

STRATHMEADE SQUARE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING

Wednesday, April 15, 2026

7:00pm Via Zoom

Board of Directors:

Janet Goodwin – President
Whitney Bergendahl – Vice-President
Nora Drain – Secretary
Laxman Pandey – Treasurer
Shivang Patel – Member-at-Large
Natalie Smith – Member-at-Large
Joseph Starkey – Member-at-Large
Erin Rudolph – Member-at-Large
Bob Hite – Member-at-Large

Prepared by:

Sequoia Management Company, Inc.
Zachary Rivera, CMCA® AMS®
Community Manager
4795 Meadow Wood Lane, Suite 300 West
Chantilly, VA 20151
(703) 803-9641

APPROVAL OF AGENDA

**Strathmeade Square Community Association
Motion Worksheet
Approval of April 15, 2026 Board of Directors Meeting Agenda**

Motion:

“I move to approve the agenda for the April 15, 2026 Board of Directors Meeting as written”

Motion: _____

2nd: _____

Summary:

It is necessary for the Board of Directors to approve the meeting agenda.

Management Recommendation:

Management recommends approval.

Budgetary Considerations:

None

Vote:

	In Favor	Opposed	Abstained	Absent
Janet Goodwin, President				
Whitney Bergendahl, Vice President				
Nora Drain, Secretary				
Laxman Pandey, Treasurer				
Shivang Patel, Member-at-Large				
Natalie Smith, Member-at-Large				
Joseph Starkey, Member-at-Large				
Erin Rudolph, Member-at-Large				
Bob Hite, Member-at-Large				

Strathmeade Square Community Association
Board of Directors Meeting
Wednesday, April 15, 2026, at 7:00 PM
via Zoom

Join Zoom Meeting

<https://us06web.zoom.us/j/89032240720?pwd=Xqjpr9dofQS3bfsHbEThxFX2Eo8LR7.1>

Meeting ID: 890 3224 0720

Passcode: 815079

AGENDA

- | | |
|---|---------|
| I. Call to Order | 7:00 PM |
| II. Approval of Agenda (Meeting of April 15, 2026) | 7:05 PM |
| III. Homeowner Open Forum | 7:10 PM |
| IV. Approval of Minutes (Meeting of March 18, 2026) | 7:20 PM |
| V. Management Reports | 7:25 PM |
| A. Management Summary Report | |
| B. Action Item List | |
| C. 2026 Operations Calendar | |
| D. Financial Review Report: March 2026 Balance Sheet & Income Statement | |
| VI. Committee Reports | 7:35 PM |
| VII. New Business | 7:45 PM |
| A. Approval of Clubhouse Expenses | |
| B. Approval of FY2025 Audit Report | |
| C. Approval of Peter's Landscaping Proposals | |
| D. Approval of McFall and Berry Proposals | |
| E. Approval of High Sierra Proposal | |
| F. Approval of Resurface Inc. Change Order Form | |
| G. Discussion on Due Process Resolution | |
| H. Discussion on Amendment Update Status | |
| VIII. Executive Session | 8:30 PM |
| A. Sequoia Covenants Summary Report | |
| B. Sequoia Management Aging Report Summary | |
| C. Rees Broome P.C., Collections Report | |
| IX. Adjournment | 9:00 PM |

HOMEOWNER OPEN FORUM

(Please state name and address;
limit comments to 3 minutes)

**MARCH 18, 2026 MEETING MINUTES TO
BE PROVIDED CLOSER TO MEETING
DATE AS “ADDENDUM A”**

MANAGEMENT REPORTS

**Management Summary Report
Strathmeade Square Community Association
April 2026**

Sub-Contractors/ Grounds

- Management met with McFall and Berry onsite on April 1, 2026 to go over landscaping needs. Management and the landscaping company is working on tracking and addressing any respective issues.
- Management worked with High Sierra with pool opening operations.
- Management has been working with Peter’s Landscaping on tree issues and other maintenance items.

Covenants

- Covenants inspections were performed on 3/25/2026, 4/1/2026 and 4/8/2026. Management encourages the board to look into the due process procedures prior to comprehensive inspections rounds.

Financials

- March 31, 2026, Financials (Income statements, balance sheet, etc.) are included as a part of this package.
- All delinquency reports are also included as part of this package.
- Reminders that monthly association fees were due on April 1, 2026. If you have any questions on payment methods or instructions, please reach out.

Communications

Zachary Rivera, CMCA® AMS® Community Manager zrivera@sequoiamanagement.com
Nia DeSoto Administrative Assistant ndesoto@sequoiamanagement.com
Sequoia Management Company 4795 Meadow Wood Lane Suite 300 West Chantilly, VA 20151 703-803-9641 Monday to Thursday 8:30am – 5:00pm Fridays 8:30am – 12:00pm

- In order for management to be effective in addressing your concerns, please state your name, address, full concern, and follow up contact information. Providing this information will assist management with providing expedited service.

**2026 Strathmeade Square Community Association
Action Item List**



DATE ENTERED	TASK	STATUS	RESPONSIBLE PARTY	DUE DATE	COMMENTS/ PROGRESS UPDATES
12/03/2025	Follow up with Landscaping company on Leaf Collection Schedule	Completed	MGMT – Zach	ASAP	MGMT reached out to mcfall and berry to confirm completion of leaf removal.
12/03/2025	Move \$250k from pinnacle to Capital Bank at 3.5% MM interest rate. Reach out to Pinnacle bank to see if they can match or offer a more competitive rate than 3.5%	Completed	MGMT – Zach	ASAP	MGMT completed transfer from pinnacle to Capital Bank at 3.5% MM. Pinnacle bank was unable to offer more competitive rate than 3.5%
12/03/2025	Reach out to trash contract on rates for FY2026 Budget Comparison	Completed	MGMT – Zach	ASAP	Management reached out to Republic trash. Rate information was provided. Rates are projected to slightly exceed cost approved in FY2026 budget. Management does not predict a net deficit FY2026 as underspending in other categories may offset Trash amounts.
12/03/2025	Pool Winterization/ phone and internet discussion deferred to January Meeting	Completed	MGMT – Zach	ASAP	Management added items to January 2026 BOD Package
12/03/2025	Unfinished business and new business items deferred to January Meeting: Reserve study, declaration amendments, parking enforcement discussions; replacement of basketball hoops, pool furniture, resale list.	Completed	MGMT – Zach	10/21/2025	Management added items to January 2026 BOD Package

**2026 Strathmeade Square Community Association
Action Item List**



01/28/2026	Follow up on complaints RE: 3366 Whipple Court, Leaf pick up and yard waste pick up	In Progress	MGMT – Zach/ Nia	ASAP	Leaf and yard waste was not able to be addressed due to inclement weather. Items to be addressed with landscaping company during spring clean up.
01/28/2026	Follow up on Capital Bank Rate inconsistency	Completed	MGMT – Zach/ Nia	ASAP	
01/28/2026	Revise Typo on MGMT Financial Report under Delinquencies	Completed	MGMT – Zach/ Nia	ASAP	
01/28/2026	Follow up with Whitney on information on pool phone details	Completed	MGMT – Zach/ Nia	ASAP	
01/28/2026	Submit Signed contract for FY2026 Reserve Study	Completed	MGMT – Zach/ Nia	ASAP	
01/28/2026	Reach out to Criterion for revised proposal on pool furniture repairs	Completed	MGMT – Zach/ Nia	ASAP	
01/28/2026	Reach out to legal regarding Due Process Resolution	In Progress	MGMT – Zach/ Nia	ASAP	Management reached out 3/13/2026, awaiting response.
01/28/2026	Send collections policy to BOD and review accounts of prior owners and accounts to turn over to collections	Completed	MGMT – Zach/ Nia	ASAP	Management turned over accounts per policy in April 2026.
02/23/2026	Reach out to Kristen on updates on Bylaws (Rees Broome)	In Progress	MGMT – Zach	ASAP	BOD will discuss as a part of the April 2026 meeting.
02/23/2026	New TV, Microwave, Coffee Maker, Phone and Wifi	In Progress	MGMT – Zach/ BOD	ASAP	BOD to discuss scope and cost at April 2026 BOD meeting
02/23/2026	FY2026 Reserve Study Projects Plan for March Meeting	Completed	MGMT – Zach	ASAP	Included as part of March 2026 Package.

Strathmeade Square Community Association

2026 Operations Calendar

January	February	March	April	May	June
Board Meeting, Wednesday, January 21, 2026, at 7:00pm via Zoom	Board Meeting, Wednesday, February 18, 2026, at 7:00pm via Zoom	Spring Inspections Board Meeting, Wednesday, March 18, 2026, at 7:00pm via Zoom	Spring Inspections Board Meeting, Wednesday, April 15, 2026, at 7:00pm via Zoom	Board Meeting, Wednesday, May 20, 2026, at 7:00pm via Zoom	Monday, June 1, 2026 – Insurance Expires Board Meeting, Wednesday, June 17, 2026, at 7:00pm via Zoom
July	August	September	October	November	December
Board Meeting, Wednesday, July 15, 2026, at 7:00pm via Zoom	Send annual meeting call for Candidacy Package Board Meeting, Wednesday, August 19, 2026, at 7:00pm via Zoom	Send Annual Meeting Package Board Meeting, Wednesday, September 16, 2026, at 7:00pm via Zoom	Tuesday, October 21, 2026 – previous reserve study expires. Annual Meeting, Wednesday, October 21, 2026, at 7:00pm via Zoom	Board Meeting, Wednesday, November 18, 2026, at 7:00pm via Zoom	Board Meeting, Wednesday, December 16, 2026, at 7:00pm via Zoom Thursday, December 31, 2026 – DPOR Expires

Join Zoom Meeting

<https://us06web.zoom.us/j/89032240720?pwd=Xqjpr9dofQS3bfsHbEThxFX2Eo8LR7.1>

Meeting ID: 890 3224 0720

Passcode: 815079

MANAGEMENT MEMORANDUM

To: Strathmeade Square Community Association

From: Zachary Rivera, Community Manager, CMCA® AMS®

Subject: March 2026 (Unaudited) Financial Report

SUMMARY:

This summary reflects the status of the unaudited, year-to-date accruals as of March 31, 2026.

Total CASH & INVESTMENTS: \$430,702.82

Year-to-date INCOME: \$109,449.17

Year-to-date EXPENSES: \$100,961.70

Year-to-date RESERVE CONTRIBUTIONS: \$34,159.71

Year-to-date Surplus: \$8,487.47

BALANCE SHEET:

The Asset Funds (cash on hand) reflected a balance of \$51,958.53 in the Pinnacle Bank Checking Account.

INTEREST RATES:

The Association presently has two (2) money market accounts: one with Capital Bank Money Market with a balance of \$251,279.33 with an interest rate of 3.24% and Pinnacle Money Market with a balance of \$101,628.99 and an interest rate of 2.18%.

CASH FLOW:

Auditors recommend that an Association have between 2 and 3 months of expenses in its asset operating accounts. With monthly expenses averaging \$50,480.85 this would require the operating account to maintain a balance between \$100,961.70 and \$151,442.55. Presently, the Association has \$77,794.50. Therefore, the cash flow does not meet auditor's recommendations.

DELINQUENCIES:

As of March 31, 2026, twenty-two (22) accounts were delinquent more than 60 days. Strathmeade Square Community Association has a delinquency rate of 3.57% of the total residential assessments of \$650,049.00. Auditors have indicated that the industry standard for Assessments receivable is 3% or under; therefore, the Association is not at the Auditors

recommendations. Management continues working with the Association’s legal counsel to ensure that all collection efforts are in line with the Association’s collection policy and that the costs are achieving the necessary effectiveness.

The following is a matrix detailing delinquencies by the delinquency term and amount. The accounts of greatest liability are those older than 120 days past due. Management and the Association’s attorney are focused on effective collections at minimal expense.

