



CARDINAL MANAGEMENT GROUP, INC.

FOX POINT HOMEOWNERS ASSOCIATION

OPEN SESSION

May 12, 2026



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FOX POINT HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

May 12, 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 – April 14, 2026 **TAB 1**
- V. Online Vote Ratification – Fintastics Swim Team Schedule Request **TAB 2**
- VI. Director & Committee Reports **TAB 3**
 - A. Director Reports
 - B. Committee Reports
 - i. Architectural Review Committee (ARC)
 - ARC Report – April 2026
 - ii. Capital Improvements Committee
 - iii. Social Committee
 - iv. Policy & Documents Committee
 - v. Elections Committee
 - vi. Finance Committee
 - vii. Pollinator Landscape Committee
 - viii. Welcome Committee
- VII. Management Report **TAB 4**
 - A. Financial Summary & Recommendations – April 2026
 - B. Action Item Report
- VIII. Unfinished Business **TAB 5**
 - A. Reserve Fund Reinvestment Update
- IX. New Business **TAB 6**
 - A. 2026 Pool Season Update

X. Community Comments #2 (15 minutes)

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

(Executive Session)

XI. Convene Executive Session

XII. Owner Appeal – Covenants Violations

TAB 1

XIII. Proposals

TAB 2

- A. Main Entrance Monument Wall Refurbishment
B. Sediment Removal and Swale Re-Grading – Barton Ln. SWM Pond
C. Arborist Services
D. Landscape Irrigation System Repair

XIV. Delinquency Report

TAB 3

XV. Attorney Collections Report

TAB 4

XVI. Attorney Correspondence

TAB 5

XVII. Violations Summary

TAB 6

(Open Session)

XVIII. Re-Convene Open Session

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

XX. Adjournment

Next Meeting: Tuesday, June 9, 2026 @ 7:00PM

Upcoming Meetings:

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

April 14, 2026

1. CALL TO ORDER / VERIFICATION OF QUORUM

- a. Board members present included Matt Ellia, Bootsie Howard, Betty Banks, Devon Kelly, Mark Fortune, and Robin Coppock.
- b. CMG employees present were Laura Lino.
- c. There were four (4) residents attending the meeting in person, and no one (0) online.

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

3. REVIEW AND APPROVAL OF AGENDA

- a. Upon review, motion to approve the agenda of the Board of Directors for the April 14, 2026 meeting with the following amendments; removal of the pool pump repair discussion and the owner request, and the addition of the SWM inspection, was made by Betty Banks, seconded by Mark Fortune; motion passed.

4. OPEN FORUM / COMMUNITY COMMENTS –

- a. A community member raised that residents have been given the impression that baked goods could be sold during the Community Yard Sale. We discussed that during the event only residents with established businesses were permitted to promote those businesses on the day of the Yard Sale, pop-up enterprises (e.g. selling of baked goods) are not permitted.

5. REVIEW AND APPROVAL OF MINUTES

- a. Upon review, motion to approve the Official Draft of the March 17, 2026, was made by Mark Fortune, seconded by Betty Banks; motion passed.

6. DIRECTOR / COMMITTEE REPORTS

- a. Director Reports
 - i. Secretary: Secretary Kelly asked if Property Manager Lino would provide coverage during the May meeting.
Property Manager Lino agreed and will take meeting minutes for the May 2026 meeting.
- b. Committee Reports
 - i. Architectural Review Committee (ARC)
 1. Currently, there are there (3) ARC applications Approved, two

- (2) Open/Pending, and one has been (1) denied.
- ii. Capital Improvements Committee (Chairs: Bootsie Howard & Mark Fortune)
 - 1. Chair Howard noted that work needs to be done on the Barton pond and that several lights are out on the portion of the Clubhouse facing the playground.
 - iii. Social Committee
 - 1. There are dual events being held on May 2nd, *the Community Yard Sale* and *a celebration of life* held by the Dengue Family in the Clubhouse.
 - 2. For the Community Yard Sale, homeowners with small businesses will be permitted to set up space in the parking lot to promote their business. Property Manager Lino will work with the Social Committee to establish a stop date for accepting vendors and a vacate time when the parking lot must be cleared. It was suggested that vendors be given a specific space (e.g. the back parking lot) to ensure that the majority of the parking lot remains open for residents. It was further suggested that in the future there be better management of the Clubhouse calendar, so we don't have conflicting events. Lastly, it was mentioned that for future rentals having a *Clubhouse Closed for Private Event* sign at the ready may be a good idea.
 - 3. The Easter Egg Hunt was very well attended.
 - iv. Policy and Document Committee (PDC) (Chair: Devon Kelly)
 - 1. Chair Kelly noted that revisions to the Proxy Policy have been completed but that it still needs to be reviewed by the Policy and Document Committee.
 - 2. Once the Committee reviews the revisions it will be circulated among the Board with an anticipated vote during the June HOA Meeting.
 - 3. Revisions to the Video Surveillance Policy are still in progress.
 - v. Elections Committee (Chair: Jason Congdon) – **NTR**
 - vi. Finance Committee
 - 1. The Committee has completed G&L reclassifications.
 - 2. Invoice alignment for Picture Perfect to G&L Codes for 2025 remain outstanding.
 - 3. Review of the March financials are still outstanding, but Mr. Congdon will notify the Board once his review is complete.
 - 4. Mark still needs to connect with Jason on next steps and strategy on the use or elimination of the coupon books.
 - vii. Pollinator Landscaping Committee (Chair: Devon Kelly)
 - 1. Chair Kelly noted that there is a native pollinators collective –

Earth Sangha—in NOVA where the Board could source cost effective natives at the Public Land use price.

viii. Welcome Committee (Chair: Betty Banks)

1. Chair Banks updated the Board on the Welcome Bags which would include a coffee mug, glassware, a stylus pen with *Welcome to Fox Point Homeowner*, an eat treat (e.g. muffins, cookies, or hard candy), and paper copies, link, or thumb drive to new homeowner documents.

7. MANAGEMENT REPORT

- a. General Manager Lino presented the monthly Management Report to include the March 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 \$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.

- b. **Current Balance Summary:**

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

- c. **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%.
- d. **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.

2. Discussed the Action Item report which includes:

a. **In Progress:**

Pool Pump Room Leak Repair
Spotsylvania County Utility Easement Offer
Tennis Court Caulking
Trespassing Authorization
Reserve Account Reinvestment
Clubhouse Area Grass Revitalization
Irrigation System Turn-On
2025 Audit & Tax Preparation
Spring Cleanup & Preparation
SWM Pond Inspections
2026 Pool Opening
Vandalism Investigation

b. **Not Started:**

Amenities Access Suspensions

c. **Pending Board Direction:**

Arborist Services
Irrigation System Rain Sensor Repairs

d. **Completed:**

Independent Accountant Contract Renewal
Revised Amenities Rules

8. UNFINISHED BUSINESS

a. **TOPIC: Trespassing Initiative**

- i. **DISCUSSION:** The paperwork for the Trespassing Initiative was submitted on March 23, 2026 to the Spotsylvania County Police Department and the County to authorize the trespassing of individuals found on Association common property. The Board is awaiting confirmation that the submission has been received. The Board also discussed the need for appropriate signage to support the initiative. The Association currently has signage on hand for the Clubhouse; however, management recommends procuring additional dedicated signage for the areas surrounding the ponds. Director Howard will provide management with a count of the total number of signs needed across all applicable locations. Once confirmation of the initiative's acceptance is received, management is to draft a community-wide communication for Board approval that clearly outlines what the Trespassing Initiative means for residents and how it will be enforced.
- ii. Director Howard additionally proposed the placement of no-climbing signs on trees in the common areas; supporting rationale alleged damage to the tress.

ACTION: No action needed at this time.

b. **TOPIC: Reserve Fund Reinvestment**

- i. DISCUSSION: The Board was provided an update on the status of the Reserve Fund Reinvestment. Full details are available in the Open Session packet for homeowner review. The final transfer of funds for the second Certificate of Deposit (CD) is currently in progress.
- ii. The Board has received an initial revised list of CD Annual Percentage Yields (APYs) and will allow all funds to settle before evaluating whether the APYs have changed. A decision on which CD to reinvest in will be made either out of band or at the May Board meeting.
- iii. ACTION: No action needed at this time.

9. **NEW BUSINESS**

a. **TOPIC: Memorial Request**

- i. DISCUSSION: Family of longtime homeowner and former Board Member would like to pay for and install a memorial bench near the tennis courts. There is some discrepancy on whether it will be on the courts physically. Asked if there would be issues with tennis court resurfacing which will happen later this year. Laura to find out where exactly it will be located, who will be doing the bolting in (don't want to damage resurfacing could the resurfaces do it), and need to know if the family will be using the space on May 2nd, if yes we need to communicate to the community the closure time, liability for the HOA by having a bench on the court.
- ii. ACTION: Motion for the Board to approve the placing of the memorial bench on the tennis court for the Denu family event on May 2, 2026 was made by Matt Ellia, seconded by Mark Fortune; motion passed.
- iii. Motion to table the request for permanent installation of the memorial bench and to confirm the placement location and timing of installation was made by Matt Ellia, seconded by Mark Fortune; motion passed.

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

- a. Barbara Storen, President of the Fox Point Swim Team, attended the meeting to provide an update on the upcoming swim season. Ms. Storen confirmed that she has submitted the team's schedule to management. The team has secured a new head coach from Massaponax High School's swim program, along with three assistant coaches. Ms. Storen requested Board approval for the Swim Team to utilize the pool four days per week from 4:30–6:30 PM at the end of May. The Board was advised that the team had approximately 140 swimmers last season, comprising both resident and non-resident participants.
- b. A resident inquired as to the community significance of the specific trees referenced earlier in the meeting. It was noted that they were allegedly planted by the neighborhood developer for the benefit of a single homeowner's privacy in relation to the amenity area.

- c. A resident inquired as to whether a published schedule exists for baseball field use. The Board advised that no published schedule is currently available; however, a field use agreement is in place for those wishing to reserve the field. Residents were directed to contact the property manager to make a reservation.
- d. A resident inquired about the process for organizing community events such as a cultural event night or similar gatherings in the spirit of the existing Mahjong group. The process for coordinating such events was addressed and includes reaching out to the property manager or HOA for approval. Generally, approval requires that the event be open to the full community.

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 8:29 pm, by Mark Fortune seconded by Betty Banks // motion passed:
 - i. Hearings related to property violations.
 - ii. Review the Delinquency Report.
 - iii. Review the Attorney's Collection Status Report.
 - iv. Discuss and consider proposed contracts.
- b. Motion to conclude Executive Session was made at 9:09 pm by Betty Banks seconded by Mark Fortune // motion passed.

12. OPEN SESSION

- a. During Executive Session, the Board discussed the following topics:
 - i. Personnel matters
 - ii. Contracts
 - iii. Matters involving violations of the Declaration or rules and regulations.
 - iv. Delinquency Report
 - v. Attorney's Collection Status Report
- b. The following Board Actions were taken based on discussions during the Executive Session:
 - i. Motion to table the proposal until additional proposals are received was made by Devon Kelly, seconded by Mark Fortune; motion passed.
 - ii. Motion to approve the proposal from the Rappahannock Environmental Group as submitted was made by Devon Kelly, seconded by Betty Banks; motion passed.
 - i. Motion to table the proposal until we receive revised pricing from Angel Tree Services was made by Devon Kelly, seconded by Mark Fortune; motion passed.
 - ii. Motion to approve the offer from Spotsylvania County to allow the requested utility easement was made by Mark Fortune, seconded by

Betty Banks; motion passed 5-1.

13. ADJOURNMENT

- a. Motion to adjourn the meeting at 9:14 pm was made by Devon Kelly, seconded by Betty Banks; motion passed.

Next Board Meeting May 12, 2026

DRAFT



To: Board of Directors

From: Laura Lino, General Manager

Date: May 12, 2026

Re: **Online/Out-of-Cycle Vote Ratification – Fintastics Swim Team Schedule Request**

Summary:

From 4/24/2026-5/4/2026, the Fox Point HOA Board conducted an out-of-cycle vote online to address the following request from the swim team:

"To the Fox Point HOA Board Members,

The Fox Point swim team begins swim practice every year on the Tuesday after Memorial Day. Since school will still be in session that week, we are asking permission to host our practices in the lane line section of the pool from 4:30 pm- 6:30 pm on Tuesday, May 26th- Friday, May 29th. The remainder of the practices for the season will be held in the mornings before the pool is open to residents. For the four days that we are requesting usage of the lane line area, the baby pool and shallow end of the pool can still be open to residents.

We appreciate your support of our team, and I hope that you will approve our request to use the lane lines for practices from 4:30-6:30 pm on those four days.

Please feel free to contact me with any questions or if you need more information!

Thank you!

Barbara Storen"

Vote Record:

Motion: President Matt Ellia made a motion on 4/24/2026 to approve the swim team's request as submitted.

Second: Mr. Ellia's motion was seconded on 4/24/2026 by Vice President Martin Westphal.

Outcome: Unanimous approval of the swim team's request as submitted.

Action Needed: RATIFICATION

Management Recommendation: Ratify out-of-cycle/online vote as recorded above.

Homeowner ACC List

Fox Point
4/1/2026 - 4/30/2026

Date: 5/6/2026
Time: 4:24 pm
Page: 1

Account #	Homeowner Name	Address
Approved		
BTFXPT138201	Giovanni Lizama & Maritza Lizama	6300 Prospect Street
Type: Landscape-Tree Removal/Replacement		Initial Date: 03/30/2026 Next Contact:
Denied		
BTFXPT127103	William Thorn & Bernadette Thorn	6101 N Danford Street
Type: Porch		Initial Date: 03/30/2026 Next Contact:
Open		
BTFXPT158201	Otis Ward & Ingeborg Ward	9901 Woodburn Court
Type: Fence		Initial Date: 03/24/2026 Next Contact:



CARDINAL MANAGEMENT GROUP, INC.

MONTHLY FINANCIAL REPORT

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Financial Statement & Variance Report

Fox Point Homeowners Association

Summary of April 2026 Unaudited Financials

The financial statement and general ledger of income and expenses for the Association through the month ending April 30, 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 \$682,772.54. This includes \$99,342.38 in the Association operating account, \$343,416.28 in a Money Market account with Atlantic Union Bank, and \$240,000.00 invested CD with Capital Bank. There was also \$13.88 of final earned interest in the Association's previous Money Market account with Capital One Bank; this account is now closed. This represents total Replacement Reserves in the amount of \$583,430.16.

Balance Sheet:

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

Total Cash & Investments:	\$	682,772.54
Less Liabilities:	\$	135,435.95
<u>Less Current Reserves:</u>	<u>\$</u>	<u>583,430.16</u>
	\$	(36,093.57)

Income Statement Report:

Year-to-Date Income:	\$	190,260.37
<u>Year-to-Date Expense:</u>	<u>\$</u>	<u>127,205.66</u>
Year-to-Date Net Income/Loss	\$	63,054.71

<u>General & Administrative Year-to-Date Expense</u> \$65,720.70	<u>Variance</u> \$2,102.26	This positive variance is primarily due to lower spending in the Office Expense category (GL 51030) and Social Expenses (GL 51277).
<u>Landscaping Year-to-Date Expense</u> \$11,015.16	<u>Variance</u> \$7,370.37	This positive variance is due to lower spending in the Landscape Replacement/Improvement Category (GL 58070).
<u>Pool & Amenities Year-to-Date Expense</u> \$4,595.88	<u>Variance</u> \$8,708.21	This positive variance is primarily due to the time of year and lack of spending needed thus far for the Pool Management Contract (GL 60000).
<u>Utilities-Others Year-to-Date Expense</u> \$5,888.38	<u>Variance</u> \$5,611.62	This positive variance is primarily due to significantly lower Water & Sewer costs (GL 62120).
<u>Repairs & Maintenance Year-to-Date</u> \$5,983.70	<u>Variance</u> \$3,563.70	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)
<u>Contingency</u> \$0.00	<u>Variance</u> \$3,333.32	This positive variance is due to a lack of expenses.

