Levin Howard Chk # 100582			
03/31/2026	4249656	9.85	-	Interest			
03/31/2026	4252502	8,947.00	-	Deposit from batch 79762			
03/31/2026	4253111	-	3,795.04	First Citizens Bank - Operating - 6285; Cardinal Management Group (PR) Chk # 0			
12-12030-00-00	**Capital One - Reserve #2181**			326,716.19	307.50	-	327,023.69
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
03/01/2026	4303097	$ 307.50	$ -	CAPITAL ONE FEB INTEREST			
12-12035-00-00	**Atlantic Union Bank - Reserve - 3542**			-	8,049.10	-	8,049.10
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
03/12/2026	4206491	$ 8,049.10	$ -	2026 Budgeted Monthly RSRV Contribution			
12-12050-00-00	**Capital Bank - CD - 5663 (3.50%APY, 01/2**			-	240,000.00	-	240,000.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
03/23/2026	4234195	$ 240,000.00	$ -	Capital Bank- CD- 5663 (3.50%APY, 01/23/27)-Purchase CD#5663 #258507 -3.44% / 3.50% APY; Fox Point - Capital Bank Chk # 0			
14-14000-00-00	**Accounts Receivable - Homeowner**			44,661.82	407.17	5,041.42	40,027.57
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
03/01/2026	4124825	$ 205.00	$ -	Move Payment CK#8001256 03/01/2026			
03/02/2026	4153607	-	235.00	Deposit from batch 77325			
03/05/2026	4173533	-	447.25	Deposit from batch 77756			
03/06/2026	4177401	-	370.00	Deposit from batch 77839			
03/12/2026	4210503	-	20.00	Deposit from batch 78407			
03/13/2026	4214261	-	52.00	Deposit from batch 78511			
03/16/2026	4214651	-	215.00	Deposit from batch 78526			
03/17/2026	4219100	-	300.00	Deposit from batch 78691			
03/17/2026	4219114	-	972.17	Deposit from batch 78700			
03/17/2026	4219086	202.17	-	Legal Fees - Batch 78699			
03/19/2026	4229765	-	230.00	Deposit from batch 79031			
03/20/2026	4232085	-	55.00	Deposit from batch 79109			
03/23/2026	4236780	-	220.00	Deposit from batch 79259			
03/24/2026	4237087	-	30.00	REV LATE FEE - 1x COURTESY DR			
03/27/2026	4243932	-	405.00	Deposit from batch 79576			

CARDINAL MANAGEMENT GROUP
A REALMANAGE COMPANY

General Ledger Trial Balance with Details

Fox Point

Accts: 10-10000-00-00 To: 95-95500-00-00 Dates: 3/1/2026 - 3/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/30/2026	4247215	$ -	$ 740.00	Deposit from batch 79661	
03/31/2026	4252502	-	750.00	Deposit from batch 79762	
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	4,605.39	1,136.33	1,143.74	4,597.98
Date	GL Ref #	Debit	Credit	Description	
03/01/2026	4125441	$ -	$ 852.25	MONTHLY Erie Secure Business Policy	
03/01/2026	4125443	-	254.83	MONTHLY Business Catastrophe Liability Policy	
03/01/2026	4125445	-	36.66	MONTHLY Workers Comp./Employers Liability Policy	
03/31/2026	4310932	1,136.33	-	RE-CLASS Erie Secure Business Policy	
15-15010-00-00	Prepaid Expenses	225.76	607.82	225.94	607.64
Date	GL Ref #	Debit	Credit	Description	
03/01/2026	3954456	$ -	$ 69.94	RE-CLASS MAR FORCE SECURITY (Reversal)	
03/01/2026	3954486	-	121.00	RE-CLASS MAR Camera Service policy (Reversal)	
03/01/2026	4174830	-	35.00	RE-CLASS March 2026 Clubhouse Trash Removal (Reversal)	
03/31/2026	4310904	69.94	-	RE-CLASS APR FORCE SECURITY	
03/31/2026	4310908	69.94	-	RE-CLASS MAY FORCE SECURITY	
03/31/2026	4310912	69.94	-	RE-CLASS JUN FORCE SECURITY	
03/31/2026	4310920	121.00	-	RE-CLASS APR Camera Service policy	
03/31/2026	4310924	121.00	-	RE-CLASS MAY Camera Service policy	
03/31/2026	4310928	121.00	-	RE-CLASS JUN Camera Service policy	
03/31/2026	4310968	35.00	-	RE-CLASS April 2026 Clubhouse Trash Removal	
20-20100-00-00	Accounts Payable	-	1,330.62	1,330.62	-
Date	GL Ref #	Debit	Credit	Description	
03/02/2026	4145909	$ -	$ 96.00	Accounts Payable Inv # 01/26-02/24/2026	
03/02/2026	4145911	96.00	-	Accounts Payable Inv # 01/26-02/24/2026; COLUMBIA GAS OF VIRGINIA Chk # 0	
03/03/2026	4154338	-	26.00	Accounts Payable Inv # 01/26-02/24/2026	
03/03/2026	4154340	26.00	-	Accounts Payable Inv # 01/26-02/24/2026; COLUMBIA GAS OF VIRGINIA Chk # 0	
03/06/2026	4174176	-	265.13	Accounts Payable Inv # 01/30-02/27/2026	
03/06/2026	4174178	265.13	-	Accounts Payable Inv # 01/30-02/27/2026; DOMINION ENERGY VIRGINIA Chk # 0	
03/06/2026	4174180	-	491.14	Accounts Payable Inv # 01/30-02/27/2026	
03/06/2026	4174182	491.14	-	Accounts Payable Inv # 01/30-02/27/2026; DOMINION ENERGY VIRGINIA Chk # 0	
03/06/2026	4174192	-	16.63	Accounts Payable Inv # 01/30-02/27/2026	
03/06/2026	4174194	16.63	-	Accounts Payable Inv # 01/30-02/27/2026; DOMINION ENERGY VIRGINIA Chk # 0	
03/06/2026	4174196	-	19.95	Accounts Payable Inv # 01/30-02/27/2026	
03/06/2026	4174198	19.95	-	Accounts Payable Inv # 01/30-02/27/2026; DOMINION ENERGY VIRGINIA Chk # 0	
03/19/2026	4223372	-	17.65	Accounts Payable Inv # 01/21-02/21/2026	
03/19/2026	4223374	17.65	-	Accounts Payable Inv # 01/21-02/21/2026; Spotsylvania County - Treasure Chk # 0	
03/19/2026	4223376	-	15.88	Accounts Payable Inv # 01/21-02/21/2026	
03/19/2026	4223378	15.88	-	Accounts Payable Inv # 01/21-02/21/2026; Spotsylvania County - Treasure Chk # 0	
03/19/2026	4223380	-	142.34	Accounts Payable Inv # 01/21-02/21/2026	
03/19/2026	4223382	142.34	-	Accounts Payable Inv # 01/21-02/21/2026; Spotsylvania County - Treasure Chk # 0	
03/19/2026	4223384	-	143.90	Accounts Payable Inv # 01/21-02/21/2026	
03/19/2026	4223386	143.90	-	Accounts Payable Inv # 01/21-02/21/2026; Spotsylvania County - Treasure Chk # 0	
03/31/2026	4247754	-	96.00	Accounts Payable Inv # 02/24-03/25/2026	
03/31/2026	4247756	96.00	-	Accounts Payable Inv # 02/24-03/25/2026; COLUMBIA GAS OF VIRGINIA Chk # 0	
20-20159-00-00	Accrued Interest	0.28	-	0.28	-
Date	GL Ref #	Debit	Credit	Description	
03/31/2026	4175132	$ -	$ 0.28	ADJUST INTEREST	

CARDINAL MANAGEMENT GROUP
A REALMANAGE COMPANY

General Ledger Trial Balance with Details

Fox Point

Accts: 10-10000-00-00 To: 95-95500-00-00 Dates: 3/1/2026 - 3/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
20-20160-00-00	Accrued Expenses	($3,242.11)	$4,713.84	$1,481.03	($9.30)

Date	GL Ref #	Debit	Credit	Description
03/01/2026	4174798	$ 792.85	$ -	ACCRUE 1/30-2/27 ELECTRIC (Reversal)
03/01/2026	4174802	428.00	-	ESTIMATE ACCRUE 1/21-2/28 WATER & SEWER (Reversal)
03/01/2026	4174806	122.00	-	ACCRUE 1/26-2/24 GAS (Reversal)
03/01/2026	4174810	40.00	-	ESTIMATE ACCRUE FEB GAS (Reversal)
03/01/2026	4174814	848.00	-	ACCRUE Jan. 2026 Legal Services (Reversal)
03/01/2026	4174826	35.00	-	ESTIMATE ACCRUE NOV TRASH REMOVAL (Reversal)
03/01/2026	4174834	295.00	-	ESTIMATE ACCRUE FEB PICTURE PERFECT LAWN CARE (Reversal)
03/01/2026	4174840	1,395.30	-	ACCRUE 2/17/2026 Replaced Lamps in 13 Pole Light Fixtures (Reversal)
03/01/2026	4174844	757.69	-	ACCRUE 2/17/2026 Replaced All LED Flood Light Fixtures (Reversal)
03/31/2026	4310816	-	657.03	ACCRUE 2/28-3/30 ELECTRIC
03/31/2026	4310820	-	428.00	ESTIMATE ACCRUE 2/21-3/31 WATER & SEWER
03/31/2026	4310824	-	66.00	ESTIMATE ACCRUE 2/24-3/31 GAS
03/31/2026	4310948	-	295.00	ESTIMATE ACCRUE MAR PICTURE PERFECT LAWN CARE
03/31/2026	4310964	-	35.00	ESTIMATE ACCRUE NOV TRASH REMOVAL