	# of Accounts	Total Amount	Distribution
Over 30	24	\$3,437.83	12.92%
Over 60	14	\$2,373.84	8.92%
Over 90	18	\$20,800.70	78.16%
TOTAL		\$26,612.37	100.00%

REPAIR/REPLACEMENT RESERVES:

The Repair & Replacement Reserves balance as of March 31, 2026, was \$352,908.32. The Repair & Replacement Reserve balance was fully supported, as evidenced by a surplus of \$36,999.51

TOTAL CASH & INVESTMENTS: \$430,702.82

Less TOTAL LIABILITIES: (\$40,794.99)

Less Amount earmarked for RESERVE REPLACEMENTS: (\$352,908.32)

EQUALS A SURPLUS OF: \$36,999.51

PRIOR YEAR OWNER’S EQUITY:

It is important to note that, as of March 31, 2026, there was a Total Unappropriated Owners Equity of \$125,080.96 or 19.24%. This number is the accumulation of year-end deficits and surpluses over the life of the Association. Auditors recommend that there be a balance equivalent to 10-20% of the total annual assessment of \$650,049.00 income in Prior Year Owners’ Equity at any given time.

INCOME & EXPENSE STATEMENT:

As of March 31, 2026, the Association showed a year-to-date **Total Income** of \$109,449.17, the budgeted amount was \$109,591.42; therefore, resulting in an **unfavorable** variance of (\$142.25).

As of March 31, 2026, the Association showed a year-to-date **Total Expense** of \$100,961.70 the budgeted amount was \$102,021.36; therefore, resulting in a **favorable** variance of \$1,059.66.

As of March 31, 2026, the Association showed a year-to-date **Net Surplus** of \$8,487.47, the budgeted amount was \$7,570.06, therefore, resulting in a **favorable** variance of \$917.41.

BUDGET OVERRUNS over \$1,000.00:

Community Maintenance and Improvement – (\$1,983.34)

Tree Trimming/ Removal – (\$4,084.59)

BUDGET SAVINGS over \$1,000.00:

Snow Removal/ Street Sweeping - \$1,648.00

**STRATHMEADE SQUARE COMMUNITY ASSOCIATION
BALANCE SHEET
MARCH 31, 2026
(UNAUDITED)**

ASSETS

PINNACLE OPERATING CHECKING	51,958.53
ASSESSMENTS RECEIVABLE	32,648.73
ALLOWANCE ACCOUNT	(9,706.76)
MISCELLANEOUS RECEIVABLES	0.00
PREPAID EXPENSES	<u>2,894.00</u>

TOTAL CURRENT ASSETS **77,794.50**

CASH RESERVES

CAPITAL BANK MONEY MARKET 3.24%	251,279.33
PINNACLE MONEY MARKET 2.18%	<u>101,628.99</u>

TOTAL CASH RESERVES **352,908.32**

TOTAL ASSETS **430,702.82**

LIABILITIES & EQUITY

ACCRUED EXPENSES	2,800.00
PREPAID ASSESSMENTS	<u>37,994.99</u>

TOTAL LIABILITIES **40,794.99**

REPLACEMENT RESERVES	253,639.40
OPERATING RESERVE	2,700.00
UNAPPROPRIATED EQUITY	125,080.96
CURRENT SURPLUS / (DEFICIT)	<u>8,487.47</u>

TOTAL EQUITY **389,907.83**

TOTAL LIABILITIES & EQUITY **430,702.82**

STRATHMEADE SQUARE COMMUNITY ASSOCIATION
STATEMENT OF INCOME
FOR THE MONTH AND TWO MONTHS ENDED MARCH 31, 2026
(UNAUDITED)

	CURRENT PERIOD			YEAR-TO-DATE			ANNUAL BUDGET
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	
REVENUE							
RESIDENTIAL ASSESSMENTS	54,170.79	54,170.71	0.08	108,341.58	108,341.42	0.16	650,049
INTEREST INCOME	168.42	583.33	(414.91)	897.59	1,166.66	(269.07)	7,000
POOL FEES	0.00	0.00	0.00	0.00	0.00	0.00	400
LATE CHARGES	0.00	41.67	(41.67)	210.00	83.34	126.66	500
LEGAL FEE REIMBURSEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0
ARCOM VIOLATION CHARGES	0.00	0.00	0.00	0.00	0.00	0.00	0
MISCELLANEOUS INCOME / ADS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>
TOTAL REVENUE	<u>54,339.21</u>	<u>54,795.71</u>	<u>(456.50)</u>	<u>109,449.17</u>	<u>109,591.42</u>	<u>(142.25)</u>	<u>657,949</u>
ADMINISTRATIVE EXPENSE							
LEGAL FEES - GENERAL	0.00	333.33	333.33	0.00	666.66	666.66	4,000
LEGAL FEES - COLLECTIONS	514.00	250.00	(264.00)	723.00	500.00	(223.00)	3,000
RESERVE STUDY	0.00	0.00	0.00	0.00	0.00	0.00	4,000
BOARD EXPENSE / MEETINGS	0.00	0.00	0.00	0.00	0.00	0.00	100
INSURANCE	0.00	850.00	850.00	0.00	1,700.00	1,700.00	10,200
INCOME TAXES	(37.70)	0.00	37.70	(37.70)	0.00	37.70	2,100
POSTAGE	17.04	133.33	116.29	17.04	266.66	249.62	1,600
NEWSLETTER	0.00	125.00	125.00	320.00	250.00	(70.00)	1,500
ELECTRICITY - LIGHTING	583.50	1,083.33	499.83	1,583.50	2,166.66	583.16	13,000
ELECTRICITY - POOL	81.78	458.33	376.55	407.53	916.66	509.13	5,500
TELEPHONE - POOL HOUSE	72.05	166.67	94.62	216.15	333.34	117.19	2,000
COMPUTER / ELECTRONIC	0.00	83.33	83.33	0.00	166.66	166.66	1,000
WATER & SEWER	0.00	300.00	300.00	0.00	300.00	300.00	3,200
DUES / PUBLICATIONS	0.00	0.00	0.00	0.00	0.00	0.00	200
MISCELLANEOUS	0.00	25.00	25.00	0.00	50.00	50.00	300
AUDIT & TAX RETURN PREP.	0.00	0.00	0.00	0.00	0.00	0.00	4,750
UNCOLLECTIBLE ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0
WEBSITE	13.00	0.00	(13.00)	13.00	0.00	(13.00)	300
MANAGEMENT FEES	<u>4,838.75</u>	<u>4,838.75</u>	<u>0.00</u>	<u>9,677.50</u>	<u>9,677.50</u>	<u>0.00</u>	<u>58,065</u>
TOTAL ADMINISTRATIVE EXPENSE	<u>6,082.42</u>	<u>8,647.07</u>	<u>2,564.65</u>	<u>12,920.02</u>	<u>16,994.14</u>	<u>4,074.12</u>	<u>114,815</u>
LANDSCAPING EXPENSES							
GROUNDS MAINTENANCE	5,480.30	5,489.43	9.13	10,960.60	10,978.86	18.26	65,873
COMMUNITY MAINT. & IMPROV.	0.00	83.33	83.33	2,150.00	166.66	(1,983.34)	1,000
TREE TRIMMING / REMOVAL	0.00	3,333.33	3,333.33	10,751.25	6,666.66	(4,084.59)	40,000
WATERING	0.00	0.00	0.00	0.00	0.00	0.00	500
KWANZAN CHERRY TREES	<u>0.00</u>	<u>125.00</u>	<u>125.00</u>	<u>0.00</u>	<u>250.00</u>	<u>250.00</u>	<u>1,500</u>
TOTAL LANDSCAPING EXPENSES	<u>5,480.30</u>	<u>9,031.09</u>	<u>3,550.79</u>	<u>23,861.85</u>	<u>18,062.18</u>	<u>(5,799.67)</u>	<u>108,873</u>
MAINTENANCE EXPENSES							
TRASH REMOVAL / RECYCLING	10,379.31	10,803.13	423.82	20,758.62	21,606.26	847.64	129,638
MISCELLANEOUS TRASH	204.00	500.00	296.00	204.00	1,000.00	796.00	6,000
SNOW REMOVAL / STREET SWEEPING	0.00	1,000.00	1,000.00	2,352.00	4,000.00	1,648.00	15,000
SPRING & FALL CLEANUPS	0.00	0.00	0.00	0.00	0.00	0.00	750
CURB NUMBERING / STRIPING	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>
TOTAL MAINTENANCE EXPENSES	<u>10,583.31</u>	<u>12,303.13</u>	<u>1,719.82</u>	<u>23,314.62</u>	<u>26,606.26</u>	<u>3,291.64</u>	<u>151,388</u>
RECREATION EXPENSES							
POOL ADMINISTRATION	5,930.00	5,930.00	0.00	5,930.00	5,930.00	0.00	59,300
POOL MAINTENANCE & SUPPLIES	775.50	0.00	(775.50)	775.50	0.00	(775.50)	8,500
POOL HOUSE MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	2,000
COMMUNITY EVENTS	0.00	0.00	0.00	0.00	0.00	0.00	1,500
PLAYGROUND MAINTENANCE	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000</u>
TOTAL RECREATION EXPENSES	<u>6,705.50</u>	<u>5,930.00</u>	<u>(775.50)</u>	<u>6,705.50</u>	<u>5,930.00</u>	<u>(775.50)</u>	<u>76,300</u>
REPLACEMENT RESERVES							
RESERVE FUNDING	16,631.06	16,631.06	0.00	33,262.12	33,262.12	0.00	199,573
REINVESTED INTEREST	<u>168.42</u>	<u>583.33</u>	<u>414.91</u>	<u>897.59</u>	<u>1,166.66</u>	<u>269.07</u>	<u>7,000</u>
TOTAL REPLACEMENT RESERVES	<u>16,799.48</u>	<u>17,214.39</u>	<u>414.91</u>	<u>34,159.71</u>	<u>34,428.78</u>	<u>269.07</u>	<u>206,573</u>
TOTAL EXPENSES	<u>45,651.01</u>	<u>53,125.68</u>	<u>7,474.67</u>	<u>100,961.70</u>	<u>102,021.36</u>	<u>1,059.66</u>	<u>657,949</u>
SURPLUS / (DEFICIT) FUNDS	<u>8,688.20</u>	<u>1,670.03</u>	<u>7,018.17</u>	<u>8,487.47</u>	<u>7,570.06</u>	<u>917.41</u>	<u>0</u>