Assessment Receivable: As of April 30, 2026, the Assessment Receivable was \$. The Association has a delinquency rate of 10.18% (+2.82% since March 2026). Auditors have indicated the industry standard for assessment receivable is 5%.



CARDINAL MANAGEMENT GROUP, INC

We manage to make a difference.



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cardinalmanagementgroup.com

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

Income Statement - Operating

Fox Point
From 04/01/2026 to 04/30/2026

Date: 5/7/2026
Time: 10:01 am
Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
40100-00-00 Assessment Income - Billed	\$ 42,570.00	\$42,570.00	\$ -	\$170,280.00	\$170,280.00	\$ -	\$ 510,840.00
TOTAL ASSESSMENT INCOME	\$ 42,570.00	\$42,570.00	\$ -	\$170,280.00	\$170,280.00	\$-	\$ 510,840.00
OTHER INCOME							
40159-00-00 Violation Fee Income	-	41.67	(41.67)	-	166.68	(166.68)	500.00
40172-00-00 Late Fees - Billed	4,865.00	416.67	4,448.33	9,910.00	1,666.68	8,243.32	5,000.00
40217-00-00 NSF Charges	35.00	26.67	8.33	105.00	106.68	(1.68)	320.00
40270-00-00 Interest Income - Operating	10.28	6.67	3.61	36.73	26.68	10.05	80.00
40273-00-00 Interest Income - Reserve	344.39	666.67	(322.28)	1,805.44	2,666.68	(861.24)	8,000.00
40350-00-00 Legal Income	2,146.13	916.67	1,229.46	4,323.20	3,666.68	656.52	11,000.00
40400-00-00 Clubhouse Rental Income	190.00	633.33	(443.33)	3,800.00	2,533.32	1,266.68	7,600.00
40401-00-00 Clubhouse Rental Deposit Retention	-	16.67	(16.67)	-	66.68	(66.68)	200.00
40430-00-00 Miscellaneous Income	-	33.33	(33.33)	-	133.32	(133.32)	400.00
TOTAL OTHER INCOME	\$ 7,590.80	\$ 2,758.35	\$ 4,832.45	\$ 19,980.37	\$ 11,033.40	\$8,946.97	\$ 33,100.00
TOTAL OPERATING INCOME	\$ 50,160.80	\$45,328.35	\$ 4,832.45	\$190,260.37	\$181,313.40	\$ 8,946.97	\$ 543,940.00
OPERATING EXPENSE							
GENERAL & ADMINISTATIVE							
51007-00-00 Alarm Monitoring	69.94	70.83	0.89	279.76	283.32	3.56	850.00
51011-00-00 Amenity Pass Services	-	140.83	140.83	-	563.32	563.32	1,690.00
51030-00-00 Office Expense	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
51042-00-00 Printing, Copying & Postage	170.47	333.33	162.86	546.24	1,333.32	787.08	4,000.00
51060-00-00 Licenses & Permits	-	4.17	4.17	-	16.68	16.68	50.00
51073-00-00 Security Camera Service Agreement	121.00	110.00	(11.00)	484.00	440.00	(44.00)	1,320.00
51090-00-00 Legal - General	848.00	833.33	(14.67)	4,627.35	3,333.32	(1,294.03)	10,000.00
51091-00-00 Legal-Collections	637.57	916.67	279.10	5,189.29	3,666.68	(1,522.61)	11,000.00
51110-00-00 Auditing, Taxes & Accounting	-	333.33	333.33	-	1,333.32	1,333.32	4,000.00
51119-00-00 Management Contract Onsite	7,592.40	7,733.33	140.93	30,379.26	30,933.32	554.06	92,800.00
51120-00-00 Management Fee Contract	3,522.00	3,669.92	147.92	14,211.27	14,679.68	468.41	44,039.00
51125-00-00 Management Incidentals	254.00	833.33	579.33	4,032.00	3,333.32	(698.68)	10,000.00
51129-00-00 NSF Fees	-	26.67	26.67	-	106.68	106.68	320.00
51140-00-00 Income Taxes	1,700.00	-	(1,700.00)	1,700.00	-	(1,700.00)	-
51204-00-00 Bank Charges	25.00	16.67	(8.33)	25.00	66.68	41.68	200.00
51214-00-00 BOD & Committee Expense	-	83.33	83.33	-	333.32	333.32	1,000.00
51247-00-00 Welcome Committee	-	62.50	62.50	-	250.00	250.00	750.00
51277-00-00 Social Expenses	-	268.75	268.75	45.27	1,075.00	1,029.73	3,225.00
51400-00-00 Bad Debt Expense	-	125.00	125.00	-	500.00	500.00	1,500.00
51791-00-00 Insurance - General Liability	755.04	1,143.75	388.71	4,201.26	4,575.00	373.74	13,725.00
TOTAL GENERAL & ADMINISTATIVE	\$ 15,695.42	\$16,955.74	\$ 1,260.32	\$ 65,720.70	\$ 67,822.96	\$2,102.26	\$ 203,469.00
LANDSCAPING							
58000-00-00 Landscape Grounds Contract	2,651.25	2,676.25	25.00	10,605.00	10,705.00	100.00	32,115.00
58070-00-00 Landscape Replacement/Improvement	-	1,833.33	1,833.33	40.00	7,333.32	7,293.32	22,000.00
58800-00-00 Snow Removal	-	-	-	370.16	347.21	(22.95)	500.00
TOTAL LANDSCAPING	\$ 2,651.25	\$ 4,509.58	\$ 1,858.33	\$ 11,015.16	\$ 18,385.53	\$7,370.37	\$ 54,615.00

Income Statement - Operating

Fox Point
From 04/01/2026 to 04/30/2026

Date: 5/7/2026
Time: 10:01 am
Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
POOL & OTHER AMENITIES							
60000-00-00 Pool Management Contract	\$-	\$-	\$-	\$-	\$7,579.17	\$7,579.17	\$90,950.00
60185-00-00 Pool - Miscellaneous	1,216.00	333.33	(882.67)	1,216.00	1,333.32	117.32	4,000.00
60199-00-00 Athletic Fields	722.89	722.90	0.01	2,891.56	2,891.60	0.04	8,674.75
60379-00-00 Clubhouse Supplies	36.43	41.67	5.24	48.32	166.68	118.36	500.00
60383-00-00 Clubhouse Semi-Annual Carpet Cleaning	440.00	83.33	(356.67)	440.00	333.32	(106.68)	1,000.00
60384-00-00 Amenities Maintenance	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
TOTAL POOL & OTHER AMENITIES	\$2,415.32	\$1,431.23	(\$984.09)	\$4,595.88	\$13,304.09	\$8,708.21	\$108,124.75
UTILITIES							
62000-00-00 Electricity	1,009.22	916.67	(92.55)	3,248.80	3,666.68	417.88	11,000.00
62120-00-00 Water & Sewer	325.14	1,500.00	1,174.86	1,295.68	6,000.00	4,704.32	18,000.00
62300-00-00 Natural Gas	122.00	250.00	128.00	488.00	1,000.00	512.00	3,000.00
62600-00-00 Phone	213.92	208.33	(5.59)	855.90	833.32	(22.58)	2,500.00
TOTAL UTILITIES	\$1,670.28	\$2,875.00	\$1,204.72	\$5,888.38	\$11,500.00	\$5,611.62	\$34,500.00
REPAIRS & MAINTENANCE							
62295-00-00 Stormwater Management Treatment	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
65240-00-00 Pest Control	-	46.42	46.42	130.00	185.68	55.68	557.00
65250-00-00 Trash Removal Contract	-	50.00	50.00	90.12	200.00	109.88	600.00
65336-00-00 Fire Inspection	-	16.67	16.67	-	66.68	66.68	200.00
65446-00-00 Janitorial Contract	510.00	150.00	(360.00)	1,600.00	600.00	(1,000.00)	1,800.00
65454-00-00 General Repairs	25.27	416.67	391.40	2,387.18	1,666.68	(720.50)	5,000.00
65456-00-00 General Maintenance	257.89	625.00	367.11	291.40	2,500.00	2,208.60	7,500.00
65610-00-00 HVAC Maintenance	1,485.00	123.75	(1,361.25)	1,485.00	495.00	(990.00)	1,485.00
65701-00-00 Stormwater Management Landscaping	-	541.67	541.67	-	2,166.68	2,166.68	6,500.00
TOTAL REPAIRS & MAINTENANCE	\$2,278.16	\$2,386.85	\$108.69	\$5,983.70	\$9,547.40	\$3,563.70	\$28,642.00
CONTINGENCY							
79900-00-00 Operating Contingency	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
TOTAL CONTINGENCY	\$-	\$833.33	\$833.33	\$-	\$3,333.32	\$3,333.32	\$10,000.00
RESERVES & CAPITAL IMPROVEMENTS							
90008-00-00 Transfer Reserve Interest	344.39	666.67	322.28	1,805.44	2,666.68	861.24	8,000.00
90170-00-00 Replacement Reserves Contribution	8,049.10	8,049.10	-	32,196.40	32,196.40	-	96,589.25
TOTAL RESERVES & CAPITAL IMPROVEMENTS	\$8,393.49	\$8,715.77	\$322.28	\$34,001.84	\$34,863.08	\$861.24	\$104,589.25
TOTAL OPERATING EXPENSE	\$33,103.92	\$37,707.50	\$4,603.58	\$127,205.66	\$158,756.38	\$31,550.72	\$543,940.00
NET INCOME:	\$17,056.88	\$7,620.85	\$9,436.03	\$63,054.71	\$22,557.02	\$40,497.69	\$0.00

Assets

CASH - OPERATING		
10-10000-00-00 First Citizens Bank - Operating - 6285	\$99,342.38	
Total CASH - OPERATING:		\$99,342.38
CASH - RESERVE		
12-12030-00-00 Capital One - Reserve #2181	13.88	
12-12035-00-00 Atlantic Union Bank - Reserve - 3542	343,416.28	
12-12050-00-00 Capital Bank - CD - 5663 (3.50%APY, 01/23/27)	240,000.00	
Total CASH - RESERVE:		\$583,430.16
ACCOUNTS RECEIVABLE		
14-14000-00-00 Accounts Receivable - Homeowner	55,347.17	
14-14900-00-00 Allowance for Doubtful Accounts	(5,828.89)	
Total ACCOUNTS RECEIVABLE:		\$49,518.28
OTHER CURRENT ASSETS		
15-15005-00-00 Prepaid Insurance	4,407.27	
15-15010-00-00 Prepaid Expenses	23,119.20	
Total OTHER CURRENT ASSETS:		\$27,526.47
Total Assets:		\$759,817.29

Liabilities & Equity

CURRENT LIABILITIES		
20-20160-00-00 Accrued Expenses	3,524.49	
20-20165-00-00 Deferred Assessments	85,140.00	
20-20175-00-00 Income Taxes Payable	1,473.00	
20-20197-00-00 Resale Doc Fees Payable	(62.37)	
20-20500-00-00 Prepaid Assessments	45,360.83	
Total CURRENT LIABILITIES:		\$135,435.95
RESERVE FUNDS		
25-25000-00-00 Reserve: General Replacement	434,959.05	
25-25850-00-00 Reserve: Unallocated Interest	63,329.52	
Total RESERVE FUNDS:		\$498,288.57
OWNERS EQUITY		
30-30410-00-00 Members Equity/Retained Earnings	63,038.06	
Total OWNERS EQUITY:		\$63,038.06
Net Income Gain / Loss	63,054.71	
		\$63,054.71
Total Liabilities & Equity:		\$759,817.29

FOX POINT HOMEOWNERS ASSOCIATION
SCHEDULE 5
CASH & INVESTMENTS
APRIL 30, 2026

	FINANCIAL INSTITUTION	TYPE OF INVESTMENT	TERM	MATURITY DATE	ANNUAL RATE	AMOUNT
10000	FIRST CITIZENS	CHECKING	N/A	N/A	N.A	99,342
			TOTAL OPERATING			99,342
12030	CAPITAL ONE	MMKT	N/A	N/A	1.25%	14
12035	ATLANTIC UNION BANK	MMKT	N/A	N/A	N/A	343,416
12050	CAPITAL BANK CD 5663	CD	10 MONTHS	1/23/2027	3.50%	240,000
			TOTAL RESERVES			583,430
			TOTAL CASH & INVESTMENTS			682,773

FOX POINT HOMEOWNERS ASSOCIATION
SCHEDULE 6
REPLACEMENTS RESERVES
APRIL 30, 2026

		CONTRIBUTIONS		USES TO DATE	NET BALANCE
		CURRENT	TO DATE		
25000	RESERVE REPLACEMENT	8,049	434,959	-	434,959
25850	UNALLOCATED RSRV INTEREST	344	63,330	-	63,330
		8,393	498,289	-	498,289
TOTAL REPLACEMENT RESERVES					498,289

RESERVE FUNDING				
GL #	Reserve Item	Description	Month-to-Date	Year-to-Date
12030	Reserve Cash	Cash Transfer From Oper	8,049	32,196
25000	Reserve Equity	Accrual Journal Entries	8,049	32,196
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			-	-

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-10000-00-00	First Citizens Bank - Operating - 6285	\$67,667.86	\$412,329.71	\$380,655.19	\$99,342.38
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	4253547	\$ -	\$ 3,522.00	First Citizens Bank - Operating - 6285; CARDINAL MANAGEMENT GROUP Chk # 0	
04/01/2026	4253840	215.00	-	Deposit from batch 79802	
04/01/2026	4253842	207.67	-	Deposit from batch 79795	
04/01/2026	4291788	10,589.67	-	Deposit from batch 79847	
04/02/2026	4292681	215.00	-	Deposit from batch 79880	
04/02/2026	4295514	3,845.00	-	Deposit from batch 79963	
04/02/2026	4308203	327,318.08	-	Board Closing Capital One Account - funds will be used for CDs	
04/03/2026	4301568	8,104.05	-	Deposit from batch 80036	
04/06/2026	4297322	-	263.92	First Citizens Bank - Operating - 6285 Inv # 02/28-03/30/2026; DOMINION ENERGY VIRGINIA Chk # 0	
04/06/2026	4297326	-	352.90	First Citizens Bank - Operating - 6285 Inv # 02/28-03/30/2026; DOMINION ENERGY VIRGINIA Chk # 0	
04/06/2026	4297558	-	20.25	First Citizens Bank - Operating - 6285 Inv # 02/28-03/30/2026; DOMINION ENERGY VIRGINIA Chk # 0	
04/06/2026	4297562	-	19.96	First Citizens Bank - Operating - 6285 Inv # 02/28-03/30/2026; DOMINION ENERGY VIRGINIA Chk # 0	
04/06/2026	4303569	-	1,200.00	2025 Federal Income Tax Extension Payment; IRS Chk # 0	
04/06/2026	4303571	-	500.00	2025 State Income Tax Extension Payment; VIRGINIA DEPARTMENT OF TAXATION Chk # 0	
04/06/2026	4304246	-	2,651.25	First Citizens Bank - Operating - 6285; SHENANDOAH LANDSCAPE Chk # 100583	
04/06/2026	4304248	-	722.89	First Citizens Bank - Operating - 6285; Simpson's Lawn Care LLC Chk # 100584	
04/06/2026	4304250	-	170.47	First Citizens Bank - Operating - 6285; PITNEY BOWES GLOBAL FINANCIAL SERVICE Chk # 100585	
04/06/2026	4306861	4,525.05	-	Deposit from batch 80236	
04/07/2026	4307780	190.00	-	Misc Income Deposit First Citizens Bank - Operating - 6285	
04/07/2026	4310079	1,720.00	-	Deposit from batch 80319	
04/08/2026	4310834	-	26.00	First Citizens Bank - Operating - 6285 Inv # 02/24-03/25/2026; COLUMBIA GAS OF VIRGINIA Chk # 0	
04/08/2026	4333676	29,680.00	-	Deposit from batch 79846	
04/08/2026	4340298	1,367.00	-	Deposit from batch 80484	
04/09/2026	4343983	2,035.00	-	Deposit from batch 80588	
04/10/2026	4348594	2,550.00	-	Deposit from batch 80707	
04/12/2026	4346212	-	8,049.10	2026 Budgeted Monthly RSRV Contribution	
04/13/2026	4350702	-	254.00	First Citizens Bank - Operating - 6285; CARDINAL MANAGEMENT GROUP Chk # 0	
04/13/2026	4354313	-	213.92	First Citizens Bank - Operating - 6285; VERIZON (VERZ NJ) Chk # 100586	
04/13/2026	4355620	2,112.00	-	Deposit from batch 80778	
04/13/2026	4354313	213.92	-	First Citizens Bank - Operating - 6285 (Reversal); VERIZON (VERZ NJ) Chk # 100586	
04/13/2026	4438318	-	213.92	First Citizens Bank - Operating - 6285; VERIZON (VERZ NJ) Chk # 100586	
04/14/2026	4356378	250.00	-	Deposit from batch 80810	
04/14/2026	4356381	215.00	-	Deposit from batch 80811	
04/14/2026	4356400	100.00	-	Deposit from batch 80816	
04/14/2026	4356406	200.00	-	Deposit from batch 80820	
04/14/2026	4356910	-	327,318.08	Closed Capital One Account Funds to New Atlantic Union Bank Acct. - per board	
04/14/2026	4358460	225.00	-	Deposit from batch 80942	
04/15/2026	4359754	-	215.00	Invalid ACH Routing Number - ACH Knerr	
04/15/2026	4361350	270.00	-	Deposit from batch 81200	
04/16/2026	4362318	215.00	-	Deposit from batch 81218	
04/16/2026	4362723	-	3,795.04	First Citizens Bank - Operating - 6285; Cardinal Management Group (PR) Chk # 0	
04/16/2026	4364331	1,745.00	-	Deposit from batch 81312	
04/17/2026	4364798	-	17.65	First Citizens Bank - Operating - 6285 Inv # 02/21-03/21/2026; Spotsylvania County - Treasure Chk # 0	
04/17/2026	4364806	-	145.06	First Citizens Bank - Operating - 6285 Inv # 02/21-03/21/2026; Spotsylvania County - Treasure Chk # 0	

