

STRATHMEADE SQUARE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING

Wednesday, September 16, 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
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

Strathmeade Square Community Association
Motion Worksheet
Approval of September 16, 2026 Board of Directors Meeting Agenda

Motion:

“I move to approve the agenda for the September 16, 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				
Bob Hite, Member-at-Large				

Strathmeade Square Community Association
Board of Directors Meeting
Wednesday, September 16, 2026, at 7:00 PM
Hybrid via zoom and in person at the clubhouse at
8365 Thompson Road, Annandale, VA 22003

Join Zoom Meeting

<https://us06web.zoom.us/j/89032240720?pwd=Xqjpr9dofQS3bfsHbETxhFX2Eo8LR7.1>

Meeting ID: 890 3224 0720

Passcode: 815079

AGENDA

- | | |
|---|---------|
| I. Call to Order | 7:00 PM |
| II. Approval of Agenda (Meeting of September 16, 2026) | 7:05 PM |
| III. Homeowner Open Forum | 7:10 PM |
| IV. Approval of Minutes (Meeting of July 15, 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: August 31 2026 Balance Sheet & Income Statement | |
| VI. Committee Reports | 7:35 PM |
| VII. New Business | 7:45 PM |
| A. Approval of FY2027 Landscaping Company | |
| B. Discussion on FY2027 Draft Budget | |
| C. Discussion on Parking Pass Replacements | |
| 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)

APPROVAL OF MINUTES

Strathmeade Square Community Association
Motion Worksheet
Approval of Minutes – Wednesday, July 15, 2026, Board of Directors Meeting

Motion:

“I move to approve the Draft minutes from the Wednesday, July 15, 2026, Board of Directors Meeting”

Motion: _____ 2nd: _____

Summary:

Attached please find the Draft minutes from the Wednesday, July 15, 2026, Board of Directors meeting. It is necessary to approve the minutes, so they may be finalized and stored as record of the meeting.

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				
Bob Hite, Member-at-Large				

Strathmeade Square Community Association
Board of Directors Meeting
Wednesday, July 15, 2026, 7:00 P.M.
Hybrid Via Zoom and at 8365 Thompson Road, Annandale, VA 22003

Board Members Present

Janet Goodwin, President
Laxman Pandey, Treasurer
Nora Drain, Secretary
Shivang Patel, Member-at-Large
Joseph Starkey, Member-at-Large
Bob Hite, Member-at-Large

Managing Agents Present

Zachary Rivera, Community Manager

Others Present

0 residents present via zoom
1 resident present in person

Board Members Absent

Whitney Bergendahl, Vice President
Natalie Smith, Member-at-Large
Bob Hite, Member-at-Large

I. CALL TO ORDER/PROOF OF QUORUM

Janet Goodwin called the meeting to order at 7:01pm and established the quorum requirements had been met with 5 board members present.

II. APPROVAL OF AGENDA

A motion was made by Joseph Starkey and seconded by Janet Goodwin to approve the Wednesday, July 15, 2026; Board of Directors Meeting Agenda as written. Motion passed unanimously. Vote 5-0-0.

III. HOMEOWNER OPEN FORUM

The following items were discussed during Homeowner Open Forum: plug-in solar panels, teens/young adults hanging on basketball hoop complaint, video surveillance cameras, HVAC maintenance, and Janitorial maintenance for clubhouse.

IV. APPROVAL OF JUNE 17, 2026, MEETING MINUTES

A motion was made by Joseph Starkey and seconded by Laxman Pandey to approve the draft Wednesday, June 17, 2026, Board of Directors meeting minutes as written. Motion passed unanimously. Vote 5-0-0.

V. MANAGEMENT REPORTS

Management provided updates on the following items: meeting with Peter's Landscaping for tree work, pest control, pool operations, and reserve study.

Management and the Board of Directors reviewed the Action Item List, FY2026 Operations Calendar, and June 2026 unaudited financials as presented.

A motion was made by Joseph Starkey and seconded by Janet Goodwin to approve the proposal from High Sierra Pools for phosphate treatment. Motion passed unanimously. Vote 5-0-0.

VI. COMMITTEE REPORTS

A. Architectural Control Committee

None.

B. Landscaping Committee

The committee reported meeting with Peter's Landscaping to review tree concerns. Additional tree concerns were reported off Beverly Drive, Decourcey Court, and the intersection between Glastonbury and Victor Circle.

C. Maintenance Committee

The committee reviewed items from the Draft FY2026 Reserve Study and planned for upcoming concrete/asphalt work FY2027 for Contessa Court, Conquistador Court, Thompson Road (Clubhouse area), and Decourcey Court.

D. Community Engagement Committee

The committee reported that an email was sent regarding 4th of July fireworks safety, determined no community BBQ events for the remainder of the year, and set up a Trash/ dumpster event for October 17th with a rain date of October 24th with 2 dumpsters being available between October 21st to October 23rd.

E. Parking Committee

None.

VII. NEW BUSINESS

A. Approval of FY2026 Draft Reserve Study

A motion was made by Janet Goodwin and seconded by Joseph Starkey to approve the FY2026 Draft Reserve Study from CAE as presented. Motion passed unanimously. Vote 5-0-0.

VIII. EXECUTIVE SESSION

A motion was made by Janet Goodwin and seconded by Joseph Starkey to enter into executive session at 7:48pm to discuss Covenants Reports, Aging Reports, Collections Reports, and other sensitive matters. Motion passed unanimously. Vote 5-0-0.

A motion was made by Janet Goodwin and seconded by Laxman Pandey to exit out of executive session at 7:52pm. Motion passed unanimously.

IX. NEW BUSINESS

A. Approval of Late Fee Waiver Request STM279

A motion was made by Janet Goodwin and seconded by Nora Drain to waive late fees for account STM279. Motion passed unanimously. Vote 5-0-0.

X. ADJOURNMENT

A motion was made by Nora Drain and seconded by Joseph Starkey to adjourn the meeting at 7:55pm. Motion passed unanimously. Vote 5-0-0.

MANAGEMENT REPORTS

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

Sub-Contractors/ Grounds

- Management has continued to work with Peter's Landscaping for emergency tree concerns
- Orkin Pest Control was onsite to provide treatments for hornets nests
- High Sierra Pools was onsite to perform the respective work for pool maintenance

Covenants

- Management has completed routine covenants inspections as per the approved Due Process Resolution.

Financials

- August 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 September 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



SEQUOIA MANAGEMENT
MANAGING YOUR MOST IMPORTANT ASSET SINCE 1986

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



SEQUOIA MANAGEMENT
MANAGING YOUR MOST IMPORTANT ASSET SINCE 1986

01/28/2026	Follow up on complaints RE: 3366 Whipple Court, Leaf pick up and yard waste pick up	Completed	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	MGMT to reach out to Janet Goodwin on requested scope.
01/28/2026	Reach out to legal regarding Due Process Resolution	Completed	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	Copy of collections policy to be reviewed and accounts to be discussed in March 2026 meeting.
02/23/2026	Reach out to Kristen on updates on Bylaws (Rees Broome)	Completed	MGMT – Zach	ASAP	Management reached out 3/13/2026, awaiting response.
02/23/2026	New TV, Microwave, Coffee Maker, Phone and Wifi	Completed	MGMT – Zach/ BOD	ASAP	BOD to discuss scope and cost at March 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.
04/09/2026	Playground Timber Proposals	Completed	MGMT – Zach	ASAP	Get additional quotes on this item; already have McFall, need Peter's and another vendor.

2026 Strathmeade Square Community Association Action Item List



SEQUOIA MANAGEMENT
MANAGING YOUR MOST IMPORTANT ASSET SINCE 1986

04/09/2026	Landscaping maintenance concern items	Completed	MGMT – Zach	ASAP	Spring clean up, weed control, irrigation, mowing, etc. – reached out to McFall on 04/09/2026
04/15/2026	Operational: print newsletters to provide to Janet for distribution. Look into copies for little library by pool house	Completed	MGMT – Zach	ASAP	
04/15/2026	Send parking committee copy of Sequoia's parking spreadsheet and compare to Board's copy	Completed	MGMT – Zach	ASAP	
04/15/2026	Order additional tickets for parking committee	Completed	MGMT – Zach	ASAP	Management needs copy of design of tickets.
04/15/2026	Provide PDF of pool application package and make fillable PDF.	Completed	MGMT – Zach	ASAP	
04/15/2026	Order emergency pool phone and set up wifi for pool house	Completed	MGMT – Zach	ASAP	
04/15/2026	Have Board approve Final audit no later than 4/25/2026	Completed	MGMT – Zach	ASAP	Approved during 05/20/2026 meeting.
04/15/2026	Reach out to attorney on due process resolution draft	Completed	MGMT – Zach	ASAP	
04/15/2026	Follow up attorney on Amendment status updates	Completed	MGMT – Zach	ASAP	No additional votes reported.
04/15/2026	Provide Board with vendors list for Landscaping contractors	Completed	MGMT – Zach	06/17/2026	
04/15/2026	Reach out to delinquent owners with balances not updated for new dues amount. Provide Board	Completed	MGMT – Zach	06/17/2026	Mailed 07/09/2026.