General Ledger Trial Balance with Details

Strathmeade Square Community Association

Accts: All Dates: 3/1/2026 - 3/31/2026

Date: 4/3/2026

Time: 11:55 am

Page: 1

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-10300-00	PINNACLE OPERATING CASH	\$76,225.14	\$53,806.27	\$78,072.88	\$51,958.53
Date	GL Ref #	Debit	Credit	Description	
03/02/2026	11749136	\$ 175.31	\$ -	Deposit from batch 314859	
03/02/2026	11749181	-	4,838.75	PINNACLE OPERATING CASH; Sequoia Management Company Chk # 0 Inv: 543048 Sequoia Management Company	
03/02/2026	11749847	5,136.78	-	Deposit from batch 314766	
03/02/2026	11751618	175.31	-	Deposit from batch 314874	
03/02/2026	11751978	175.31	-	Deposit from batch 314769	
03/02/2026	11752196	874.74	-	Deposit from batch 314773	
03/03/2026	11576518	115.00	-	PINNACLE OPERATING CASH (Reversal); Treasurer of Virginia Chk # 25397 Inv: 120925 Treasurer of Virginia	
03/03/2026	11753789	175.31	-	Deposit from batch 314982	
03/03/2026	11754317	687.74	-	Deposit from batch 314877	
03/03/2026	11754789	486.43	-	Deposit from batch 314884	
03/03/2026	11757818	341.62	-	Deposit from batch 315112	
03/03/2026	11757932	346.12	-	Deposit from batch 315143	
03/04/2026	11756858	-	10,751.25	PINNACLE OPERATING CASH; Peter's Landscape, Inc. Chk # 25425 Inv: 50254 Peter's Landscape, Inc.	
03/04/2026	11756858	-	2,150.00	PINNACLE OPERATING CASH; Peter's Landscape, Inc. Chk # 25425 Inv: 50670 Peter's Landscape, Inc.	
03/04/2026	11756862	-	5,930.00	PINNACLE OPERATING CASH; High Sierra Pools, Inc. Chk # 25426 Inv: SIO202637 High Sierra Pools, Inc.	
03/04/2026	11756864	-	775.50	PINNACLE OPERATING CASH; Minuteman Marketing Solutions, Inc. Chk # 25427 Inv: 60901 Minuteman Marketing Solutions, Inc.	
03/04/2026	11756866	-	2,352.00	PINNACLE OPERATING CASH; McFall & Berry Landscape Management, INC. Chk # 25428 Inv: 242190 McFall & Berry Landscape Management, INC.	
03/04/2026	11758638	876.55	-	Deposit from batch 315190	
03/04/2026	11759300	521.43	-	Deposit from batch 314983	
03/04/2026	11759524	1,227.17	-	Deposit from batch 314987	
03/05/2026	11764846	170.81	-	Deposit from batch 315193	
03/05/2026	11765388	350.62	-	Deposit from batch 315201	
03/06/2026	11765929	872.55	-	Deposit from batch 315270	
03/06/2026	11766178	350.62	-	Deposit from batch 315278	
03/06/2026	11767890	170.81	-	Deposit from batch 315340	
03/09/2026	11768650	1,577.79	-	Deposit from batch 315436	
03/09/2026	11769158	170.81	-	Deposit from batch 315310	
03/09/2026	11769957	170.81	-	Deposit from batch 315487	
03/10/2026	11770030	37.70	-	Federal Tax Refund	
03/10/2026	11770871	16,953.88	-	Deposit from batch 314883	
03/10/2026	11771532	1,884.80	-	Deposit from batch 315524	
03/10/2026	11772242	179.81	-	Deposit from batch 315445	
03/10/2026	11772335	180.31	-	Deposit from batch 315451	
03/11/2026	11773008	-	17.04	PINNACLE OPERATING CASH; Sequoia Management Company Chk # 0 Inv: 543905 Sequoia Management Company	
03/11/2026	11773010	-	514.00	PINNACLE OPERATING CASH; Rees Broome, PC Chk # 25429 Inv: 1534421 Rees Broome, PC	
03/11/2026	11773179	-	5,684.30	PINNACLE OPERATING CASH; McFall & Berry Landscape Management, INC. Chk # 25430 Inv: 242747 McFall & Berry Landscape Management, INC.	
03/11/2026	11773182	-	10,379.31	PINNACLE OPERATING CASH; Republic Services #803 Chk # 25431 Inv: 0803-006064170 Republic Services #803	
03/11/2026	11773182	-	10,379.31	PINNACLE OPERATING CASH; Republic Services #803 Chk # 25431 Inv: 0803-006087742 Republic Services #803	
03/11/2026	11777250	175.31	-	Deposit from batch 315647	
03/12/2026	11778871	355.62	-	Deposit from batch 315726	



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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance	
03/12/2026	11779407	\$ 350.43	\$ -	Deposit from batch 315648		
03/12/2026	11779523	175.31	-	Deposit from batch 315652		
03/13/2026	11780255	175.31	-	Deposit from batch 315729		
03/13/2026	11780353	399.68	-	Deposit from batch 315736		
03/16/2026	11781105	521.12	-	Deposit from batch 315779		
03/16/2026	11781648	350.62	-	Deposit from batch 315857		
03/17/2026	11782807	475.31	-	Deposit from batch 315856		
03/17/2026	11782966	701.24	-	Deposit from batch 315934		
03/17/2026	11784937	175.31	-	Deposit from batch 316008		
03/17/2026	11784977	526.43	-	Deposit from batch 316023		
03/18/2026	11784629	-	128.00	PINNACLE OPERATING CASH; Sequoia Management Company Chk # 0 Inv: 544702 Sequoia Management Company		
03/18/2026	11784693	-	331.78	PINNACLE OPERATING CASH; Dominion Energy Virginia, Inc. Chk # 25432 Inv: 800100983716 Dominion Energy Virginia, Inc.		
03/18/2026	11784693	-	1,583.50	PINNACLE OPERATING CASH; Dominion Energy Virginia, Inc. Chk # 25432 Inv: 800690998853 Dominion Energy Virginia, Inc.		
03/18/2026	11785214	-	16,631.06	Reserves Transfer		
03/18/2026	11785526	315.81	-	Deposit from batch 316055		
03/18/2026	11785600	175.31	-	Deposit from batch 315936		
03/19/2026	11787042	180.31	-	Deposit from batch 316123		
03/20/2026	11787431	2,434.18	-	Deposit from batch 316124		
03/20/2026	11787661	1,051.91	-	Deposit from batch 316190		
03/20/2026	11787917	355.62	-	Deposit from batch 316130		
03/23/2026	11788377	170.81	-	Deposit from batch 316191		
03/23/2026	11788917	175.31	-	Deposit from batch 316286		
03/24/2026	11789327	614.45	-	Deposit from batch 316340		
03/24/2026	11789922	355.62	-	Deposit from batch 316337		
03/25/2026	11791519	-	72.05	PINNACLE OPERATING CASH; Verizon Chk # 25433 Inv: 03152026 Verizon		
03/25/2026	11791521	-	5,555.03	PINNACLE OPERATING CASH; Criterion, Inc. Outdoor Furniture Repair Chk # 25434 Inv: 16822 Criterion, Inc. Outdoor Furniture Repair		
03/25/2026	11792059	512.43	-	Deposit from batch 316344		
03/25/2026	11792234	350.62	-	Deposit from batch 316346		
03/25/2026	11792378	350.62	-	Deposit from batch 316351		
03/26/2026	11792933	526.43	-	Deposit from batch 316456		
03/26/2026	11793104	882.05	-	Deposit from batch 316491		
03/26/2026	11793295	872.05	-	Deposit from batch 316431		
03/26/2026	11793565	9.00	-	Deposit from batch 316436		
03/27/2026	11794096	175.31	-	Deposit from batch 316546		
03/27/2026	11794590	1,334.54	-	Deposit from batch 316499		
03/27/2026	11795005	346.12	-	Deposit from batch 316553		
03/30/2026	11796124	175.31	-	Deposit from batch 316610		
03/30/2026	11796140	175.31	-	Deposit from batch 316611		
03/30/2026	11796301	359.62	-	Deposit from batch 316552		
03/30/2026	11796841	867.55	-	Deposit from batch 316591		
03/30/2026	11797681	355.62	-	Deposit from batch 316665		
03/31/2026	11798020	525.62	-	Deposit from batch 316699		
03/31/2026	11798811	175.31	-	Deposit from batch 316618		
03/31/2026	11799094	175.31	-	Deposit from batch 316624		
03/31/2026	11801729	864.98	-	Deposit from batch 316733		
03/31/2026	11801904	175.31	-	Deposit from batch 316793		
12-11000-00	ASSESSMENTS RECEIVABLE		32,260.51	54,170.79	53,782.57	32,648.73

Date	GL Ref #	Debit	Credit	Description
03/01/2026	11559161	\$ 54,170.79	\$ -	Association Dues - Batch 308862
03/01/2026	11738596	-	14.22	Applied Prepaid STM5
03/01/2026	11738598	-	175.31	Applied Prepaid STM8
03/01/2026	11738600	-	175.31	Applied Prepaid STM19



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03/01/2026	11738602	\$ -	\$ 175.31	Applied Prepaid STM22	
03/01/2026	11738604	-	175.31	Applied Prepaid STM24	
03/01/2026	11738606	-	175.31	Applied Prepaid STM25	
03/01/2026	11738608	-	175.31	Applied Prepaid STM26	
03/01/2026	11738610	-	175.31	Applied Prepaid STM43	
03/01/2026	11738612	-	175.31	Applied Prepaid STM45	
03/01/2026	11738614	-	24.61	Applied Prepaid STM47	
03/01/2026	11738616	-	8.14	Applied Prepaid STM59	
03/01/2026	11738618	-	175.31	Applied Prepaid STM61	
03/01/2026	11738620	-	45.93	Applied Prepaid STM75	
03/01/2026	11738622	-	135.81	Applied Prepaid STM76	
03/01/2026	11738624	-	175.31	Applied Prepaid STM92	
03/01/2026	11738626	-	169.56	Applied Prepaid STM99	
03/01/2026	11738628	-	175.31	Applied Prepaid STM100	
03/01/2026	11738630	-	4.62	Applied Prepaid STM103	
03/01/2026	11738632	-	27.15	Applied Prepaid STM105	
03/01/2026	11738634	-	130.69	Applied Prepaid STM106	
03/01/2026	11738636	-	175.31	Applied Prepaid STM110	
03/01/2026	11738638	-	4.50	Applied Prepaid STM112	
03/01/2026	11738640	-	175.31	Applied Prepaid STM113	
03/01/2026	11738642	-	132.63	Applied Prepaid STM119	
03/01/2026	11738644	-	175.31	Applied Prepaid STM121	
03/01/2026	11738646	-	175.31	Applied Prepaid STM125	
03/01/2026	11738648	-	175.31	Applied Prepaid STM134	
03/01/2026	11738650	-	175.31	Applied Prepaid STM135	
03/01/2026	11738652	-	175.31	Applied Prepaid STM142	
03/01/2026	11738654	-	46.24	Applied Prepaid STM143	
03/01/2026	11738656	-	150.78	Applied Prepaid STM146	
03/01/2026	11738658	-	175.31	Applied Prepaid STM147	
03/01/2026	11738660	-	5.00	Applied Prepaid STM148	
03/01/2026	11738662	-	150.97	Applied Prepaid STM149	
03/01/2026	11738664	-	39.69	Applied Prepaid STM151	
03/01/2026	11738666	-	175.31	Applied Prepaid STM158	
03/01/2026	11738668	-	125.00	Applied Prepaid STM159	
03/01/2026	11738670	-	175.31	Applied Prepaid STM161	
03/01/2026	11738672	-	54.06	Applied Prepaid STM163	
03/01/2026	11738674	-	10.00	Applied Prepaid STM176	
03/01/2026	11738676	-	175.31	Applied Prepaid STM178	
03/01/2026	11738678	-	47.92	Applied Prepaid STM189	
03/01/2026	11738680	-	5.00	Applied Prepaid STM193	
03/01/2026	11738682	-	0.02	Applied Prepaid STM199	
03/01/2026	11738684	-	175.31	Applied Prepaid STM200	
03/01/2026	11738686	-	175.31	Applied Prepaid STM203	
03/01/2026	11738688	-	175.31	Applied Prepaid STM207	
03/01/2026	11738690	-	5.67	Applied Prepaid STM210	
03/01/2026	11738692	-	83.28	Applied Prepaid STM219	
03/01/2026	11738694	-	175.31	Applied Prepaid STM223	
03/01/2026	11738696	-	175.31	Applied Prepaid STM224	
03/01/2026	11738698	-	166.31	Applied Prepaid STM227	
03/01/2026	11738700	-	50.68	Applied Prepaid STM229	
03/01/2026	11738702	-	175.31	Applied Prepaid STM231	
03/01/2026	11738704	-	20.00	Applied Prepaid STM252	
03/01/2026	11738706	-	175.31	Applied Prepaid STM254	
03/01/2026	11738708	-	175.31	Applied Prepaid STM255	
03/01/2026	11738710	-	124.69	Applied Prepaid STM257	
03/01/2026	11738712	-	120.62	Applied Prepaid STM259	
03/01/2026	11738714	-	0.20	Applied Prepaid STM261	
03/01/2026	11738716	-	175.31	Applied Prepaid STM264	
03/01/2026	11738718	-	175.31	Applied Prepaid STM270	