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04/17/2026	4364810 \$ -	\$ 142.83	First Citizens Bank - Operating - 6285 Inv # 02/21-03/21/2026; Spotsylvania County - Treasure Chk # 0		
04/17/2026	4364887 1,000.00	-	Deposit from batch 81234		
04/17/2026	4365620 -	312.57	First Citizens Bank - Operating - 6285; E. MARGRIET LANGENBERG Chk # 100587		
04/17/2026	4365620 -	325.00	First Citizens Bank - Operating - 6285; E. MARGRIET LANGENBERG Chk # 100587		
04/17/2026	4365624 -	22,737.50	First Citizens Bank - Operating - 6285; Douglas Aquatics, Inc. Chk # 100588		
04/17/2026	4365626 -	17.89	First Citizens Bank - Operating - 6285; Levin Howard Chk # 100589		
04/17/2026	4365628 -	25.27	First Citizens Bank - Operating - 6285; Levin Howard Chk # 100590		
04/17/2026	4365630 -	36.43	First Citizens Bank - Operating - 6285; Levin Howard Chk # 100591		
04/17/2026	4366490 202.00	-	Deposit from batch 81393		
04/20/2026	4366905 -	19.60	First Citizens Bank - Operating - 6285 Inv # 02/21-03/21/2026; Spotsylvania County - Treasure Chk # 0		
04/20/2026	4367731 317.95	-	Deposit from batch 81469		
04/20/2026	4369342 1,000.00	-	Deposit from batch 81539		
04/21/2026	4370500 3,511.58	-	Deposit from batch 81569		
04/21/2026	4371707 100.00	-	Deposit from batch 81636		
04/22/2026	4377568 1,765.00	-	Deposit from batch 81852		
04/23/2026	4374622 11.12	-	Closing interest on the Account - Ck# 2504684 Acct closed		
04/23/2026	4375274 335.00	-	Deposit from batch 81835		
04/24/2026	4378439 1,095.00	-	Deposit from batch 81853		
04/27/2026	4382064 215.00	-	Deposit from batch 81939		
04/27/2026	4391206 1,331.34	-	Deposit from batch 81993		
04/28/2026	4392654 577.00	-	Misc Income Deposit First Citizens Bank - Operating - 6285		
04/28/2026	4392761 -	1,141.33	First Citizens Bank - Operating - 6285; ERIE INSURANCE Chk # 100592		
04/28/2026	4394325 440.00	-	Deposit from batch 82137		
04/29/2026	4395133 -	791.00	First Citizens Bank - Operating - 6285; Access Granted Systems Chk # 100593		
04/29/2026	4396082 810.00	-	Deposit from batch 82233		
04/29/2026	4395133 791.00	-	First Citizens Bank - Operating - 6285 (Reversal); Access Granted Systems Chk # 100593		
04/29/2026	4438332 -	791.00	First Citizens Bank - Operating - 6285; Access Granted Systems Chk # 100593		
04/30/2026	4395290 -	96.00	First Citizens Bank - Operating - 6285 Inv # 03/25-04/23/2026; COLUMBIA GAS OF VIRGINIA Chk # 0		
04/30/2026	4395642 220.00	-	Deposit from batch 82232		
04/30/2026	4396494 -	750.00	First Citizens Bank - Operating - 6285; Picture Perfect Lawn Care Chk # 10037		
04/30/2026	4396913 10.28	-	Interest		
04/30/2026	4398263 490.00	-	Deposit from batch 82341		
04/30/2026	4427125 -	3,797.36	First Citizens Bank - Operating - 6285; Cardinal Management Group (PR) Chk # 0		
12-12030-00-00	Capital One - Reserve #2181	327,023.69	344.39	327,354.20	13.88
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	4437997	\$ 344.39	\$ -	CAPITAL ONE MAR INTEREST	
04/01/2026	4437999	-	25.00	3/18 WIRE TRANSFER FEE; CAPITAL ONE Chk # 0	
04/02/2026	4308203	-	327,318.08	Board Closing Capital One Account - funds will be used for CDs	
04/23/2026	4374622	-	11.12	Closing interest on the Account - Ck# 2504684 Acct closed	
12-12035-00-00	Atlantic Union Bank - Reserve - 3542	8,049.10	335,367.18	-	343,416.28
Date	GL Ref #	Debit	Credit	Description	
04/12/2026	4346212	\$ 8,049.10	\$ -	2026 Budgeted Monthly RSRV Contribution	
04/14/2026	4356910	327,318.08	-	Closed Capital One Account Funds to New Atlantic Union Bank Acct. - per board	
12-12050-00-00	Capital Bank - CD - 5663 (3.50%APY, 01/21/2026 - 01/21/2027)	240,000.00	-	-	240,000.00
Date	GL Ref #	Debit	Credit	Description	
14-14000-00-00	Accounts Receivable - Homeowner	40,027.57	135,121.13	119,801.53	55,347.17
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	4253842	\$ -	\$ 207.67	Deposit from batch 79795	
04/01/2026	4291788	-	8,298.02	Deposit from batch 79847	
04/01/2026	3792947	127,710.00	-	Homeowner Assessment - Batch 69054	
04/01/2026	4278875	-	215.00	Applied Prepaid BTFXPT122701	
04/01/2026	4278877	-	7.34	Applied Prepaid BTFXPT150603	



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04/01/2026	4278879	\$ -	\$ 180.00	Applied Prepaid BTFXPT133001	
04/01/2026	4278881	-	200.00	Applied Prepaid BTFXPT139104	
04/01/2026	4278883	-	215.00	Applied Prepaid BTFXPT100104	
04/01/2026	4278885	-	215.00	Applied Prepaid BTFXPT100202	
04/01/2026	4278887	-	215.00	Applied Prepaid BTFXPT100703	
04/01/2026	4278889	-	215.00	Applied Prepaid BTFXPT100902	
04/01/2026	4278891	-	210.00	Applied Prepaid BTFXPT101603	
04/01/2026	4278893	-	200.00	Applied Prepaid BTFXPT102001	
04/01/2026	4278895	-	215.00	Applied Prepaid BTFXPT102101	
04/01/2026	4278897	-	55.00	Applied Prepaid BTFXPT102402	
04/01/2026	4278899	-	215.00	Applied Prepaid BTFXPT102901	
04/01/2026	4278901	-	215.00	Applied Prepaid BTFXPT103001	
04/01/2026	4278903	-	20.00	Applied Prepaid BTFXPT103102	
04/01/2026	4278905	-	215.00	Applied Prepaid BTFXPT103401	
04/01/2026	4278907	-	215.00	Applied Prepaid BTFXPT103501	
04/01/2026	4278909	-	20.00	Applied Prepaid BTFXPT103601	
04/01/2026	4278911	-	215.00	Applied Prepaid BTFXPT104202	
04/01/2026	4278913	-	30.00	Applied Prepaid BTFXPT104401	
04/01/2026	4278915	-	215.00	Applied Prepaid BTFXPT104501	
04/01/2026	4278917	-	215.00	Applied Prepaid BTFXPT104601	
04/01/2026	4278919	-	215.00	Applied Prepaid BTFXPT104702	
04/01/2026	4278921	-	215.00	Applied Prepaid BTFXPT105101	
04/01/2026	4278923	-	215.00	Applied Prepaid BTFXPT105704	
04/01/2026	4278925	-	215.00	Applied Prepaid BTFXPT105901	
04/01/2026	4278927	-	144.00	Applied Prepaid BTFXPT106002	
04/01/2026	4278929	-	215.00	Applied Prepaid BTFXPT106103	
04/01/2026	4278931	-	215.00	Applied Prepaid BTFXPT106301	
04/01/2026	4278933	-	215.00	Applied Prepaid BTFXPT106401	
04/01/2026	4278935	-	215.00	Applied Prepaid BTFXPT106501	
04/01/2026	4278937	-	215.00	Applied Prepaid BTFXPT106801	
04/01/2026	4278939	-	215.00	Applied Prepaid BTFXPT107201	
04/01/2026	4278941	-	215.00	Applied Prepaid BTFXPT107401	
04/01/2026	4278943	-	215.00	Applied Prepaid BTFXPT107504	
04/01/2026	4278945	-	10.00	Applied Prepaid BTFXPT108402	
04/01/2026	4278947	-	215.00	Applied Prepaid BTFXPT108601	
04/01/2026	4278949	-	215.00	Applied Prepaid BTFXPT109501	
04/01/2026	4278951	-	215.00	Applied Prepaid BTFXPT109901	
04/01/2026	4278953	-	215.00	Applied Prepaid BTFXPT110504	
04/01/2026	4278955	-	215.00	Applied Prepaid BTFXPT110601	
04/01/2026	4278957	-	215.00	Applied Prepaid BTFXPT110703	
04/01/2026	4278959	-	11.80	Applied Prepaid BTFXPT110802	
04/01/2026	4278961	-	10.00	Applied Prepaid BTFXPT111101	
04/01/2026	4278963	-	215.00	Applied Prepaid BTFXPT111201	
04/01/2026	4278965	-	90.00	Applied Prepaid BTFXPT111401	
04/01/2026	4278967	-	215.00	Applied Prepaid BTFXPT112102	
04/01/2026	4278969	-	215.00	Applied Prepaid BTFXPT112201	
04/01/2026	4278971	-	215.00	Applied Prepaid BTFXPT112401	
04/01/2026	4278973	-	215.00	Applied Prepaid BTFXPT112601	
04/01/2026	4278975	-	30.00	Applied Prepaid BTFXPT113601	
04/01/2026	4278977	-	215.00	Applied Prepaid BTFXPT113701	
04/01/2026	4278979	-	32.00	Applied Prepaid BTFXPT113901	
04/01/2026	4278981	-	215.00	Applied Prepaid BTFXPT114001	
04/01/2026	4278983	-	215.00	Applied Prepaid BTFXPT114403	
04/01/2026	4278985	-	215.00	Applied Prepaid BTFXPT114502	
04/01/2026	4278987	-	215.00	Applied Prepaid BTFXPT114901	
04/01/2026	4278989	-	215.00	Applied Prepaid BTFXPT115201	
04/01/2026	4278991	-	215.00	Applied Prepaid BTFXPT115401	
04/01/2026	4278993	-	215.00	Applied Prepaid BTFXPT115502	
04/01/2026	4278995	-	215.00	Applied Prepaid BTFXPT116002	



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04/01/2026	4278997	\$ -	\$ 215.00	Applied Prepaid BTFXPT117101	
04/01/2026	4278999	-	215.00	Applied Prepaid BTFXPT117301	
04/01/2026	4279001	-	2.00	Applied Prepaid BTFXPT117402	
04/01/2026	4279003	-	215.00	Applied Prepaid BTFXPT117501	
04/01/2026	4279005	-	215.00	Applied Prepaid BTFXPT118001	
04/01/2026	4279007	-	215.00	Applied Prepaid BTFXPT118402	
04/01/2026	4279009	-	215.00	Applied Prepaid BTFXPT118801	
04/01/2026	4279011	-	1.95	Applied Prepaid BTFXPT119102	
04/01/2026	4279013	-	215.00	Applied Prepaid BTFXPT119302	
04/01/2026	4279015	-	215.00	Applied Prepaid BTFXPT119401	
04/01/2026	4279017	-	215.00	Applied Prepaid BTFXPT119601	
04/01/2026	4279019	-	215.00	Applied Prepaid BTFXPT119702	
04/01/2026	4279021	-	215.00	Applied Prepaid BTFXPT120001	
04/01/2026	4279023	-	215.00	Applied Prepaid BTFXPT120403	
04/01/2026	4279025	-	43.28	Applied Prepaid BTFXPT120602	
04/01/2026	4279027	-	215.00	Applied Prepaid BTFXPT120901	
04/01/2026	4279029	-	215.00	Applied Prepaid BTFXPT121001	
04/01/2026	4279031	-	10.00	Applied Prepaid BTFXPT121603	
04/01/2026	4279033	-	190.00	Applied Prepaid BTFXPT121702	
04/01/2026	4279035	-	215.00	Applied Prepaid BTFXPT122001	
04/01/2026	4279037	-	215.00	Applied Prepaid BTFXPT123401	
04/01/2026	4279039	-	215.00	Applied Prepaid BTFXPT123502	
04/01/2026	4279041	-	215.00	Applied Prepaid BTFXPT123601	
04/01/2026	4279043	-	215.00	Applied Prepaid BTFXPT123701	
04/01/2026	4279045	-	215.00	Applied Prepaid BTFXPT123801	
04/01/2026	4279047	-	215.00	Applied Prepaid BTFXPT124001	
04/01/2026	4279049	-	215.00	Applied Prepaid BTFXPT124201	
04/01/2026	4279051	-	70.00	Applied Prepaid BTFXPT124302	
04/01/2026	4279053	-	215.00	Applied Prepaid BTFXPT124807	
04/01/2026	4279055	-	215.00	Applied Prepaid BTFXPT125301	
04/01/2026	4279057	-	215.00	Applied Prepaid BTFXPT125701	
04/01/2026	4279059	-	215.00	Applied Prepaid BTFXPT126102	
04/01/2026	4279061	-	215.00	Applied Prepaid BTFXPT126201	
04/01/2026	4279063	-	215.00	Applied Prepaid BTFXPT126701	
04/01/2026	4279065	-	215.00	Applied Prepaid BTFXPT126801	
04/01/2026	4279067	-	215.00	Applied Prepaid BTFXPT126901	
04/01/2026	4279069	-	215.00	Applied Prepaid BTFXPT127802	
04/01/2026	4279071	-	215.00	Applied Prepaid BTFXPT128403	
04/01/2026	4279073	-	215.00	Applied Prepaid BTFXPT128601	
04/01/2026	4279075	-	215.00	Applied Prepaid BTFXPT128801	
04/01/2026	4279077	-	215.00	Applied Prepaid BTFXPT129103	
04/01/2026	4279079	-	215.00	Applied Prepaid BTFXPT129701	
04/01/2026	4279081	-	215.00	Applied Prepaid BTFXPT129801	
04/01/2026	4279083	-	215.00	Applied Prepaid BTFXPT130301	
04/01/2026	4279085	-	10.00	Applied Prepaid BTFXPT130601	
04/01/2026	4279087	-	215.00	Applied Prepaid BTFXPT131601	
04/01/2026	4279089	-	215.00	Applied Prepaid BTFXPT132002	
04/01/2026	4279091	-	215.00	Applied Prepaid BTFXPT132101	
04/01/2026	4279093	-	215.00	Applied Prepaid BTFXPT132602	
04/01/2026	4279095	-	215.00	Applied Prepaid BTFXPT132701	
04/01/2026	4279097	-	215.00	Applied Prepaid BTFXPT133102	
04/01/2026	4279099	-	215.00	Applied Prepaid BTFXPT133301	
04/01/2026	4279101	-	125.00	Applied Prepaid BTFXPT133502	
04/01/2026	4279103	-	5.00	Applied Prepaid BTFXPT133801	
04/01/2026	4279105	-	215.00	Applied Prepaid BTFXPT134104	
04/01/2026	4279107	-	215.00	Applied Prepaid BTFXPT134601	
04/01/2026	4279109	-	215.00	Applied Prepaid BTFXPT134801	
04/01/2026	4279111	-	215.00	Applied Prepaid BTFXPT135001	
04/01/2026	4279113	-	215.00	Applied Prepaid BTFXPT135202	