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
20-20165-00-00	Deferred Assessments	(42,570.00)	42,570.00	-	-

Date	GL Ref #	Debit	Credit	Description
03/01/2026	4077425	$ 42,570.00	$ -	DEFER MAR 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

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
20-20197-00-00	Resale Doc Fees Payable	62.37	-	-	62.37

Date	GL Ref #	Debit	Credit	Description

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
20-20500-00-00	Prepaid Assessments	(51,623.00)	-	30,171.05	(81,794.05)

Date	GL Ref #	Debit	Credit	Description
03/01/2026	4124825	$ -	$ 205.00	Deposit from batch 77206
03/02/2026	4153607	-	355.00	Deposit from batch 77325
03/03/2026	4161221	-	215.00	Deposit from batch 77440
03/04/2026	4165571	-	72.00	Deposit from batch 77582
03/05/2026	4173533	-	293.05	Deposit from batch 77756
03/06/2026	4177401	-	1,232.00	Deposit from batch 77839
03/10/2026	4207456	-	580.00	Deposit from batch 78117
03/11/2026	4208316	-	430.00	Deposit from batch 78201
03/12/2026	4209445	-	215.00	Deposit from batch 78351
03/12/2026	4210503	-	195.00	Deposit from batch 78407
03/13/2026	4214261	-	1,075.00	Deposit from batch 78511
03/16/2026	4217617	-	975.00	Deposit from batch 78640
03/17/2026	4220505	-	1,505.00	Deposit from batch 78729
03/18/2026	4223102	-	215.00	Deposit from batch 78894
03/19/2026	4229765	-	722.00	Deposit from batch 79031
03/20/2026	4232085	-	860.00	Deposit from batch 79109
03/23/2026	4236780	-	1,285.00	Deposit from batch 79259
03/25/2026	4239374	-	1,820.00	Deposit from batch 79395
03/26/2026	4241190	-	1,505.00	Deposit from batch 79515
03/27/2026	4243932	-	4,155.00	Deposit from batch 79576
03/30/2026	4247215	-	4,065.00	Deposit from batch 79661
03/31/2026	4252502	-	8,197.00	Deposit from batch 79762

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
25-25000-00-00	Reserve: General Replacement	(418,860.85)	-	8,049.10	(426,909.95)

Date	GL Ref #	Debit	Credit	Description
03/07/2026	4175751	$ -	$ 8,049.10	MONTHLY RESERVE ACCRUAL

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
25-25850-00-00	Reserve: Unallocated Interest	(62,677.91)	0.28	307.50	(62,985.13)

Date	GL Ref #	Debit	Credit	Description
03/31/2026	4303138	$ -	$ 307.50	TRANSFER RESERVE INTEREST
03/31/2026	4310972	0.28	-	TRANSFER RESERVE INTEREST

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
30-30410-00-00	Members Equity/Retained Earnings	(63,038.06)	-	-	(63,038.06)

Date	GL Ref #	Debit	Credit	Description

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
39-40100-00-00	Assessment Income - Billed	(85,140.00)	-	42,570.00	(127,710.00)

Date	GL Ref #	Debit	Credit	Description
03/01/2026	4077425	$ -	$ 42,570.00	DEFER MAR ASSESSMENT (Reversal)

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
40-40172-00-00	Late Fees - Billed	(5,075.00)	30.00	-	(5,045.00)

Date	GL Ref #	Debit	Credit	Description
03/24/2026	4237087	$ 30.00	$ -	REV LATE FEE - 1x COURTESY DR

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
40-40217-00-00	NSF Charges	(70.00)	-	-	(70.00)

Date	GL Ref #	Debit	Credit	Description

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
40-40270-00-00	Interest Income - Operating	(16.60)	-	9.85	(26.45)

Date	GL Ref #	Debit	Credit	Description
03/31/2026	4249656	$ -	$ 9.85	Interest

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
40-40273-00-00	Interest Income - Reserve	(1,153.83)	0.28	307.50	(1,461.05)

Date	GL Ref #	Debit	Credit	Description
03/01/2026	4303097	$ -	$ 307.50	CAPITAL ONE FEB INTEREST
03/31/2026	4175132	0.28	-	ADJUST INTEREST

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
40-40350-00-00	Legal Income	(1,974.90)	-	202.17	(2,177.07)

Date	GL Ref #	Debit	Credit	Description
03/17/2026	4219086	$ -	$ 202.17	Legal Fees - Batch 78699

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
40-40400-00-00	Clubhouse Rental Income	(3,040.00)	-	570.00	(3,610.00)

Date	GL Ref #	Debit	Credit	Description
03/12/2026	4209495	$ -	$ 190.00	Misc Income Deposit D. Johnson, Clubhouse Rental Income ck#1002
03/26/2026	4239958	-	190.00	Misc Income Deposit Yahaira Llenas. Event Clubhouse Rental Income ck#235
03/26/2026	4239958	-	190.00	Misc Income Deposit Cynthis Clark. Clubhouse Rental Income ck#146

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
51-51007-00-00	Alarm Monitoring	139.88	279.76	209.82	209.82

Date	GL Ref #	Debit	Credit	Description
03/01/2026	3954456	$ 69.94	$ -	RE-CLASS MAR FORCE SECURITY (Reversal)
03/04/2026	4163327	209.82	-	4/1/2026-6/30/2026 Monitoring Services; FORCE SECURITY SOLUTIONS Chk # 100567
03/31/2026	4310904	-	69.94	RE-CLASS APR FORCE SECURITY
03/31/2026	4310908	-	69.94	RE-CLASS MAY FORCE SECURITY
03/31/2026	4310912	-	69.94	RE-CLASS JUN FORCE SECURITY

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
51-51030-00-00	Office Expense	-	213.92	213.92	-

Date	GL Ref #	Debit	Credit	Description
03/11/2026	4205662	$ 213.92	$ -	2/28/2026-3/27/2026; VERIZON (VERZNJ) Chk # 100570
03/11/2026	4205662	-	213.92	2/28/2026-3/27/2026 (Reversal); VERIZON (VERZNJ) Chk # 100570

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
51-51042-00-00	Printing, Copying & Postage	369.43	6.34	-	375.77

Date	GL Ref #	Debit	Credit	Description
03/19/2026	4225923	$ 6.34	$ -	Postage - February; CARDINAL MANAGEMENT GROUP Chk # 0

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
51-51073-00-00	Security Camera Service Agreement	242.00	484.00	363.00	363.00

Date	GL Ref #	Debit	Credit	Description
03/01/2026	3954486	$ 121.00	$ -	RE-CLASS MAR Camera Service policy (Reversal)
03/23/2026	4235010	363.00	-	3/5/2026 Camera Service Policy; CRIME INTERVENTION ALARM Chk # 100579
03/31/2026	4310920	-	121.00	RE-CLASS APR Camera Service policy
03/31/2026	4310924	-	121.00	RE-CLASS MAY Camera Service policy
03/31/2026	4310928	-	121.00	RE-CLASS JUN Camera Service policy

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
51-51090-00-00	Legal - General	1,200.85	3,426.50	848.00	3,779.35

Date	GL Ref #	Debit	Credit	Description
03/01/2026	4174814	$ -	$ 848.00	ACCRUE Jan. 2026 Legal Services (Reversal)
03/05/2026	4172486	848.00	-	Jan. 2026 Legal Services; WHITEFORD, TAYLOR & PRESTON, L.L.P Chk # 100569
03/31/2026	4249310	2,578.50	-	Feb. 2026 Legal Services; WHITEFORD, TAYLOR & PRESTON, L.L.P Chk # 100581

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
51-51091-00-00	Legal-Collections	2,611.32	1,940.40	-	4,551.72

Date	GL Ref #	Debit	Credit	Description
03/16/2026	4216162	$ 1,464.66	$ -	3/6/2026 Legal Services (Collections); E. MARGRIET LANGENBERG Chk # 100574