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03/01/2026	11738720	\$ -	\$ 1.00	Applied Prepaid STM279	
03/01/2026	11738722	-	117.36	Applied Prepaid STM280	
03/01/2026	11738724	-	25.00	Applied Prepaid STM284	
03/01/2026	11738726	-	39.64	Applied Prepaid STM288	
03/01/2026	11738728	-	0.50	Applied Prepaid STM290	
03/01/2026	11738730	-	104.69	Applied Prepaid STM300	
03/01/2026	11738732	-	175.31	Applied Prepaid STM306	
03/01/2026	11738734	-	175.31	Applied Prepaid STM309	
03/01/2026	11739531	-	175.31	Applied Prepaid STM91	
03/01/2026	11740749	-	20.00	Applied Prepaid STM95	
03/01/2026	11740886	-	175.31	Applied Prepaid STM303	
03/01/2026	11740999	-	166.31	Applied Prepaid STM30	
03/01/2026	11741798	-	175.31	Applied Prepaid STM268	
03/01/2026	11741855	-	175.31	Applied Prepaid STM27	
03/01/2026	11742041	-	153.88	Applied Prepaid STM291	
03/01/2026	11742605	-	54.69	Applied Prepaid STM108	
03/01/2026	11742619	-	35.00	Applied Prepaid STM206	
03/01/2026	11743645	-	175.31	Applied Prepaid STM225	
03/01/2026	11743704	-	5.00	Applied Prepaid STM184	
03/01/2026	11743738	-	175.31	Applied Prepaid STM139	
03/01/2026	11743746	-	175.31	Applied Prepaid STM69	
03/01/2026	11744191	-	166.31	Applied Prepaid STM9	
03/01/2026	11744239	-	166.31	Applied Prepaid STM65	
03/01/2026	11744785	-	166.31	Applied Prepaid STM271	
03/01/2026	11745290	-	175.31	Applied Prepaid STM212	
03/01/2026	11746962	-	39.50	Applied Prepaid STM102	
03/01/2026	11747052	-	34.11	Applied Prepaid STM107	
03/01/2026	11747781	-	170.81	Applied Prepaid STM250	
03/01/2026	11748159	-	171.31	Applied Prepaid STM58	
03/01/2026	11748502	-	175.31	Applied Prepaid STM14	
03/02/2026	11749847	-	4,965.78	Deposit from batch 314766	
03/02/2026	11752196	-	655.92	Deposit from batch 314773	
03/02/2026	11749136	-	175.31	Deposit from batch 314859	
03/02/2026	11751618	-	175.31	Deposit from batch 314874	
03/02/2026	11752621	-	171.00	Applied Prepaid STM39	
03/03/2026	11754317	-	587.55	Deposit from batch 314877	
03/03/2026	11754789	-	135.81	Deposit from batch 314884	
03/03/2026	11753789	-	24.53	Deposit from batch 314982	
03/03/2026	11757818	-	341.62	Deposit from batch 315112	
03/03/2026	11757932	-	4.50	Deposit from batch 315143	
03/04/2026	11759300	-	350.62	Deposit from batch 314983	
03/04/2026	11759524	-	940.39	Deposit from batch 314987	
03/04/2026	11758638	-	876.55	Deposit from batch 315190	
03/04/2026	11760035	-	166.31	Applied Prepaid STM277	
03/04/2026	11760049	-	141.20	Applied Prepaid STM107	
03/05/2026	11764846	-	170.81	Deposit from batch 315193	
03/05/2026	11765388	-	299.94	Deposit from batch 315201	
03/06/2026	11765929	-	706.24	Deposit from batch 315270	
03/06/2026	11766178	-	350.62	Deposit from batch 315278	
03/06/2026	11767890	-	170.81	Deposit from batch 315340	
03/09/2026	11769158	-	170.81	Deposit from batch 315310	
03/09/2026	11768650	-	1,189.81	Deposit from batch 315436	
03/09/2026	11769957	-	170.81	Deposit from batch 315487	
03/10/2026	11770871	-	16,953.88	Deposit from batch 314883	
03/10/2026	11772242	-	179.81	Deposit from batch 315445	
03/10/2026	11772335	-	179.81	Deposit from batch 315451	
03/10/2026	11771532	-	1,667.62	Deposit from batch 315524	
03/11/2026	11777250	-	175.31	Deposit from batch 315647	
03/12/2026	11779407	-	175.12	Deposit from batch 315648	



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03/12/2026	11778871	\$ -	\$ 265.62		Deposit from batch 315726
03/13/2026	11780255	-	44.62		Deposit from batch 315729
03/13/2026	11780353	-	274.68		Deposit from batch 315736
03/16/2026	11781105	-	184.31		Deposit from batch 315779
03/16/2026	11781648	-	311.12		Deposit from batch 315857
03/17/2026	11782807	-	475.31		Deposit from batch 315856
03/17/2026	11782966	-	676.24		Deposit from batch 315934
03/17/2026	11784937	-	175.31		Deposit from batch 316008
03/17/2026	11784977	-	526.43		Deposit from batch 316023
03/19/2026	11787042	-	180.31		Deposit from batch 316123
03/20/2026	11787431	-	854.80		Deposit from batch 316124
03/20/2026	11787661	-	617.60		Deposit from batch 316190
03/23/2026	11788377	-	9.00		Deposit from batch 316191
03/23/2026	11788917	-	175.31		Deposit from batch 316286
03/24/2026	11789922	-	355.62		Deposit from batch 316337
03/24/2026	11789327	-	434.52		Deposit from batch 316340
03/25/2026	11792059	-	512.43		Deposit from batch 316344
03/25/2026	11792234	-	325.62		Deposit from batch 316346
03/25/2026	11792378	-	148.16		Deposit from batch 316351
03/26/2026	11793295	-	184.31		Deposit from batch 316431
03/26/2026	11793565	-	9.00		Deposit from batch 316436
03/26/2026	11792933	-	526.43		Deposit from batch 316456
03/26/2026	11793104	-	635.00		Deposit from batch 316491
03/27/2026	11794590	-	778.03		Deposit from batch 316499
03/27/2026	11795005	-	170.81		Deposit from batch 316553
03/30/2026	11796301	-	184.31		Deposit from batch 316552
03/30/2026	11796841	-	170.81		Deposit from batch 316591
03/30/2026	11796124	-	13.52		Deposit from batch 316610
03/30/2026	11796140	-	175.31		Deposit from batch 316611
03/30/2026	11797681	-	355.62		Deposit from batch 316665
03/31/2026	11798020	-	150.70		Deposit from batch 316699
03/31/2026	11801729	-	527.86		Deposit from batch 316733
12-11001-00	ALLOWANCE ACCOUNT				(9,706.76)
					(9,706.76)
Date	GL Ref #	Debit	Credit	Description	
12-11900-00	MISCELLANEOUS RECEIVABLES				-
					37.70
					37.70
Date	GL Ref #	Debit	Credit	Description	
03/10/2026	11770030	\$ -	\$ 37.70	Federal Tax Refund	
03/10/2026	11830925	37.70	-	Reclass Federal Tax Refund	
13-12000-00	PREPAID EXPENSES				2,894.00
					-
					-
					2,894.00
Date	GL Ref #	Debit	Credit	Description	
15-10850-00	PINNACLE MONEY MARKET				84,829.51
					16,799.48
					-
					101,628.99
Date	GL Ref #	Debit	Credit	Description	
03/18/2026	11785214	\$ 16,631.06	\$ -	Reserves Transfer	
03/31/2026	11799739	168.42	-	Interest	
15-10855-00	CAPITAL BANK MONEY MARKET				251,279.33
					-
					-
					251,279.33
Date	GL Ref #	Debit	Credit	Description	
30-30105-00	ACCRUED EXPENSES				(29,682.56)
					26,882.56
					-
					(2,800.00)
Date	GL Ref #	Debit	Credit	Description	
03/01/2026	11768075	\$ 1,250.00	\$ -	Accrue Estimated Dominion Energy Virginia (Reversal)	
03/01/2026	11768108	12,901.25	-	Accrue Tree Work & Storm Damage Clean-Up - Peter's Landscape (Reversal)	
03/01/2026	11768114	2,352.00	-	Accrue Snow Removal - McFall & Berry (Reversal)	
03/31/2026	11830927	10,379.31	-	Apply Accrued Expense	
30-39000-00	PREPAID ASSESSMENTS				(38,123.99)
					11,558.56
					11,429.56
					(37,994.99)
Date	GL Ref #	Debit	Credit	Description	
03/01/2026	11738596	\$ 14.22	\$ -	Adjust Prepaid	
03/01/2026	11738598	175.31	-	Adjust Prepaid	
03/01/2026	11738600	175.31	-	Adjust Prepaid	
03/01/2026	11738602	175.31	-	Adjust Prepaid	



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03/01/2026	11738604	\$ 175.31	\$ -	Adjust Prepaid	
03/01/2026	11738606	175.31	-	Adjust Prepaid	
03/01/2026	11738608	175.31	-	Adjust Prepaid	
03/01/2026	11738610	175.31	-	Adjust Prepaid	
03/01/2026	11738612	175.31	-	Adjust Prepaid	
03/01/2026	11738614	24.61	-	Adjust Prepaid	
03/01/2026	11738616	8.14	-	Adjust Prepaid	
03/01/2026	11738618	175.31	-	Adjust Prepaid	
03/01/2026	11738620	45.93	-	Adjust Prepaid	
03/01/2026	11738622	135.81	-	Adjust Prepaid	
03/01/2026	11738624	175.31	-	Adjust Prepaid	
03/01/2026	11738626	169.56	-	Adjust Prepaid	
03/01/2026	11738628	175.31	-	Adjust Prepaid	
03/01/2026	11738630	4.62	-	Adjust Prepaid	
03/01/2026	11738632	27.15	-	Adjust Prepaid	
03/01/2026	11738634	130.69	-	Adjust Prepaid	
03/01/2026	11738636	175.31	-	Adjust Prepaid	
03/01/2026	11738638	4.50	-	Adjust Prepaid	
03/01/2026	11738640	175.31	-	Adjust Prepaid	
03/01/2026	11738642	132.63	-	Adjust Prepaid	
03/01/2026	11738644	175.31	-	Adjust Prepaid	
03/01/2026	11738646	175.31	-	Adjust Prepaid	
03/01/2026	11738648	175.31	-	Adjust Prepaid	
03/01/2026	11738650	175.31	-	Adjust Prepaid	
03/01/2026	11738652	175.31	-	Adjust Prepaid	
03/01/2026	11738654	46.24	-	Adjust Prepaid	
03/01/2026	11738656	150.78	-	Adjust Prepaid	
03/01/2026	11738658	175.31	-	Adjust Prepaid	
03/01/2026	11738660	5.00	-	Adjust Prepaid	
03/01/2026	11738662	150.97	-	Adjust Prepaid	
03/01/2026	11738664	39.69	-	Adjust Prepaid	
03/01/2026	11738666	175.31	-	Adjust Prepaid	
03/01/2026	11738668	125.00	-	Adjust Prepaid	
03/01/2026	11738670	175.31	-	Adjust Prepaid	
03/01/2026	11738672	54.06	-	Adjust Prepaid	
03/01/2026	11738674	10.00	-	Adjust Prepaid	
03/01/2026	11738676	175.31	-	Adjust Prepaid	
03/01/2026	11738678	47.92	-	Adjust Prepaid	
03/01/2026	11738680	5.00	-	Adjust Prepaid	
03/01/2026	11738682	0.02	-	Adjust Prepaid	
03/01/2026	11738684	175.31	-	Adjust Prepaid	
03/01/2026	11738686	175.31	-	Adjust Prepaid	
03/01/2026	11738688	175.31	-	Adjust Prepaid	
03/01/2026	11738690	5.67	-	Adjust Prepaid	
03/01/2026	11738692	83.28	-	Adjust Prepaid	
03/01/2026	11738694	175.31	-	Adjust Prepaid	
03/01/2026	11738696	175.31	-	Adjust Prepaid	
03/01/2026	11738698	166.31	-	Adjust Prepaid	
03/01/2026	11738700	50.68	-	Adjust Prepaid	
03/01/2026	11738702	175.31	-	Adjust Prepaid	
03/01/2026	11738704	20.00	-	Adjust Prepaid	
03/01/2026	11738706	175.31	-	Adjust Prepaid	
03/01/2026	11738708	175.31	-	Adjust Prepaid	
03/01/2026	11738710	124.69	-	Adjust Prepaid	
03/01/2026	11738712	120.62	-	Adjust Prepaid	
03/01/2026	11738714	0.20	-	Adjust Prepaid	
03/01/2026	11738716	175.31	-	Adjust Prepaid	
03/01/2026	11738718	175.31	-	Adjust Prepaid	
03/01/2026	11738720	1.00	-	Adjust Prepaid	