2026 Strathmeade Square Community Association Action Item List



SEQUOIA MANAGEMENT
MANAGING YOUR MOST IMPORTANT ASSET SINCE 1986

	with prompt/letter to be sent out.				
05/21/2026	Paying assessments memo revision to include collections policy copy and information on collections.	Completed	MGMT – Zach	06/17/2026	
05/21/2026	Look into graffiti removal reported across from 3362 Whipple court	Completed	MGMT – Zach	06/17/2026	From email on 7/16/2026. No graffiti was observed.
05/21/2026	Look into tree removal contract with Peter's Landscaping. Establish day rate?	Completed	MGMT – Zach	06/17/2026	
05/21/2026	Reach out to Finley regarding analysis of concrete/asphalt conditions of community	In Progress	MGMT – Zach	06/17/2026	Management to scheduled walkthrough for 2027 work.
05/21/2026	Coordinate with Whitney Bergendahl regarding cutting off service with Verizon	Completed	MGMT – Zach	06/17/2026	
05/21/2026	Set up insurance coverage with CI solutions and provide termination notice to previous insurance provider	Completed	MGMT – Zach	06/17/2026	
05/21/2026	Make revision to approved due process resolution and distribute.	Completed	MGMT – Zach	06/17/2026	Store electronic copy to sequoia and website, provide copy to legal firm and BOD
05/21/2026	Revise towing renewal contract and coordinate with BOD and towing contractor and parking	Completed	MGMT – Zach	06/17/2026	

2026 Strathmeade Square Community Association Action Item List



SEQUOIA MANAGEMENT
MANAGING YOUR MOST IMPORTANT ASSET SINCE 1986

	committee on enforcement procedures				
05/21/2026	Waive legal late fees for STM133. Coordinate with accounting on credit application.	Completed	MGMT – Zach	06/17/2026	
04/15/2026	Get additional bids for fence replacement, timber edging on tot lot, and new sign for Tobin/Beverly.	Completed	MGMT – Zach	06/17/2026	
04/15/2026	Research vendors for electronic signs for community.	Completed	MGMT – Zach	06/17/2026	Email sent out to Sequoia Managers for contractor referrals on 07/08/2026.
04/15/2026	Order additional tickets for parking committee	Completed	MGMT – Zach	06/17/2026	Management needs copy of design of tickets.
06/18/2026	Compile tree complaints into list for Peter's	Completed	MGMT – Zach	07/15/2026	
06/18/2026	Send signed proposals for Fence work and sign work to Peter's	Completed	MGMT – Zach	07/15/2026	Sent proposals for Janet Goodwin to sign and return on 06/18/2026
06/18/2026	Look into ordering of new tags and schematic for tag #s	In Progress	MGMT – Zach & BOD	10/1/2026	To be discussed during September 2026 meeting
06/18/2026	Separate porter's service on landscaping contract RFP, and reach out to two more vendors for a proposal for a January 1, 2027 start date	Completed	MGMT – Zach	07/15/2026	Email sent to Peter's Landscape Inc. and Lancaster Landscaping for proposals.
07/16/2026	HVAC Maintenance Contract bids for clubhouse	In Progress	MGMT – Zach	09/16/2026	To be provided for October 2026 meeting
07/16/2026	Janitorial Maintenance Contract bids for clubhouse	In Progress	MGMT – Zach	09/16/2026	To be provided for October 2026 meeting

2026 Strathmeade Square Community Association Action Item List



SEQUOIA MANAGEMENT
MANAGING YOUR MOST IMPORTANT ASSET SINCE 1986

07/16/2026	Draft FY2027 Budget	Completed	MGMT – Zach	09/16/2026	
07/16/2026	Schedule Follow up Walkthrough with Finley Concrete for scope for FY2027 concrete/asphalt work	In Progress	MGMT – Zach	09/16/2026	
07/16/2026	Reach out to CAE for final Reserve Study	Completed	MGMT – Zach	09/16/2026	
07/16/2026	Send updated 2026 Pool Rules to Shivang	Completed	MGMT – Zach	09/16/2026	
07/16/2026	Reach out to High Sierra about being open for the full day for Friday, September 4 th .	Completed	MGMT – Zach	ASAP	
07/16/2026	Waive STM279 Late Fees	Completed	MGMT – Zach	ASAP	

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=Xqjpr9dofQS3bfsHbETxhFX2Eo8LR7.1>

Meeting ID: 890 3224 0720

Passcode: 815079

MANAGEMENT MEMORANDUM

To: Strathmeade Square Community Association

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

Subject: August 31, 2026 (Unaudited) Financial Report

SUMMARY:

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

Total CASH & INVESTMENTS: \$421,900.97

Year-to-date INCOME: \$388,190.83

Year-to-date EXPENSES: \$429,014.30

Year-to-date RESERVE CONTRIBUTIONS: \$122,,507.72

Year-to-date Deficit: (\$40,823.47)

BALANCE SHEET:

The Asset Funds (cash on hand) reflected a balance of \$18,623.76 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 \$255,369.61 with an interest rate of 3.24% and Pinnacle Money Market with a balance of \$130,193.54 and an interest rate of 2.17%.

CASH FLOW:

Auditors recommend that an Association have between 2 and 3 months of expenses in its asset operating accounts. With monthly expenses averaging \$61,287.76 this would require the operating account to maintain a balance between \$122,575.52 and \$183,863.28. Presently, the Association has \$36,337.82, Therefore, the cash flow does not meet auditor's recommendations.

DELINQUENCIES:

As of August 31, 2026, twelve (12) accounts were delinquent more than 60 days. Strathmeade Square Community Association has a delinquency rate of 2.64% 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 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
Under 30	36	\$4,970.35	22.46%
Over 30	5	\$25.00	0.11%
Over 60	11	\$1,624.79	7.34%
Over 90	8	\$15,514.10	70.09%
TOTAL		\$22,134.24	100.00%

REPAIR/REPLACEMENT RESERVES:

The Repair & Replacement Reserves balance as of August 31, 2026, was \$385,563.15. The Repair & Replacement Reserve balance was not fully supported, as evidenced by a deficit of (\$52,333.46)

TOTAL CASH & INVESTMENTS: \$421,900.97

Less TOTAL LIABILITIES: (\$88,671.28)

Less Amount earmarked for RESERVE REPLACEMENTS: (\$385,563.15)

EQUALS A DEFICIT OF: (\$52,333.46)

PRIOR YEAR OWNER'S EQUITY:

It is important to note that, as of August 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 August 31, 2026, the Association showed a year-to-date **Total Income** of \$388,190.83, the budgeted amount was \$383,969.97; therefore, resulting in a **favorable** variance of \$4,220.86.

As of August 31, 2026, the Association showed a year-to-date **Total Expense** of \$429,014.30, the budgeted amount was \$407,244.76; therefore, resulting in an **unfavorable** variance of (\$21,769.54)

As of August 31, 2026, the Association showed a year-to-date **Net Deficit** of (\$40,823.47), the budgeted amount was (\$23,274.79), therefore, resulting in an **unfavorable** variance of (\$17,548.68)

BUDGET OVERRUNS over \$1,000.00:

Legal Fees – Collections – (\$5,531.70)

Insurance – (\$3,274.00)

Electricity – Lighting – (\$2,940.71)

Community Maintenance and Improvement – (\$3,809.87)

Pool Maintenance and Supplies – (\$8,702.60)

Signage – (\$4,690.56)

BUDGET SAVINGS over \$1,000.00:

Snow Removal/ Street Sweeping - \$1,648.00

Playground Maintenance - \$4,000.00

Tree Trimming/ Removal - \$3,988.31

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

ASSETS

PINNACLE OPERATING CHECKING	18,623.76
ASSESSMENTS RECEIVABLE	22,309.55
ALLOWANCE ACCOUNT	(7,489.49)
MISCELLANEOUS RECEIVABLES	0.00
PREPAID EXPENSES	<u>2,894.00</u>

TOTAL CURRENT ASSETS **36,337.82**

CASH RESERVES

CAPITAL BANK MONEY MARKET 3.24%	255,369.61
PINNACLE MONEY MARKET 2.17%	<u>130,193.54</u>

TOTAL CASH RESERVES **385,563.15**

TOTAL ASSETS **421,900.97**

LIABILITIES & EQUITY

ACCRUED EXPENSES	54,193.18
PREPAID ASSESSMENTS	<u>34,478.10</u>

TOTAL LIABILITIES **88,671.28**

REPLACEMENT RESERVES	246,272.20
OPERATING RESERVE	2,700.00
UNAPPROPRIATED EQUITY	125,080.96
CURRENT SURPLUS / (DEFICIT)	<u>(40,823.47)</u>