Account No	Description				Prior Balance	Current Debit	Current Credit	End Balance
03/16/2026	4216162	$ 475.74	$ -	3/6/2026 Filing Fees & Costs (Collections); E. MARGRIET LANGENBERG Chk # 100574				
51-51119-00-00	Management Contract Onsite				15,196.79	7,590.07	-	22,786.86
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
03/16/2026	4215443	$ 3,795.03	$ -	Management Contract Onsite; Cardinal Management Group (PR) Chk # 0				
03/31/2026	4253111	3,795.04	-	Management Contract Onsite; Cardinal Management Group (PR) Chk # 0				
51-51120-00-00	Management Fee Contract				7,167.27	3,522.00	-	10,689.27
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
03/02/2026	4146542	$ 3,522.00	$ -	Management Fee; CARDINAL MANAGEMENT GROUP Chk # 0				
51-51125-00-00	Management Incidentals				1,498.50	2,279.50	-	3,778.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
03/19/2026	4225923	$ 500.00	$ -	1099 processing, reporting & filing - February; CARDINAL MANAGEMENT GROUP Chk # 0				
03/19/2026	4225923	1,125.00	-	Account turnover to legal counsel - February; CARDINAL MANAGEMENT GROUP Chk # 0				
03/19/2026	4225923	22.50	-	Annual assessment-Coupons - February; CARDINAL MANAGEMENT GROUP Chk # 0				
03/19/2026	4225923	75.00	-	Direct debit set-up/update - February; CARDINAL MANAGEMENT GROUP Chk # 0				
03/19/2026	4225923	25.00	-	Emergency call monitoring - February; CARDINAL MANAGEMENT GROUP Chk # 0				
03/19/2026	4225923	25.00	-	Investment account administration - February; CARDINAL MANAGEMENT GROUP Chk # 0				
03/19/2026	4225923	238.00	-	Late notice processing - February; CARDINAL MANAGEMENT GROUP Chk # 0				
03/19/2026	4225923	105.00	-	Manual deposits - February; CARDINAL MANAGEMENT GROUP Chk # 0				
03/19/2026	4225923	100.00	-	New owner account set-up - February; CARDINAL MANAGEMENT GROUP Chk # 0				
03/19/2026	4225923	64.00	-	Utility payables processing - February; CARDINAL MANAGEMENT GROUP Chk # 0				
51-51277-00-00	Social Expenses				45.27	-	-	45.27
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
51-51791-00-00	Insurance - General Liability				2,297.48	2,285.07	1,136.33	3,446.22
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
03/01/2026	4125441	$ 852.25	$ -	MONTHLY Erie Secure Business Policy				
03/01/2026	4125443	254.83	-	MONTHLY Business Catastrophe Liability Policy				
03/01/2026	4125445	36.66	-	MONTHLY Workers Comp./Employers Liability Policy				
03/23/2026	4235008	1,141.33	-	3/11/2026 Erie Secure Business Policy; ERIE INSURANCE Chk # 100578				
03/31/2026	4310932	-	1,136.33	RE-CLASS Erie Secure Business Policy				
58-58000-00-00	Landscape Grounds Contract				5,302.50	2,651.25	-	7,953.75
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
03/16/2026	4216158	$ 2,651.25	$ -	March 2026 Landscaping; SHENANDOAH LANDSCAPE Chk # 100572				
58-58070-00-00	Landscape Replacement/Improvement				40.00	40.00	40.00	40.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
03/01/2026	4174834	$ -	$ 40.00	ESTIMATE ACCRUE FEB PICTURE PERFECT LAWN CARE (Reversal)				
03/31/2026	4310948	40.00	-	ESTIMATE ACCRUE MAR PICTURE PERFECT LAWN CARE				
58-58800-00-00	Snow Removal				-	370.16	-	370.16
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
03/16/2026	4216156	$ 63.16	$ -	3/4/2026 Reimburse for Snow Removal Supplies; Levin Howard Chk # 100571				
03/16/2026	4216166	307.00	-	Feb. 2026 Snow Removal; Picture Perfect Lawn Care Chk # 100575				
60-60199-00-00	Athletic Fields				1,445.78	722.89	-	2,168.67
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
03/05/2026	4172484	$ 722.89	$ -	March 2026 Lawn Service (Athletic Fields); Simpson's Lawn Care LLC Chk # 100568				
60-60379-00-00	Clubhouse Supplies				-	11.89	-	11.89
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
03/25/2026	4238390	$ 11.89	$ -	trash bags for clubhouse; Cardinal Management Group, LLC Chk # 0				
62-62000-00-00	Electricity				1,582.55	1,545.88	888.85	2,239.58
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
03/01/2026	4174798	$ -	$ 792.85	ACCRUE 1/30-2/27 ELECTRIC (Reversal)			
03/02/2026	4145909	96.00	-	Electricity			
03/02/2026	4174796	-	96.00	RE-CLASS 1/26-2/24/2026 GAS			
03/06/2026	4174176	265.13	-	Electricity			
03/06/2026	4174180	491.14	-	Electricity			
03/06/2026	4174192	16.63	-	Electricity			
03/06/2026	4174196	19.95	-	Electricity			
03/31/2026	4310816	657.03	-	ACCRUE 2/28-3/30 ELECTRIC			
62-62120-00-00	Water & Sewer			650.77	747.77	428.00	970.54
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
03/01/2026	4174802	$ -	$ 428.00	ESTIMATE ACCRUE 1/21-2/28 WATER & SEWER (Reversal)			
03/19/2026	4223372	17.65	-	Water & Sewer			
03/19/2026	4223376	15.88	-	Water & Sewer			
03/19/2026	4223380	142.34	-	Water & Sewer			
03/19/2026	4223384	143.90	-	Water & Sewer			
03/31/2026	4310820	428.00	-	ESTIMATE ACCRUE 2/21-3/31 WATER & SEWER			
62-62300-00-00	Natural Gas			244.00	284.00	162.00	366.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
03/01/2026	4174806	$ -	$ 122.00	ACCRUE 1/26-2/24 GAS (Reversal)			
03/01/2026	4174810	-	40.00	ESTIMATE ACCRUE FEB GAS (Reversal)			
03/02/2026	4174796	96.00	-	RE-CLASS 1/26-2/24/2026 GAS			
03/03/2026	4154338	26.00	-	Natural Gas			
03/31/2026	4247754	96.00	-	Natural Gas			
03/31/2026	4310824	66.00	-	ESTIMATE ACCRUE 2/24-3/31 GAS			
62-62600-00-00	Phone			428.06	213.92	-	641.98
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
03/11/2026	4310830	$ 213.92	$ -	2/28/2026-3/27/2026; VERIZON (VERZNJ) Chk # 100570			
65-65240-00-00	Pest Control			-	130.00	-	130.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
03/23/2026	4235012	$ 130.00	$ -	3/13/2026 Quarterly Pest Control; PERMA TREAT FREDERICKSBG Chk # 100580			
65-65250-00-00	Trash Removal Contract			55.12	105.00	70.00	90.12
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
03/01/2026	4174826	$ -	$ 35.00	ESTIMATE ACCRUE NOV TRASH REMOVAL (Reversal)			
03/01/2026	4174830	35.00	-	RE-CLASS March 2026 Clubhouse Trash Removal (Reversal)			
03/19/2026	4229016	35.00	-	April 2026 Clubhouse Trash Removal; GFL ENVIRONMENTAL Chk # 100577			
03/31/2026	4310964	35.00	-	ESTIMATE ACCRUE NOV TRASH REMOVAL			
03/31/2026	4310968	-	35.00	RE-CLASS April 2026 Clubhouse Trash Removal			
65-65446-00-00	Janitorial Contract			705.00	640.00	255.00	1,090.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
03/01/2026	4174834	$ -	$ 255.00	ESTIMATE ACCRUE FEB PICTURE PERFECT LAWN CARE (Reversal)			
03/16/2026	4216168	385.00	-	Feb. 2026 Clubhouse Cleaning Services; Picture Perfect Lawn Care Chk # 100576			
03/31/2026	4310948	255.00	-	ESTIMATE ACCRUE MAR PICTURE PERFECT LAWN CARE			
65-65454-00-00	General Repairs			2,152.99	2,361.91	2,152.99	2,361.91
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
03/01/2026	4174840	$ -	$ 1,395.30	ACCRUE 2/17/2026 Replaced Lamps in 13 Pole Light Fixtures (Reversal)			
03/01/2026	4174844	-	757.69	ACCRUE 2/17/2026 Replaced All LED Flood Light Fixtures (Reversal)			
03/04/2026	4163323	757.69	-	2/17/2026 Replaced All LED Flood Light Fixtures; Highlight Services Inc. Chk # 100565			
03/04/2026	4163325	1,395.30	-	2/17/2026 Replaced Lamps in 13 Pole Light Fixtures; Highlight Services Inc. Chk # 100566			
03/16/2026	4216160	208.92	-	2/24/2026 Pole Light Repairs; Highlight Services Inc. Chk # 100573			
65-65456-00-00	General Maintenance			-	33.51	-	33.51
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
03/31/2026	4249312	$ 33.51	$ -	3/24/2026 Reimburse for Outlet Cover; Levin Howard Chk # 100582			
90-90008-00-00	Transfer Reserve Interest			1,153.83	307.50	0.28	1,461.05
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			

Account No	Description				Prior Balance	Current Debit	Current Credit	End Balance
03/31/2026	4303138	$ 307.50	$ -	TRANSFER RESERVE INTEREST				
03/31/2026	4310972	-	0.28	TRANSFER RESERVE INTEREST				
90-90170-00-00	Replacement Reserves Contribution				16,098.20	8,049.10	-	24,147.30
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
03/07/2026	4175751	$ 8,049.10	$ -	MONTHLY RESERVE ACCRUAL				
			Totals:		**$0.00**	**$375,166.52**	**$375,166.52**	**$0.00**