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04/01/2026	4279115	\$ -	\$ 215.00	Applied Prepaid BTFXPT135402	
04/01/2026	4279117	-	215.00	Applied Prepaid BTFXPT135501	
04/01/2026	4279119	-	215.00	Applied Prepaid BTFXPT135701	
04/01/2026	4279121	-	215.00	Applied Prepaid BTFXPT135804	
04/01/2026	4279123	-	215.00	Applied Prepaid BTFXPT136101	
04/01/2026	4279125	-	25.00	Applied Prepaid BTFXPT136301	
04/01/2026	4279127	-	215.00	Applied Prepaid BTFXPT136401	
04/01/2026	4279129	-	215.00	Applied Prepaid BTFXPT136601	
04/01/2026	4279131	-	215.00	Applied Prepaid BTFXPT137101	
04/01/2026	4279133	-	148.00	Applied Prepaid BTFXPT137402	
04/01/2026	4279135	-	215.00	Applied Prepaid BTFXPT137501	
04/01/2026	4279137	-	215.00	Applied Prepaid BTFXPT137602	
04/01/2026	4279139	-	215.00	Applied Prepaid BTFXPT137701	
04/01/2026	4279141	-	215.00	Applied Prepaid BTFXPT137901	
04/01/2026	4279143	-	215.00	Applied Prepaid BTFXPT138001	
04/01/2026	4279145	-	59.61	Applied Prepaid BTFXPT138103	
04/01/2026	4279147	-	12.00	Applied Prepaid BTFXPT138304	
04/01/2026	4279149	-	215.00	Applied Prepaid BTFXPT138602	
04/01/2026	4279151	-	215.00	Applied Prepaid BTFXPT138703	
04/01/2026	4279153	-	215.00	Applied Prepaid BTFXPT138901	
04/01/2026	4279155	-	215.00	Applied Prepaid BTFXPT139301	
04/01/2026	4279157	-	215.00	Applied Prepaid BTFXPT140001	
04/01/2026	4279159	-	215.00	Applied Prepaid BTFXPT140201	
04/01/2026	4279161	-	215.00	Applied Prepaid BTFXPT140301	
04/01/2026	4279163	-	215.00	Applied Prepaid BTFXPT140401	
04/01/2026	4279165	-	215.00	Applied Prepaid BTFXPT141002	
04/01/2026	4279167	-	215.00	Applied Prepaid BTFXPT141302	
04/01/2026	4279169	-	215.00	Applied Prepaid BTFXPT141604	
04/01/2026	4279171	-	215.00	Applied Prepaid BTFXPT141701	
04/01/2026	4279173	-	215.00	Applied Prepaid BTFXPT141801	
04/01/2026	4279175	-	215.00	Applied Prepaid BTFXPT142101	
04/01/2026	4279177	-	215.00	Applied Prepaid BTFXPT142301	
04/01/2026	4279179	-	10.00	Applied Prepaid BTFXPT142901	
04/01/2026	4279181	-	215.00	Applied Prepaid BTFXPT143201	
04/01/2026	4279183	-	215.00	Applied Prepaid BTFXPT143401	
04/01/2026	4279185	-	215.00	Applied Prepaid BTFXPT143902	
04/01/2026	4279187	-	215.00	Applied Prepaid BTFXPT144002	
04/01/2026	4279189	-	215.00	Applied Prepaid BTFXPT144101	
04/01/2026	4279191	-	215.00	Applied Prepaid BTFXPT144401	
04/01/2026	4279193	-	215.00	Applied Prepaid BTFXPT144501	
04/01/2026	4279195	-	10.00	Applied Prepaid BTFXPT144602	
04/01/2026	4279197	-	10.00	Applied Prepaid BTFXPT145001	
04/01/2026	4279199	-	195.00	Applied Prepaid BTFXPT145101	
04/01/2026	4279201	-	215.00	Applied Prepaid BTFXPT145201	
04/01/2026	4279203	-	215.00	Applied Prepaid BTFXPT145904	
04/01/2026	4279205	-	215.00	Applied Prepaid BTFXPT146001	
04/01/2026	4279207	-	20.00	Applied Prepaid BTFXPT146502	
04/01/2026	4279209	-	215.00	Applied Prepaid BTFXPT146801	
04/01/2026	4279211	-	185.00	Applied Prepaid BTFXPT146902	
04/01/2026	4279213	-	215.00	Applied Prepaid BTFXPT147101	
04/01/2026	4279215	-	215.00	Applied Prepaid BTFXPT147501	
04/01/2026	4279217	-	215.00	Applied Prepaid BTFXPT147902	
04/01/2026	4279219	-	215.00	Applied Prepaid BTFXPT148301	
04/01/2026	4279221	-	215.00	Applied Prepaid BTFXPT148802	
04/01/2026	4279223	-	215.00	Applied Prepaid BTFXPT149203	
04/01/2026	4279225	-	215.00	Applied Prepaid BTFXPT149402	
04/01/2026	4279227	-	215.00	Applied Prepaid BTFXPT150001	
04/01/2026	4279229	-	215.00	Applied Prepaid BTFXPT150201	
04/01/2026	4279231	-	215.00	Applied Prepaid BTFXPT150805	



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04/01/2026	4279233	\$ -	\$ 215.00	Applied Prepaid BTFXPT151001	
04/01/2026	4279235	-	10.00	Applied Prepaid BTFXPT151102	
04/01/2026	4279237	-	215.00	Applied Prepaid BTFXPT151201	
04/01/2026	4279239	-	215.00	Applied Prepaid BTFXPT151304	
04/01/2026	4279241	-	215.00	Applied Prepaid BTFXPT151401	
04/01/2026	4279243	-	215.00	Applied Prepaid BTFXPT151602	
04/01/2026	4279245	-	25.00	Applied Prepaid BTFXPT151704	
04/01/2026	4279247	-	215.00	Applied Prepaid BTFXPT151801	
04/01/2026	4279249	-	215.00	Applied Prepaid BTFXPT152001	
04/01/2026	4279251	-	215.00	Applied Prepaid BTFXPT152201	
04/01/2026	4279253	-	215.00	Applied Prepaid BTFXPT152301	
04/01/2026	4279255	-	215.00	Applied Prepaid BTFXPT152401	
04/01/2026	4279257	-	215.00	Applied Prepaid BTFXPT152801	
04/01/2026	4279259	-	215.00	Applied Prepaid BTFXPT153101	
04/01/2026	4279261	-	215.00	Applied Prepaid BTFXPT153201	
04/01/2026	4279263	-	215.00	Applied Prepaid BTFXPT153301	
04/01/2026	4279265	-	215.00	Applied Prepaid BTFXPT153502	
04/01/2026	4279267	-	215.00	Applied Prepaid BTFXPT153701	
04/01/2026	4279269	-	215.00	Applied Prepaid BTFXPT153802	
04/01/2026	4279271	-	215.00	Applied Prepaid BTFXPT154003	
04/01/2026	4279273	-	215.00	Applied Prepaid BTFXPT154502	
04/01/2026	4279275	-	215.00	Applied Prepaid BTFXPT154801	
04/01/2026	4279277	-	215.00	Applied Prepaid BTFXPT155001	
04/01/2026	4279279	-	8.75	Applied Prepaid BTFXPT155401	
04/01/2026	4279281	-	215.00	Applied Prepaid BTFXPT155502	
04/01/2026	4279283	-	215.00	Applied Prepaid BTFXPT155904	
04/01/2026	4279285	-	215.00	Applied Prepaid BTFXPT156102	
04/01/2026	4279287	-	215.00	Applied Prepaid BTFXPT156301	
04/01/2026	4279289	-	200.00	Applied Prepaid BTFXPT156602	
04/01/2026	4279291	-	6.34	Applied Prepaid BTFXPT156702	
04/01/2026	4279293	-	215.00	Applied Prepaid BTFXPT157302	
04/01/2026	4279295	-	215.00	Applied Prepaid BTFXPT157704	
04/01/2026	4279297	-	75.00	Applied Prepaid BTFXPT157902	
04/01/2026	4280107	-	85.00	Applied Prepaid BTFXPT110301	
04/01/2026	4280109	-	215.00	Applied Prepaid BTFXPT116602	
04/01/2026	4280339	-	10.00	Applied Prepaid BTFXPT144701	
04/01/2026	4280480	-	215.00	Applied Prepaid BTFXPT109303	
04/01/2026	4280482	-	215.00	Applied Prepaid BTFXPT127402	
04/01/2026	4280886	-	215.00	Applied Prepaid BTFXPT108003	
04/01/2026	4280957	-	215.00	Applied Prepaid BTFXPT107901	
04/01/2026	4281124	-	215.00	Applied Prepaid BTFXPT117602	
04/01/2026	4281320	-	10.00	Applied Prepaid BTFXPT158101	
04/01/2026	4281651	-	215.00	Applied Prepaid BTFXPT120501	
04/01/2026	4281992	-	215.00	Applied Prepaid BTFXPT132804	
04/01/2026	4282018	-	125.00	Applied Prepaid BTFXPT143801	
04/01/2026	4282226	-	215.00	Applied Prepaid BTFXPT103903	
04/01/2026	4282228	-	215.00	Applied Prepaid BTFXPT139801	
04/01/2026	4282521	-	215.00	Applied Prepaid BTFXPT158701	
04/01/2026	4282681	-	215.00	Applied Prepaid BTFXPT131802	
04/01/2026	4282868	-	10.00	Applied Prepaid BTFXPT153401	
04/01/2026	4282942	-	215.00	Applied Prepaid BTFXPT154302	
04/01/2026	4283138	-	215.00	Applied Prepaid BTFXPT113301	
04/01/2026	4283230	-	200.00	Applied Prepaid BTFXPT121101	
04/01/2026	4283256	-	215.00	Applied Prepaid BTFXPT132402	
04/01/2026	4283375	-	215.00	Applied Prepaid BTFXPT118504	
04/01/2026	4284595	-	25.00	Applied Prepaid BTFXPT149001	
04/01/2026	4285017	-	215.00	Applied Prepaid BTFXPT138402	
04/01/2026	4285738	-	215.00	Applied Prepaid BTFXPT151501	
04/01/2026	4285748	-	215.00	Applied Prepaid BTFXPT118201	



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04/01/2026	4285750	\$ -	\$ 215.00	Applied Prepaid BTFXPT128701	
04/01/2026	4286262	-	0.60	Applied Prepaid BTFXPT155801	
04/01/2026	4286548	-	55.00	Applied Prepaid BTFXPT134702	
04/01/2026	4286604	-	215.00	Applied Prepaid BTFXPT101401	
04/01/2026	4286816	-	215.00	Applied Prepaid BTFXPT156201	
04/01/2026	4286914	-	215.00	Applied Prepaid BTFXPT104801	
04/01/2026	4287735	-	215.00	Applied Prepaid BTFXPT105602	
04/01/2026	4288133	-	215.00	Applied Prepaid BTFXPT128501	
04/01/2026	4288160	-	215.00	Applied Prepaid BTFXPT111602	
04/01/2026	4288270	-	215.00	Applied Prepaid BTFXPT148403	
04/01/2026	4288421	-	215.00	Applied Prepaid BTFXPT124703	
04/01/2026	4303168	207.28	-	Legal Fees - Batch 79794	
04/02/2026	4295514	-	2,742.00	Deposit from batch 79963	
04/02/2026	4293371	-	215.00	Applied Prepaid BTFXPT150301	
04/03/2026	4301568	-	6,258.00	Deposit from batch 80036	
04/06/2026	4306861	-	3,877.59	Deposit from batch 80236	
04/07/2026	4310079	-	1,610.00	Deposit from batch 80319	
04/08/2026	4333676	-	29,680.00	Deposit from batch 79846	
04/08/2026	4340298	-	1,134.00	Deposit from batch 80484	
04/09/2026	4343983	-	1,915.00	Deposit from batch 80588	
04/10/2026	4348594	-	1,720.00	Deposit from batch 80707	
04/13/2026	4355620	-	1,552.00	Deposit from batch 80778	
04/14/2026	4356378	-	250.00	Deposit from batch 80810	
04/14/2026	4356381	-	215.00	Deposit from batch 80811	
04/14/2026	4356400	-	100.00	Deposit from batch 80816	
04/14/2026	4356406	-	200.00	Deposit from batch 80820	
04/14/2026	4358460	-	225.00	Deposit from batch 80942	
04/14/2026	4356386	102.17	-	Legal Fees - Batch 80812	
04/15/2026	4361350	-	270.00	Deposit from batch 81200	
04/15/2026	4359754	215.00	-	Invalid ACH Routing Number - ACH Knerr	
04/15/2026	4359756	35.00	-	Returned Item Fees - Batch 81055	
04/15/2026	4360396	-	215.00	Applied Prepaid BTFXPT103701	
04/16/2026	4362318	-	215.00	Deposit from batch 81218	
04/16/2026	4364331	-	1,690.00	Deposit from batch 81312	
04/16/2026	4365059	937.55	-	Legal Fees - Batch 81233	
04/17/2026	4364887	-	1,000.00	Deposit from batch 81234	
04/17/2026	4366490	-	125.00	Deposit from batch 81393	
04/17/2026	4367548	2,970.00	-	Homeowner Assessment - Batch 81384	
04/17/2026	4367645	980.00	-	Late Fee - Batch 81306	
04/17/2026	4367647	750.00	-	Late Fee - Batch 81307	
04/17/2026	4367649	315.00	-	Late Fee - Batch 81308	
04/20/2026	4369342	-	785.00	Deposit from batch 81539	
04/20/2026	4367713	-	60.00	Reverse Late Fee - Property Sold 4.1.26/kc	
04/20/2026	4367719	-	30.00	Reverse Homeowner Assessment Delinquent Fee - Property Sold 4.1.26kc	
04/20/2026	4368011	-	215.00	Applied Prepaid BTFXPT140903	
04/21/2026	4370500	-	3,296.58	Deposit from batch 81569	
04/21/2026	4370498	899.13	-	Legal Fees - Batch 81569	
04/22/2026	4377568	-	1,565.00	Deposit from batch 81852	
04/23/2026	4375274	-	215.00	Deposit from batch 81835	
04/24/2026	4378439	-	1,093.00	Deposit from batch 81853	
04/27/2026	4391206	-	895.00	Deposit from batch 81993	
04/27/2026	4382062	-	30.00	Reverse Late Fee - Property Sold 3.23.26/kc	
04/27/2026	4383965	-	215.00	Applied Prepaid BTFXPT119801	
04/28/2026	4394325	-	440.00	Deposit from batch 82137	
04/28/2026	4392517	-	30.00	REV LATE FEE - 1x COURTESY DR	
04/29/2026	4396082	-	495.00	Deposit from batch 82233	
04/30/2026	4395642	-	220.00	Deposit from batch 82232	
04/30/2026	4398263	-	490.00	Deposit from batch 82341	