TOTAL EQUITY **333,229.69**

TOTAL LIABILITIES & EQUITY **421,900.97**

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

ACCT NUMBER	REVENUE	CURRENT PERIOD			YEAR-TO-DATE			ANNUAL BUDGET
		ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	
50000	RESIDENTIAL ASSESSMENTS	54,170.79	54,170.71	0.08	379,195.53	379,194.97	0.56	650,049
50550	INTEREST INCOME	937.54	583.33	354.21	6,090.30	4,083.31	2,006.99	7,000
50850	POOL FEES	0.00	50.00	(50.00)	1,020.00	400.00	620.00	400
50550	LATE CHARGES	85.00	41.67	43.33	670.00	291.69	378.31	500
54001	LEGAL FEE REIMBURSEMENTS	0.00	0.00	0.00	1,140.00	0.00	1,140.00	0
50925	ARCOM VIOLATION CHARGES	0.00	0.00	0.00	0.00	0.00	0.00	0
50900	MISCELLANEOUS INCOME / ADS	<u>50.00</u>	<u>0.00</u>	<u>50.00</u>	<u>75.00</u>	<u>0.00</u>	<u>75.00</u>	<u>0</u>
	TOTAL REVENUE	<u>55,243.33</u>	<u>54,845.71</u>	<u>397.62</u>	<u>388,190.83</u>	<u>383,969.97</u>	<u>4,220.86</u>	<u>657,949</u>
	ADMINISTRATIVE EXPENSE							
74000	LEGAL FEES - GENERAL	0.00	333.33	333.33	1,655.00	2,333.31	678.31	4,000
74002	LEGAL FEES - COLLECTIONS	1,033.27	250.00	(783.27)	7,281.70	1,750.00	(5,531.70)	3,000
74090	RESERVE STUDY	0.00	0.00	0.00	3,950.00	4,000.00	50.00	4,000
74010	BOARD EXPENSE / MEETINGS	0.00	0.00	0.00	0.00	100.00	100.00	100
73000	INSURANCE	25.00	850.00	825.00	9,224.00	5,950.00	(3,274.00)	10,200
72010	INCOME TAXES	0.00	0.00	0.00	1,562.30	2,100.00	537.70	2,100
72340	POSTAGE	82.42	133.33	50.91	953.07	933.31	(19.76)	1,600
74020	NEWSLETTER	160.00	125.00	(35.00)	1,120.00	875.00	(245.00)	1,500
71010	ELECTRICITY - LIGHTING	1,596.69	1,083.33	(513.36)	10,524.02	7,583.31	(2,940.71)	13,000
70167	ELECTRICITY - POOL	1,016.62	458.33	(558.29)	3,733.52	3,208.31	(525.21)	5,500
71030	TELEPHONE - POOL HOUSE	233.72	166.67	(67.05)	946.95	1,166.69	219.74	2,000
74035	COMPUTER / ELECTRONIC	0.00	83.33	83.33	72.19	583.31	511.12	1,000
71020	WATER & SEWER	1,751.19	900.00	(851.19)	3,660.70	2,700.00	(960.70)	3,200
72020	DUES / PUBLICATIONS	0.00	0.00	0.00	25.00	50.00	25.00	200
79000	MISCELLANEOUS	0.00	25.00	25.00	447.54	175.00	(272.54)	300
74080	AUDIT & TAX RETURN PREP.	0.00	0.00	0.00	0.00	0.00	0.00	4,750
50600	UNCOLLECTIBLE ASSESSMENTS	0.00	0.00	0.00	500.00	0.00	(500.00)	0
74040	WEBSITE	139.00	0.00	(139.00)	165.00	0.00	(165.00)	300
76000	MANAGEMENT FEES	<u>4,838.75</u>	<u>4,838.75</u>	<u>0.00</u>	<u>33,871.25</u>	<u>33,871.25</u>	<u>0.00</u>	<u>58,065</u>
	TOTAL ADMINISTRATIVE EXPENSE	<u>10,876.66</u>	<u>9,247.07</u>	<u>(1,629.59)</u>	<u>79,692.24</u>	<u>67,379.49</u>	<u>(12,312.75)</u>	<u>114,815</u>
	LANDSCAPING EXPENSES							
70040	GROUNDS MAINTENANCE	5,480.30	5,489.43	9.13	38,362.10	38,426.01	63.91	65,873
70015	COMMUNITY MAINT. & IMPROV.	0.00	83.33	83.33	4,393.18	583.31	(3,809.87)	1,000
70042	TREE TRIMMING / REMOVAL	0.00	3,333.33	3,333.33	19,345.00	23,333.31	3,988.31	40,000
70044	WATERING	0.00	100.00	100.00	0.00	300.00	300.00	500
70043	KWANZAN CHERRY TREES	<u>0.00</u>	<u>125.00</u>	<u>125.00</u>	<u>0.00</u>	<u>875.00</u>	<u>875.00</u>	<u>1,500</u>
	TOTAL LANDSCAPING EXPENSES	<u>5,480.30</u>	<u>9,131.09</u>	<u>3,650.79</u>	<u>62,100.28</u>	<u>63,517.63</u>	<u>1,417.35</u>	<u>108,873</u>
	MAINTENANCE EXPENSES							
70060	TRASH REMOVAL / RECYCLING	11,572.05	10,803.13	(768.92)	76,920.80	75,621.91	(1,298.89)	129,638
70010	MISCELLANEOUS TRASH	204.00	500.00	296.00	3,486.00	3,500.00	14.00	6,000
70050	SNOW REMOVAL / STREET SWEEPING	0.00	0.00	0.00	2,352.00	4,000.00	1,648.00	15,000
70062	SPRING & FALL CLEANUPS	0.00	0.00	0.00	317.37	375.00	57.63	750
70135	SIGNAGE	<u>4,690.56</u>	<u>0.00</u>	<u>(4,690.56)</u>	<u>4,690.56</u>	<u>0.00</u>	<u>(4,690.56)</u>	<u>0</u>
	TOTAL MAINTENANCE EXPENSES	<u>16,466.61</u>	<u>11,303.13</u>	<u>(5,163.48)</u>	<u>87,766.73</u>	<u>83,496.91</u>	<u>(4,269.82)</u>	<u>151,388</u>
	RECREATION EXPENSES							
70160	POOL ADMINISTRATION	11,860.00	11,860.00	0.00	59,570.00	59,300.00	(270.00)	59,300
70162	POOL MAINTENANCE & SUPPLIES	2,803.00	1,700.00	(1,103.00)	15,502.60	6,800.00	(8,702.60)	8,500
70163	POOL HOUSE MAINTENANCE	826.94	500.00	(326.94)	1,343.59	1,500.00	156.41	2,000
75000	COMMUNITY EVENTS	0.00	0.00	0.00	531.14	750.00	218.86	1,500
70150	PLAYGROUND MAINTENANCE	<u>0.00</u>	<u>1,000.00</u>	<u>1,000.00</u>	<u>0.00</u>	<u>4,000.00</u>	<u>4,000.00</u>	<u>5,000</u>
	TOTAL RECREATION EXPENSES	<u>15,489.94</u>	<u>15,060.00</u>	<u>(429.94)</u>	<u>76,947.33</u>	<u>72,350.00</u>	<u>(4,597.33)</u>	<u>76,300</u>
	REPLACEMENT RESERVES							
95000	RESERVE FUNDING	16,631.06	16,631.06	0.00	116,417.42	116,417.42	0.00	199,573
95010	REINVESTED INTEREST	<u>937.54</u>	<u>583.33</u>	<u>(354.21)</u>	<u>6,090.30</u>	<u>4,083.31</u>	<u>(2,006.99)</u>	<u>7,000</u>
	TOTAL REPLACEMENT RESERVES	<u>17,568.60</u>	<u>17,214.39</u>	<u>(354.21)</u>	<u>122,507.72</u>	<u>120,500.73</u>	<u>(2,006.99)</u>	<u>206,573</u>
	TOTAL EXPENSES	<u>65,882.11</u>	<u>61,955.68</u>	<u>(3,926.43)</u>	<u>429,014.30</u>	<u>407,244.76</u>	<u>(21,769.54)</u>	<u>657,949</u>
	SURPLUS / (DEFICIT) FUNDS	<u>(10,638.78)</u>	<u>(7,109.97)</u>	<u>(3,528.81)</u>	<u>(40,823.47)</u>	<u>(23,274.79)</u>	<u>(17,548.68)</u>	<u>0</u>

**General Ledger Trial Balance with Details**

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10-10300-00	PINNACLE OPERATING CASH	\$19,630.54	\$47,376.73	\$48,383.51	\$18,623.76
Date	GL Ref #	Debit	Credit	Description	
08/03/2026	12083865	\$ -	\$ 4,838.75	PINNACLE OPERATING CASH; Sequoia Management Company Chk # 0 Inv: 556408 Sequoia Management Company	
08/03/2026	12084364	175.31	-	Deposit from batch 325558	
08/03/2026	12084628	175.81	-	Deposit from batch 325553	
08/03/2026	12084658	175.31	-	Deposit from batch 325554	
08/03/2026	12085284	4,536.16	-	Deposit from batch 325477	
08/03/2026	12086842	175.31	-	Deposit from batch 325481	
08/03/2026	12086995	696.74	-	Deposit from batch 325532	
08/03/2026	12088197	525.56	-	Deposit from batch 325641	
08/04/2026	12088863	346.12	-	Deposit from batch 325559	
08/04/2026	12089180	701.24	-	Deposit from batch 325666	
08/04/2026	12089742	175.31	-	Deposit from batch 325569	
08/04/2026	12092414	516.93	-	Deposit from batch 325763	
08/04/2026	12092575	175.31	-	Deposit from batch 325815	
08/05/2026	12091169	-	1,016.62	PINNACLE OPERATING CASH; Dominion Energy Virginia, Inc. Chk # 25510 Inv: 800481143891 Dominion Energy Virginia, Inc.	
08/05/2026	12091169	-	1,596.69	PINNACLE OPERATING CASH; Dominion Energy Virginia, Inc. Chk # 25510 Inv: 072326 Dominion Energy Virginia, Inc.	
08/05/2026	12091173	-	11,860.00	PINNACLE OPERATING CASH; High Sierra Pools, Inc. Chk # 25511 Inv: SIO213480 High Sierra Pools, Inc.	
08/05/2026	12091175	-	5,684.30	PINNACLE OPERATING CASH; McFall & Berry Landscape Management, INC. Chk # 25512 Inv: 245569 McFall & Berry Landscape Management, INC.	
08/05/2026	12091178	-	181.62	PINNACLE OPERATING CASH; Verizon Chk # 25513 Inv: 072626 Verizon	
08/05/2026	12094781	175.31	-	Deposit from batch 325668	
08/05/2026	12095082	175.31	-	Deposit from batch 325864	
08/05/2026	12095258	350.62	-	Deposit from batch 325669	
08/05/2026	12095457	175.31	-	Deposit from batch 325675	
08/06/2026	12098019	2,279.03	-	Deposit from batch 325959	
08/06/2026	12098320	350.62	-	Deposit from batch 325883	
08/06/2026	12098763	723.74	-	Deposit from batch 325871	
08/06/2026	12100854	355.62	-	Deposit from batch 326005	
08/07/2026	12100899	25.00	-	Parking Pass	
08/07/2026	12101023	175.31	-	Deposit from batch 325965	
08/07/2026	12101408	350.62	-	Deposit from batch 326029	
08/07/2026	12101554	175.31	-	Deposit from batch 326035	
08/10/2026	12102562	17,600.81	-	Deposit from batch 325530	
08/10/2026	12102982	175.31	-	Deposit from batch 326111	
08/10/2026	12103210	250.00	-	Deposit from batch 326086	
08/10/2026	12103448	697.33	-	Deposit from batch 326022	
08/10/2026	12103741	175.31	-	Deposit from batch 326026	
08/10/2026	12104115	175.31	-	Deposit from batch 326155	
08/11/2026	12104502	1,051.86	-	Deposit from batch 326207	
08/11/2026	12109616	202.31	-	Deposit from batch 326264	
08/12/2026	12105524	-	82.42	PINNACLE OPERATING CASH; Sequoia Management Company Chk # 0 Inv: 557649 Sequoia Management Company	
08/12/2026	12105526	-	70.00	PINNACLE OPERATING CASH; Sequoia Management Company Chk # 0 Inv: 081026 Sequoia Management Company	
08/12/2026	12105528	-	70.00	PINNACLE OPERATING CASH; Sarah Klotz Chk # 25514 Inv: 080626 Sarah Klotz	
08/12/2026	12105635	-	1,775.00	PINNACLE OPERATING CASH; High Sierra Pools, Inc. Chk # 25515 Inv: SIO214990 High Sierra Pools, Inc.	
08/12/2026	12105635	-	1,028.00	PINNACLE OPERATING CASH; High Sierra Pools, Inc. Chk # 25515 Inv: SIO214748 High Sierra Pools, Inc.	