General Ledger Trial Balance with Details

Strathmeade Square Community Association

Accts: All Dates: 3/1/2026 - 3/31/2026

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/01/2026	11738722	\$ 117.36	\$ -	Adjust Prepaid	
03/01/2026	11738724	25.00	-	Adjust Prepaid	
03/01/2026	11738726	39.64	-	Adjust Prepaid	
03/01/2026	11738728	0.50	-	Adjust Prepaid	
03/01/2026	11738730	104.69	-	Adjust Prepaid	
03/01/2026	11738732	175.31	-	Adjust Prepaid	
03/01/2026	11738734	175.31	-	Adjust Prepaid	
03/01/2026	11739531	175.31	-	Adjust Prepaid	
03/01/2026	11740749	20.00	-	Adjust Prepaid	
03/01/2026	11740886	175.31	-	Adjust Prepaid	
03/01/2026	11740999	166.31	-	Adjust Prepaid	
03/01/2026	11741798	175.31	-	Adjust Prepaid	
03/01/2026	11741855	175.31	-	Adjust Prepaid	
03/01/2026	11742041	153.88	-	Adjust Prepaid	
03/01/2026	11742605	54.69	-	Adjust Prepaid	
03/01/2026	11742619	35.00	-	Adjust Prepaid	
03/01/2026	11743645	175.31	-	Adjust Prepaid	
03/01/2026	11743704	5.00	-	Adjust Prepaid	
03/01/2026	11743738	175.31	-	Adjust Prepaid	
03/01/2026	11743746	175.31	-	Adjust Prepaid	
03/01/2026	11744191	166.31	-	Adjust Prepaid	
03/01/2026	11744239	166.31	-	Adjust Prepaid	
03/01/2026	11744785	166.31	-	Adjust Prepaid	
03/01/2026	11745290	175.31	-	Adjust Prepaid	
03/01/2026	11746962	39.50	-	Adjust Prepaid	
03/01/2026	11747052	34.11	-	Adjust Prepaid	
03/01/2026	11747781	170.81	-	Adjust Prepaid	
03/01/2026	11748159	171.31	-	Adjust Prepaid	
03/01/2026	11748502	175.31	-	Adjust Prepaid	
03/02/2026	11749847	-	171.00	Deposit from batch 314766	
03/02/2026	11751978	-	175.31	Deposit from batch 314769	
03/02/2026	11752196	-	218.82	Deposit from batch 314773	
03/02/2026	11752621	171.00	-	Adjust Prepaid	
03/03/2026	11754317	-	100.19	Deposit from batch 314877	
03/03/2026	11754789	-	350.62	Deposit from batch 314884	
03/03/2026	11753789	-	150.78	Deposit from batch 314982	
03/03/2026	11757932	-	341.62	Deposit from batch 315143	
03/04/2026	11759300	-	170.81	Deposit from batch 314983	
03/04/2026	11759524	-	286.78	Deposit from batch 314987	
03/04/2026	11760035	166.31	-	Adjust Prepaid	
03/04/2026	11760049	141.20	-	Adjust Prepaid	
03/05/2026	11765388	-	50.68	Deposit from batch 315201	
03/06/2026	11765929	-	166.31	Deposit from batch 315270	
03/09/2026	11768650	-	387.98	Deposit from batch 315436	
03/10/2026	11772335	-	0.50	Deposit from batch 315451	
03/10/2026	11771532	-	217.18	Deposit from batch 315524	
03/12/2026	11779407	-	175.31	Deposit from batch 315648	
03/12/2026	11779523	-	175.31	Deposit from batch 315652	
03/12/2026	11778871	-	90.00	Deposit from batch 315726	
03/13/2026	11780255	-	130.69	Deposit from batch 315729	
03/13/2026	11780353	-	125.00	Deposit from batch 315736	
03/16/2026	11781105	-	336.81	Deposit from batch 315779	
03/16/2026	11781648	-	39.50	Deposit from batch 315857	
03/17/2026	11782966	-	25.00	Deposit from batch 315934	
03/18/2026	11785600	-	175.31	Deposit from batch 315936	
03/18/2026	11785526	-	315.81	Deposit from batch 316055	
03/20/2026	11787431	-	1,579.38	Deposit from batch 316124	
03/20/2026	11787917	-	355.62	Deposit from batch 316130	
03/20/2026	11787661	-	434.31	Deposit from batch 316190	



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Strathmeade Square Community Association

Accts: All Dates: 3/1/2026 - 3/31/2026

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/23/2026	11788377	\$ -	\$ 161.81		Deposit from batch 316191
03/24/2026	11789327	-	179.93		Deposit from batch 316340
03/25/2026	11792234	-	25.00		Deposit from batch 316346
03/25/2026	11792378	-	202.46		Deposit from batch 316351
03/26/2026	11793295	-	687.74		Deposit from batch 316431
03/26/2026	11793104	-	247.05		Deposit from batch 316491
03/27/2026	11794590	-	556.51		Deposit from batch 316499
03/27/2026	11794096	-	175.31		Deposit from batch 316546
03/27/2026	11795005	-	175.31		Deposit from batch 316553
03/30/2026	11796301	-	175.31		Deposit from batch 316552
03/30/2026	11796841	-	696.74		Deposit from batch 316591
03/30/2026	11796124	-	161.79		Deposit from batch 316610
03/31/2026	11798811	-	175.31		Deposit from batch 316618
03/31/2026	11799094	-	175.31		Deposit from batch 316624
03/31/2026	11798020	-	374.92		Deposit from batch 316699
03/31/2026	11801729	-	337.12		Deposit from batch 316733
03/31/2026	11801904	-	175.31		Deposit from batch 316793
40-49000-00	UNAPPROPRIATED EQUITY				(125,080.96)
					(125,080.96)
Date	GL Ref #	Debit	Credit	Description	
40-49500-00	REPLACEMENT RESERVE				(242,394.95)
					5,555.03
					16,799.48
					(253,639.40)
Date	GL Ref #	Debit	Credit	Description	
03/18/2026	11785216	\$ -	\$ 16,631.06	Monthly Reserve Funding	
03/25/2026	11791521	5,555.03	-	Pool Furniture (50% Deposit); Criterion, Inc. Outdoor Furniture Repair Chk # 25434	
				Inv: 16822 Criterion, Inc. Outdoor Furniture Repair	
03/31/2026	11830923	-	168.42	Reinvested Interest	
40-49600-00	OPERATING RESERVE				(2,700.00)
					(2,700.00)
Date	GL Ref #	Debit	Credit	Description	
50-50000-00	GENERAL ASSESSMENTS				(54,170.79)
					-
					54,170.79
					(108,341.58)
Date	GL Ref #	Debit	Credit	Description	
03/01/2026	11559161	\$ -	\$ 54,170.79	Association Dues - Batch 308862	
50-50500-00	LATE CHARGES				(210.00)
					-
					-
					(210.00)
Date	GL Ref #	Debit	Credit	Description	
50-50550-00	INTEREST INCOME				(729.17)
					-
					168.42
					(897.59)
Date	GL Ref #	Debit	Credit	Description	
03/31/2026	11799739	\$ -	\$ 168.42	Interest	
70-70010-00	MISCELLANEOUS TRASH				-
					204.00
					-
					204.00
Date	GL Ref #	Debit	Credit	Description	
03/11/2026	11773179	\$ 204.00	\$ -	Porter Services; McFall & Berry Landscape Management, INC. Chk # 25430	
				Inv: 242747 McFall & Berry Landscape Management, INC.	
70-70015-00	COMMUNITY MAINTENANCE & IMPROVE				2,150.00
					2,150.00
					2,150.00
					2,150.00
Date	GL Ref #	Debit	Credit	Description	
03/01/2026	11768108	\$ -	\$ 2,150.00	Accrue Tree Work & Storm Damage Clean-Up - Peter's Landscape (Reversal)	
03/04/2026	11756858	2,150.00	-	Storm Damage Cleanup; Peter's Landscape, Inc. Chk # 25425	
				Inv: 50670 Peter's Landscape, Inc.	
70-70040-00	GROUNDS MAINTENANCE CONTRACT				5,480.30
					5,480.30
					-
					10,960.60
Date	GL Ref #	Debit	Credit	Description	
03/11/2026	11773179	\$ 5,480.30	\$ -	Grounds Maintenance Contract; McFall & Berry Landscape Management, INC. Chk # 25430	
				Inv: 242747 McFall & Berry Landscape Management, INC.	
70-70042-00	TREE TRIMMING / REMOVAL				10,751.25
					10,751.25
					10,751.25
					10,751.25
Date	GL Ref #	Debit	Credit	Description	
03/01/2026	11768108	\$ -	\$ 10,751.25	Accrue Tree Work & Storm Damage Clean-Up - Peter's Landscape (Reversal)	
03/04/2026	11756858	10,751.25	-	Tree Work Throughout Community; Peter's Landscape, Inc. Chk # 25425	
				Inv: 50254 Peter's Landscape, Inc.	



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Strathmeade Square Community Association

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
70-70050-00	SNOW REMOVAL	\$2,352.00	\$2,352.00	\$2,352.00	\$2,352.00
Date	GL Ref #	Debit	Credit	Description	
03/01/2026	11768114	\$ -	\$ 2,352.00	Accrue Snow Removal - McFall & Berry (Reversal)	
03/04/2026	11756866	2,352.00	-	Snow Removal; McFall & Berry Landscape Management, INC. Chk # 25428 Inv: 242190 McFall & Berry Landscape Management, INC.	
70-70060-00	TRASH REMOVAL	10,379.31	20,758.62	10,379.31	20,758.62
Date	GL Ref #	Debit	Credit	Description	
03/11/2026	11773182	\$ 10,379.31	\$ -	Monthly Trash Contract / Acct# 3-0803-1601053; Republic Services #803 Chk # 25431 Inv: 0803-006087742 Republic Services #803	
03/11/2026	11773182	10,379.31	-	Monthly Trash Contract / Acct# 3-0803-1601053; Republic Services #803 Chk # 25431 Inv: 0803-006064170 Republic Services #803	
03/31/2026	11830927	-	10,379.31	Apply Accrued Expense	
70-70160-00	POOL MANAGEMENT CONTRACT	-	5,930.00	-	5,930.00
Date	GL Ref #	Debit	Credit	Description	
03/04/2026	11756862	\$ 5,930.00	\$ -	Pool Management Contract; High Sierra Pools, Inc. Chk # 25426 Inv: SIO202637 High Sierra Pools, Inc.	
70-70162-00	POOL MAINTENANCE & SUPPLIES	-	775.50	-	775.50
Date	GL Ref #	Debit	Credit	Description	
03/04/2026	11756864	\$ 775.50	\$ -	Pool Passes; Minuteman Marketing Solutions, Inc. Chk # 25427 Inv: 60901 Minuteman Marketing Solutions, Inc.	
70-70167-00	POOL ELECTRICITY	325.75	331.78	250.00	407.53
Date	GL Ref #	Debit	Credit	Description	
03/01/2026	11768075	\$ -	\$ 250.00	Accrue Estimated Dominion Energy Virginia (Reversal)	
03/18/2026	11784693	331.78	-	Acct# 8794040009; Dominion Energy Virginia, Inc. Chk # 25432 Inv: 800100983716 Dominion Energy Virginia, Inc.	
70-71010-00	ELECTRICITY	1,000.00	1,583.50	1,000.00	1,583.50
Date	GL Ref #	Debit	Credit	Description	
03/01/2026	11768075	\$ -	\$ 1,000.00	Accrue Estimated Dominion Energy Virginia (Reversal)	
03/18/2026	11784693	1,583.50	-	Acct# 5683940000; Dominion Energy Virginia, Inc. Chk # 25432 Inv: 800690998853 Dominion Energy Virginia, Inc.	
70-71030-00	TELEPHONE	144.10	72.05	-	216.15
Date	GL Ref #	Debit	Credit	Description	
03/25/2026	11791519	\$ 72.05	\$ -	Acct# 850-091-798-0001-54; Verizon Chk # 25433 Inv: 03152026 Verizon	
70-72010-00	INCOME TAXES	-	-	37.70	(37.70)
Date	GL Ref #	Debit	Credit	Description	
03/10/2026	11830925	\$ -	\$ 37.70	Reclass Federal Tax Refund	
70-72020-00	DUES & LICENSES	-	115.00	115.00	-
Date	GL Ref #	Debit	Credit	Description	
03/03/2026	11576518	\$ -	\$ 115.00	DPOR Renewal (Reversal); Treasurer of Virginia Chk # 25397 Inv: 120925 Treasurer of Virginia	
03/18/2026	11793879	115.00	-	Reclass Amex; Sequoia Management - DPOR	
70-72340-00	POSTAGE	-	17.04	-	17.04
Date	GL Ref #	Debit	Credit	Description	
03/11/2026	11773008	\$ 17.04	\$ -	Postage Reimb. - February 2026 Postage; Sequoia Management Company Chk # 0 Inv: 543905 Sequoia Management Company	
70-74002-00	LEGAL FEES - COLLECTION	209.00	514.00	-	723.00
Date	GL Ref #	Debit	Credit	Description	
03/11/2026	11773010	\$ 514.00	\$ -	Legal Services Through 2/28/26 - Collections; Rees Broome, PC Chk # 25429 Inv: 1534421 Rees Broome, PC	