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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	4,597.98	1,136.33	1,327.04	4,407.27
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	4254823	\$ -	\$ 852.25	MONTHLY Erie Secure Business Policy	
04/01/2026	4254825	-	254.83	MONTHLY Business Catastrophe Liability Policy	
04/01/2026	4254827	-	36.66	MONTHLY Workers Comp./Employers Liability Policy	
04/30/2026	4437995	-	183.30	RE-CLASS Workers Comp./Employers Liability Policy	
04/30/2026	4438340	1,136.33	-	RE-CLASS Erie Secure Business Policy	
15-15010-00-00	Prepaid Expenses	607.64	22,737.50	225.94	23,119.20
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	4310904	\$ -	\$ 69.94	RE-CLASS APR FORCE SECURITY (Reversal)	
04/01/2026	4310920	-	121.00	RE-CLASS APR Camera Service policy (Reversal)	
04/01/2026	4310968	-	35.00	RE-CLASS April 2026 Clubhouse Trash Removal (Reversal)	
04/30/2026	4438362	22,737.50	-	RE-CLASS May 2026 Pool Management	
20-20100-00-00	Accounts Payable	-	1,104.17	1,104.17	-
Date	GL Ref #	Debit	Credit	Description	
04/06/2026	4297320	\$ -	\$ 263.92	Accounts Payable Inv # 02/28-03/30/2026	
04/06/2026	4297322	263.92	-	Accounts Payable Inv # 02/28-03/30/2026; DOMINION ENERGY VIRGINIA Chk # 0	
04/06/2026	4297324	-	352.90	Accounts Payable Inv # 02/28-03/30/2026	
04/06/2026	4297326	352.90	-	Accounts Payable Inv # 02/28-03/30/2026; DOMINION ENERGY VIRGINIA Chk # 0	
04/06/2026	4297556	-	20.25	Accounts Payable Inv # 02/28-03/30/2026	
04/06/2026	4297558	20.25	-	Accounts Payable Inv # 02/28-03/30/2026; DOMINION ENERGY VIRGINIA Chk # 0	
04/06/2026	4297560	-	19.96	Accounts Payable Inv # 02/28-03/30/2026	
04/06/2026	4297562	19.96	-	Accounts Payable Inv # 02/28-03/30/2026; DOMINION ENERGY VIRGINIA Chk # 0	
04/08/2026	4310832	-	26.00	Accounts Payable Inv # 02/24-03/25/2026	
04/08/2026	4310834	26.00	-	Accounts Payable Inv # 02/24-03/25/2026; COLUMBIA GAS OF VIRGINIA Chk # 0	
04/17/2026	4364796	-	17.65	Accounts Payable Inv # 02/21-03/21/2026	
04/17/2026	4364798	17.65	-	Accounts Payable Inv # 02/21-03/21/2026; Spotsylvania County - Treasure Chk # 0	
04/17/2026	4364804	-	145.06	Accounts Payable Inv # 02/21-03/21/2026	
04/17/2026	4364806	145.06	-	Accounts Payable Inv # 02/21-03/21/2026; Spotsylvania County - Treasure Chk # 0	
04/17/2026	4364808	-	142.83	Accounts Payable Inv # 02/21-03/21/2026	
04/17/2026	4364810	142.83	-	Accounts Payable Inv # 02/21-03/21/2026; Spotsylvania County - Treasure Chk # 0	
04/20/2026	4366903	-	19.60	Accounts Payable Inv # 02/21-03/21/2026	
04/20/2026	4366905	19.60	-	Accounts Payable Inv # 02/21-03/21/2026; Spotsylvania County - Treasure Chk # 0	
04/30/2026	4395288	-	96.00	Accounts Payable Inv # 03/25-04/23/2026	
04/30/2026	4395290	96.00	-	Accounts Payable Inv # 03/25-04/23/2026; COLUMBIA GAS OF VIRGINIA Chk # 0	
20-20160-00-00	Accrued Expenses	(9.30)	1,481.03	4,996.22	(3,524.49)
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	4310816	\$ 657.03	\$ -	ACCRUE 2/28-3/30 ELECTRIC (Reversal)	
04/01/2026	4310820	428.00	-	ESTIMATE ACCRUE 2/21-3/31 WATER & SEWER (Reversal)	
04/01/2026	4310824	66.00	-	ESTIMATE ACCRUE 2/24-3/31 GAS (Reversal)	
04/01/2026	4310948	295.00	-	ESTIMATE ACCRUE MAR PICTURE PERFECT LAWN CARE (Reversal)	
04/01/2026	4310964	35.00	-	ESTIMATE ACCRUE NOV TRASH REMOVAL (Reversal)	
04/30/2026	4438304	-	1,009.22	ACCRUE 3/31-4/29 ELECTRIC	
04/30/2026	4438308	-	428.00	ESTIMATE ACCRUE 3/21-4/30 WATER & SEWER	
04/30/2026	4438312	-	66.00	ESTIMATE ACCRUE 3/25-4/30 GAS	
04/30/2026	4438334	-	848.00	ACCRUE March 2026 Legal Services	
04/30/2026	4438352	-	295.00	ESTIMATE ACCRUE APR PICTURE PERFECT LAWN CARE	
04/30/2026	4438366	-	425.00	ACCRUE 4/14/2026 Preseason Start-Up Kit/De-Winterization	



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04/30/2026	4438393	\$ -	\$ 440.00	ACCRUE 4/16/2026 Clubhouse Carpet Cleaning	
04/30/2026	4438401	-	1,485.00	ACCRUE 4/21/2026 HVAC Contract	
20-20165-00-00	Deferred Assessments	-	-	85,140.00	(85,140.00)
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	4438320	\$ -	\$ 42,570.00	DEFER MAY ASSESSMENT	
04/01/2026	4438324	-	42,570.00	DEFER JUN ASSESSMENT	
20-20175-00-00	Income Taxes Payable	(1,473.00)	-	-	(1,473.00)
Date	GL Ref #	Debit	Credit	Description	
20-20197-00-00	Resale Doc Fees Payable	62.37	-	-	62.37
Date	GL Ref #	Debit	Credit	Description	
20-20500-00-00	Prepaid Assessments	(81,794.05)	46,872.67	10,439.45	(45,360.83)
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	4253840	\$ -	\$ 215.00	Deposit from batch 79802	
04/01/2026	4291788	-	2,291.65	Deposit from batch 79847	
04/01/2026	4278875	215.00	-	Adjust Prepaid	
04/01/2026	4278877	7.34	-	Adjust Prepaid	
04/01/2026	4278879	180.00	-	Adjust Prepaid	
04/01/2026	4278881	200.00	-	Adjust Prepaid	
04/01/2026	4278883	215.00	-	Adjust Prepaid	
04/01/2026	4278885	215.00	-	Adjust Prepaid	
04/01/2026	4278887	215.00	-	Adjust Prepaid	
04/01/2026	4278889	215.00	-	Adjust Prepaid	
04/01/2026	4278891	210.00	-	Adjust Prepaid	
04/01/2026	4278893	200.00	-	Adjust Prepaid	
04/01/2026	4278895	215.00	-	Adjust Prepaid	
04/01/2026	4278897	55.00	-	Adjust Prepaid	
04/01/2026	4278899	215.00	-	Adjust Prepaid	
04/01/2026	4278901	215.00	-	Adjust Prepaid	
04/01/2026	4278903	20.00	-	Adjust Prepaid	
04/01/2026	4278905	215.00	-	Adjust Prepaid	
04/01/2026	4278907	215.00	-	Adjust Prepaid	
04/01/2026	4278909	20.00	-	Adjust Prepaid	
04/01/2026	4278911	215.00	-	Adjust Prepaid	
04/01/2026	4278913	30.00	-	Adjust Prepaid	
04/01/2026	4278915	215.00	-	Adjust Prepaid	
04/01/2026	4278917	215.00	-	Adjust Prepaid	
04/01/2026	4278919	215.00	-	Adjust Prepaid	
04/01/2026	4278921	215.00	-	Adjust Prepaid	
04/01/2026	4278923	215.00	-	Adjust Prepaid	
04/01/2026	4278925	215.00	-	Adjust Prepaid	
04/01/2026	4278927	144.00	-	Adjust Prepaid	
04/01/2026	4278929	215.00	-	Adjust Prepaid	
04/01/2026	4278931	215.00	-	Adjust Prepaid	
04/01/2026	4278933	215.00	-	Adjust Prepaid	
04/01/2026	4278935	215.00	-	Adjust Prepaid	
04/01/2026	4278937	215.00	-	Adjust Prepaid	
04/01/2026	4278939	215.00	-	Adjust Prepaid	
04/01/2026	4278941	215.00	-	Adjust Prepaid	
04/01/2026	4278943	215.00	-	Adjust Prepaid	
04/01/2026	4278945	10.00	-	Adjust Prepaid	
04/01/2026	4278947	215.00	-	Adjust Prepaid	
04/01/2026	4278949	215.00	-	Adjust Prepaid	
04/01/2026	4278951	215.00	-	Adjust Prepaid	
04/01/2026	4278953	215.00	-	Adjust Prepaid	
04/01/2026	4278955	215.00	-	Adjust Prepaid	
04/01/2026	4278957	215.00	-	Adjust Prepaid	
04/01/2026	4278959	11.80	-	Adjust Prepaid	
04/01/2026	4278961	10.00	-	Adjust Prepaid	



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04/01/2026	4278963	\$ 215.00	\$ -	Adjust Prepaid	
04/01/2026	4278965	90.00	-	Adjust Prepaid	
04/01/2026	4278967	215.00	-	Adjust Prepaid	
04/01/2026	4278969	215.00	-	Adjust Prepaid	
04/01/2026	4278971	215.00	-	Adjust Prepaid	
04/01/2026	4278973	215.00	-	Adjust Prepaid	
04/01/2026	4278975	30.00	-	Adjust Prepaid	
04/01/2026	4278977	215.00	-	Adjust Prepaid	
04/01/2026	4278979	32.00	-	Adjust Prepaid	
04/01/2026	4278981	215.00	-	Adjust Prepaid	
04/01/2026	4278983	215.00	-	Adjust Prepaid	
04/01/2026	4278985	215.00	-	Adjust Prepaid	
04/01/2026	4278987	215.00	-	Adjust Prepaid	
04/01/2026	4278989	215.00	-	Adjust Prepaid	
04/01/2026	4278991	215.00	-	Adjust Prepaid	
04/01/2026	4278993	215.00	-	Adjust Prepaid	
04/01/2026	4278995	215.00	-	Adjust Prepaid	
04/01/2026	4278997	215.00	-	Adjust Prepaid	
04/01/2026	4278999	215.00	-	Adjust Prepaid	
04/01/2026	4279001	2.00	-	Adjust Prepaid	
04/01/2026	4279003	215.00	-	Adjust Prepaid	
04/01/2026	4279005	215.00	-	Adjust Prepaid	
04/01/2026	4279007	215.00	-	Adjust Prepaid	
04/01/2026	4279009	215.00	-	Adjust Prepaid	
04/01/2026	4279011	1.95	-	Adjust Prepaid	
04/01/2026	4279013	215.00	-	Adjust Prepaid	
04/01/2026	4279015	215.00	-	Adjust Prepaid	
04/01/2026	4279017	215.00	-	Adjust Prepaid	
04/01/2026	4279019	215.00	-	Adjust Prepaid	
04/01/2026	4279021	215.00	-	Adjust Prepaid	
04/01/2026	4279023	215.00	-	Adjust Prepaid	
04/01/2026	4279025	43.28	-	Adjust Prepaid	
04/01/2026	4279027	215.00	-	Adjust Prepaid	
04/01/2026	4279029	215.00	-	Adjust Prepaid	
04/01/2026	4279031	10.00	-	Adjust Prepaid	
04/01/2026	4279033	190.00	-	Adjust Prepaid	
04/01/2026	4279035	215.00	-	Adjust Prepaid	
04/01/2026	4279037	215.00	-	Adjust Prepaid	
04/01/2026	4279039	215.00	-	Adjust Prepaid	
04/01/2026	4279041	215.00	-	Adjust Prepaid	
04/01/2026	4279043	215.00	-	Adjust Prepaid	
04/01/2026	4279045	215.00	-	Adjust Prepaid	
04/01/2026	4279047	215.00	-	Adjust Prepaid	
04/01/2026	4279049	215.00	-	Adjust Prepaid	
04/01/2026	4279051	70.00	-	Adjust Prepaid	
04/01/2026	4279053	215.00	-	Adjust Prepaid	
04/01/2026	4279055	215.00	-	Adjust Prepaid	
04/01/2026	4279057	215.00	-	Adjust Prepaid	
04/01/2026	4279059	215.00	-	Adjust Prepaid	
04/01/2026	4279061	215.00	-	Adjust Prepaid	
04/01/2026	4279063	215.00	-	Adjust Prepaid	
04/01/2026	4279065	215.00	-	Adjust Prepaid	
04/01/2026	4279067	215.00	-	Adjust Prepaid	
04/01/2026	4279069	215.00	-	Adjust Prepaid	
04/01/2026	4279071	215.00	-	Adjust Prepaid	
04/01/2026	4279073	215.00	-	Adjust Prepaid	
04/01/2026	4279075	215.00	-	Adjust Prepaid	
04/01/2026	4279077	215.00	-	Adjust Prepaid	
04/01/2026	4279079	215.00	-	Adjust Prepaid	