CARDINAL MANAGEMENT GROUP
A REALMANAGE COMPANY

Bank Account Reconciliation
Fox Point
First Citizens Bank- Operating - 6285 (End: 03/31/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
03/31/2026		COLUMBIA GAS OF VIRGINIA		0	($96.00)
03/31/2026		Cardinal Management Group (PR)		0	($3,795.04)
03/31/2026		WHITEFORD, TAYLOR & PRESTON, L.L.P		100581	($2,578.50)
03/31/2026		Levin Howard		100582	($33.51)
			Total Uncleared		**($6,503.05)**
Cleared Items					
Credits					
03/02/2026	03/02/2026	Deposit from batch 77325	77325 - Auto Payment	1121	$590.00
03/03/2026	03/03/2026	Deposit from batch 77440	77440 - Auto Payment	1122	$215.00
03/04/2026	03/04/2026	Deposit from batch 77582	77582 - Auto Payment	1123	$72.00
03/05/2026	03/05/2026	Deposit from batch 77756	77756 - Auto Payment	1124	$740.30
03/06/2026	03/06/2026	Deposit from batch 77839	77839 - Auto Payment	1125	$1,602.00
03/10/2026	03/10/2026	Deposit from batch 78117	78117 - Auto Payment	1126	$580.00
03/11/2026	03/11/2026	Deposit from batch 78201	78201 - Auto Payment	1127	$430.00
03/12/2026	03/17/2026	Deposit from batch 78407	78407 - Auto Payment	1130	$215.00
03/12/2026	03/12/2026	Deposit from batch 78351 - BT 1484		1128	$215.00
03/12/2026	03/13/2026	Misc Income Deposit		1128	$190.00
03/13/2026	03/13/2026	Deposit from batch 78511	78511 - Auto Payment	1131	$1,127.00
03/16/2026	03/16/2026	Deposit from batch 78526		1132	$215.00
03/16/2026	03/16/2026	Deposit from batch 78640	78640 - Auto Payment	1133	$975.00
03/17/2026	03/19/2026	Deposit from multiple batches		1134	$1,272.17
03/17/2026	03/17/2026	Deposit from batch 78729	78729 - Auto Payment	1135	$1,505.00
03/18/2026	03/18/2026	Deposit from batch 78894	78894 - Auto Payment	1136	$215.00
03/19/2026	03/19/2026	Deposit from batch 79031	79031 - Auto Payment	1137	$952.00
03/20/2026	03/20/2026	Deposit from batch 79109	79109 - Auto Payment	1138	$915.00
03/23/2026	03/23/2026	Deposit from batch 79259	79259 - Auto Payment	1139	$1,505.00
03/25/2026	03/25/2026	Deposit from batch 79395	79395 - Auto Payment	1140	$1,820.00
03/26/2026	03/26/2026	Misc Income Deposit		1140	$380.00
03/26/2026	03/26/2026	Deposit from batch 79515	79515 - Auto Payment	1142	$1,505.00
03/27/2026	03/27/2026	Deposit from batch 79576	79576 - Auto Payment	1143	$4,560.00
03/30/2026	03/30/2026	Deposit from batch 79661	79661 - Auto Payment	1144	$4,805.00
03/31/2026	03/31/2026	Interest			$9.85
03/31/2026	03/31/2026	Deposit from batch 79762	79762 - Auto Payment	1145	$8,947.00
			Total Cleared Credits		**$35,557.32**
Debits					
02/09/2026	03/03/2026	Jennifer Muse		100556	($190.00)
02/18/2026	03/05/2026	PITNEY BOWES GLOBAL FINANCIAL SERVICE		100562	($35.00)
02/27/2026	03/04/2026	Cardinal Management Group (PR)		0	($3,795.55)
03/02/2026	03/03/2026	COLUMBIA GAS OF VIRGINIA		0	($96.00)
03/02/2026	03/03/2026	CARDINAL MANAGEMENT GROUP		0	($3,522.00)
03/03/2026	03/04/2026	COLUMBIA GAS OF VIRGINIA		0	($26.00)
03/04/2026	03/05/2026	Highlight Services Inc.		100565	($757.69)
03/04/2026	03/05/2026	Highlight Services Inc.		100566	($1,395.30)
03/04/2026	03/05/2026	FORCE SECURITY SOLUTIONS		100567	($209.82)
03/05/2026	03/06/2026	Simpson's Lawn Care LLC		100568	($722.89)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
03/05/2026	03/06/2026	WHITEFORD, TAYLOR & PRESTON, L.L.P		100569	($848.00)
03/06/2026	03/31/2026	DOMINION ENERGY VIRGINIA		0	($265.13)
03/06/2026	03/31/2026	DOMINION ENERGY VIRGINIA		0	($491.14)
03/06/2026	03/31/2026	DOMINION ENERGY VIRGINIA		0	($16.63)
03/06/2026	03/31/2026	DOMINION ENERGY VIRGINIA		0	($19.95)
03/11/2026	03/12/2026	VERIZON (VERZNJ)		100570	($213.92)
03/12/2026	03/12/2026	Transfer to Atlantic Union Bank MM - 3542			($8,049.10)
03/16/2026	03/17/2026	Cardinal Management Group (PR)		0	($3,795.03)
03/16/2026	03/24/2026	Levin Howard		100571	($63.16)
03/16/2026	03/24/2026	SHENANDOAH LANDSCAPE		100572	($2,651.25)
03/16/2026	03/17/2026	Highlight Services Inc.		100573	($208.92)
03/16/2026	03/25/2026	E. MARGRIET LANGENBERG		100574	($1,940.40)
03/16/2026	03/24/2026	Picture Perfect Lawn Care		100575	($307.00)
03/16/2026	03/24/2026	Picture Perfect Lawn Care		100576	($385.00)
03/19/2026	03/31/2026	Spotsylvania County - Treasure		0	($17.65)
03/19/2026	03/31/2026	Spotsylvania County - Treasure		0	($15.88)
03/19/2026	03/31/2026	Spotsylvania County - Treasure		0	($142.34)
03/19/2026	03/31/2026	Spotsylvania County - Treasure		0	($143.90)
03/19/2026	03/20/2026	GFL ENVIRONMENTAL		100577	($35.00)
03/19/2026	03/19/2026	CARDINAL MANAGEMENT GROUP		0	($2,285.84)
03/23/2026	03/23/2026	Fox Point - Capital Bank		0	($240,000.00)
03/23/2026	03/24/2026	ERIE INSURANCE		100578	($1,141.33)
03/23/2026	03/31/2026	CRIME INTERVENTION ALARM		100579	($363.00)
03/23/2026	03/24/2026	PERMA TREAT FREDERICKSBG		100580	($130.00)
03/25/2026	03/25/2026	Cardinal Management Group, LLC		0	($11.89)
			Total Cleared Debits		**($274,291.71)**

First Citizens Bank- Operating - 6285 Summary

Ending Account Balance:	$ 67,667.86
Uncleared Items:	($6,503.05)
Adjusted Balance:	$ 74,170.91
Bank Ending Balance:	$ 74,170.91
Difference:	$-

First Citizens Bank

Primary Account Number Ending In
Statement Date Mar 31, 2026

999-00000-000000

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

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

****** - CAB INTEREST CHECKING

Beginning Balance	$312,905.30	Average Daily Balance	$232,003.50
Total Deposits	$35,547.47	Year-To-Date Interest Paid	$26.45
Total Withdrawals	$274,291.71	Days in Statement Period	31
Interest Paid	$9.85	Annual Percentage Yield Earned	0.05%
Ending Balance	$74,170.91		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
03/02	LOCKBOX DEPOSIT	$590.00
03/03	LOCKBOX DEPOSIT	$215.00
03/04	LOCKBOX DEPOSIT	$72.00
03/05	LOCKBOX DEPOSIT	$740.30
03/06	LOCKBOX DEPOSIT	$1,602.00
03/10	LOCKBOX DEPOSIT	$580.00
03/11	LOCKBOX DEPOSIT	$430.00
03/12	LOCKBOX DEPOSIT	$215.00
03/13	LOCKBOX DEPOSIT	$1,127.00
03/13	IMAGE DEPOSIT	$190.00
03/16	LOCKBOX DEPOSIT	$975.00
03/16	IMAGE DEPOSIT	$215.00
03/17	LOCKBOX DEPOSIT	$1,505.00
03/17	IMAGE DEPOSIT	$215.00
03/18	LOCKBOX DEPOSIT	$215.00
03/19	IMAGE DEPOSIT	$1,272.17
03/19	LOCKBOX DEPOSIT	$952.00
03/20	LOCKBOX DEPOSIT	$915.00
03/23	LOCKBOX DEPOSIT	$1,505.00
03/25	LOCKBOX DEPOSIT	$1,820.00
03/26	LOCKBOX DEPOSIT	$1,505.00

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		$ 74,170	91
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
03/26	IMAGE DEPOSIT	$380.00
03/27	LOCKBOX DEPOSIT	$4,560.00
03/30	LOCKBOX DEPOSIT	$4,805.00
03/31	LOCKBOX DEPOSIT	$8,947.00
03/31	INTEREST PYMT	$9.85

WITHDRAWALS/DEBITS

Date	Description	Amount
03/03	AVIDXCHANGE AX UTILITY FOX POINT CAR165	$96.00
03/03	FOX POINT VENDOR PAY 541477499 -SETT-A228SFTP5	$3,522.00
03/04	AVIDXCHANGE AX UTILITY FOX POINT CAR165	$26.00
03/04	FOX POINT VENDOR PAY 541477499 -SETT-A228SFTP5	$3,795.55
03/05	AVIDPAY SERVICE AVIDPAY 705REF*CK*100567*260304*FORCE	$209.82
03/05	AVIDPAY SERVICE AVIDPAY 705REF*CK*100565*260304*HIGHLI	$757.69
03/05	AVIDPAY SERVICE AVIDPAY 705REF*CK*100566*260304*HIGHLI	$1,395.30
03/06	AVIDPAY SERVICE AVIDPAY 705REF*CK*100568*260305*SIMPSO	$722.89
03/06	AVIDPAY SERVICE AVIDPAY 705REF*CK*100569*260305*WHITEF	$848.00
03/09	AVIDXCHANGE AX UTILITY FOX POINT CAR165	$792.85
03/12	AVIDPAY SERVICE AVIDPAY 705REF*CK*100570*260311*VERIZO	$213.92
03/12	FOX POINT CINCXFER 541477499 -SETT-A228SFTP5	$8,049.10
03/17	AVIDPAY SERVICE AVIDPAY 705REF*CK*100573*260316*HIGHLI	$208.92
03/17	FOX POINT VENDOR PAY	$3,795.03

WITHDRAWALS/DEBITS

Date	Description	Amount
	541477499 -SETT-A228SFTP5	
03/19	FOX POINT VENDOR PAY 541477499 -SETT-A228SFTP5	$2,285.84
03/20	AVIDPAY SERVICE AVIDPAY 705REF*CK*100577*260319*GFL EN	$35.00
03/20	AVIDXCHANGE AX UTILITY FOX POINT CAR165	$319.77
03/23	OUTGOING WIRE 2780407 776820	$240,000.00
03/24	AVIDPAY SERVICE AVIDPAY 705REF*CK*100580*260323*PERMA	$130.00
03/24	AVIDPAY SERVICE AVIDPAY 705REF*CK*100578*260323*ERIE I	$1,141.33
03/25	FOX POINT VENDOR PAY 541477499 -SETT-A228SFTP5	$11.89

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
03/03	100556	$190.00	03/25	100574 *	$1,940.40
03/05	100562 *	$35.00	03/24	100575	$307.00
03/24	100571 *	$63.16	03/24	100576	$385.00
03/24	100572	$2,651.25	03/31	100579 *	$363.00

* Skip in check sequence

First Citizens Bank

Primary Account Number Ending In
Statement Date Mar 31, 2026

999-00000-000000

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

CARDINAL MANAGEMENT GROUP LLC 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:

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	$ 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.