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08/12/2026	12105639	\$ -	\$ 674.94	PINNACLE OPERATING CASH; ACE Fire Extinguisher Service, INC. Chk # 25516 Inv: 95743 ACE Fire Extinguisher Service, INC.	
08/12/2026	12105641	-	52.10	PINNACLE OPERATING CASH; T-Mobile Chk # 25517 Inv: 218766754-3 T-Mobile	
08/12/2026	12105643	-	11,572.05	PINNACLE OPERATING CASH; Republic Services #803 Chk # 25518 Inv: 0803-006205957 Republic Services #803	
08/12/2026	12105645	-	30.00	PINNACLE OPERATING CASH; Emmeline Kelley Chk # 25519 Inv: 080626 Emmeline Kelley	
08/12/2026	12105647	-	30.00	PINNACLE OPERATING CASH; Quang Quach Chk # 25520 Inv: 080626 Quang Quach	
08/12/2026	12105649	-	30.00	PINNACLE OPERATING CASH; Sir Pharoah Carter Chk # 25521 Inv: 080626 Sir Pharoah Carter	
08/12/2026	12110072	175.31	-	Deposit from batch 326211	
08/13/2026	12111562	175.31	-	Deposit from batch 326348	
08/14/2026	12111945	175.00	-	Deposit from batch 326396	
08/14/2026	12112045	175.31	-	Deposit from batch 326399	
08/14/2026	12112101	99.37	-	Deposit from batch 326402	
08/17/2026	12112276	25.00	-	Parking Pass	
08/17/2026	12112654	131.20	-	Deposit from batch 326479	
08/17/2026	12112715	350.62	-	Deposit from batch 326495	
08/17/2026	12112817	701.24	-	Deposit from batch 326503	
08/17/2026	12113068	350.62	-	Deposit from batch 326432	
08/17/2026	12113339	300.00	-	Deposit from batch 326466	
08/17/2026	12113631	175.31	-	Deposit from batch 326547	
08/18/2026	12114191	175.31	-	Deposit from batch 326507	
08/18/2026	12114320	175.31	-	Deposit from batch 326511	
08/19/2026	12114695	-	139.00	PINNACLE OPERATING CASH; Sequoia Management Company Chk # 0 Inv: 558431 Sequoia Management Company	
08/19/2026	12114869	-	1,033.27	PINNACLE OPERATING CASH; Rees Broome, PC Chk # 25522 Inv: 1568565 Rees Broome, PC	
08/19/2026	12114991	-	4,690.56	PINNACLE OPERATING CASH; Peter's Landscape, Inc. Chk # 25523 Inv: 50803 Peter's Landscape, Inc.	
08/19/2026	12114993	-	25.00	PINNACLE OPERATING CASH; The Cincinnati Insurance Company Chk # 25524 Inv: 081026 The Cincinnati Insurance Company	
08/19/2026	12114995	-	152.00	PINNACLE OPERATING CASH; All Plumbing, Inc. Chk # 25525 Inv: 248880 All Plumbing, Inc.	
08/19/2026	12116547	175.31	-	Deposit from batch 326728	
08/21/2026	12118266	525.93	-	Deposit from batch 326862	
08/21/2026	12118514	350.62	-	Deposit from batch 326859	
08/21/2026	12118765	175.31	-	Deposit from batch 326885	
08/24/2026	12119039	701.24	-	Deposit from batch 326941	
08/24/2026	12119253	170.81	-	Deposit from batch 326863	
08/25/2026	12120226	175.31	-	Deposit from batch 327024	
08/25/2026	12120294	175.31	-	Deposit from batch 326942	
08/25/2026	12120493	876.55	-	Deposit from batch 327036	
08/25/2026	12120741	175.31	-	Deposit from batch 326949	
08/26/2026	12121574	-	1,751.19	PINNACLE OPERATING CASH; Fairfax Water Chk # 25526 Inv: 081426 Fairfax Water	
08/26/2026	12122419	355.62	-	Deposit from batch 327133	
08/26/2026	12122502	346.12	-	Deposit from batch 327038	
08/26/2026	12122582	350.62	-	Deposit from batch 327039	
08/26/2026	12122688	351.31	-	Deposit from batch 327043	
08/27/2026	12123813	637.80	-	Deposit from batch 327145	
08/28/2026	12124223	350.62	-	Deposit from batch 327187	
08/28/2026	12124446	1,227.17	-	Deposit from batch 327229	

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08/28/2026	12124865	\$ 1,060.36	\$ -	Deposit from batch 327193	
08/31/2026	12125404	877.05	-	Deposit from batch 327292	
08/31/2026	12125742	238.75	-	Deposit from batch 327280	
08/31/2026	12125939	528.93	-	Deposit from batch 327230	
08/31/2026	12126336	350.62	-	Deposit from batch 327269	
12-11000-00	ASSESSMENTS RECEIVABLE	19,963.72	54,270.79	51,924.96	22,309.55
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	11559171	\$ 54,170.79	\$ -	Association Dues - Batch 308862	
08/01/2026	12072952	-	175.31	Applied Prepaid STM1	
08/01/2026	12072954	-	14.22	Applied Prepaid STM5	
08/01/2026	12072956	-	175.31	Applied Prepaid STM7	
08/01/2026	12072958	-	175.31	Applied Prepaid STM8	
08/01/2026	12072960	-	175.31	Applied Prepaid STM17	
08/01/2026	12072962	-	175.31	Applied Prepaid STM19	
08/01/2026	12072964	-	175.31	Applied Prepaid STM20	
08/01/2026	12072966	-	175.31	Applied Prepaid STM22	
08/01/2026	12072968	-	175.31	Applied Prepaid STM24	
08/01/2026	12072970	-	175.31	Applied Prepaid STM25	
08/01/2026	12072972	-	175.31	Applied Prepaid STM26	
08/01/2026	12072974	-	175.31	Applied Prepaid STM39	
08/01/2026	12072976	-	175.31	Applied Prepaid STM43	
08/01/2026	12072978	-	175.31	Applied Prepaid STM45	
08/01/2026	12072980	-	19.30	Applied Prepaid STM47	
08/01/2026	12072982	-	8.14	Applied Prepaid STM59	
08/01/2026	12072984	-	175.31	Applied Prepaid STM67	
08/01/2026	12072986	-	175.31	Applied Prepaid STM75	
08/01/2026	12072988	-	135.81	Applied Prepaid STM76	
08/01/2026	12072990	-	175.31	Applied Prepaid STM92	
08/01/2026	12072992	-	175.31	Applied Prepaid STM93	
08/01/2026	12072994	-	175.31	Applied Prepaid STM96	
08/01/2026	12072996	-	169.56	Applied Prepaid STM99	
08/01/2026	12072998	-	175.31	Applied Prepaid STM100	
08/01/2026	12073000	-	4.62	Applied Prepaid STM103	
08/01/2026	12073002	-	29.91	Applied Prepaid STM105	
08/01/2026	12073004	-	130.69	Applied Prepaid STM106	
08/01/2026	12073006	-	175.31	Applied Prepaid STM110	
08/01/2026	12073008	-	4.50	Applied Prepaid STM112	
08/01/2026	12073010	-	175.31	Applied Prepaid STM113	
08/01/2026	12073012	-	175.31	Applied Prepaid STM115	
08/01/2026	12073014	-	110.13	Applied Prepaid STM119	
08/01/2026	12073016	-	175.31	Applied Prepaid STM132	
08/01/2026	12073018	-	175.31	Applied Prepaid STM134	
08/01/2026	12073020	-	175.31	Applied Prepaid STM135	
08/01/2026	12073022	-	175.31	Applied Prepaid STM142	
08/01/2026	12073024	-	46.24	Applied Prepaid STM143	
08/01/2026	12073026	-	175.31	Applied Prepaid STM146	
08/01/2026	12073028	-	175.31	Applied Prepaid STM147	
08/01/2026	12073030	-	5.00	Applied Prepaid STM148	
08/01/2026	12073032	-	175.31	Applied Prepaid STM149	
08/01/2026	12073034	-	175.31	Applied Prepaid STM150	
08/01/2026	12073036	-	25.50	Applied Prepaid STM156	
08/01/2026	12073038	-	175.31	Applied Prepaid STM158	
08/01/2026	12073040	-	175.31	Applied Prepaid STM161	
08/01/2026	12073042	-	175.31	Applied Prepaid STM163	
08/01/2026	12073044	-	3.00	Applied Prepaid STM164	
08/01/2026	12073046	-	10.00	Applied Prepaid STM176	
08/01/2026	12073048	-	175.31	Applied Prepaid STM178	
08/01/2026	12073050	-	47.92	Applied Prepaid STM189	
08/01/2026	12073052	-	5.00	Applied Prepaid STM193	