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04/01/2026	4279081	\$ 215.00	\$ -	Adjust Prepaid	
04/01/2026	4279083	215.00	-	Adjust Prepaid	
04/01/2026	4279085	10.00	-	Adjust Prepaid	
04/01/2026	4279087	215.00	-	Adjust Prepaid	
04/01/2026	4279089	215.00	-	Adjust Prepaid	
04/01/2026	4279091	215.00	-	Adjust Prepaid	
04/01/2026	4279093	215.00	-	Adjust Prepaid	
04/01/2026	4279095	215.00	-	Adjust Prepaid	
04/01/2026	4279097	215.00	-	Adjust Prepaid	
04/01/2026	4279099	215.00	-	Adjust Prepaid	
04/01/2026	4279101	125.00	-	Adjust Prepaid	
04/01/2026	4279103	5.00	-	Adjust Prepaid	
04/01/2026	4279105	215.00	-	Adjust Prepaid	
04/01/2026	4279107	215.00	-	Adjust Prepaid	
04/01/2026	4279109	215.00	-	Adjust Prepaid	
04/01/2026	4279111	215.00	-	Adjust Prepaid	
04/01/2026	4279113	215.00	-	Adjust Prepaid	
04/01/2026	4279115	215.00	-	Adjust Prepaid	
04/01/2026	4279117	215.00	-	Adjust Prepaid	
04/01/2026	4279119	215.00	-	Adjust Prepaid	
04/01/2026	4279121	215.00	-	Adjust Prepaid	
04/01/2026	4279123	215.00	-	Adjust Prepaid	
04/01/2026	4279125	25.00	-	Adjust Prepaid	
04/01/2026	4279127	215.00	-	Adjust Prepaid	
04/01/2026	4279129	215.00	-	Adjust Prepaid	
04/01/2026	4279131	215.00	-	Adjust Prepaid	
04/01/2026	4279133	148.00	-	Adjust Prepaid	
04/01/2026	4279135	215.00	-	Adjust Prepaid	
04/01/2026	4279137	215.00	-	Adjust Prepaid	
04/01/2026	4279139	215.00	-	Adjust Prepaid	
04/01/2026	4279141	215.00	-	Adjust Prepaid	
04/01/2026	4279143	215.00	-	Adjust Prepaid	
04/01/2026	4279145	59.61	-	Adjust Prepaid	
04/01/2026	4279147	12.00	-	Adjust Prepaid	
04/01/2026	4279149	215.00	-	Adjust Prepaid	
04/01/2026	4279151	215.00	-	Adjust Prepaid	
04/01/2026	4279153	215.00	-	Adjust Prepaid	
04/01/2026	4279155	215.00	-	Adjust Prepaid	
04/01/2026	4279157	215.00	-	Adjust Prepaid	
04/01/2026	4279159	215.00	-	Adjust Prepaid	
04/01/2026	4279161	215.00	-	Adjust Prepaid	
04/01/2026	4279163	215.00	-	Adjust Prepaid	
04/01/2026	4279165	215.00	-	Adjust Prepaid	
04/01/2026	4279167	215.00	-	Adjust Prepaid	
04/01/2026	4279169	215.00	-	Adjust Prepaid	
04/01/2026	4279171	215.00	-	Adjust Prepaid	
04/01/2026	4279173	215.00	-	Adjust Prepaid	
04/01/2026	4279175	215.00	-	Adjust Prepaid	
04/01/2026	4279177	215.00	-	Adjust Prepaid	
04/01/2026	4279179	10.00	-	Adjust Prepaid	
04/01/2026	4279181	215.00	-	Adjust Prepaid	
04/01/2026	4279183	215.00	-	Adjust Prepaid	
04/01/2026	4279185	215.00	-	Adjust Prepaid	
04/01/2026	4279187	215.00	-	Adjust Prepaid	
04/01/2026	4279189	215.00	-	Adjust Prepaid	
04/01/2026	4279191	215.00	-	Adjust Prepaid	
04/01/2026	4279193	215.00	-	Adjust Prepaid	
04/01/2026	4279195	10.00	-	Adjust Prepaid	
04/01/2026	4279197	10.00	-	Adjust Prepaid	



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04/01/2026	4279199	\$ 195.00	\$ -	Adjust Prepaid	
04/01/2026	4279201	215.00	-	Adjust Prepaid	
04/01/2026	4279203	215.00	-	Adjust Prepaid	
04/01/2026	4279205	215.00	-	Adjust Prepaid	
04/01/2026	4279207	20.00	-	Adjust Prepaid	
04/01/2026	4279209	215.00	-	Adjust Prepaid	
04/01/2026	4279211	185.00	-	Adjust Prepaid	
04/01/2026	4279213	215.00	-	Adjust Prepaid	
04/01/2026	4279215	215.00	-	Adjust Prepaid	
04/01/2026	4279217	215.00	-	Adjust Prepaid	
04/01/2026	4279219	215.00	-	Adjust Prepaid	
04/01/2026	4279221	215.00	-	Adjust Prepaid	
04/01/2026	4279223	215.00	-	Adjust Prepaid	
04/01/2026	4279225	215.00	-	Adjust Prepaid	
04/01/2026	4279227	215.00	-	Adjust Prepaid	
04/01/2026	4279229	215.00	-	Adjust Prepaid	
04/01/2026	4279231	215.00	-	Adjust Prepaid	
04/01/2026	4279233	215.00	-	Adjust Prepaid	
04/01/2026	4279235	10.00	-	Adjust Prepaid	
04/01/2026	4279237	215.00	-	Adjust Prepaid	
04/01/2026	4279239	215.00	-	Adjust Prepaid	
04/01/2026	4279241	215.00	-	Adjust Prepaid	
04/01/2026	4279243	215.00	-	Adjust Prepaid	
04/01/2026	4279245	25.00	-	Adjust Prepaid	
04/01/2026	4279247	215.00	-	Adjust Prepaid	
04/01/2026	4279249	215.00	-	Adjust Prepaid	
04/01/2026	4279251	215.00	-	Adjust Prepaid	
04/01/2026	4279253	215.00	-	Adjust Prepaid	
04/01/2026	4279255	215.00	-	Adjust Prepaid	
04/01/2026	4279257	215.00	-	Adjust Prepaid	
04/01/2026	4279259	215.00	-	Adjust Prepaid	
04/01/2026	4279261	215.00	-	Adjust Prepaid	
04/01/2026	4279263	215.00	-	Adjust Prepaid	
04/01/2026	4279265	215.00	-	Adjust Prepaid	
04/01/2026	4279267	215.00	-	Adjust Prepaid	
04/01/2026	4279269	215.00	-	Adjust Prepaid	
04/01/2026	4279271	215.00	-	Adjust Prepaid	
04/01/2026	4279273	215.00	-	Adjust Prepaid	
04/01/2026	4279275	215.00	-	Adjust Prepaid	
04/01/2026	4279277	215.00	-	Adjust Prepaid	
04/01/2026	4279279	8.75	-	Adjust Prepaid	
04/01/2026	4279281	215.00	-	Adjust Prepaid	
04/01/2026	4279283	215.00	-	Adjust Prepaid	
04/01/2026	4279285	215.00	-	Adjust Prepaid	
04/01/2026	4279287	215.00	-	Adjust Prepaid	
04/01/2026	4279289	200.00	-	Adjust Prepaid	
04/01/2026	4279291	6.34	-	Adjust Prepaid	
04/01/2026	4279293	215.00	-	Adjust Prepaid	
04/01/2026	4279295	215.00	-	Adjust Prepaid	
04/01/2026	4279297	75.00	-	Adjust Prepaid	
04/01/2026	4280107	85.00	-	Adjust Prepaid	
04/01/2026	4280109	215.00	-	Adjust Prepaid	
04/01/2026	4280339	10.00	-	Adjust Prepaid	
04/01/2026	4280480	215.00	-	Adjust Prepaid	
04/01/2026	4280482	215.00	-	Adjust Prepaid	
04/01/2026	4280886	215.00	-	Adjust Prepaid	
04/01/2026	4280957	215.00	-	Adjust Prepaid	
04/01/2026	4281124	215.00	-	Adjust Prepaid	
04/01/2026	4281320	10.00	-	Adjust Prepaid	



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04/01/2026	4281651	\$ 215.00	\$ -	Adjust Prepaid	
04/01/2026	4281992	215.00	-	Adjust Prepaid	
04/01/2026	4282018	125.00	-	Adjust Prepaid	
04/01/2026	4282226	215.00	-	Adjust Prepaid	
04/01/2026	4282228	215.00	-	Adjust Prepaid	
04/01/2026	4282521	215.00	-	Adjust Prepaid	
04/01/2026	4282681	215.00	-	Adjust Prepaid	
04/01/2026	4282868	10.00	-	Adjust Prepaid	
04/01/2026	4282942	215.00	-	Adjust Prepaid	
04/01/2026	4283138	215.00	-	Adjust Prepaid	
04/01/2026	4283230	200.00	-	Adjust Prepaid	
04/01/2026	4283256	215.00	-	Adjust Prepaid	
04/01/2026	4283375	215.00	-	Adjust Prepaid	
04/01/2026	4284595	25.00	-	Adjust Prepaid	
04/01/2026	4285017	215.00	-	Adjust Prepaid	
04/01/2026	4285738	215.00	-	Adjust Prepaid	
04/01/2026	4285748	215.00	-	Adjust Prepaid	
04/01/2026	4285750	215.00	-	Adjust Prepaid	
04/01/2026	4286262	0.60	-	Adjust Prepaid	
04/01/2026	4286548	55.00	-	Adjust Prepaid	
04/01/2026	4286604	215.00	-	Adjust Prepaid	
04/01/2026	4286816	215.00	-	Adjust Prepaid	
04/01/2026	4286914	215.00	-	Adjust Prepaid	
04/01/2026	4287735	215.00	-	Adjust Prepaid	
04/01/2026	4288133	215.00	-	Adjust Prepaid	
04/01/2026	4288160	215.00	-	Adjust Prepaid	
04/01/2026	4288270	215.00	-	Adjust Prepaid	
04/01/2026	4288421	215.00	-	Adjust Prepaid	
04/02/2026	4292681	-	215.00	Deposit from batch 79880	
04/02/2026	4295514	-	1,103.00	Deposit from batch 79963	
04/02/2026	4293371	215.00	-	Adjust Prepaid	
04/03/2026	4301568	-	1,846.05	Deposit from batch 80036	
04/06/2026	4306861	-	647.46	Deposit from batch 80236	
04/07/2026	4310079	-	110.00	Deposit from batch 80319	
04/08/2026	4340298	-	233.00	Deposit from batch 80484	
04/09/2026	4343983	-	120.00	Deposit from batch 80588	
04/10/2026	4348594	-	830.00	Deposit from batch 80707	
04/13/2026	4355620	-	560.00	Deposit from batch 80778	
04/15/2026	4360396	215.00	-	Adjust Prepaid	
04/16/2026	4364331	-	55.00	Deposit from batch 81312	
04/17/2026	4366490	-	77.00	Deposit from batch 81393	
04/20/2026	4367731	-	317.95	Deposit from batch 81469	
04/20/2026	4369342	-	215.00	Deposit from batch 81539	
04/20/2026	4368011	215.00	-	Adjust Prepaid	
04/21/2026	4370500	-	215.00	Deposit from batch 81569	
04/21/2026	4371707	-	100.00	Deposit from batch 81636	
04/22/2026	4377568	-	200.00	Deposit from batch 81852	
04/23/2026	4375274	-	120.00	Deposit from batch 81835	
04/24/2026	4378439	-	2.00	Deposit from batch 81853	
04/27/2026	4382064	-	215.00	Deposit from batch 81939	
04/27/2026	4391206	-	436.34	Deposit from batch 81993	
04/27/2026	4383965	215.00	-	Adjust Prepaid	
04/29/2026	4396082	-	315.00	Deposit from batch 82233	
25-25000-00-00	Reserve: General Replacement	(426,909.95)	-	8,049.10	(434,959.05)
Date	GL Ref #	Debit	Credit	Description	
04/07/2026	4308375	\$ -	\$ 8,049.10	MONTHLY RESERVE ACCRUAL	
25-25850-00-00	Reserve: Unallocated Interest	(62,985.13)	-	344.39	(63,329.52)
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	4438001	\$ -	\$ 344.39	TRANSFER RESERVE INTEREST	



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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	
39-40100-00-00	Assessment Income - Billed	(127,710.00)	85,140.00	127,710.00	(170,280.00)
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	3792947	\$ -	\$ 127,710.00	Homeowner Assessment - Batch 69054	
04/01/2026	4438320	42,570.00	-	DEFER MAY ASSESSMENT	
04/01/2026	4438324	42,570.00	-	DEFER JUN ASSESSMENT	
40-40172-00-00	Late Fees - Billed	(5,045.00)	150.00	5,015.00	(9,910.00)
Date	GL Ref #	Debit	Credit	Description	
04/17/2026	4367548	\$ -	\$ 2,970.00	Homeowner Assessment - Batch 81384	
04/17/2026	4367645	-	980.00	Late Fee - Batch 81306	
04/17/2026	4367647	-	750.00	Late Fee - Batch 81307	
04/17/2026	4367649	-	315.00	Late Fee - Batch 81308	
04/20/2026	4367713	60.00	-	Reverse Late Fee - Property Sold 4.1.26/kc	
04/20/2026	4367719	30.00	-	Reverse Homeowner Assessment Delinquent Fee - Property Sold 4.1.26kc	
04/27/2026	4382062	30.00	-	Reverse Late Fee - Property Sold 3.23.26/kc	
04/28/2026	4392517	30.00	-	REV LATE FEE - 1x COURTESY DR	
40-40217-00-00	NSF Charges	(70.00)	-	35.00	(105.00)
Date	GL Ref #	Debit	Credit	Description	
04/15/2026	4359756	\$ -	\$ 35.00	Returned Item Fees - Batch 81055	
40-40270-00-00	Interest Income - Operating	(26.45)	-	10.28	(36.73)
Date	GL Ref #	Debit	Credit	Description	
04/30/2026	4396913	\$ -	\$ 10.28	Interest	
40-40273-00-00	Interest Income - Reserve	(1,461.05)	-	344.39	(1,805.44)
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	4437997	\$ -	\$ 344.39	CAPITAL ONE MAR INTEREST	
40-40350-00-00	Legal Income	(2,177.07)	-	2,146.13	(4,323.20)
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	4303168	\$ -	\$ 207.28	Legal Fees - Batch 79794	
04/14/2026	4356386	-	102.17	Legal Fees - Batch 80812	
04/16/2026	4365059	-	937.55	Legal Fees - Batch 81233	
04/21/2026	4370498	-	899.13	Legal Fees - Batch 81569	
40-40400-00-00	Clubhouse Rental Income	(3,610.00)	-	190.00	(3,800.00)
Date	GL Ref #	Debit	Credit	Description	
04/07/2026	4307780	\$ -	\$ 190.00	Misc Income Deposit Zinara Patch, Clubhouse Rental Income ck#7613	
51-51007-00-00	Alarm Monitoring	209.82	69.94	-	279.76
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	4310904	\$ 69.94	\$ -	RE-CLASS APR FORCE SECURITY (Reversal)	
51-51011-00-00	Amenity Pass Services	-	791.00	791.00	-
Date	GL Ref #	Debit	Credit	Description	
04/29/2026	4395133	\$ 791.00	\$ -	1/1/2026-1/31/2026; Access Granted Systems Chk # 100593	
04/29/2026	4395133	-	791.00	1/1/2026-1/31/2026 (Reversal); Access Granted Systems Chk # 100593	
51-51030-00-00	Office Expense	-	213.92	213.92	-
Date	GL Ref #	Debit	Credit	Description	
04/13/2026	4354313	\$ 213.92	\$ -	3/28/2026-4/27/2026; VERIZON (VERZNJ) Chk # 100586	
04/13/2026	4354313	-	213.92	3/28/2026-4/27/2026 (Reversal); VERIZON (VERZNJ) Chk # 100586	
51-51042-00-00	Printing, Copying & Postage	375.77	170.47	-	546.24
Date	GL Ref #	Debit	Credit	Description	
04/06/2026	4304250	\$ 170.47	\$ -	4/18/2026-7/17/2026 Send Pro Mail Statio; PITNEY BOWES GLOBAL FINANCIAL SERVICE Chk # 100585	
51-51073-00-00	Security Camera Service Agreement	363.00	121.00	-	484.00
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	4310920	\$ 121.00	\$ -	RE-CLASS APR Camera Service policy (Reversal)	
51-51090-00-00	Legal - General	3,779.35	848.00	-	4,627.35
Date	GL Ref #	Debit	Credit	Description	
04/30/2026	4438334	\$ 848.00	\$ -	ACCRUE March 2026 Legal Services	