Capital One Bank

MANAGE YOUR CASH
CASH MANAGEMENT | CHECKING | MONEY MARKET | CDs | LOANS

RECEIVED
MAR - 6 2026

FOX POINT HOMEOWNERS ASSOCIATION L202
4330 PRINCE WILLIAM PARKWAY, SUITE 201 000012738
ATTN: BARBARA PHILLIPS
WOODBRIDGE VA 22192

Speak to a dedicated business solutions expert at 1-888-755-2172 — a one-stop number for both your business and personal needs.

IMPORTANT MESSAGES

Snapshot

ACCOUNT SUMMARY FOR PERIOD JANUARY 01, 2026 - FEBRUARY 27, 2026

Business Advantage Savings — **FOX POINT HOMEOWNERS ASSOCIATION**

Previous Balance 12/31/25	$310,286.29	Number of Days in Cycle	58
2 Deposits/Credits	$16,098.20	Minimum Balance This Cycle	$310,286.29
Interest Paid	$639.20	Average Collected Balance	$318,902.08
0 Debits	$0.00	Interest Earned During this Cycle	$639.20
Service Charges	$0.00	Interest Paid Year-To-Date	$639.20
Ending Balance 02/27/26	$327,023.69	Annual Percentage Yield (This Statement Period)	1.25%

ACCOUNT DETAIL FOR PERIOD JANUARY 01, 2026 - FEBRUARY 27, 2026

Business Advantage Savings — **FOX POINT HOMEOWNERS ASSOCIATION**

Date	*Description*	*Deposits/Credits*	*Withdrawals/Debits*	*Resulting Balance*
01/14	ACH deposit Fox Point CincXfer 011426 Capital One - Reserve C5194	$8,049.10		$318,335.39
01/31	Interest paid	$331.70		$318,667.09
02/13	ACH deposit Fox Point CincXfer 021326 Capital One - Reserve C5371	$8,049.10		$326,716.19
02/28	Interest paid	$307.50		$327,023.69
Total		$16,737.40	$0.00	

Thank you for banking with us.

An Important Message to Our Clients

What should I do if I find an error or problem on my statement?

In case of error or questions about your electronic transfers telephone us at 1-888-755-2172 or write us at Capital One, N.A., 7933 Preston Rd. Plano, Texas 75024, Attn: Customer Service Center 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.

For small business accounts: Please refer to your Electronic Fund Transfer Agreement/Disclosure for additional information.

For consumer accounts: We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name and account number (if any).
2. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more 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 10 business days to do this, we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

PSI: 0 / SHC: 0 / LOB :S

Certificate of Deposit

Date Opened: 03/23/2026 **Term:** 10 Months **Tax ID:** 54-1477499

Dollar Amount of Deposit: Two Hundred Forty Thousand Dollars And No Cents $ 240,000.00

This Time Deposit is Issued to:

FOX POINT HOA INC
CARDINAL MANAGEMENT GROUP INC

4330 PRINCE WILLIAM PKWY #201
WOODBRIDGE VA 22192

Issuer: CAPITAL BANK, NA

2275 RESEARCH BLVD, SUITE 600
ROCKVILLE, MD 20850

Not Negotiable - Not Transferable - Additional terms are below.

By ______________________

Additional Terms and Disclosures

This form contains the terms for your time deposit. It is also the Truth-in-Savings disclosure for those depositors entitled to one. There are additional terms and disclosures on page two of this form, some of which explain or expand on those below. You should keep one copy of this form.

Maturity Date. This account matures 01/23/ 2027 (See below for renewal information.)

Rate Information. The interest rate for this account is 3.44% with an annual percentage yield of 3.50%. This rate will be paid until the maturity date specified above. Interest begins to accrue on the business day you deposit any noncash item (for example, a check).
Interest will be compounded Daily.
Interest will be credited At Maturity Compounded to Certificate 142015663.

☒ The annual percentage yield assumes that interest remains on deposit until maturity. A withdrawal of interest will reduce earnings.

☐ If you close your account before interest is credited, you will not receive the accrued interest.

The **Number of Endorsements** needed for withdrawal or any other purpose is: 1 (One).

Minimum Balance Requirement. You must make a minimum deposit to open this account of $ 5,000.00.

☒ You must maintain this minimum balance on a daily basis to earn the annual percentage yield disclosed.

Withdrawals of Interest. Interest ☒ accrued ☒ credited during a term can be withdrawn: ______________________.

Early Withdrawal Penalty. If we consent to a request for a withdrawal that is otherwise not permitted you may have to pay a penalty. The penalty will be an amount equal to: one withdrawal without penalty is allowed after 7 days from the opening date. Subsequent withdrawals subject to a penalty of 3 months interest on the amount withdrawn.

Renewal Policy

☐ **Single Maturity.** If checked, this account will not automatically renew. Interest ☐ will ☐ will not accrue after maturity.

☒ **Automatic Renewal.** If checked, this account will automatically renew on the maturity date. (see page two for terms)
Interest ☒ will ☐ will not accrue after final maturity.

Account Ownership. You have requested and intend the type of account marked below.

☐ Individual
☐ Joint Account - With Survivorship (and not as tenants in common)
☐ Joint Account - No Survivorship (as tenants in common)
☐ Trust: Separate Agreement Dated ______________
☒ Corporation Not For Profit

☐ Revocable Trust or ☐ Pay on Death Designation as defined in this agreement (Beneficiaries' names and addresses)

%

%

%

TIN: 54-1477499

Social Security or Employer's I.D. Number. A correct taxpayer identification number is required for almost every type of account. A certification of this number is also required and is contained on the first copy of this certificate.

Backup Withholding. A certification that you are not subject to backup withholding is necessary for almost all accounts (except for persons who are exempt altogether) - and a certification that the FATCA code (if any) is correct. These certifications are contained on the first copy of this form. Failure to provide these certifications when required will cause us to withhold a percentage of the interest earned (for payments to the IRS). Providing a false certification can result in serious federal penalties.

Endorsements. Sign Only When You Request Withdrawal

X ______________________

X ______________________

X ______________________

Definitions. "**We,**" "**our,**" and "**us**" mean the issuer of this account and "**you**" and "**your**" mean the depositor(s). "**Account**" means the original certificate of deposit as well as the deposit it evidences.

Transfer. "**Transfer**" means any change in ownership, withdrawal rights, or survivorship rights, including (but not limited to) any pledge or assignment of this account as collateral. You cannot transfer this account without our written consent.

Primary Agreement. You agree to keep your funds with us in this account until the maturity date. (An automatically renewable account matures at regular intervals.) You may not transfer this account without first obtaining our written consent. You must present this certificate when you request a withdrawal or a transfer.

This account is void if the deposit is made by any method requiring collection (such as a check) and the deposit is not immediately collected in full. If the deposit is made or payable in a foreign currency, the amount of the deposit will be adjusted to reflect final exchange into U.S. dollars.

We may change any term of this agreement. Rules governing changes in interest rates have been provided. For other changes we will give you reasonable notice in writing or by any other method permitted by law.

If any notice is necessary, you all agree that the notice will be sufficient if we mail it to the address listed on page one of this form. You must notify us of any change.

Withdrawals and Transfers. Only those of you who sign the permanent signature card may withdraw funds from this account. (In appropriate cases, a court appointed representative, a beneficiary of a trust or pay-on-death account whose right of withdrawal has matured, or a newly appointed and authorized representative of a legal entity may also withdraw from this account.) The specific number of you who must agree to any withdrawal is written on page one in the section bearing the title *Number of Endorsements***.** This means, for example, that if two of you sign the signature card but only one endorsement is necessary for withdrawal then either of you may request withdrawal of the entire account at any time. Unless otherwise specified in writing, only one endorsement is required to withdraw funds from this account.

These same rules apply to define the names and the number of you who can request our consent to a transfer.

Pledges. Any pledge of this account (to which we have agreed), must first be satisfied before the rights of any joint account survivor, pay-on-death beneficiary or trust account beneficiary become effective. For example, if one joint tenant pledges the account for payment of a debt and then dies, the surviving joint tenant's rights in this account are subject first to the payment of the debt.

Ownership of Account and Beneficiary Designation. You intend these rules to apply to this account depending on the form of ownership and beneficiary designation, if any, specified on page 1. We make no representations as to the appropriateness or effect of the ownership and beneficiary designations, except as they determine to whom we pay the account funds. **Unless contrary direction is given in this account agreement, upon the death of a party, the funds in a multiple party account shall belong to the surviving party or parties.** Only the paragraph corresponding to the account ownership type selected will apply.

Individual Account. Such an account is owned by one person.

Joint Account With Survivorship (And Not As Tenants In Common). Such an account is owned by two or more persons. Each of you intend that upon your death the balance in the account (subject to any previous pledge to which we have consented) will belong to the survivor(s). If two or more of you survive, you will own the balance in the account ownership as joint tenants with survivorship and not as tenants in common.

Joint Account - No Survivorship (As Tenants In Common). Such an account is owned by two or more persons but none of you intend (merely by opening this account) to create any right of survivorship in any other person. We encourage you to agree and tell us in writing of the percentage of the deposit contributed by each of you. This information will not, however, affect the "number of endorsements" necessary for withdrawal.