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Strathmeade Square Community Association

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
70-74020-00	NEWSLETTER EXPENSE	\$320.00	\$-	\$-	\$320.00
Date	GL Ref #	Debit	Credit	Description	
70-74040-00	WEBSITE	-	13.00	-	13.00
Date	GL Ref #	Debit	Credit	Description	
03/18/2026	11793879	\$ 13.00	\$ -	Reclass Amex; Sequoia Management - Mail Chimp	
70-76000-00	MANAGEMENT FEES	4,838.75	4,838.75	-	9,677.50
Date	GL Ref #	Debit	Credit	Description	
03/02/2026	11749181	\$ 4,838.75	\$ -	Management Fee; Sequoia Management Company Chk # 0 Inv: 543048 Sequoia Management Company	
70-95000-00	REPLACEMENT RESERVES	16,631.06	16,631.06	-	33,262.12
Date	GL Ref #	Debit	Credit	Description	
03/18/2026	11785216	\$ 16,631.06	\$ -	Monthly Reserve Funding	
70-95010-00	REINVESTED INTEREST	729.17	168.42	-	897.59
Date	GL Ref #	Debit	Credit	Description	
03/31/2026	11830923	\$ 168.42	\$ -	Reinvested Interest	
70-99999-00	NOT IN USE	-	128.00	128.00	-
Date	GL Ref #	Debit	Credit	Description	
03/18/2026	11784629	\$ 128.00	\$ -	Amex Reimbursement - 3/3/2026 Amex; Sequoia Management Company Chk # 0 Inv: 544702 Sequoia Management Company	
03/18/2026	11793879	-	128.00	Reclass Amex; Sequoia Management	
Totals:		\$0.00	\$241,624.66	\$241,624.66	\$0.00

COMMITTEE REPORTS

- A. Architectural Control Committee
- B. Landscaping Committee
- C. Maintenance Committee
- D. Community Engagement Committee
- E. Parking Committee

NEW BUSINESS

**APPROVAL OF ADDITIONAL
CLUBHOUSE EXPENSES**



Principals

Howard A. Goldklang, CPA, MBA
Anne M. Sheehan, CPA
S. Gail Moore, CPA
Jeremy W. Powell, CPA
Renee L. Watson, CPA
Matthew T. Stiefvater, CPA
Sheila M. Lewis, CPA
Laura Monahan

1801 Robert Fulton Drive, Suite 200
Reston, VA 20191

Associate Principals

Michele S. Lizama, CPA
Andrew T. Plaughter, CPA

Managers

Jennifer L. Murray, CPA
Allison A. Day, CPA
Paul N. Bergstrom, CPA
Brendan P. Toner, CPA

Independent Auditor's Report

To the Board of Directors of
Strathmeade Square Community Association, Inc.

Opinion

We have audited the accompanying financial statements of Strathmeade Square Community Association, Inc., which comprise the balance sheets as of January 31, 2025 and 2024, and the related statements of income, members' equity and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Strathmeade Square Community Association, Inc. as of January 31, 2025 and 2024, and the results of its operations and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Strathmeade Square Community Association, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Strathmeade Square

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Community Association, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Strathmeade Square Community Association, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Strathmeade Square Community Association, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that information on future major repairs and replacements on page 12 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic

financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Reston, Virginia
February 10, 2026

STRATHMEADE SQUARE COMMUNITY ASSOCIATION, INC.
BALANCE SHEETS
JANUARY 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
<u>ASSETS</u>		
Cash and Cash Equivalents	\$ 220,747	\$ 213,862
Assessments Receivable - Net	11,620	8,980
Prepaid Expenses	<u>2,894</u>	<u>2,161</u>
Total Assets	<u>\$ 235,261</u>	<u>\$ 225,003</u>

LIABILITIES AND MEMBERS' EQUITY

Accounts Payable	\$ 14,252	\$ 6,018
Income Taxes Payable	310	427
Prepaid Assessments	<u>40,504</u>	<u>33,348</u>
Total Liabilities	<u>\$ 55,066</u>	<u>\$ 39,793</u>
Replacement Reserves (Deficit)	\$ 78,212	\$ (22,067)
Operating Reserve	2,700	2,700
Unappropriated Members' Equity	<u>99,283</u>	<u>204,577</u>
Total Members' Equity	<u>\$ 180,195</u>	<u>\$ 185,210</u>
Total Liabilities and Members' Equity	<u>\$ 235,261</u>	<u>\$ 225,003</u>

See Accompanying Notes to Financial Statements

STRATHMEADE SQUARE COMMUNITY ASSOCIATION, INC.
STATEMENTS OF INCOME
FOR THE YEARS ENDED JANUARY 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
<u>INCOME:</u>		
Assessments	\$ 503,583	\$ 487,973
Interest	6,195	4,872
Late Fees	770	925
Pool	1,340	6
Other	-	75
Total Income	<u>\$ 511,888</u>	<u>\$ 493,851</u>
<u>EXPENSES:</u>		
Management	\$ 54,732	\$ 53,138
Legal, Audit and Tax Preparation	13,238	9,324
Insurance	8,119	6,494
Postage	1,802	960
Administrative	1,788	571
Electricity	13,961	12,751
Water	3,175	2,307
Telephone	657	637
Landscaping	96,361	74,929
Trash Removal	113,682	105,694
Snow Removal	10,162	5,467
Common Area Maintenance	14,853	16,052
Pool	67,078	63,509
Community	900	630
Income Taxes	810	427
Credit Loss - Receivables	1,669	1,609
Total Expenses	<u>\$ 402,987</u>	<u>\$ 354,499</u>
Net Income before Contribution to Reserves	\$ 108,901	\$ 139,352
Contribution to Reserves	<u>(110,195)</u>	<u>(108,872)</u>
Net Income (Loss)	<u>\$ (1,294)</u>	<u>\$ 30,480</u>

See Accompanying Notes to Financial Statements

STRATHMEADE SQUARE COMMUNITY ASSOCIATION, INC.
STATEMENTS OF MEMBERS' EQUITY
FOR THE YEARS ENDED JANUARY 31, 2025 AND 2024

	<u>Replacement Reserves (Deficit)</u>	<u>Operating Reserve</u>	<u>Unappropriated Members' Equity</u>	<u>Total Members' Equity</u>
Balance as of January 31, 2023	\$ (10,286)	\$ 2,700	\$ 185,862	\$ 178,276
Additions:				
Contribution to Reserves	108,872			108,872
Net Income			30,480	30,480
Inter-Equity Transfer	11,765		(11,765)	
Deductions:				
Concrete/Paving	(115,155)			(115,155)
Dive Stand	(7,345)			(7,345)
Diving Board	(8,449)			(8,449)
Pool Pump	(1,469)			(1,469)
Balance as of January 31, 2024	\$ (22,067)	\$ 2,700	\$ 204,577	\$ 185,210
Addition:				
Contribution to Reserves	110,195			110,195
Inter-Equity Transfer	104,000		(104,000)	
Deductions:				
Bath House	(30,949)			(30,949)
Drainage Project	(43,916)			(43,916)
Landscape	(5,360)			(5,360)
Pool	(4,541)			(4,541)
Retaining Wall	(21,100)			(21,100)
Signage	(8,050)			(8,050)
Net Loss			(1,294)	(1,294)
Balance as of January 31, 2025	<u>\$ 78,212</u>	<u>\$ 2,700</u>	<u>\$ 99,283</u>	<u>\$ 180,195</u>

See Accompanying Notes to Financial Statements

STRATHMEADE SQUARE COMMUNITY ASSOCIATION, INC.
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED JANUARY 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
<u>CASH FLOWS FROM OPERATING ACTIVITIES:</u>		
Net Income (Loss)	\$ (1,294)	\$ 30,480
Adjustments to Reconcile Net Income (Loss) to Net Cash Provided by Operating Activities:		
Credit Loss - Receivables	1,669	1,609
Decrease (Increase) in:		
Assessments Receivable	(4,309)	(3,532)
Prepaid Expenses	(733)	(615)
Increase (Decrease) in:		
Accounts Payable	8,234	(2,933)
Income Taxes Payable	(117)	427
Prepaid Assessments	<u>7,156</u>	<u>(2,198)</u>
Net Cash Flows from Operating Activities	<u>\$ 10,606</u>	<u>\$ 23,238</u>
<u>CASH FLOWS FROM INVESTING ACTIVITIES:</u>		
Received from Assessments (Reserves)	\$ 104,000	\$ 104,000
Received from Interest (Reserves)	6,195	4,872
Disbursed for Reserve Expenditures	<u>(113,916)</u>	<u>(132,418)</u>
Net Cash Flows from Investing Activities	<u>\$ (3,721)</u>	<u>\$ (23,546)</u>
Net Change in Cash and Cash Equivalents	\$ 6,885	\$ (308)
Cash and Cash Equivalents at Beginning of Year	<u>213,862</u>	<u>214,170</u>
Cash and Cash Equivalents at End of Year	<u>\$ 220,747</u>	<u>\$ 213,862</u>
<u>SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION:</u>		
Cash Paid for Income Taxes	<u>\$ 1,000</u>	<u>\$ -</u>

See Accompanying Notes to Financial Statements

STRATHMEADE SQUARE COMMUNITY ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
JANUARY 31, 2025 AND 2024

NOTE 1 - NATURE OF OPERATIONS:

The Association was organized under the laws of the Commonwealth of Virginia in 1998 for the purposes of maintaining and preserving the common property of the Association. The Association is located in Annadale, Virginia and consists of 309 homes. The Board of Directors administers the operations of the Association.

NOTE 2 - SIGNIFICANT ACCOUNTING POLICIES:

A) Method of Accounting - The financial statements are presented on the accrual method of accounting in accordance with accounting principles generally accepted in the United States of America.

B) Member Assessments - Association members are subject to annual assessments to provide funds for the Association's operating expenses and major repairs and replacements. Assessment revenue is recognized as the related performance obligations are satisfied at transaction amounts expected to be collected. The Association's performance obligations related to its assessments are satisfied over time on a daily pro-rata basis using the input method. Assessments receivable at the balance sheet date are stated at the amounts expected to be collected from outstanding assessments from members. The Association's policy is to retain legal counsel and place liens on the properties of homeowners whose assessments are delinquent. Any excess assessments at year end are retained by the Association for use in the succeeding year. The Association treats uncollectible assessments as credit losses. Methods, inputs, and assumptions used to evaluate when assessments are considered uncollectible include consideration of past experience and susceptibility to factors outside the Association's control.

C) Common Property - Common real property and common areas acquired from the declarant and related improvements to such property are not recorded in the Association's financial statements since the property cannot be disposed of at the discretion of the Board of Directors. Common property includes, but is not limited to, the land, recreational facilities and site improvements.

D) Estimates - The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

E) Cash Equivalents - For purposes of the statement of cash flows, the Association considers all highly liquid investments and interest-bearing deposits with an original maturity of three months or less to be cash equivalents.

STRATHMEADE SQUARE COMMUNITY ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
JANUARY 31, 2025 AND 2024
(CONTINUED)

NOTE 3 - REPLACEMENT RESERVES:

The Association's governing documents require that funds be accumulated for future major repairs and replacements. Accumulated funds are generally not available for expenditures for normal operations.

The Association had a replacement reserve study conducted by Reserve Advisors, Inc. during 2021. The table included in the Supplementary Information on Future Major Repairs and Replacements is based on this study.

The study recommends a contribution to reserves of \$222,000 for fiscal year 2025 and an interest contribution of \$1,308. For fiscal year 2025, the Association budgeted to contribute \$104,000 to reserves. In addition, the Association contributed interest income of \$6,195 to reserves. During fiscal year 2025, the Association approved an inter-equity transfer in the amount of \$104,000 from unappropriated members' equity.

Funds are being accumulated in replacement reserves based on estimates of future needs for repair and replacement of common property components. Actual expenditures may vary from the estimated future expenditures and the variations may be material; therefore, amounts accumulated in the replacement reserves may or may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Board of Directors, on behalf of the Association may increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

As of January 31, 2025, the Association had designated \$78,212 for replacement reserves, which was funded by cash and cash equivalents. As of January 31, 2024, Association had a deficit of \$22,067 for replacement reserves.