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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
51-51091-00-00	Legal-Collections	\$4,551.72	\$637.57	\$-	\$5,189.29
Date	GL Ref #	Debit	Credit	Description	
04/17/2026	4365620	\$ 312.57	\$ -	3/30/2026 Filing Fees & Costs; E. MARGRIET LANGENBERG Chk # 100587	
04/17/2026	4365620	325.00	-	4/1/2026 Legal Services (Collections); E. MARGRIET LANGENBERG Chk # 100587	
51-51119-00-00	Management Contract Onsite	22,786.86	7,592.40	-	30,379.26
Date	GL Ref #	Debit	Credit	Description	
04/16/2026	4362723	\$ 3,795.04	\$ -	Management Contract Onsite; Cardinal Management Group (PR) Chk # 0	
04/30/2026	4427125	3,797.36	-	Management Contract Onsite; Cardinal Management Group (PR) Chk # 0	
51-51120-00-00	Management Fee Contract	10,689.27	3,522.00	-	14,211.27
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	4253547	\$ 3,522.00	\$ -	Management Fee; CARDINAL MANAGEMENT GROUP Chk # 0	
51-51125-00-00	Management Incidentals	3,778.00	254.00	-	4,032.00
Date	GL Ref #	Debit	Credit	Description	
04/13/2026	4350702	\$ 50.00	\$ -	Direct debit set-up/update - March; CARDINAL MANAGEMENT GROUP Chk # 0	
04/13/2026	4350702	25.00	-	Emergency call monitoring - March; CARDINAL MANAGEMENT GROUP Chk # 0	
04/13/2026	4350702	25.00	-	Investment account administration - March; CARDINAL MANAGEMENT GROUP Chk # 0	
04/13/2026	4350702	40.00	-	Manual deposits - March; CARDINAL MANAGEMENT GROUP Chk # 0	
04/13/2026	4350702	50.00	-	New owner account set-up - March; CARDINAL MANAGEMENT GROUP Chk # 0	
04/13/2026	4350702	64.00	-	Utility payables processing - March; CARDINAL MANAGEMENT GROUP Chk # 0	
51-51140-00-00	Income Taxes	-	1,700.00	-	1,700.00
Date	GL Ref #	Debit	Credit	Description	
04/06/2026	4303569	\$ 1,200.00	\$ -	2025 Federal Income Tax Extension Payment; IRS Chk # 0	
04/06/2026	4303571	500.00	-	2025 State Income Tax Extension Payment; VIRGINIA DEPARTMENT OF TAXATION Chk # 0	
51-51204-00-00	Bank Charges	-	25.00	-	25.00
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	4437999	\$ 25.00	\$ -	3/18 WIRE TRANSFER FEE; CAPITAL ONE 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	3,446.22	2,468.37	1,713.33	4,201.26
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	4254823	\$ 852.25	\$ -	MONTHLY Erie Secure Business Policy	
04/01/2026	4254825	254.83	-	MONTHLY Business Catastrophe Liability Policy	
04/01/2026	4254827	36.66	-	MONTHLY Workers Comp./Employers Liability Policy	
04/28/2026	4392654	-	379.00	Misc Income Deposit AF Group, Insurance - General Liability ck#375926	
04/28/2026	4392654	-	198.00	Misc Income Deposit AF Group, Insurance - General Liability ck#375927	
04/28/2026	4392761	1,141.33	-	4/10/2026 Erie Secure Business Policy; ERIE INSURANCE Chk # 100592	
04/30/2026	4437995	183.30	-	RE-CLASS Workers Comp./Employers Liability Policy	
04/30/2026	4438340	-	1,136.33	RE-CLASS Erie Secure Business Policy	
58-58000-00-00	Landscape Grounds Contract	7,953.75	2,651.25	-	10,605.00
Date	GL Ref #	Debit	Credit	Description	
04/06/2026	4304246	\$ 2,651.25	\$ -	April 2026 Landscaping; SHENANDOAH LANDSCAPE Chk # 100583	
58-58070-00-00	Landscape Replacement/Improvement	40.00	40.00	40.00	40.00
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	4310948	\$ -	\$ 40.00	ESTIMATE ACCRUE MAR PICTURE PERFECT LAWN CARE (Reversal)	
04/30/2026	4438352	40.00	-	ESTIMATE ACCRUE APR PICTURE PERFECT LAWN CARE	
58-58800-00-00	Snow Removal	370.16	-	-	370.16
Date	GL Ref #	Debit	Credit	Description	
60-60000-00-00	Pool Management Contract	-	22,737.50	22,737.50	-
Date	GL Ref #	Debit	Credit	Description	
04/17/2026	4365624	\$ 22,737.50	\$ -	May 2026 Pool Management; Douglas Aquatics, Inc. Chk # 100588	
04/30/2026	4438362	-	22,737.50	RE-CLASS May 2026 Pool Management	
60-60185-00-00	Pool - Miscellaneous	-	1,216.00	-	1,216.00
Date	GL Ref #	Debit	Credit	Description	
04/29/2026	4438332	\$ 791.00	\$ -	1/1/2026-1/31/2026; Access Granted Systems Chk # 100593	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/30/2026	4438366 \$ 425.00 \$ -	ACCRUE 4/14/2026 Preseason Start-Up Kit/De-Winterization			
60-60199-00-00	Athletic Fields	2,168.67	722.89	-	2,891.56
Date	GL Ref #	Debit	Credit	Description	
04/06/2026	4304248	\$ 722.89	\$ -	April 2026 Lawn Service (Athletic Fields); Simpson's Lawn Care LLC Chk # 100584	
60-60379-00-00	Clubhouse Supplies	11.89	36.43	-	48.32
Date	GL Ref #	Debit	Credit	Description	
04/17/2026	4365630	\$ 36.43	\$ -	4/13/2026 Reimburse for Clubhouse Supplies; Levin Howard Chk # 100591	
60-60383-00-00	Clubhouse Semi-Annual Carpet Cleaning	-	440.00	-	440.00
Date	GL Ref #	Debit	Credit	Description	
04/30/2026	4438393	\$ 440.00	\$ -	ACCRUE 4/16/2026 Clubhouse Carpet Cleaning	
62-62000-00-00	Electricity	2,239.58	1,666.25	657.03	3,248.80
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	4310816	\$ -	\$ 657.03	ACCRUE 2/28-3/30 ELECTRIC (Reversal)	
04/06/2026	4297320	263.92	-	Electricity	
04/06/2026	4297324	352.90	-	Electricity	
04/06/2026	4297556	20.25	-	Electricity	
04/06/2026	4297560	19.96	-	Electricity	
04/30/2026	4438304	1,009.22	-	ACCRUE 3/31-4/29 ELECTRIC	
62-62120-00-00	Water & Sewer	970.54	753.14	428.00	1,295.68
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	4310820	\$ -	\$ 428.00	ESTIMATE ACCRUE 2/21-3/31 WATER & SEWER (Reversal)	
04/17/2026	4364796	17.65	-	Water & Sewer	
04/17/2026	4364804	145.06	-	Water & Sewer	
04/17/2026	4364808	142.83	-	Water & Sewer	
04/20/2026	4366903	19.60	-	Water & Sewer	
04/30/2026	4438308	428.00	-	ESTIMATE ACCRUE 3/21-4/30 WATER & SEWER	
62-62300-00-00	Natural Gas	366.00	188.00	66.00	488.00
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	4310824	\$ -	\$ 66.00	ESTIMATE ACCRUE 2/24-3/31 GAS (Reversal)	
04/08/2026	4310832	26.00	-	Natural Gas	
04/30/2026	4395288	96.00	-	Natural Gas	
04/30/2026	4438312	66.00	-	ESTIMATE ACCRUE 3/25-4/30 GAS	
62-62600-00-00	Phone	641.98	213.92	-	855.90
Date	GL Ref #	Debit	Credit	Description	
04/13/2026	4438318	\$ 213.92	\$ -	3/28/2026-4/27/2026; VERIZON (VERZNJ) Chk # 100586	
65-65240-00-00	Pest Control	130.00	-	-	130.00
Date	GL Ref #	Debit	Credit	Description	
65-65250-00-00	Trash Removal Contract	90.12	35.00	35.00	90.12
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	4310964	\$ -	\$ 35.00	ESTIMATE ACCRUE NOV TRASH REMOVAL (Reversal)	
04/01/2026	4310968	35.00	-	RE-CLASS April 2026 Clubhouse Trash Removal (Reversal)	
65-65446-00-00	Janitorial Contract	1,090.00	765.00	255.00	1,600.00
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	4310948	\$ -	\$ 255.00	ESTIMATE ACCRUE MAR PICTURE PERFECT LAWN CARE (Reversal)	
04/30/2026	4396494	270.00	-	March 2026 Clubhouse Cleaning; Picture Perfect Lawn Care Chk # 10037	
04/30/2026	4396494	240.00	-	March 2026 Trash Removal; Picture Perfect Lawn Care Chk # 10037	
04/30/2026	4438352	255.00	-	ESTIMATE ACCRUE APR PICTURE PERFECT LAWN CARE	
65-65454-00-00	General Repairs	2,361.91	25.27	-	2,387.18
Date	GL Ref #	Debit	Credit	Description	
04/17/2026	4365628	\$ 25.27	\$ -	4/13/2026 Reimburse for Landscape Supplies; Levin Howard Chk # 100590	
65-65456-00-00	General Maintenance	33.51	257.89	-	291.40
Date	GL Ref #	Debit	Credit	Description	
04/17/2026	4365626	\$ 17.89	\$ -	Net Securing Strap for Tennis Courts; Levin Howard Chk # 100589	
04/30/2026	4396494	240.00	-	March 2026 Maint. Projects; Picture Perfect Lawn Care Chk # 10037	

General Ledger Trial Balance with Details

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Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
65-65610-00-00	HVAC Maintenance			\$-	\$1,485.00	\$-	\$1,485.00
Date	GL Ref #	Debit	Credit	Description			
04/30/2026	4438401	\$ 1,485.00	\$ -	ACCRUE 4/21/2026 HVAC Contract			
90-90008-00-00	Transfer Reserve Interest			1,461.05	344.39	-	1,805.44
Date	GL Ref #	Debit	Credit	Description			
04/01/2026	4438001	\$ 344.39	\$ -	TRANSFER RESERVE INTEREST			
90-90170-00-00	Replacement Reserves Contribution			24,147.30	8,049.10	-	32,196.40
Date	GL Ref #	Debit	Credit	Description			
04/07/2026	4308375	\$ 8,049.10	\$ -	MONTHLY RESERVE ACCRUAL			
Totals:				\$0.00	\$1,101,824.81	\$1,101,824.81	\$0.00

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
04/17/2026		Levin Howard		100589	(\$17.89)
04/17/2026		Levin Howard		100590	(\$25.27)
04/17/2026		Levin Howard		100591	(\$36.43)
04/29/2026		Access Granted Systems		100593	(\$791.00)
04/30/2026		COLUMBIA GAS OF VIRGINIA		0	(\$96.00)
04/30/2026		Cardinal Management Group (PR)		0	(\$3,797.36)
04/30/2026		Picture Perfect Lawn Care		10037	(\$750.00)
				Total Uncleared	(\$5,513.95)
Cleared Items					
Credits					
04/01/2026	04/13/2026	Deposit from batch 79802 - BT 1247		1146	\$215.00
04/01/2026	04/03/2026	Deposit from batch 79795		1147	\$207.67
04/01/2026	04/01/2026	Deposit from batch 79847	79847 - Auto Payment	1148	\$10,589.67
04/02/2026	04/02/2026	XFR from Capital One - RSRV Acct #21-Board Closing Capital One Account - funds will be used for CDs			\$327,318.08
04/02/2026	04/13/2026	Deposit from batch 79880 - BT 1503		1149	\$215.00
04/02/2026	04/02/2026	Deposit from batch 79963	79963 - Auto Payment	1150	\$3,845.00
04/03/2026	04/03/2026	Deposit from batch 80036	80036 - Auto Payment	1151	\$8,104.05
04/06/2026	04/06/2026	Deposit from batch 80236	80236 - Auto Payment	1152	\$4,525.05
04/07/2026	04/07/2026	Misc Income Deposit		1152	\$190.00
04/07/2026	04/07/2026	Deposit from batch 80319	80319 - Auto Payment	1154	\$1,720.00
04/08/2026	04/10/2026	Deposit from batch 79846	79846 - ACH Payment	1155	\$29,680.00
04/08/2026	04/08/2026	Deposit from batch 80484	80484 - Auto Payment	1156	\$1,367.00
04/09/2026	04/09/2026	Deposit from batch 80588	80588 - Auto Payment	1157	\$2,035.00
04/10/2026	04/10/2026	Deposit from batch 80707	80707 - Auto Payment	1158	\$2,550.00
04/13/2026	04/13/2026	Deposit from batch 80778	80778 - Auto Payment	1159	\$2,112.00
04/14/2026	04/14/2026	Deposit from batch 80942	80942 - Auto Payment	1163	\$225.00
04/14/2026	04/30/2026	Deposit from multiple batches		1160	\$465.00
04/14/2026	04/14/2026	Deposit from batch 80816		1161	\$100.00
04/14/2026	04/14/2026	Deposit from batch 80820		1162	\$200.00
04/15/2026	04/15/2026	Deposit from batch 81200	81200 - Auto Payment	1164	\$270.00
04/16/2026	04/14/2026	Deposit from batch 81218		1165	\$215.00
04/16/2026	04/16/2026	Deposit from batch 81312	81312 - Auto Payment	1166	\$1,745.00
04/17/2026	04/17/2026	Deposit from batch 81234		1167	\$1,000.00
04/17/2026	04/17/2026	Deposit from batch 81393	81393 - Auto Payment	1168	\$202.00
04/20/2026	04/20/2026	Deposit from batch 81539	81539 - Auto Payment	1170	\$1,000.00
04/20/2026	04/29/2026	Deposit from batch 81469 - BT 1409		1169	\$317.95
04/21/2026	04/22/2026	Deposit from batch 81569		1171	\$3,511.58
04/21/2026	04/21/2026	Deposit from batch 81636	81636 - Auto Payment	1172	\$100.00
04/22/2026	04/22/2026	Deposit from batch 81852	81852 - Auto Payment	1174	\$1,765.00
04/23/2026	04/24/2026	Transfer from Capital One - Reserve Acct #21-Closing interest on the Acc - Ck# 2504684 Acct closed			\$11.12
04/23/2026	04/23/2026	Deposit from batch 81835	81835 - Auto Payment	1173	\$335.00
04/24/2026	04/24/2026	Deposit from batch 81853	81853 - Auto Payment	1175	\$1,095.00
04/27/2026	04/17/2026	Deposit from batch 81939 - BT 1198		1176	\$215.00

Bank Account Reconciliation
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04/27/2026	04/27/2026	Deposit from batch 81993	81993 - Auto Payment	1177	\$1,331.34
04/28/2026	04/28/2026	Deposit from batch 82137	82137 - Auto Payment	1179	\$440.00
04/28/2026	04/28/2026	Misc Income Deposit		1177	\$577.00
04/29/2026	04/29/2026	Deposit from batch 82233	82233 - Auto Payment	1181	\$810.00
04/30/2026	04/30/2026	Interest			\$10.28
04/30/2026	04/30/2026	Deposit from batch 82232		1180	\$220.00
04/30/2026	04/30/2026	Deposit from batch 82341	82341 - Auto Payment	1182	\$490.00
Total Cleared Credits					\$411,324.79
Debits					
03/31/2026	04/01/2026	COLUMBIA GAS OF VIRGINIA		0	(\$96.00)
03/31/2026	04/01/2026	Cardinal Management Group (PR)		0	(\$3,795.04)
03/31/2026	04/01/2026	WHITEFORD, TAYLOR & PRESTON, L.L.P		100581	(\$2,578.50)
03/31/2026	04/08/2026	Levin Howard		100582	(\$33.51)
04/01/2026	04/01/2026	CARDINAL MANAGEMENT GROUP		0	(\$3,522.00)
04/06/2026	04/07/2026	IRS		0	(\$1,200.00)
04/06/2026	04/09/2026	VIRGINIA DEPARTMENT OF TAXATION		0	(\$500.00)
04/06/2026	04/14/2026	SHENANDOAH LANDSCAPE		100583	(\$2,651.25)
04/06/2026	04/07/2026	Simpson's Lawn Care LLC		100584	(\$722.89)
04/06/2026	04/23/2026	PITNEY BOWES GLOBAL FINANCIAL SERVICE		100585	(\$170.47)
04/06/2026	04/30/2026	DOMINION ENERGY VIRGINIA		0	(\$263.92)
04/06/2026	04/30/2026	DOMINION ENERGY VIRGINIA		0	(\$352.90)
04/06/2026	04/30/2026	DOMINION ENERGY VIRGINIA		0	(\$20.25)
04/06/2026	04/30/2026	DOMINION ENERGY VIRGINIA		0	(\$19.96)
04/08/2026	04/09/2026	COLUMBIA GAS OF VIRGINIA		0	(\$26.00)
04/12/2026	04/13/2026	Transfer to Atlantic Union Bank MM - 3542			(\$8,049.10)
04/13/2026	04/13/2026	CARDINAL MANAGEMENT GROUP		0	(\$254.00)
04/13/2026	04/14/2026	VERIZON (VERZNJ)		100586	(\$213.92)
04/14/2026	04/15/2026	XFR to AUB MM - 3542 - Closed Capital One Account Funds to New Atlantic Union Bank Acct. - per board			(\$327,318.08)
04/15/2026	04/10/2026	Invalid ACH Routing Number - ACH Knerr	81054 - Move or Return Paymer	0	(\$215.00)
04/16/2026	04/17/2026	Cardinal Management Group (PR)		0	(\$3,795.04)
04/17/2026	04/30/2026	Spotsylvania County - Treasure		0	(\$17.65)
04/17/2026	04/30/2026	Spotsylvania County - Treasure		0	(\$145.06)
04/17/2026	04/30/2026	Spotsylvania County - Treasure		0	(\$142.83)
04/17/2026	04/29/2026	E. MARGRIET LANGENBERG		100587	(\$637.57)
04/17/2026	04/27/2026	Douglas Aquatics, Inc.		100588	(\$22,737.50)
04/20/2026	04/21/2026	Spotsylvania County - Treasure		0	(\$19.60)
04/28/2026	04/29/2026	ERIE INSURANCE		100592	(\$1,141.33)
Total Cleared Debits					(\$380,639.37)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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First Citizens Bank- Operating - 6285 Summary					
Ending Account Balance:					\$ 99,342.38
Uncleared Items:					(\$5,513.95)
Adjusted Balance:					\$ 104,856.33
Bank Ending Balance:					\$ 104,856.33
Difference:					\$-