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08/01/2026	12073054	\$ -	\$ 0.02	Applied Prepaid STM199	
08/01/2026	12073056	-	175.31	Applied Prepaid STM200	
08/01/2026	12073058	-	175.31	Applied Prepaid STM203	
08/01/2026	12073060	-	175.31	Applied Prepaid STM207	
08/01/2026	12073062	-	0.67	Applied Prepaid STM210	
08/01/2026	12073064	-	95.00	Applied Prepaid STM214	
08/01/2026	12073066	-	83.28	Applied Prepaid STM219	
08/01/2026	12073068	-	175.31	Applied Prepaid STM223	
08/01/2026	12073070	-	175.31	Applied Prepaid STM224	
08/01/2026	12073072	-	175.31	Applied Prepaid STM226	
08/01/2026	12073074	-	143.81	Applied Prepaid STM227	
08/01/2026	12073076	-	50.68	Applied Prepaid STM229	
08/01/2026	12073078	-	3.70	Applied Prepaid STM231	
08/01/2026	12073080	-	136.59	Applied Prepaid STM242	
08/01/2026	12073082	-	25.00	Applied Prepaid STM252	
08/01/2026	12073084	-	175.31	Applied Prepaid STM254	
08/01/2026	12073086	-	175.31	Applied Prepaid STM255	
08/01/2026	12073088	-	175.31	Applied Prepaid STM257	
08/01/2026	12073090	-	175.31	Applied Prepaid STM259	
08/01/2026	12073092	-	0.20	Applied Prepaid STM261	
08/01/2026	12073094	-	175.31	Applied Prepaid STM264	
08/01/2026	12073096	-	161.79	Applied Prepaid STM269	
08/01/2026	12073098	-	117.36	Applied Prepaid STM280	
08/01/2026	12073100	-	39.64	Applied Prepaid STM288	
08/01/2026	12073102	-	175.31	Applied Prepaid STM300	
08/01/2026	12073104	-	175.31	Applied Prepaid STM306	
08/01/2026	12073106	-	175.31	Applied Prepaid STM309	
08/01/2026	12073955	-	175.31	Applied Prepaid STM91	
08/01/2026	12074986	-	175.31	Applied Prepaid STM131	
08/01/2026	12075157	-	175.31	Applied Prepaid STM217	
08/01/2026	12075206	-	10.50	Applied Prepaid STM171	
08/01/2026	12075373	-	20.00	Applied Prepaid STM95	
08/01/2026	12075515	-	175.31	Applied Prepaid STM303	
08/01/2026	12075628	-	175.31	Applied Prepaid STM30	
08/01/2026	12075654	-	175.31	Applied Prepaid STM52	
08/01/2026	12076470	-	175.31	Applied Prepaid STM268	
08/01/2026	12076516	-	175.31	Applied Prepaid STM133	
08/01/2026	12076543	-	175.31	Applied Prepaid STM27	
08/01/2026	12076757	-	175.31	Applied Prepaid STM291	
08/01/2026	12077372	-	54.69	Applied Prepaid STM108	
08/01/2026	12077388	-	35.00	Applied Prepaid STM206	
08/01/2026	12078472	-	175.31	Applied Prepaid STM225	
08/01/2026	12078524	-	5.00	Applied Prepaid STM184	
08/01/2026	12078561	-	175.31	Applied Prepaid STM139	
08/01/2026	12079028	-	143.81	Applied Prepaid STM9	
08/01/2026	12079073	-	166.31	Applied Prepaid STM65	
08/01/2026	12079448	-	175.31	Applied Prepaid STM120	
08/01/2026	12079610	-	175.31	Applied Prepaid STM271	
08/01/2026	12080134	-	175.31	Applied Prepaid STM212	
08/01/2026	12081860	-	39.50	Applied Prepaid STM102	
08/01/2026	12081956	-	175.31	Applied Prepaid STM107	
08/01/2026	12082707	-	171.44	Applied Prepaid STM197	
08/01/2026	12082794	-	175.31	Applied Prepaid STM88	
08/01/2026	12083500	-	175.31	Applied Prepaid STM140	
08/01/2026	12083761	-	175.31	Applied Prepaid STM125	
08/03/2026	12085284	-	4,365.35	Deposit from batch 325477	
08/03/2026	12086995	-	214.79	Deposit from batch 325532	
08/03/2026	12084658	-	175.31	Deposit from batch 325554	
08/03/2026	12084364	-	164.81	Deposit from batch 325558	

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
08/03/2026	12088197	\$ -	\$ 525.56	Deposit from batch 325641	
08/03/2026	12087271	-	175.31	Applied Prepaid STM183	
08/04/2026	12088863	-	175.31	Deposit from batch 325559	
08/04/2026	12089180	-	687.54	Deposit from batch 325666	
08/04/2026	12092414	-	516.93	Deposit from batch 325763	
08/04/2026	12092575	-	175.31	Deposit from batch 325815	
08/05/2026	12094781	-	175.31	Deposit from batch 325668	
08/05/2026	12095258	-	350.62	Deposit from batch 325669	
08/05/2026	12095457	-	175.31	Deposit from batch 325675	
08/05/2026	12095082	-	175.31	Deposit from batch 325864	
08/06/2026	12098763	-	557.43	Deposit from batch 325871	
08/06/2026	12098320	-	350.62	Deposit from batch 325883	
08/06/2026	12098019	-	1,167.09	Deposit from batch 325959	
08/06/2026	12100854	-	355.62	Deposit from batch 326005	
08/07/2026	12101023	-	175.31	Deposit from batch 325965	
08/07/2026	12101408	-	345.42	Deposit from batch 326029	
08/07/2026	12101554	-	175.31	Deposit from batch 326035	
08/10/2026	12102562	-	17,600.81	Deposit from batch 325530	
08/10/2026	12103448	-	697.33	Deposit from batch 326022	
08/10/2026	12103741	-	175.31	Deposit from batch 326026	
08/10/2026	12103210	-	250.00	Deposit from batch 326086	
08/10/2026	12102982	-	167.17	Deposit from batch 326111	
08/10/2026	12104115	-	175.31	Deposit from batch 326155	
08/11/2026	12104502	-	971.69	Deposit from batch 326207	
08/11/2026	12109616	-	202.31	Deposit from batch 326264	
08/13/2026	12111562	-	175.31	Deposit from batch 326348	
08/14/2026	12112045	-	44.62	Deposit from batch 326399	
08/14/2026	12112101	-	99.37	Deposit from batch 326402	
08/17/2026	12113068	-	175.31	Deposit from batch 326432	
08/17/2026	12113339	-	150.90	Deposit from batch 326466	
08/17/2026	12112654	-	131.20	Deposit from batch 326479	
08/17/2026	12112715	-	175.31	Deposit from batch 326495	
08/17/2026	12112817	-	405.93	Deposit from batch 326503	
08/17/2026	12113631	-	175.31	Deposit from batch 326547	
08/18/2026	12114320	-	124.63	Deposit from batch 326511	
08/19/2026	12116547	-	175.31	Deposit from batch 326728	
08/21/2026	12118266	-	233.26	Deposit from batch 326862	
08/21/2026	12118765	-	175.31	Deposit from batch 326885	
08/24/2026	12119253	-	31.50	Deposit from batch 326863	
08/24/2026	12119039	-	175.31	Deposit from batch 326941	
08/25/2026	12120294	-	175.31	Deposit from batch 326942	
08/25/2026	12120493	-	700.24	Deposit from batch 327036	
08/25/2026	12119814	-	10.00	WriteOff Late Fees	
08/26/2026	12122502	-	206.81	Deposit from batch 327038	
08/26/2026	12122582	-	350.62	Deposit from batch 327039	
08/26/2026	12122688	-	145.40	Deposit from batch 327043	
08/26/2026	12122419	-	355.62	Deposit from batch 327133	
08/27/2026	12123813	-	92.03	Deposit from batch 327145	
08/28/2026	12124223	-	350.62	Deposit from batch 327187	
08/28/2026	12124865	-	568.63	Deposit from batch 327193	
08/28/2026	12124446	-	501.63	Deposit from batch 327229	
08/31/2026	12125939	-	172.31	Deposit from batch 327230	
08/31/2026	12125742	-	13.52	Deposit from batch 327280	
08/31/2026	12125404	-	389.84	Deposit from batch 327292	
08/31/2026	12125200	-	5.00	WriteOff Late Fee	
08/31/2026	12143605	100.00	-	Late Fee - Batch 327443	
12-11001-00	ALLOWANCE ACCOUNT		(7,489.49)	-	(7,489.49)
Date	GL Ref #	Debit	Credit	Description	