Revocable Trust and Pay-on-Death Account (subject to this agreement). If two or more of you create such an account, you own the account jointly with survivorship. Beneficiaries acquire the right to withdraw only if: (1) all persons creating the account die, and (2) the beneficiary is then living. If two or more beneficiaries are named and survive the death of all persons creating the account, such beneficiaries will own this account in equal shares, without right of survivorship. Any such beneficiary may withdraw all or any part of the account balance. The person(s) creating either of these account types reserves the right to: (1) change beneficiaries; (2) change account types; and (3) withdraw all or part of the deposit at any time.

Trust Account Subject to Separate Agreement. We will abide by the terms of any separate agreement which clearly pertains to this account and which you file with us. Any additional consistent terms stated on this form will also apply.

Set-Off. You each agree that we may (without prior notice and when permitted by law) set off the funds in this account against any due and payable debt owed to us now or in the future, by any of you to the full extent allowed by law. If the debt arises from a note, "any due and payable debt" includes the total amount of which we are entitled to demand payment under the terms of the note at the time we set off, including any balance the due date for which we properly accelerate under the note. This right of set-off does not apply to this account if: (a) it is an Individual Retirement Account or other tax-deferred retirement account, or (b) the debt is created by a consumer credit transaction under a credit card plan, or (c) the debtor's right of withdrawal arises only in a representative capacity. You agree to hold us harmless from any claim arising as a result of our exercise of our right of set-off.

Balance Computation Method. We use the daily balance method to calculate the interest on this account. This method applies a daily periodic rate to the principal in the account each day.

Transaction Limitations. You cannot make additional deposits to this account during a term (other than credited interest). You cannot withdraw principal from this account without our consent except on or after maturity. (For accounts that automatically renew, there is a grace period after each renewal date during which withdrawals are permitted without penalty.)

In certain circumstances, such as the death or incompetence of an account owner, the law permits, or in some cases requires, the waiver of the early withdrawal penalty. Other exceptions may also apply, for example, if this is part of an IRA or other tax-deferred savings plan.

For Accounts that Automatically Renew. Each renewal term will be the same as the original term , beginning on the maturity date (unless we notify you, in writing, before a maturity date, of a different term for renewal).

You must notify us in writing before, or within a ten (10) day grace period after, the maturity date if you do not want this account to automatically renew.

Interest earned during one term that is not withdrawn during or immediately after that term is added to principal for the renewal term.

The rate for each renewal term will be determined by us on or just before the renewal date. You may call us on or shortly before the maturity date and we can tell you what the interest rate will be for the next renewal term. On accounts with terms of longer than one month we will remind you in advance of the renewal and tell you when the rate will be known for the renewal period.

See your plan disclosure if this account is part of an IRA or Keogh.

Certificate of Deposit Copy and Certificate of Deposit Signature Card

Date Opened: 03/23/2026 **Term:** 10 Months **Tax ID:** 54-1477499

Dollar Amount of Deposit: Two Hundred Forty Thousand Dollars And No Cents $ 240,000.00

This Time Deposit is Issued to:

FOX POINT HOA INC
CARDINAL MANAGEMENT GROUP INC

4330 PRINCE WILLIAM PKWY #201
WOODBRIDGE VA 22192

Issuer: CAPITAL BANK, NA

2275 RESEARCH BLVD, SUITE 600
ROCKVILLE, MD 20850

Not Negotiable - Not Transferable - Additional terms are below.

By CERTIFICATE COPY

Additional Terms and Disclosures

This form contains the terms for your time deposit. It is also the Truth-in-Savings disclosure for those depositors entitled to one. There are additional terms and disclosures on page two of this form, some of which explain or expand on those below. You should keep one copy of this form.

Maturity Date. This account matures 01/23/2027 (See below for renewal information.)

Rate Information. The interest rate for this account is 3.44 % with an annual percentage yield of 3.50 %. This rate will be paid until the maturity date specified above. Interest begins to accrue on the business day you deposit any noncash item (for example, a check).

Interest will be compounded Daily.

Interest will be credited At Maturity Compounded to Certificate 142015663.

☒ The annual percentage yield assumes that interest remains on deposit until maturity. A withdrawal of interest will reduce earnings.

☐ If you close your account before interest is credited, you will not receive the accrued interest.

The **Number of Endorsements** needed for withdrawal or any other purpose is: 1 (One).

Minimum Balance Requirement. You must make a minimum deposit to open this account of $ 5,000.00.

☒ You must maintain this minimum balance on a daily basis to earn the annual percentage yield disclosed.

Withdrawals of Interest. Interest ☒ accrued ☒ credited during a term can be withdrawn: ______.

Early Withdrawal Penalty. If we consent to a request for a withdrawal that is otherwise not permitted you may have to pay a penalty. The penalty will be an amount equal to: one withdrawal without penalty is allowed after 7 days from the opening date. Subsequent withdrawals subject to a penalty of 3 months interest on the amount withdrawn.

Renewal Policy

☐ **Single Maturity.** If checked, this account will not automatically renew. Interest ☐ will ☐ will not accrue after maturity.

☒ **Automatic Renewal.** If checked, this account will automatically renew on the maturity date. (see page two for terms) Interest ☒ will ☐ will not accrue after final maturity.

Account Ownership. You have requested and intend the type of account marked below.

☐ Individual
☐ Joint Account - With Survivorship (and not as tenants in common)
☐ Joint Account - No Survivorship (as tenants in common)
☐ Trust: Separate Agreement Dated ______
☒ Corporation Not For Profit

☐ Revocable Trust or ☐ Pay on Death Designation as defined in this agreement (Beneficiaries' names and addresses)

%

%

%

Backup Withholding Certifications
(If not a "U.S. Person", certify foreign status separately)

☒ **Taxpayer I.D. Number - TIN:** 54-1477499 The Taxpayer Identification Number (TIN) shown is my correct taxpayer identification number.

☒ **Backup Withholding.** I am not subject to backup withholding either because I have not been notified that I am subject to backup withholding as a result of a failure to report all interest or dividends, or the Internal Revenue Service has notified me that I am no longer subject to backup withholding.

FATCA Code. The FATCA code entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Signature. I certify under penalties of perjury that the statements made in this section are true and that I am a U.S. citizen or other U.S. person (as defined in the instructions)

X ______ *(Date)*

Signatures. I agree to the terms stated on page one and page two.

X ______

X ______

X ______

Definitions. **"We," "our,"** and **"us"** mean the issuer of this account and **"you"** and **"your"** mean the depositor(s). **"Account"** means the original certificate of deposit as well as the deposit it evidences.

Transfer. **"Transfer"** means any change in ownership, withdrawal rights, or survivorship rights, including (but not limited to) any pledge or assignment of this account as collateral. You cannot transfer this account without our written consent.

Primary Agreement. You agree to keep your funds with us in this account until the maturity date. (An automatically renewable account matures at regular intervals.) You may not transfer this account without first obtaining our written consent. You must present this certificate when you request a withdrawal or a transfer.

This account is void if the deposit is made by any method requiring collection (such as a check) and the deposit is not immediately collected in full. If the deposit is made or payable in a foreign currency, the amount of the deposit will be adjusted to reflect final exchange into U.S. dollars.

We may change any term of this agreement. Rules governing changes in interest rates have been provided. For other changes we will give you reasonable notice in writing or by any other method permitted by law.

If any notice is necessary, you all agree that the notice will be sufficient if we mail it to the address listed on page one of this form. You must notify us of any change.

Withdrawals and Transfers. Only those of you who sign the permanent signature card may withdraw funds from this account. (In appropriate cases, a court appointed representative, a beneficiary of a trust or pay-on-death account whose right of withdrawal has matured, or a newly appointed and authorized representative of a legal entity may also withdraw from this account.) The specific number of you who must agree to any withdrawal is written on page one in the section bearing the title *Number of Endorsements*. This means, for example, that if two of you sign the signature card but only one endorsement is necessary for withdrawal then either of you may request withdrawal of the entire account at any time. Unless otherwise specified in writing, only one endorsement is required to withdraw funds from this account.

These same rules apply to define the names and the number of you who can request our consent to a transfer.

Pledges. Any pledge of this account (to which we have agreed), must first be satisfied before the rights of any joint account survivor, pay-on-death beneficiary or trust account beneficiary become effective. For example, if one joint tenant pledges the account for payment of a debt and then dies, the surviving joint tenant's rights in this account are subject first to the payment of the debt.

Ownership of Account and Beneficiary Designation. You intend these rules to apply to this account depending on the form of ownership and beneficiary designation, if any, specified on page 1. We make no representations as to the appropriateness or effect of the ownership and beneficiary designations, except as they determine to whom we pay the account funds. **Unless contrary direction is given in this account agreement, upon the death of a party, the funds in a multiple party account shall belong to the surviving party or parties.** Only the paragraph corresponding to the account ownership type selected will apply.

Individual Account. Such an account is owned by one person.

Joint Account With Survivorship (And Not As Tenants In Common). Such an account is owned by two or more persons. Each of you intend that upon your death the balance in the account (subject to any previous pledge to which we have consented) will belong to the survivor(s). If two or more of you survive, you will own the balance in the account ownership as joint tenants with survivorship and not as tenants in common.

Joint Account - No Survivorship (As Tenants In Common). Such an account is owned by two or more persons but none of you intend (merely by opening this account) to create any right of survivorship in any other person. We encourage you to agree and tell us in writing of the percentage of the deposit contributed by each of you. This information will not, however, affect the "number of endorsements" necessary for withdrawal.

Revocable Trust and Pay-on-Death Account (subject to this agreement). If two or more of you create such an account, you own the account jointly with survivorship. Beneficiaries acquire the right to withdraw only if: (1) all persons creating the account die, and (2) the beneficiary is then living. If two or more beneficiaries are named and survive the death of all persons creating the account, such beneficiaries will own this account in equal shares, without right of survivorship. Any such beneficiary may withdraw all or any part of the account balance. The person(s) creating either of these account types reserves the right to: (1) change beneficiaries; (2) change account types; and (3) withdraw all or part of the deposit at any time.