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
WOODBIDGE VA 22192-8102

***** - CAB INTEREST CHECKING

Beginning Balance	\$74,170.91	Average Daily Balance	\$250,293.55
Total Deposits	\$411,314.51	Year-To-Date Interest Paid	\$36.73
Total Withdrawals	\$380,639.37	Days in Statement Period	30
Interest Paid	\$10.28	Annual Percentage Yield Earned	0.05%
Ending Balance	\$104,856.33		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
04/01	LOCKBOX DEPOSIT	\$10,589.67
04/02	INCOMING WIRE 96149708	\$327,318.08
04/02	LOCKBOX DEPOSIT	\$3,845.00
04/03	LOCKBOX DEPOSIT	\$8,104.05
04/03	IMAGE DEPOSIT	\$207.67
04/06	LOCKBOX DEPOSIT	\$4,525.05
04/07	LOCKBOX DEPOSIT	\$1,720.00
04/07	IMAGE DEPOSIT	\$190.00
04/08	LOCKBOX DEPOSIT	\$1,367.00
04/09	LOCKBOX DEPOSIT	\$2,035.00
04/10	FOX POINT ASSN DUES 541477499 -SETT-A228SFTP5	\$29,680.00
04/10	LOCKBOX DEPOSIT	\$2,550.00
04/13	LOCKBOX DEPOSIT	\$2,112.00
04/13	IMAGE DEPOSIT	\$215.00
04/13	IMAGE DEPOSIT	\$215.00
04/14	IMAGE DEPOSIT	\$250.00
04/14	LOCKBOX DEPOSIT	\$225.00
04/14	IMAGE DEPOSIT	\$215.00
04/14	IMAGE DEPOSIT	\$200.00

[illegible]

DEPOSITS/CREDITS

Date	Description	Amount
04/14	IMAGE DEPOSIT	\$100.00
04/15	LOCKBOX DEPOSIT	\$270.00
04/16	LOCKBOX DEPOSIT	\$1,745.00
04/17	IMAGE DEPOSIT	\$1,000.00
04/17	IMAGE DEPOSIT	\$215.00
04/17	LOCKBOX DEPOSIT	\$202.00
04/20	LOCKBOX DEPOSIT	\$1,000.00
04/21	LOCKBOX DEPOSIT	\$100.00
04/22	IMAGE DEPOSIT	\$3,511.58
04/22	LOCKBOX DEPOSIT	\$1,765.00
04/23	LOCKBOX DEPOSIT	\$335.00
04/24	LOCKBOX DEPOSIT	\$1,095.00
04/24	IMAGE DEPOSIT	\$11.12
04/27	LOCKBOX DEPOSIT	\$1,331.34
04/28	IMAGE DEPOSIT	\$577.00
04/28	LOCKBOX DEPOSIT	\$440.00
04/29	LOCKBOX DEPOSIT	\$810.00
04/29	IMAGE DEPOSIT	\$317.95
04/29	IMAGE DEPOSIT	\$215.00
04/30	LOCKBOX DEPOSIT	\$490.00
04/30	IMAGE DEPOSIT	\$220.00
04/30	INTEREST PYMT	\$10.28

WITHDRAWALS/DEBITS

Date	Description	Amount
04/01	AVIDXCHANGE AX UTILITY FOX POINT CAR165	\$96.00
04/01	AVIDPAY SERVICE AVIDPAY 705REF*CK*100581*260331*WHITEF	\$2,578.50
04/01	FOX POINT VENDOR PAY 541477499 -SETT-A228SFTP5	\$3,522.00
04/01	FOX POINT VENDOR PAY 541477499 -SETT-A228SFTP5	\$3,795.04
04/07	AVIDXCHANGE AX UTILITY FOX POINT CAR165	\$657.03
04/07	AVIDPAY SERVICE AVIDPAY 705REF*CK*100584*260406*SIMPSON	\$722.89
04/07	IRS USATAXPYMT FOX POINT HOMEOWNERS A #####9791813761	\$1,200.00
04/09	AVIDXCHANGE AX UTILITY FOX POINT	\$26.00

WITHDRAWALS/DEBITS

Date	Description	Amount
04/09	CAR165 VA DEPT TAXATION TAX PAYMEN FOX POINT HOA *****7499	\$500.00
04/10	ACH CHARGEBACK RETURN RETIRE 41172	\$215.00
04/13	FOX POINT VENDOR PAY 541477499 -SETT-A228SFTP5	\$254.00
04/13	FOX POINT CINCXFER 541477499 -SETT-A228SFTP5	\$8,049.10
04/14	AVIDPAY SERVICE AVIDPAY 705REF*CK*100586*260413*VERIZO	\$213.92
04/15	FOX POINT CINCXFER 541477499 -SETT-A228SFTP5	\$327,318.08
04/17	FOX POINT VENDOR PAY 541477499 -SETT-A228SFTP5	\$3,795.04
04/20	AVIDXCHANGE AX UTILITY FOX POINT CAR165	\$305.54
04/21	AVIDXCHANGE AX UTILITY FOX POINT CAR165	\$19.60
04/29	AVIDPAY SERVICE AVIDPAY 705REF*CK*100592*260428*ERIE I	\$1,141.33

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
04/08	100582	\$33.51	04/29	100587 *	\$637.57
04/14	100583	\$2,651.25	04/27	100588	\$22,737.50
04/23	100585 *	\$170.47			

* Skip in check sequence



Primary Account Number Ending In
Statement Date

Apr 30, 2026
Page 1 of 2

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
WOODBIDGE 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	30
Interest Paid	\$0.00	Annual Percentage Yield Earned	0.00%
Ending Balance	\$0.00		

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 QUESTIONS 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 information:

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)

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		\$	0	00			
TRANSFER AMOUNT FROM OTHER SIDE							
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.							

FOX POINT HOMEOWNERS ASSOCIATION
4330 PRINCE WILLIAM PARKWAY, SUITE 201
ATTN: BARBARA PHILLIPS
WOODBIDGE 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.

ACCOUNT SUMMARY FOR PERIOD JANUARY 01, 2026 - MARCH 31, 2026

Business Advantage Savings		FOX POINT HOMEOWNERS ASSOCIATION	
Previous Balance 12/31/25	\$310,286.29	Number of Days in Cycle	90
3 Deposits/Credits	\$343,096.89	Minimum Balance This Cycle	\$310,286.29
Interest Paid	\$983.59	Average Collected Balance	\$321,695.63
2 Debits	(\$327,023.69)	Interest Earned During this Cycle	\$983.59
Service Charges	\$0.00	Interest Paid Year-To-Date	\$983.59
Ending Balance 03/31/26	\$327,343.08	Annual Percentage Yield (This Statement Period)	1.25%

ACCOUNT DETAIL FOR PERIOD JANUARY 01, 2026 - MARCH 31, 2026

Business Advantage Savings		FOX POINT HOMEOWNERS ASSOCIATION		
<i>Date</i>	<i>Description</i>	<i>Deposits/Credits</i>	<i>Withdrawals/Debits</i>	<i>Resulting Balance</i>
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
03/18	Reverse wire transfer w/drawal Fox Point Homeow ners Assoc 031826 USDSBBMMNmT4UIRbINM	\$326,998.69		\$654,022.38
03/18	Wire transfer withdrawal Fox Point Homeow ners Assoc 031826 USDSBBMMNmT4UIRbINM		\$326,998.69	\$327,023.69
03/18	Wire transfer fee US2603172225239		\$25.00	\$326,998.69
03/31	Interest paid	\$344.39		\$327,343.08
Total		\$344,080.48	\$327,023.69	

Thank you for banking with us.

PAGE 1 OF 2

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.

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. The HOA's maintenance contractor has suggested purchasing a rebuild kit for the backflow device that can be installed in-house. Management has requested that Milstead & Milstead evaluate the issue again in order to provide potential alternative options with lower costs. The leak is being actively monitored and still remains minor at this time. The leak does not threaten the operation or timely opening of the pool for the 2026 season.	01/08/2026	05/31/2026	In Progress
Spotsylvania County Utility Easement Offer Spotsylvania 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. At their meeting on 4/14/2026, the Board voted to approve the County's request as submitted to allow the easement. As of 5/3, the signed Deed of Easement and all other required documentation have been provided to the County and are in the process of being recorded.	02/05/2026	05/15/2026	In Progress
Tennis Court Caulking The HOA's maintenance contractor 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. Tennis Courts Inc. has been engaged for this project and management is currently awaiting receipt of their proposal.	08/07/2025	07/31/2026	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 Sheriff'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	Completed
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 provided a proposal for the sensor replacements in October 2025. This proposal has been tabled by the Board at recent meetings, most recently to engage an additional contractor for a comparable estimate. As a result, the irrigation system has yet to be turned on for the season. The alternate contractor has advised that in order to provide an estimate for the needed sensor replacements, an evaluation of the irrigation system will need to be completed first which incurs a cost. A proposal has been provided for this evaluation. At their meeting on 5/12, the Board will review the proposals received and determine a path forward.	10/09/2025	05/31/2026	Pending Board Decision/Direction

Action Item Subject/Description	Start Date	Due Date	Status
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 previous Money Market account is now fully cashed out and closed as of 4/20 and the funds have been deposited into the new account with Atlantic Union. As part of the January 2026 reinvestment plan, the intent was also to purchase (2) new CD accounts. As of 3/23, one of these new CDs has been purchased with Capital Bank. At their meeting on 4/14, management provided the Board and Finance Committee with a renewed list of options for purchase of a second CD. At this time, the Board and management are currently awaiting the Finance Committee's recommendation for this second purchase.	10/09/2025	05/31/2026	In Progress
Arborist Services In recent months, the Board has reviewed and tabled several proposals for pruning and tree removals due to questions regarding the amount of work needed in both areas. Management has since obtained a new proposal from Angel Tree Service for these services with a revised scope of work which was created with the assistance of the HOA's maintenance contractor. The Board will review this proposal at their upcoming meeting on 5/12. Pruning of the section of HOA-owned trees located between the clubhouse parking lot and Blackstone Blvd. was originally recommended by Shenandoah Landscaping in October 2025 to support the ongoing turf renovation in the area by allowing more sunlight to reach the surrounding grass. Concurrently, several dead/dying HOA-owned trees needing removal were also identified nearby.	10/09/2025	05/31/2026	Pending Board Decision/ Direction
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 in November of 2025 and again in April of 2026. Pending additional soil testing to confirm conditions are optimal, seeding and fertilization will take place this fall. Shenandoah has advised that it can take up to 18 months for results. Shenandoah has also recommended pruning the trees in the area to allow more sunlight to reach the grass to support the re-seeding as well as future growth; the Board is currently reviewing proposals for this.	06/05/2025	10/31/2027	In Progress
Irrigation System Turn-On Operation of the landscape irrigation system is currently delayed pending repairs needed to system's RainBird mechanism. The Board intends to determine a path forward for the needed repairs at their meeting on 5/12.	03/06/2026	05/15/2026	Deferred/On-Hold
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. Immediately following this, management also directed the accountant/auditor to file a tax extension on behalf of the Association. Audit preparation is expected to begin in June.	03/09/2026	10/15/2026	In Progress

Action Item Subject/Description	Start Date	Due Date	Status
Spring Cleanup & Maintenance 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 now completed power washing of the pool deck and the first round of landscape maintenance for the community's SWM ponds. Remaining items to complete this season include addition of new mulch at the playground and new sand at the volleyball court; management is currently engaging contractors for both of these items.	03/06/2026	06/30/2026	In Progress
SWM Pond BMP Inspections All HOA-owned stormwater management ponds are due for their required BMP inspections in 2026. At their meeting on 4/14/2026, the Board approved a proposal from Rappahannock Environmental Group to complete the needed inspections. The contractor has been advised of the approval and management is currently awaiting scheduling of the inspections.	03/09/2026	06/30/2026	In Progress
2026 Pool Opening De-winterization of the pool facilities is currently in progress and on schedule. The pumps have been turned on, are operating normally, and the HOA's maintenance contractor is continuing to monitor the pump's functioning as well as the pool water levels. Douglas Aquatics removed the pool cover during the week of 4/27 and added chlorine to the water to begin the cleaning/decontamination process. No major issues or damage to the pool were observed. The pool deck has been fully power washed and all furniture has been moved out of storage, cleaned, and arranged on the deck. Several plumbing issues were observed in the pool bathrooms which will be addressed by the HOA's plumbing contractor during the week of 5/11. The HOA's online amenities/pool pass system has been set up for the year and is now live; instructions and information for obtaining/renewing passes will be sent to the community via e-blast on 5/8. Remaining tasks to complete include completing decontamination of the pool, final cleanup/organization needs for the pool deck, and finalizing the lifeguard staff roster.	04/10/2026	05/22/2026	In Progress
Amenities Access Suspensions During the week of 5/11, management will begin notifying all homeowners subject to amenities access suspension due to extended non-payment of assessments. Concurrently, any existing amenities/pool passes for these households will be deactivated and will remain inactive until the account's overdue balance is fully settled.	04/10/2026	05/15/2026	In Progress
Vandalism Investigation The Association currently has an active case with the Spotsylvania County Sheriff'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 has since been advised that a suspect has been apprehended.	04/10/2026	05/31/2026	In Progress
Barton Ln. SWM Pond Sediment Removal & Re-Grading Earlier this year, significant sediment buildup was observed within the inlet stream feeding the stormwater management pond located behind Barton Ln., causing water pooling and sub-optimal flow. Shenandoah Landscaping completed a site visit to evaluate the issue and has provided a proposal for removing the built-up sediment and adjusting a portion of the pond's riprap to re-establish proper flow. The Board will review this proposal at their upcoming meeting on 5/12.	05/07/2026	05/31/2026	Pending Board Decision/ Direction

Action Item Subject/Description	Start Date	Due Date	Status
Main Entrance Monument Wall Refurbishment Management has received a proposal for refurbishment of the main entrance monument wall to include power washing, as well as scraping and re-painting of the featured cast iron rails. Per the most recent Reserve Study completed in 2025, the monument wall is due for maintenance/refurbishment in 2027. The Board will review the received proposal at their upcoming meeting on 5/12.	05/07/2026	06/30/2026	Pending Board Decision/ Direction