NOTE 4 - INCOME TAXES:

For income tax purposes, the Association may elect annually to file either as an exempt homeowners association or as an association taxable as a corporation. As an exempt homeowners association, the Association's net assessment income would be exempt from income tax, but its interest income would be taxed. Electing to file as a corporation, the Association is taxed on its net income from all sources (to the extent not capitalized or deferred) at normal corporate rates after corporate exemption, subject to the limitation that operating expenses are deductible only to the extent of income from members. For fiscal years 2025 and 2024, the Association's income taxes were calculated using the exempt method.

The Association's policy is to recognize any tax penalties and interest as an expense when incurred. The Association's federal and state tax returns for the past three years remain subject to examination by the Internal Revenue Service and the Commonwealth of Virginia.

STRATHMEADE SQUARE COMMUNITY ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
JANUARY 31, 2025 AND 2024
(CONTINUED)

NOTE 5 - CASH AND CASH EQUIVALENTS:

As of January 31, 2025, the Association maintained its funds in a checking account and money market with Pinnacle in the amount of \$29,752 and \$190,995, respectively.

NOTE 6 - ASSESSMENTS RECEIVABLE - NET:

The Association treats uncollectible assessments as credit losses. Methods, inputs, and assumptions used to evaluate when assessments are considered uncollectible include closely monitoring of outstanding assessment balances by management, member payment history of outstanding assessment balances, and susceptibility to factors outside the Association's control.

On February 1, 2023, the Association adopted FASB Accounting Standards Update No. 2016-13, *Financial Instruments – Credit Losses (Topic 326): Measurement of Credit Losses on Financial Instruments* which affects current U.S. GAAP primarily as it relates to the methodology for estimating allowances for credit losses and the presentation and disclosure requirements.

The main effect resulting from the adoption of the new standard is that previously reported allowance for doubtful assessments are now shown as allowance for credit losses. The adoption of the new guidance resulted in no changes to unappropriated members' equity as of February 1, 2023.

	2025	2024
Assessments Receivable	\$ 18,546	\$ 14,241
Less: Allowance for Credit Losses	(6,926)	(5,261)
Assessments Receivable - Net	\$ 11,620	\$ 8,980
	2025	2024
Allowance for Credit Losses:		
Beginning Balance	\$ 5,261	\$ 3,652
Write-Offs	(4)	-
Recoveries	-	-
Provision	1,669	1,609
Ending Balance	\$ 6,926	\$ 5,261

STRATHMEADE SQUARE COMMUNITY ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
JANUARY 31, 2025 AND 2024
(CONTINUED)

NOTE 7 - OPERATING RESERVE:

The Association has established an operating reserve for unexpected contingencies. During fiscal years 2025 and 2024, the Association elected not to contribute to this reserve. As of January 31, 2025 and 2024, the balance in the operating reserve was \$2,700. This reserve was funded by cash and cash equivalents.

NOTE 8 - SUBSEQUENT EVENTS:

In preparing these financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through February 10, 2026, the date the financial statements were available to be issued.

Subsequent to fiscal year-end, the Association incurred replacement reserve expenditures totaling \$58,175. The Association also began resurfacing of sport court project totaling \$27,063 to be funded through replacement reserves.

STRATHMEADE SQUARE COMMUNITY ASSOCIATION, INC.
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR
REPAIRS AND REPLACEMENTS
JANUARY 31, 2025
(UNAUDITED)

The Association had a replacement reserve study conducted by Reserve Advisors Inc. during 2021 to estimate the remaining useful lives and the replacement costs of the components of common property. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study. The estimated replacement costs presented below take into account a 3.5% inflation rate between the date of the study and the date the components will require repair or replacement.

The following has been extracted from the Association's replacement reserve study and presents significant information about the components of common property.

<u>Component</u>	<u>2021 Estimated Remaining Useful Life (Years)</u>	<u>2021 Estimated Replacement Cost</u>
Property Site Elements	0-25	\$ 1,299,120
Clubhouse Elements	3-10	153,180
Pool Elements	2-24	593,710

Proposal For

Location

STRATHMEADE SQUARE

Thompson Rd
 Annandale, VA 22003

C/O Sequoia Management Inc
 4795 Meadow Wood Lane, Suite 300 West
 Chantilly, VA 20151

mobile: 703-803-9641
zrivera@sequoiamanagement.com

Terms
 Due on receipt

Pool Deck Powerwash

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
------------------	----------	------------	--------

1) Powerwashing	1	\$ 1,800.00	\$ 1,800.00
-----------------	---	-------------	-------------

Scope of work:
 Pressure wash pool deck.

Price shown is a not to exceed price.

Client Notes

Work requests beyond this proposal are subject to additional charges.

Signature

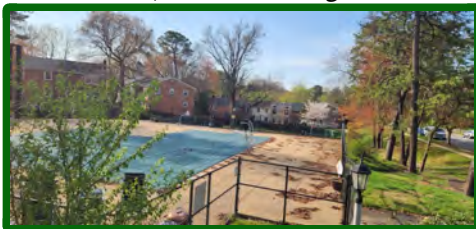
SUBTOTAL	\$ 1,800.00
SALES TAX	\$ 0.00
TOTAL	\$ 1,800.00

x _____ Date:

Please sign here to accept the terms and conditions

Photos

1) Powerwashing





PETER'S LANDSCAPE, INC.
44183 Wade Drive Chantilly, VA 20152 (703)277-0843 Fax (703)277-3843

Peter's Landscape, Inc
44183 Wade Dr.
Chantilly, VA 20152

Proposal #50791
Created: 03/31/2026

THE BALANCE IS DUE UPON WORK COMPLETION.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be done upon a written change order. The costs will become an extra charge over and above the price. No guarantees expressed or implied regarding effectiveness of work. Performance may be delayed by circumstances beyond contractor's control such as weather, strikes or acts of God. If planting is required in an area where a tree was removed by someone other than Peter's Landscape, Inc. and the stump and root areas were not properly ground, Peter's Landscape, Inc. will charge an additional fee to prepare the area. New plant material will come with a warranty for the life of the grounds contract provided Contractor watering proposal is accepted.

Contractor not responsible for direct or incidental damage to any items such as (but not limited to) hoses, sprinkler or underground wiring systems or loss of any nature to property except in cases of willful misconduct or gross negligence. Any damage or suspected damage must be reported to the contractor within 48 hours for any consideration whatsoever. If contractor assumes responsibility an opportunity must be provided for contractor to correct damage. Proposal pricing does not include alterations of scope of work due to buried or concealed obstacles. Customer shall be responsible for procurement and cost of all permits and approvals required. New or revised grading plans and/or any other additional engineering specifications or plans shall be supplied by customer. Any requested or required construction specifications that require a change to the scope of work specified in the contract shall result in changes in pricing to complete work.

Any cancellation or suspension of services requires 30 days written notice and in no event, shall the amounts due and owing to Peter's Landscape, Inc. be less than 50% of the total charge for this service.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. In the event payment shall not be made as specified, I agree to pay all reasonable costs and expenses of collection, including but not limited to attorney's fees whether or not suit is actually filed. A monthly service charge in the amount of 1.5% (\$5.00 minimum) will be applied to amounts 30 days overdue or greater. **(In cases of joint property ownership both parties must sign.)**

Proposal For

Location

STRATHMEADE SQUARE

Victor Cir

C/O Sequoia Management Inc
 4795 Meadow Wood Lane, Suite 300 West
 Chantilly, VA 20151

mobile: 703-803-9641
zrivera@sequoiamanagement.com

Annandale, VA 22003

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1) Tree Work	1	\$ 2,150.00	\$ 2,150.00

Terms
 Due on receipt

Tree Work

Scope of work:
 To the rear of Victor Circle, clean up under brush and vines in the fall.

Price shown is a not to exceed price. Work would be scheduled for the fall.

Client Notes

Work requests beyond this proposal are subject to additional charges.

Signature

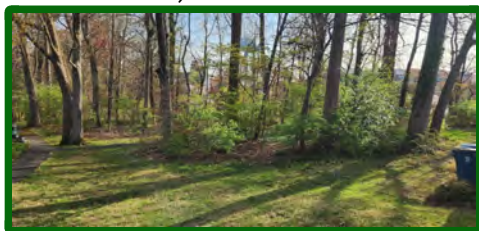
SUBTOTAL	\$ 2,150.00
SALES TAX	\$ 0.00
TOTAL	\$ 2,150.00

x _____ Date:

Please sign here to accept the terms and conditions

Photos

1) Tree Work





PETER'S LANDSCAPE, INC.
44183 Wade Drive Chantilly, VA 20152 (703) 277-0845 Fax (703) 277-2845

Peter's Landscape, Inc
44183 Wade Dr.
Chantilly, VA 20152

Proposal #50795
Created: 03/31/2026

THE BALANCE IS DUE UPON WORK COMPLETION.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be done upon a written change order. The costs will become an extra charge over and above the price. No guarantees expressed or implied regarding effectiveness of work. Performance may be delayed by circumstances beyond contractor's control such as weather, strikes or acts of God. If planting is required in an area where a tree was removed by someone other than Peter's Landscape, Inc. and the stump and root areas were not properly ground, Peter's Landscape, Inc. will charge an additional fee to prepare the area. New plant material will come with a warranty for the life of the grounds contract provided Contractor watering proposal is accepted.

Contractor not responsible for direct or incidental damage to any items such as (but not limited to) hoses, sprinkler or underground wiring systems or loss of any nature to property except in cases of willful misconduct or gross negligence. Any damage or suspected damage must be reported to the contractor within 48 hours for any consideration whatsoever. If contractor assumes responsibility an opportunity must be provided for contractor to correct damage. Proposal pricing does not include alterations of scope of work due to buried or concealed obstacles. Customer shall be responsible for procurement and cost of all permits and approvals required. New or revised grading plans and/or any other additional engineering specifications or plans shall be supplied by customer. Any requested or required construction specifications that require a change to the scope of work specified in the contract shall result in changes in pricing to complete work.

Any cancellation or suspension of services requires 30 days written notice and in no event, shall the amounts due and owing to Peter's Landscape, Inc. be less than 50% of the total charge for this service.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. In the event payment shall not be made as specified, I agree to pay all reasonable costs and expenses of collection, including but not limited to attorney's fees whether or not suit is actually filed. A monthly service charge in the amount of 1.5% (\$5.00 minimum) will be applied to amounts 30 days overdue or greater. **(In cases of joint property ownership both parties must sign.)**



Peter's Landscape, Inc
 44183 Wade Dr.
 Chantilly, VA 20152

Proposal #50796
 Created: 03/31/2026

Proposal For

Location

STRATHMEADE SQUARE

Breckinridge Ln
 Fairfax, VA 22030

C/O Sequoia Management Inc
 4795 Meadow Wood Lane, Suite 300 West
 Chantilly, VA 20151

mobile: 703-803-9641
zrivera@sequoiamanagement.com

Terms
 Due on receipt

Tree Work

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
------------------	----------	------------	--------

1) Tree Work	1	\$ 2,150.00	\$ 2,150.00
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To the rear of Breckenridge in the fall clean up this area of vines and under brush.

Price shown is a not to exceed price. Work would be scheduled for the fall.

Client Notes

Work requests beyond this proposal are subject to additional charges.

Signature

SUBTOTAL	\$ 2,150.00
SALES TAX	\$ 0.00
TOTAL	\$ 2,150.00

x _____ Date:

Please sign here to accept the terms and conditions

Photos



PETER'S LANDSCAPE, INC.
44183 Wade Drive Chantilly, VA 20152 (703)277-0845 Fax (703)277-3822

Peter's Landscape, Inc
44183 Wade Dr.
Chantilly, VA 20152

Proposal #50796
Created: 03/31/2026

1) Tree Work



THE BALANCE IS DUE UPON WORK COMPLETION.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be done upon a written change order. The costs will become an extra charge over and above the price. No guarantees expressed or implied regarding effectiveness of work. Performance may be delayed by circumstances beyond contractor's control such as weather, strikes or acts of God. If planting is required in an area where a tree was removed by someone other than Peter's Landscape, Inc. and the stump and root areas were not properly ground, Peter's Landscape, Inc. will charge an additional fee to prepare the area. New plant material will come with a warranty for the life of the grounds contract provided Contractor watering proposal is accepted.