Trust Account Subject to Separate Agreement. We will abide by the terms of any separate agreement which clearly pertains to this account and which you file with us. Any additional consistent terms stated on this form will also apply.

Set-Off. You each agree that we may (without prior notice and when permitted by law) set off the funds in this account against any due and payable debt owed to us now or in the future, by any of you to the full extent allowed by law. If the debt arises from a note, "any due and payable debt" includes the total amount of which we are entitled to demand payment under the terms of the note at the time we set off, including any balance the due date for which we properly accelerate under the note. This right of set-off does not apply to this account if: (a) it is an Individual Retirement Account or other tax-deferred retirement account, or (b) the debt is created by a consumer credit transaction under a credit card plan, or (c) the debtor's right of withdrawal arises only in a representative capacity. You agree to hold us harmless from any claim arising as a result of our exercise of our right of set-off.

Balance Computation Method. We use the daily balance method to calculate the interest on this account. This method applies a daily periodic rate to the principal in the account each day.

Transaction Limitations. You cannot make additional deposits to this account during a term (other than credited interest). You cannot withdraw principal from this account without our consent except on or after maturity. (For accounts that automatically renew, there is a grace period after each renewal date during which withdrawals are permitted without penalty.)

In certain circumstances, such as the death or incompetence of an account owner, the law permits, or in some cases requires, the waiver of the early withdrawal penalty. Other exceptions may also apply, for example, if this is part of an IRA or other tax-deferred savings plan.

For Accounts that Automatically Renew. Each renewal term will be the same as the original term, beginning on the maturity date (unless we notify you, in writing, before a maturity date, of a different term for renewal).

You must notify us in writing before, or within a ten (10) day grace period after, the maturity date if you do not want this account to automatically renew.

Interest earned during one term that is not withdrawn during or immediately after that term is added to principal for the renewal term.

The rate for each renewal term will be determined by us on or just before the renewal date. You may call us on or shortly before the maturity date and we can tell you what the interest rate will be for the next renewal term. On accounts with terms of longer than one month we will remind you in advance of the renewal and tell you when the rate will be known for the renewal period.

See your plan disclosure if this account is part of an IRA or Keogh.

Action Item Subject/Description	Start Date	Due Date	Status
Pool Pump Room Leak Repair Over the winter, a minor leak was discovered involving a small feed pipe in the pool pump room. The issue identified is relating to the plumbing system's backflow device. Milstead & Milstead provided a proposal for the repair that was tabled by the Board at their January 2026 meeting due to the high cost quoted; at that time, the Board directed management to engage (1) additional contractor for comparison. Plumb Perfect came on site 4/9 and provided a proposal for the repair which has a significantly lower price and is not comparable. As a result, Management will need to engage a third contractor and evaluate the proposals received for potential discrepancies in their respective scopes of work. The leak remains minor and does not pose an immediate threat to safety or property. The leak will be repaired in advance of pool opening.	01/08/2026	05/01/2026	In Progress
Spotsylvania County Utility Easement Offer Spotslvania County has provided the Association with an offer for allowing a utility easement through Fox Point property for the purpose of supporting their Leavells Road Water Main Project. The Board was provided with all documentation on this offer in January 2026. The Association's legal counsel has recommended several modifications to the proposed Deed of Easement that the County has advised they are not willing to accept. The Association's attorney has recommended that the Board deny the request and allow the County to proceed with eminent domain. the Board will discuss further at their meeting on 4/14/2026.	02/05/2026	05/12/2026	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. Maintenance of the court surfaces is due per the current reserve schedule. Mr. Howard has engaged Tennis Courts Inc. for this and will forward their proposal to management once received.	08/07/2025	06/30/2026	In Progress
Trespassing Initiative On 3/4/2026, the Board held a community town hall meeting to discuss the recommended trespassing authorization allowing local law enforcement to trespass individuals on the HOA's behalf, as needed; the authorization will apply only to HOA common property. Implementation of this was approved by the Board in October of 2025. On 3/23, the application for the authorization and all requirements were sent via mail to the Spotsylvania Sherriff's Office. At this time, management is waiting on confirmation that the documents were received and has also been advised that application approval should take place shortly following receipt.	10/09/2025	05/31/2026	In Progress
Reserve Account Reinvestment In January 2026, the Board approved a plan for reinvestment of the reserve funds as recommended by the Finance Committee. While executing the approved reinvestment plan, Cardinal Management's reserve specialist recommended closing the Association's current Money Market account with Capital One Bank, citing issues regarding lack of response from the bank resulting in difficulties accessing the account. The Board completed an out-of-cycle vote 2/19-2/23 to close/cash out the account with Capital One and open a new Money Market account with Atlantic Union Bank. The new Money Market account has been set up and has received it's first monthly reserve contribution as of 3/12. The old Money Market account with Capital One has been cashed out as of 4/2, and management has instructed the reserve specialist to move the funds to the new account with Atlantic Union Bank. Management will begin the process to close the account during the week of 4/13. Additionally, the $240,000.00 CD with Capital Bank included in the Finance Committee's recommendations has also been purchased. At their meeting on 4/14, The Board will be reviewing options to potentially purchase another CD to continue to diversify and mitigate FDIC concerns with the other reserve accounts.	10/09/2025	04/30/2026	In Progress
Clubhouse Area Grass Revitalization In the fall of 2025, the Board approved a proposal from Shenandoah Landscaping to renovate the section of turf adjacent to Blackstone Blvd. in front of the clubhouse. To prepare the soil, Shenandoah applied lime to the area shortly after proposal approval. Additionally, Shenandoah has recommended that the trees in the area be pruned to allow more sunlight to support the revitalization. Shenandoah provided a proposal for this in the fall of 2025 which was subsequently tabled by the Board at their November and March meetings due to a need to re-evaluate the scope of work. Before the end of April, Shenandoah will complete another round of soil testing to determine if more liming is needed before seeding and fertilization. Once seeding and fertilization is complete, Shenandoah has advised that it can 12-18 months to see results.	06/05/2025	10/31/2027	In Progress
Irrigation System Turn-On At their meeting on 3/17, the Board directed management to engage Carney	03/06/2026	04/30/2026	In Progress

Irrigation and Lighting to discuss the needed repairs to the system's RainBird component and also to discuss management of the system in general due to several concerns that have arisen with the Association's current contractor for irrigation maintenance. In order to evaluate the system and provide proper pricing, Carney has advised they will need to turn the system on and that there is a cost associated. Management is currently awaiting the estimate for this and Carney has advised they are available to come on site the week of 4/13 to complete. Once the initial evaluation is completed, Carney can provide proposals for the RainBird repair and overall maintenance of the system. Management has advised the contractor that we will need the RainBird repair completed ASAP so that the system can be operating no later than the end of April; the contractor advised that this timing does not pose any concerns on their end.			
2025 Audit & Tax Preparation The Board approved a proposal in October 2025 to continue services with Daly, Hamad & Associates for audit and tax preparation for the 2025-2027 fiscal years. The engagement letter has been signed/executed as of 3/30. Management has directed the accountant to file a tax extension on behalf of the Association and the paperwork for this has been forwarded to Cardinal Management's corporate office. 2025's year-end financials will be provided to the accountant by the end of April in order to get the audit process started.	03/09/2026	10/15/2026	In Progress
Spring Cleanup & Preparation The Association's landscaping contractors, Shenandoah Landscaping (general) and Simpson's Lawn Care (athletic fields) have begun spring cleanup as of 3/5. Simpson's Lawn care has also completed mulching for the HOA-owned trees along Smith Station Rd. Shenandoah Landscaping has also begun their spring mowing schedule as of 4/10. Picture Perfect has also advised that power washing at the clubhouse and pool deck will begin the week of 4/13. The playground is in need of a mulch refill; Shenandoah has provided a proposal for this which will be presented to the Board for review at their meeting on 4/14. The volleyball court is also in need of new sand; management has engaged (2) contractors for this and neither were able to provide the type of sand needed. Management will continue to engage contractors for the volleyball court sand.	03/06/2026	04/30/2026	In Progress
SWM Pond Inspections All SWM ponds are due for regular state-required inspections. Management has engaged Rappahannock Environmental Group for this who advised on 4/9 that a proposal is forthcoming.	03/09/2026	06/30/2026	In Progress
2026 Pool Opening Douglas Aquatics has sent pre-season information to management and has also been in contact with the Association's maintenance contractor to begin planning for de-winterization of the pool. Douglas advised that they will aim to remove the pool cover either the week of 4/13 or the week after. Douglas also plans to start the pool pumps around the same time; they have been informed of the minor leak currently present in the pump room and that this will be repaired before the pool is opened. Power washing of the pool deck will begin the week of 4/13. Communications will be sent to the community at the end of April regarding amenities pass renewals. Other steps to complete pool opening will include moving the pool furniture out of storage, de-winterizing the pool bathrooms, and confirming/onboarding this year's lifeguard staff.	04/10/2026	05/22/2026	In Progress
Vandalism Investigation The Association currently has an active case with the Spotsylvania County Sherriff's office due to (2) incidents of vandalism that took place at the end of March. These incidents involved spray paint/graffiti that was discovered on the side of the clubhouse and at the playground pavilion. The Sheriff's Office requested security camera footage and other evidence pertaining to the incidents which management provided on 3/31. Management sent a follow-up to the deputy assigned to the case on 4/8 and is currently awaiting a response.	04/10/2026	04/30/2026	In Progress
Irrigation System Rain Sensor Repairs Following observation that the Association's landscaping irrigation system was running at unnecessary times, it was requested that Shenandoah Landscaping complete and inspection of the system's RainBird components. Following this, as well as adjustment to the system settings in an attempt to resolve the issue, it was discovered that there are (2) malfunctioning rain sensors in need of replacement. Shenandoah has provided a proposal for the repairs which was presented to the Board at their meeting on 10/14/2025 and subsequently tabled to March 2026 due to questions relating to the scope of work. The Board reviewed and tabled this proposal again at their meeting on 3/17 and directed management to engage Carney Irrigation & Lighting for a second opinion. Carney came on site 4/9 and advised that in order to evaluate the problem, they will need to turn the system on which has a cost associated. Management is currently awaiting the estimate for this, and the contractor has advised that they can complete their evaluation the week of 4/13. Management has advised that the sensor repairs need to be completed ASAP in order to get the irrigation system in operation no later than the end of April.	10/09/2025	04/30/2026	Pending Board Decision/Direction
Arborist Services	10/09/2025	04/30/2026	Pending Board Decision/Direction