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
13-12000-00	PREPAID EXPENSES	2,894.00	-	-	2,894.00
Date	GL Ref #	Debit	Credit	Description	
15-10850-00	PINNACLE MONEY MARKET	129,946.01	247.53	-	130,193.54
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	12126611	\$ 247.53	\$ -	Interest	
15-10855-00	CAPITAL BANK MONEY MARKET	254,679.60	690.01	-	255,369.61
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	12156703	\$ 690.01	\$ -	August 2026 Capital Bank Interest	
30-30105-00	ACCRUED EXPENSES	(37,632.12)	70.00	16,631.06	(54,193.18)
Date	GL Ref #	Debit	Credit	Description	
08/12/2026	12105526	\$ 70.00	\$ -	Transfer Fee; Sequoia Management Company Chk # 0 Inv: 081026 Sequoia Management Company	
08/31/2026	12156707	-	16,631.06	Accrue Reserves	
30-39000-00	PREPAID ASSESSMENTS	(39,061.33)	14,194.61	9,611.38	(34,478.10)
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	12072952	\$ 175.31	\$ -	Adjust Prepaid	
08/01/2026	12072954	14.22	-	Adjust Prepaid	
08/01/2026	12072956	175.31	-	Adjust Prepaid	
08/01/2026	12072958	175.31	-	Adjust Prepaid	
08/01/2026	12072960	175.31	-	Adjust Prepaid	
08/01/2026	12072962	175.31	-	Adjust Prepaid	
08/01/2026	12072964	175.31	-	Adjust Prepaid	
08/01/2026	12072966	175.31	-	Adjust Prepaid	
08/01/2026	12072968	175.31	-	Adjust Prepaid	
08/01/2026	12072970	175.31	-	Adjust Prepaid	
08/01/2026	12072972	175.31	-	Adjust Prepaid	
08/01/2026	12072974	175.31	-	Adjust Prepaid	
08/01/2026	12072976	175.31	-	Adjust Prepaid	
08/01/2026	12072978	175.31	-	Adjust Prepaid	
08/01/2026	12072980	19.30	-	Adjust Prepaid	
08/01/2026	12072982	8.14	-	Adjust Prepaid	
08/01/2026	12072984	175.31	-	Adjust Prepaid	
08/01/2026	12072986	175.31	-	Adjust Prepaid	
08/01/2026	12072988	135.81	-	Adjust Prepaid	
08/01/2026	12072990	175.31	-	Adjust Prepaid	
08/01/2026	12072992	175.31	-	Adjust Prepaid	
08/01/2026	12072994	175.31	-	Adjust Prepaid	
08/01/2026	12072996	169.56	-	Adjust Prepaid	
08/01/2026	12072998	175.31	-	Adjust Prepaid	
08/01/2026	12073000	4.62	-	Adjust Prepaid	
08/01/2026	12073002	29.91	-	Adjust Prepaid	
08/01/2026	12073004	130.69	-	Adjust Prepaid	
08/01/2026	12073006	175.31	-	Adjust Prepaid	
08/01/2026	12073008	4.50	-	Adjust Prepaid	
08/01/2026	12073010	175.31	-	Adjust Prepaid	
08/01/2026	12073012	175.31	-	Adjust Prepaid	
08/01/2026	12073014	110.13	-	Adjust Prepaid	
08/01/2026	12073016	175.31	-	Adjust Prepaid	
08/01/2026	12073018	175.31	-	Adjust Prepaid	
08/01/2026	12073020	175.31	-	Adjust Prepaid	
08/01/2026	12073022	175.31	-	Adjust Prepaid	
08/01/2026	12073024	46.24	-	Adjust Prepaid	
08/01/2026	12073026	175.31	-	Adjust Prepaid	
08/01/2026	12073028	175.31	-	Adjust Prepaid	
08/01/2026	12073030	5.00	-	Adjust Prepaid	
08/01/2026	12073032	175.31	-	Adjust Prepaid	
08/01/2026	12073034	175.31	-	Adjust Prepaid	
08/01/2026	12073036	25.50	-	Adjust Prepaid	

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
08/01/2026	12073038	\$ 175.31	\$ -	Adjust Prepaid	
08/01/2026	12073040	175.31	-	Adjust Prepaid	
08/01/2026	12073042	175.31	-	Adjust Prepaid	
08/01/2026	12073044	3.00	-	Adjust Prepaid	
08/01/2026	12073046	10.00	-	Adjust Prepaid	
08/01/2026	12073048	175.31	-	Adjust Prepaid	
08/01/2026	12073050	47.92	-	Adjust Prepaid	
08/01/2026	12073052	5.00	-	Adjust Prepaid	
08/01/2026	12073054	0.02	-	Adjust Prepaid	
08/01/2026	12073056	175.31	-	Adjust Prepaid	
08/01/2026	12073058	175.31	-	Adjust Prepaid	
08/01/2026	12073060	175.31	-	Adjust Prepaid	
08/01/2026	12073062	0.67	-	Adjust Prepaid	
08/01/2026	12073064	95.00	-	Adjust Prepaid	
08/01/2026	12073066	83.28	-	Adjust Prepaid	
08/01/2026	12073068	175.31	-	Adjust Prepaid	
08/01/2026	12073070	175.31	-	Adjust Prepaid	
08/01/2026	12073072	175.31	-	Adjust Prepaid	
08/01/2026	12073074	143.81	-	Adjust Prepaid	
08/01/2026	12073076	50.68	-	Adjust Prepaid	
08/01/2026	12073078	3.70	-	Adjust Prepaid	
08/01/2026	12073080	136.59	-	Adjust Prepaid	
08/01/2026	12073082	25.00	-	Adjust Prepaid	
08/01/2026	12073084	175.31	-	Adjust Prepaid	
08/01/2026	12073086	175.31	-	Adjust Prepaid	
08/01/2026	12073088	175.31	-	Adjust Prepaid	
08/01/2026	12073090	175.31	-	Adjust Prepaid	
08/01/2026	12073092	0.20	-	Adjust Prepaid	
08/01/2026	12073094	175.31	-	Adjust Prepaid	
08/01/2026	12073096	161.79	-	Adjust Prepaid	
08/01/2026	12073098	117.36	-	Adjust Prepaid	
08/01/2026	12073100	39.64	-	Adjust Prepaid	
08/01/2026	12073102	175.31	-	Adjust Prepaid	
08/01/2026	12073104	175.31	-	Adjust Prepaid	
08/01/2026	12073106	175.31	-	Adjust Prepaid	
08/01/2026	12073955	175.31	-	Adjust Prepaid	
08/01/2026	12074986	175.31	-	Adjust Prepaid	
08/01/2026	12075157	175.31	-	Adjust Prepaid	
08/01/2026	12075206	10.50	-	Adjust Prepaid	
08/01/2026	12075373	20.00	-	Adjust Prepaid	
08/01/2026	12075515	175.31	-	Adjust Prepaid	
08/01/2026	12075628	175.31	-	Adjust Prepaid	
08/01/2026	12075654	175.31	-	Adjust Prepaid	
08/01/2026	12076470	175.31	-	Adjust Prepaid	
08/01/2026	12076516	175.31	-	Adjust Prepaid	
08/01/2026	12076543	175.31	-	Adjust Prepaid	
08/01/2026	12076757	175.31	-	Adjust Prepaid	
08/01/2026	12077372	54.69	-	Adjust Prepaid	
08/01/2026	12077388	35.00	-	Adjust Prepaid	
08/01/2026	12078472	175.31	-	Adjust Prepaid	
08/01/2026	12078524	5.00	-	Adjust Prepaid	
08/01/2026	12078561	175.31	-	Adjust Prepaid	
08/01/2026	12079028	143.81	-	Adjust Prepaid	
08/01/2026	12079073	166.31	-	Adjust Prepaid	
08/01/2026	12079448	175.31	-	Adjust Prepaid	
08/01/2026	12079610	175.31	-	Adjust Prepaid	
08/01/2026	12080134	175.31	-	Adjust Prepaid	
08/01/2026	12081860	39.50	-	Adjust Prepaid	
08/01/2026	12081956	175.31	-	Adjust Prepaid	