Contractor not responsible for direct or incidental damage to any items such as (but not limited to) hoses, sprinkler or underground wiring systems or loss of any nature to property except in cases of willful misconduct or gross negligence. Any damage or suspected damage must be reported to the contractor within 48 hours for any consideration whatsoever. If contractor assumes responsibility an opportunity must be provided for contractor to correct damage. Proposal pricing does not include alterations of scope of work due to buried or concealed obstacles. Customer shall be responsible for procurement and cost of all permits and approvals required. New or revised grading plans and/or any other additional engineering specifications or plans shall be supplied by customer. Any requested or required construction specifications that require a change to the scope of work specified in the contract shall result in changes in pricing to complete work.

Any cancellation or suspension of services requires 30 days written notice and in no event, shall the amounts due and owing to Peter's Landscape, Inc. be less than 50% of the total charge for this service.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. In the event payment shall not be made as specified, I agree to pay all reasonable costs and expenses of collection, including but not limited to attorney's fees whether or not suit is actually filed. A monthly service charge in the amount of 1.5% (\$5.00 minimum) will be applied to amounts 30 days overdue or greater. **(In cases of joint property ownership both parties must sign.)**



Peter's Landscape, Inc
 44183 Wade Dr.
 Chantilly, VA 20152

Proposal #50802
 Created: 04/01/2026

Proposal For

Location

STRATHMEADE SQUARE

Thompson Rd
 Annandale, VA 22003

C/O Sequoia Management Inc
 4795 Meadow Wood Lane, Suite 300 West mobile: 703-803-9641
 Chantilly, VA 20151 zrivera@sequoiamanagement.com

Basketball Court Fence Replacement **Terms**
 Due on receipt

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
------------------	----------	------------	--------

1) Replace Fence	1	\$ 5,800.00	\$ 5,800.00
------------------	---	-------------	-------------

Scope of work:
 Remove existing green chain link fence, prep and paint existing posts, install new black chain link fence.

Price shown is a not to exceed price.

Client Notes

Work requests beyond this proposal are subject to additional charges.

Signature

x _____ Date:

SUBTOTAL	\$ 5,800.00
SALES TAX	\$ 0.00
TOTAL	\$ 5,800.00

Please sign here to accept the terms and conditions

THE BALANCE IS DUE UPON WORK COMPLETION.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be done upon a written change order. The costs will become an extra charge over and above the price. No guarantees expressed or implied regarding effectiveness of work. Performance may be delayed by circumstances beyond contractor's control such as weather, strikes or acts of God. If planting is required in an area where a tree was removed by someone other than Peter's Landscape, Inc. and the stump and root areas were not properly ground, Peter's Landscape, Inc. will charge an additional fee to prepare the area. New plant material will come with a warranty for the life of the grounds contract provided Contractor watering proposal is accepted.

Contractor not responsible for direct or incidental damage to any items such as (but not limited to) hoses, sprinkler or underground wiring systems or loss of any nature to property except in cases of willful misconduct or gross negligence. Any damage or suspected damage must be reported to the contractor within 48 hours for any consideration whatsoever. If contractor assumes responsibility an opportunity must be provided for contractor to correct damage. Proposal pricing does not include alterations of scope of work due to buried or concealed obstacles. Customer shall be responsible for procurement and cost of all permits and approvals required. New or revised grading plans and/or any other additional engineering specifications or plans shall be supplied by customer. Any requested or required construction specifications that require a change to the scope of work specified in the contract shall result in changes in pricing to complete work.

Any cancellation or suspension of services requires 30 days written notice and in no event, shall the amounts due and owing to Peter's Landscape, Inc. be less than 50% of the total charge for this service.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. In the event payment shall not be made as specified, I agree to pay all reasonable costs and expenses of collection, including but not limited to attorney's fees whether or not suit is actually filed. A monthly service charge in the amount of 1.5% (\$5.00 minimum) will be applied to amounts 30 days overdue or greater. **(In cases of joint property ownership both parties must sign.)**



Proposal #21355

Date: 4/8/2026

PO #

Sales Rep: Jasinto Gamez Rivas

Customer:

Zachary Rivera
 Sequoia Management
 4795 Meadow Wood Lane
 Suite 300 West
 Chantilly, VA 20151

Property:

Strathmeade Square
 8361 Thompson Road
 Annandale, VA 22003

PLAYGROUND TIMBER REPLACE

PLAYGROUND WOODCHIPS INSTALLATION

Beverly Dr / Decourcet Ct playground

playground on Beverly Dr/ Decourcey CT

remove all rotten timbers and replace

Misc Enhancement

Items	Quantity	Unit	Price/Unit	Price
Pressure Treated Timbers 6"x 6"x 8' - Installed Timbers	62.00	ea	\$115.21	\$7,143.02
Rebar 1/2" x 1 foot	62.00	ea	\$8.30	\$514.36
SPIKE 3/8 X12"	62.00	1	\$4.36	\$270.07
Landscape Labor				\$1,700.00
Misc Enhancement :				\$9,627.45
Subtotal:				\$9,627.45
Sales Tax:				\$0.00
Project Total:				\$9,627.45

Terms & Conditions

Take existing woodchips to fill low areas, install WOODCARPET playground chips two inch in depth.

THE ABOVE QUOTED PRICES ARE VALID FOR 90 DAYS

UPON ACCEPTANCE OF PROPOSAL, please email a signed copy to approval@mcfallandberry.com
Work to begin no later than 3 weeks after the acceptance of the proposal. Thank you!

By _____

Jasinto Gamez Rivas

Date 4/8/2026

**McFall & Berry Landscape
Management**

By _____

Date _____

Strathmeade Square



Proposal

"Your Partner in Pool Management and Service"

Client Name: Strathmeade Square Community
 Project Name: Power wash pool deck/furniture/bathrooms
 Jobsite Address: 8365 Thompson Rd Annandale, VA 22003
 Estimate ID: EST5319664
 Date: Apr 21, 2025

Billing Address: 8365 Thompson Road Annandale, Virginia 22003
 Drawing #: 2

Power Wash Main Pool Deck Area up to 3500 sq feet \$3,425.00

Power wash main pool deck area, up to 3000 square feet.

Pressure Wash of Pool Deck	\$2,050.00
Power wash furniture (up to 50 lounge chair, 10 tables , 30 chairs)	\$750.00
Power wash both bathrooms	\$625.00

Subtotal \$3,425.00

Taxes \$0.00

Estimate Total \$3,425.00

TERMS AND CONDITIONS: All Unforeseen conditions and work complications will be reported to the management. All Change orders are subject to prior approval. All work to be done in a professional manner and all materials to complete the above work to be included in this agreement. This estimate applies only to the job described above. The invoice will be submitted upon completion of the work. The payment is due upon receipt unless specified otherwise. Please sign below and return to the Sierra offices in order to schedule the above work. Price is valid for 90 days.

Estimate authorized by: _____
 Company Representative

Estimate approved by: _____
 Customer Representative

Signature Date: _____

Signature Date: _____



Proposal

"Your Partner in Pool Management and Service"

Client Name: Strathmeade Square Community
 Project Name: Fence repair
 Jobsite Address: 8365 Thompson Rd Annandale, VA 22003 Billing Address: 8365 Thompson Road Annandale, Virginia 22003
 Estimate ID: EST6137848
 Date: Apr 11, 2026

Main and wading pool - Main pool entrance fence repair and wading pool repair \$1,900.00

Chain link pool repair Replacement of hardware for two gates; installation of chain link gates with black latches, self-child latching mechanism, and self-closing hinges; application of oil-based paint on decolored areas. Gates can be adjusted as needed. Gates tubes size 1 3/8" Gates post size 2 3/8

	Professional Service Labor (2026)		\$1,250.00
1	Parts and material	\$650.00	\$650.00
Subtotal			\$1,900.00
Taxes			\$0.00
Estimate Total			\$1,900.00

TERMS AND CONDITIONS: All Unforeseen conditions and work complications will be reported to the management. All Change orders are subject to prior approval. All work to be done in a professional manner and all materials to complete the above work to be included in this agreement. Contractor is not responsible for damage to such items as, but not limited to, curbs, sidewalks, driveways, patios, lawns, shrubs, sprinkler systems and appurtenances. This estimate applies only to the job described above. The invoice will be submitted upon completion of the work. The payment is due upon receipt unless specified otherwise. Please sign below and return to the Sierra offices in order to schedule the above work. Prices are subject to change without notice.

Estimate authorized by: _____
Company Representative

Estimate approved by: _____
Customer Representative

Signature Date: _____

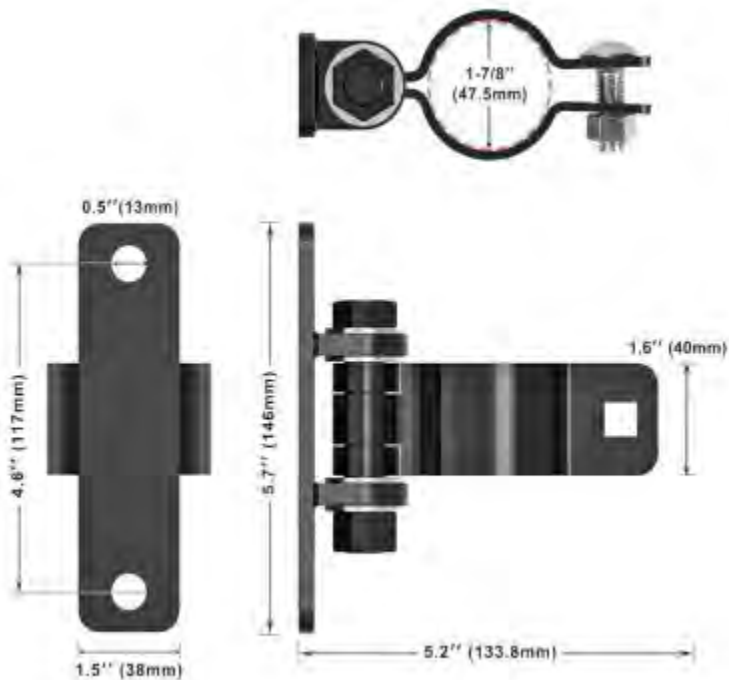
Signature Date: _____

Zachary Rivera

From: Damir Trencevski <damir@highsierrapools.com>
Sent: Saturday, April 11, 2026 8:54 AM
To: Zachary Rivera
Subject: Strathmeade fence repair
Attachments: Main and wading pool gate repair.pdf

Hi Zach,

I hope you have a nice weekend,
Attached please find the proposal for fence repair, below are few photos.
Please let me know if you have any questions,
Thanks





Damir Trencovski | Regional Manager
High Sierra Pools | **SAFETY** is our **FIRST PRIORITY**
2704 Columbia Pike, Arlington, VA 22204
Office: 703-920-1750 ext137 | Cell: 703-507-4466
Email: damir@highsierrapools.com

Connect with us on:



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Change Order

Date: 4/10/2026

7679 Limestone Dr. Ste 140 Gainesville, VA 20155
Phone: (703) 335-1950 Fax: (703) 479-2131

Quoted to: Sequoia Management Company Inc
13998 Parkeast Circle

Chantilly, VA 20151

Regarding Job: 23-275
Strathmeade Sq. Basketball Ct.
8365 Thompson Rd.

Annandale, VA 22003

C/O Number:

Owner C/O Number:

Comments

Provide and Install (1) First Team Goal System

Description

Amount

1. Provide, Install, and Assemble (1) First Team RuffNeck Max Basketball Goal in Lieu of "Customer Supplied Mega Slam 60" Goal:	3,075.00
<ul style="list-style-type: none"> • Excavate 20" wide x 50" deep hole for goal post footing per manufacturer specifications and dispose of all spoils offsite. • Pour concrete footing and level goal post. • Provide, assemble, and install backboard, goal, and net. 	

Original Contract: \$	27,063.00
Current Change Order: \$	3,075.00
Previous Change Orders: \$	0.00
	<hr/>
Revised Contract: \$	30,138.00

Authorized By: _____

Representative: _____

Date: _____

Date: _____

DISCUSSION ON
DUE PROCESS RESOLUTION

Discussion on Amendment Status Updates