Shenandoah Landscaping has made some recommendations for tree trimming/removals relating to the recently approved turf renovation project. Shenandoah has provided a proposal for their recommended scope of work. Another proposal for a reduced scope of work was obtained from Angel's Tree Service. Both proposals were most recently reviewed at the Board Meeting on 3/17, and were subsequently tabled to allow the Board to re-review the differing scopes of work.			
Amenities Access Suspensions Per the usual protocol and timing, hearings for amenities access suspensions due to non-payment of assessments will be held at the Board Meeting on 5/12/2026. Management will send all certified hearing letters by 4/28.	04/10/2026	05/12/2026	Not Started

CARDINAL MANAGEMENT GROUP, INC
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To: Board of Directors

From: Laura Lino, General Manager

Date: April 14, 2026

Re: **Trespassing Initiative Update**

Summary:

Since the last Board Meeting on March 17th, the Fox Point Board and General Manager have submitted all required documentation on behalf of the Association to apply for the Trespassing Authorization recently discussed allowing local law enforcement to immediately trespass individuals engaging in illegal or prohibited activities on community common property, where appropriate, as directed by the Board. This was recommended by the Spotsylvania Sherriff's Office in the fall of 2025 following repeat incidents of trespassing, theft, vandalism, drug use and other unauthorized activities in the clubhouse and amenities areas. Implementation of this initiative was approved by the Board in October 2025 and opportunities for resident Q&A, questions, and feedback were provided at the 2025 Annual Meeting and at the Town Hall meeting recently held on the topic on March 4th. The Sherriff's Office has advised that approval should be immediate as soon as they have all required documentation on file, and as of April 10th, management is awaiting confirmation of receipt.

Additionally, the Association's maintenance contractor has located appropriate "No Trespassing" signage already on hand to install in the clubhouse area, per the requirements of the Trespassing Authorization. The signage installed in amenities' areas will also post the current Hours of Operation, in alignment with the Fox Point Amenities Rules & Regulations (recently revised as of 3/17/2026). Signage will also need to be installed at the community's (4) stormwater management ponds where entry is not allowed at any time. For this, management has researched potential products and provided a recommendation to the Board.

Advance notice will be provided to the community before the Trespassing Authorization goes into effect. An "Effective Date" will be determined by the Board upon approval of the application.

Action Needed: No action needed.

Management Recommendation: N/A

To: Board of Directors

From: Laura Lino, General Manager

Date: April 14, 2026

RE: **UPDATE - Reserve Funds Reinvestment**

Summary:

In January 2026, the Fox Point Board approved a plan recommended by the Finance Committee for reinvestment of the Association's Reserve Funds. This plan can be summarized as follows:

- $240,000.00 in a 10/11-month CD with Capital Bank at 4.00% APY
- $100,000.00 in a 12-month CD with John Marshall Bank at 3.55% APY
- $149,000.00 to remain in the Associations current Money Market account with Capital One

Total Reserve Capital: $469,000.00

Following this approval, Cardinal Management recommended that the above-listed Capital One Money Market account be closed after a long period non-communication from the bank. This recommendation also included opening a new Money Market account with a different institution, recommendations for which were provided to the Board by Cardinal Management. In February, the Board voted to approve closing the Money Market account with Capital One and opening a new Money Market account with Atlantic Union Bank. This new account has been set up as of March 3rd and is currently set to receive all reserve fund contributions, the first of which was deposited as of March 12th. Management has also since transferred all funds from the previous Capital One Money Market to Association's Operating Account, which is also intended to be moved to Atlantic Union. After final reinvestment decisions have been made, the new Atlantic Union account will be allocated the $149,000.00 originally recommended by the Finance Committee to remain in the previous Capital One Money Market.

Additionally, with the assistance of Cardinal Management, the Capital Bank CD included in the Finance Committee's original reinvestment plan has now been purchased using the funds liquidated from the Association's previous CD with FVC Bank.

Given the Money Market account issues needing immediate resolution, purchase of the second CD recommended by the Finance Committee with John Marshall Bank was deferred, and the previously quoted APY rate is no longer current. As a result, the Board will be re-evaluating options for a second CD; Cardinal Management will be providing the currently available options from their recommended financial institutions in the coming days. These options will be shared with both the Board and Finance Committee.

Action Needed: No immediate action needed*

Management Recommendation: *Upon receipt of recommended CD purchase options, the Board should confer with or delegate to the Finance Committee to select the desired institution, term, and rate.

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To: Board of Directors

From: Laura Lino, General Manager

Date: April 14, 2026

RE: Memorial Request

Summary:

In recent weeks, the Fox Point Board was very saddened to learn of the passing of long-time resident and previous Board Member, Peggy Denue. The Denue Family have lived in Fox Point for over 30 years and have been highly involved members of the community and the HOA. On behalf of the Fox Point community, the Board and Cardinal Management staff would like to express their deepest condolences to the Denue Family for their loss.

Those who knew Peggy knew she was an avid tennis player, and throughout her time at Fox Point she was a major benefactor for the Fox Point tennis community, as well as to the community in general. To honor her memory, the Denue Family would like to request approval to place a memorial bench in an appropriate location adjacent to the tennis/pickleball courts. The Denue Family has advised that they are willing to take responsibility for purchasing and installing the bench if approved.

A copy of the Denue Family's request and a photo of the proposed bench are included on the subsequent pages.

Action Needed: *VOTE NEEDED* to approve, deny, or table the request from the Denue Family to install their selected memorial bench in an appropriate location adjacent to the tennis/pickleball courts.

Management Recommendation: Approve the request from the Denue Family as submitted.

My family would like the approval of the board to donate a bench for the tennis courts in memory of Peggy Denue.

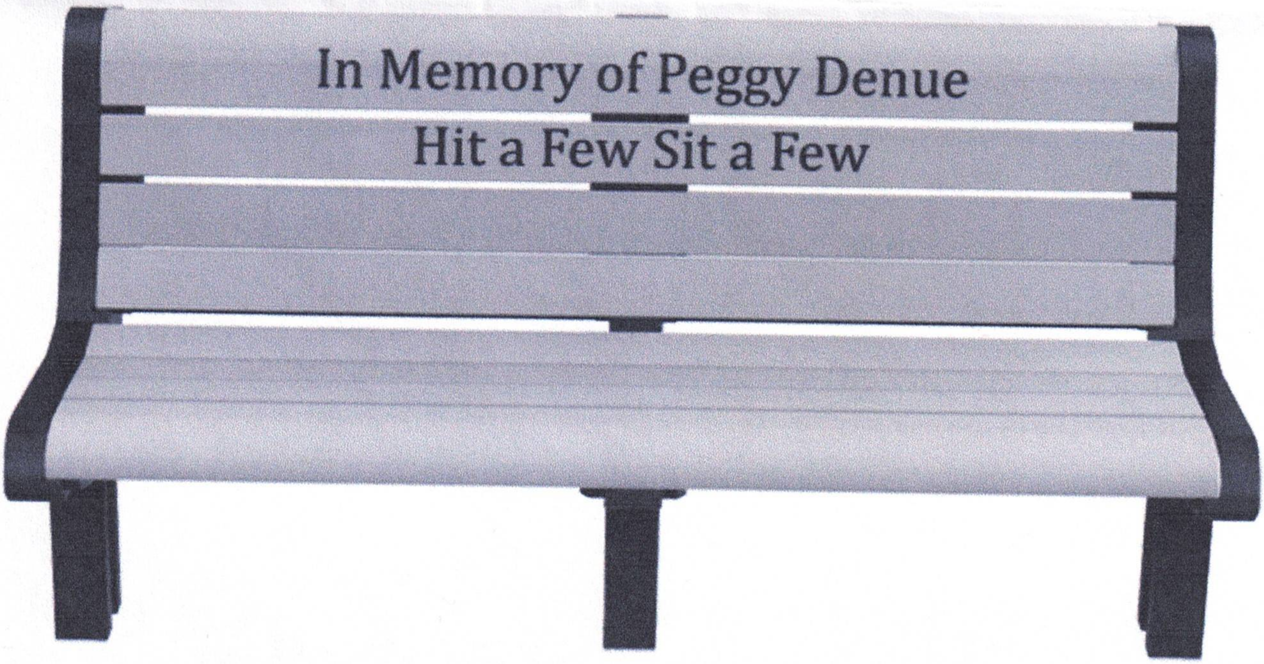
Peggy was an active resident of Fox Point for 33 years. She led the Social Committee and served on the Fox Point HOA board for a combined 10 years.

Peggy frequently played tennis and pickle ball on the courts and hosted clinics and social events on the courts for residents. She played with her children and grandchildren who also live in Fox Point.

We have attached a copy of the bench we would like to purchase once we have your approval. We propose putting the bench at the end of the courts near Blackstone Blvd.

We will pay the costs of purchasing and installing the bench. Thank you in advance for your timely approval so we can order the bench and have it delivered in time for the celebration of life for Peggy for May 2.

Bob Denue


In Memory of Peggy Denue
Hit a Few Sit a Few