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08/01/2026	12082707	\$ 171.44	\$ -	Adjust Prepaid	
08/01/2026	12082794	175.31	-	Adjust Prepaid	
08/01/2026	12083500	175.31	-	Adjust Prepaid	
08/01/2026	12083761	175.31	-	Adjust Prepaid	
08/03/2026	12085284	-	170.81	Deposit from batch 325477	
08/03/2026	12086842	-	175.31	Deposit from batch 325481	
08/03/2026	12086995	-	481.95	Deposit from batch 325532	
08/03/2026	12084628	-	175.81	Deposit from batch 325553	
08/03/2026	12084364	-	10.50	Deposit from batch 325558	
08/03/2026	12087271	175.31	-	Adjust Prepaid	
08/04/2026	12088863	-	170.81	Deposit from batch 325559	
08/04/2026	12089742	-	175.31	Deposit from batch 325569	
08/04/2026	12089180	-	13.70	Deposit from batch 325666	
08/06/2026	12098763	-	166.31	Deposit from batch 325871	
08/06/2026	12098019	-	1,111.94	Deposit from batch 325959	
08/07/2026	12101408	-	5.20	Deposit from batch 326029	
08/10/2026	12102982	-	8.14	Deposit from batch 326111	
08/11/2026	12104502	-	80.17	Deposit from batch 326207	
08/12/2026	12110072	-	175.31	Deposit from batch 326211	
08/14/2026	12111945	-	175.00	Deposit from batch 326396	
08/14/2026	12112045	-	130.69	Deposit from batch 326399	
08/17/2026	12113068	-	175.31	Deposit from batch 326432	
08/17/2026	12113339	-	149.10	Deposit from batch 326466	
08/17/2026	12112715	-	175.31	Deposit from batch 326495	
08/17/2026	12112817	-	295.31	Deposit from batch 326503	
08/18/2026	12114191	-	175.31	Deposit from batch 326507	
08/18/2026	12114320	-	50.68	Deposit from batch 326511	
08/21/2026	12118514	-	350.62	Deposit from batch 326859	
08/21/2026	12118266	-	292.67	Deposit from batch 326862	
08/24/2026	12119253	-	139.31	Deposit from batch 326863	
08/24/2026	12119039	-	525.93	Deposit from batch 326941	
08/25/2026	12120741	-	175.31	Deposit from batch 326949	
08/25/2026	12120226	-	175.31	Deposit from batch 327024	
08/25/2026	12120493	-	176.31	Deposit from batch 327036	
08/26/2026	12122502	-	139.31	Deposit from batch 327038	
08/26/2026	12122688	-	205.91	Deposit from batch 327043	
08/27/2026	12123813	-	545.77	Deposit from batch 327145	
08/28/2026	12124865	-	491.73	Deposit from batch 327193	
08/28/2026	12124446	-	725.54	Deposit from batch 327229	
08/31/2026	12125939	-	356.62	Deposit from batch 327230	
08/31/2026	12126336	-	350.62	Deposit from batch 327269	
08/31/2026	12125742	-	225.23	Deposit from batch 327280	
08/31/2026	12125404	-	487.21	Deposit from batch 327292	
40-49000-00	UNAPPROPRIATED EQUITY	(125,080.96)	-	-	(125,080.96)
Date	GL Ref #	Debit	Credit	Description	
40-49500-00	REPLACEMENT RESERVE	(245,334.66)	-	937.54	(246,272.20)
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	12156705	\$ -	\$ 937.54	Reinvested Interest	
40-49600-00	OPERATING RESERVE	(2,700.00)	-	-	(2,700.00)
Date	GL Ref #	Debit	Credit	Description	
50-50000-00	GENERAL ASSESSMENTS	(325,024.74)	-	54,170.79	(379,195.53)
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	11559171	\$ -	\$ 54,170.79	Association Dues - Batch 308862	
50-50500-00	LATE CHARGES	(585.00)	15.00	100.00	(670.00)
Date	GL Ref #	Debit	Credit	Description	
08/25/2026	12119814	\$ 10.00	\$ -	WriteOff Late Fees	
08/31/2026	12125200	5.00	-	WriteOff Late Fee	
08/31/2026	12143605	-	100.00	Late Fee - Batch 327443	

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50-50550-00	INTEREST INCOME	(\$5,152.76)	\$-	\$937.54	(\$6,090.30)
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	12126611	\$ -	\$ 247.53	Interest	
08/31/2026	12156703	-	690.01	August 2026 Capital Bank Interest	
50-50600-00	BAD DEBTS	500.00	-	-	500.00
Date	GL Ref #	Debit	Credit	Description	
50-50850-00	POOL PASS INCOME	(1,020.00)	-	-	(1,020.00)
Date	GL Ref #	Debit	Credit	Description	
50-50900-00	MISCELLANEOUS INCOME	(25.00)	-	50.00	(75.00)
Date	GL Ref #	Debit	Credit	Description	
08/07/2026	12100899	\$ -	\$ 25.00	Parking Pass	
08/17/2026	12112276	-	25.00	Parking Pass	
50-54001-00	LEGAL FEE REIMBURSEMENTS	(1,140.00)	-	-	(1,140.00)
Date	GL Ref #	Debit	Credit	Description	
70-70010-00	MISCELLANEOUS TRASH	3,282.00	204.00	-	3,486.00
Date	GL Ref #	Debit	Credit	Description	
08/05/2026	12091175	\$ 204.00	\$ -	Porter Services; McFall & Berry Landscape Management, INC. Chk # 25512 Inv: 245569 McFall & Berry Landscape Management, INC.	
70-70015-00	COMMUNITY MAINTENANCE & IMPROVE	4,393.18	-	-	4,393.18
Date	GL Ref #	Debit	Credit	Description	
70-70040-00	GROUNDS MAINTENANCE CONTRACT	32,881.80	5,480.30	-	38,362.10
Date	GL Ref #	Debit	Credit	Description	
08/05/2026	12091175	\$ 5,480.30	\$ -	Grounds Maintenance Contract; McFall & Berry Landscape Management, INC. Chk # 25512 Inv: 245569 McFall & Berry Landscape Management, INC.	
70-70042-00	TREE TRIMMING / REMOVAL	19,345.00	-	-	19,345.00
Date	GL Ref #	Debit	Credit	Description	
70-70050-00	SNOW REMOVAL	2,352.00	-	-	2,352.00
Date	GL Ref #	Debit	Credit	Description	
70-70060-00	TRASH REMOVAL	65,348.75	11,572.05	-	76,920.80
Date	GL Ref #	Debit	Credit	Description	
08/12/2026	12105643	\$ 11,572.05	\$ -	Monthly Trash Contract / Acct# 3-0803-1601053; Republic Services #803 Chk # 25518 Inv: 0803-006205957 Republic Services #803	
70-70062-00	SPRING / FALL CLEAN-UP	317.37	-	-	317.37
Date	GL Ref #	Debit	Credit	Description	
70-70135-00	SIGNAGE	-	4,690.56	-	4,690.56
Date	GL Ref #	Debit	Credit	Description	
08/19/2026	12114991	\$ 4,690.56	\$ -	Sign Installation - Not a Reserve Component; Peter's Landscape, Inc. Chk # 25523 Inv: 50803 Peter's Landscape, Inc.	
70-70160-00	POOL MANAGEMENT CONTRACT	47,710.00	11,860.00	-	59,570.00
Date	GL Ref #	Debit	Credit	Description	
08/05/2026	12091173	\$ 11,860.00	\$ -	Pool Management Contract; High Sierra Pools, Inc. Chk # 25511 Inv: SIO213480 High Sierra Pools, Inc.	
70-70162-00	POOL MAINTENANCE & SUPPLIES	12,699.60	2,803.00	-	15,502.60
Date	GL Ref #	Debit	Credit	Description	
08/12/2026	12105635	\$ 1,028.00	\$ -	Phosphate Treatment; High Sierra Pools, Inc. Chk # 25515 Inv: SIO214748 High Sierra Pools, Inc.	
08/12/2026	12105635	1,775.00	-	Emergency Gate Repairs; High Sierra Pools, Inc. Chk # 25515 Inv: SIO214990 High Sierra Pools, Inc.	
70-70163-00	POOL HOUSE MAINTENANCE	516.65	826.94	-	1,343.59
Date	GL Ref #	Debit	Credit	Description	
08/12/2026	12105639	\$ 674.94	\$ -	Fire Extinguisher Service; ACE Fire Extinguisher Service, INC. Chk # 25516 Inv: 95743 ACE Fire Extinguisher Service, INC.	

**General Ledger Trial Balance with Details**

Strathmeade Square Community Association

Accts: All Dates: 8/1/2026 - 8/31/2026

Date: 9/9/2026

Time: 10:24 am

Page: 10

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
08/19/2026	12114995 \$ 152.00	\$ -	Women's Room Toilet Repairs; All Plumbing, Inc. Chk # 25525 Inv: 248880 All Plumbing, Inc.		
70-70167-00	POOL ELECTRICITY	2,716.90	1,016.62	-	3,733.52
Date	GL Ref #	Debit	Credit	Description	
08/05/2026	12091169 \$ 1,016.62	\$ -	Acct# 8794040009; Dominion Energy Virginia, Inc. Chk # 25510 Inv: 800481143891 Dominion Energy Virginia, Inc.		
70-71010-00	ELECTRICITY	8,927.33	1,596.69	-	10,524.02
Date	GL Ref #	Debit	Credit	Description	
08/05/2026	12091169 \$ 1,596.69	\$ -	Acct# 5683940000; Dominion Energy Virginia, Inc. Chk # 25510 Inv: 072326 Dominion Energy Virginia, Inc.		
70-71020-00	WATER & SEWER	1,909.51	1,751.19	-	3,660.70
Date	GL Ref #	Debit	Credit	Description	
08/26/2026	12121574 \$ 1,751.19	\$ -	Acct# 0000301962882; Fairfax Water Chk # 25526 Inv: 081426 Fairfax Water		
70-71030-00	TELEPHONE	713.23	233.72	-	946.95
Date	GL Ref #	Debit	Credit	Description	
08/05/2026	12091178 \$ 181.62	\$ -	Acct# 958-432-190-0001-48; Verizon Chk # 25513 Inv: 072626 Verizon		
08/12/2026	12105641 52.10	-	Acct# 218766754; T-Mobile Chk # 25517 Inv: 218766754-3 T-Mobile		
70-72010-00	INCOME TAXES	1,562.30	-	-	1,562.30
Date	GL Ref #	Debit	Credit	Description	
70-72020-00	DUES & LICENSES	25.00	-	-	25.00
Date	GL Ref #	Debit	Credit	Description	
70-72340-00	POSTAGE	870.65	82.42	-	953.07
Date	GL Ref #	Debit	Credit	Description	
08/12/2026	12105524 \$ 82.42	\$ -	Postage Reimb. - July 2026 Postage; Sequoia Management Company Chk # 0 Inv: 557649 Sequoia Management Company		
70-73000-00	INSURANCE	9,199.00	25.00	-	9,224.00
Date	GL Ref #	Debit	Credit	Description	
08/19/2026	12114993 \$ 25.00	\$ -	Acct# 1000860614 (Late Fee); The Cincinnati Insurance Company Chk # 25524 Inv: 081026 The Cincinnati Insurance Company		
70-74000-00	LEGAL FEES - GENERAL	1,655.00	-	-	1,655.00
Date	GL Ref #	Debit	Credit	Description	
70-74002-00	LEGAL FEES - COLLECTION	6,248.43	1,033.27	-	7,281.70
Date	GL Ref #	Debit	Credit	Description	
08/19/2026	12114869 \$ 1,033.27	\$ -	Collections; Rees Broome, PC Chk # 25522 Inv: 1568565 Rees Broome, PC		
70-74020-00	NEWSLETTER EXPENSE	960.00	160.00	-	1,120.00
Date	GL Ref #	Debit	Credit	Description	
08/12/2026	12105528 \$ 70.00	\$ -	Aug. Newsletter Delivery; Sarah Klotz Chk # 25514 Inv: 080626 Sarah Klotz		
08/12/2026	12105645 30.00	-	Aug. Newsletter Delivery; Emmeline Kelley Chk # 25519 Inv: 080626 Emmeline Kelley		
08/12/2026	12105647 30.00	-	Aug. Newsletter Delivery; Quang Quach Chk # 25520 Inv: 080626 Quang Quach		
08/12/2026	12105649 30.00	-	Aug. Newsletter Delivery; Sir Pharoah Carter Chk # 25521 Inv: 080626 Sir Pharoah Carter		
70-74025-00	PRINTING & COPYING	356.28	-	-	356.28
Date	GL Ref #	Debit	Credit	Description	
70-74035-00	COMPUTER / ELECTRONIC	72.19	-	-	72.19
Date	GL Ref #	Debit	Credit	Description	
70-74040-00	WEBSITE	26.00	139.00	-	165.00
Date	GL Ref #	Debit	Credit	Description	

**General Ledger Trial Balance with Details**

Strathmeade Square Community Association

Accts: All Dates: 8/1/2026 - 8/31/2026

Date: 9/9/2026

Time: 10:24 am

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
08/19/2026	12119388 \$ 139.00	\$ -	Reclass Amex; Sequoia Management		
70-74090-00	RESERVE STUDY	3,950.00	-	-	3,950.00
Date	GL Ref #	Debit	Credit	Description	
70-75000-00	SOCIAL / RECREATION	531.14	-	-	531.14
Date	GL Ref #	Debit	Credit	Description	
70-76000-00	MANAGEMENT FEES	29,032.50	4,838.75	-	33,871.25
Date	GL Ref #	Debit	Credit	Description	
08/03/2026	12083865 \$ 4,838.75	\$ -	Management Fee; Sequoia Management Company Chk # 0 Inv: 556408 Sequoia Management Company		
70-79000-00	MISC ADMIN	91.26	-	-	91.26
Date	GL Ref #	Debit	Credit	Description	
70-95000-00	REPLACEMENT RESERVES	99,786.36	16,631.06	-	116,417.42
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	12156707 \$ 16,631.06	\$ -	Accrue Reserves		
70-95010-00	REINVESTED INTEREST	5,152.76	937.54	-	6,090.30
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	12156705 \$ 937.54	\$ -	Reinvested Interest		
70-99999-00	NOT IN USE	-	139.00	139.00	-
Date	GL Ref #	Debit	Credit	Description	
08/19/2026	12114695 \$ 139.00	\$ -	Amex Reimbursement - 8/3/2026 Amex; Sequoia Management Company Chk # 0 Inv: 558431 Sequoia Management Company		
08/19/2026	12119388 -	139.00	Reclass Amex; Sequoia Management		
Totals:		\$0.00	\$182,885.78	\$182,885.78	\$0.00

COMMITTEE REPORTS

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

NEW BUSINESS



PETER'S LANDSCAPE, INC.

44183 Wade Drive Chantilly, VA 20152 (703)327-2845 Fax(703)327-3249

August 3, 2026

Re: Landscape Grounds Maintenance Contract – Snow Removal Contract

Strathmeade HOA,

We are pleased to provide a "GROUNDS MAINTENANCE" and "SNOW REMOVAL" for Strathmeade HOA. Peter's Landscape strives to provide a superior level of service. We have the resources to satisfy a variety of landscape requirements including mowing, landscape design and installation. Peter's Landscape was established in 1994 and we provide service to 35 plus HOA properties at this time, most all of them we have provided service for over 5 years.

The proposed service is designed to improve the overall appearance and health of the turf, beds, trees and shrubs. From pruning, mulching, and turf care applications beginning in the early spring to our leaf removal services in the fall it is our goal to make your community look its best. **We also provide tree removal/pruning services, fence repairs/installations and asphalt/concrete services.**

Attached you will find our proposals for your Grounds Maintenance and Snow Removal. If you wish to initiate our services, please sign the contract and return it to our office. Should you have any questions please do not hesitate to contact us.

We look forward to providing service to Strathmeade HOA.

Regards,


Peter Izzo
President

PETER'S LANDSCAPE, INC.

44183 WADE DRIVE
CHANTILLY, VA 20152
PHONE: 703.327.2845
FAX: 703.327.3249

SNOW REMOVAL AGREEMENT

TO: Strathmeade Square HOA
C/O Sequoia Management Inc.
Chantilly, VA 20151

PHONE: 703-803-9641

Email: zrivera@sequoiamanagement.com

Attn: Zachary Rivera

SEASON: January 1, 2027 – Springs 2032

CONTRACT VALID ONLY IN CONJUNCTION WITH GROUNDS MAINTENANCE SERVICES SNOW PLOWING:

DESCRIPTION OF WORK:

SNOW PLOWING:

PLOW SNOW AUTOMATICALLY WHEN ACCUMULATIONS REACH TWO INCHES. FOLLOW-UP SERVICE WILL CONTINUE AS WEATHER CONDITIONS DICTATE OR AT THE REQUEST OF A MANAGEMENT COMPANY REPRESENTATIVE. SNOW WILL BE PLOWED TO A PLACE THAT CAUSES THE LEAST AMOUNT OF OBSTRUCTION TO PARKING LOCATIONS, FIRE HYDRANTS, ETC.

STREET SALT/SANDING:

STREETS WILL HAVE SALT/SAND MIX APPLIED AS NEEDED WHEN ICE CONDITIONS ARE PREVALENT OR WHEN CONTACTED BY THE HOA.

SNOW REMOVAL AND SALT/SAND MIX SERVICES WILL BE PROVIDED AT THE FOLLOWING RATES:

PLOWING STREETS, LOTS AND PARKING SPACES AT \$175.00 PER HOUR PER TRUCK WITH A FOUR-HOUR MINIMUM FOR EACH VISIT.

SALT/SAND TRUCK AT \$175.00 PER HOUR TRUCK, SAND SPREADER AND OPERATER ARE INCLUDED IN THE PRICE WITH A TWO HOUR MINIMUM FOR EACH VISIT.

SALT/SAND SPREADING ON STREETS AT \$14.00 PER 100 LB. OF MATERIAL AS USED. TRUCK, SAND SPREADER AND OPERATOR INCLUDED IN THE PRICE.

BOBCAT SKID LOADER AT \$245.00 PER HOUR AND RUBBER TIRE FRONT END LOADER PROVIDED AT \$ 350.00 PER HOUR WITH A MINIMUM OF TWO HOURS.

ICE MELT WILL BE APPLIED AS NEEDED FOR \$ 35.00 PER 50 LBS. OF MATERIAL USED.

OPTION: INSTALL MARKERS AT STORM DRAINS, SPEED BUMPS AND FIRE HYDRANTS AT \$7/PER MARKER TO AVOID POTENTIAL DAMAGE DUE TO PLOWING

_____ INITIAL FOR ACCEPTANCE

OPTION: SUPPLY ICE MELT BUCKETS PER MANAGEMENT IF REQUIRED AT A RATE OF \$30.00 PER BUCKET

_____ INITIAL FOR ACCEPTANCE

OPTION: SIDEWALKS AND PATHS CLEARED AT \$75.00 PER MAN HOUR WITH A FOUR HOUR MINIMUM FOR EACH VISIT.

_____ INITIAL FOR ACCEPTANCE

THE CHARGES FOR THIS SERVICE WILL BE INVOICED UPON COMPLETION OF WORK WITH TERMS: "DUE UPON RECEIPT".

Contractor warrants that he will use only equipment which is in good working and safe order which is accepted by the commercial market as regularly utilized in the performance of the work specified by this contract.

Contractor agrees to save the owner harmless from all damage suits and from liability from injury suffered by an employee in connection with the work described and to carry a minimum of \$2,000,000.00 public liability plus workmen's compensation insurance for all employees.

Contractor is not responsible for incidental damages to items such as speed bumps, curbs and concrete tire stops 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. Customer is responsible for a port-to-port fee.

Major Snow Storms: When snow reaches eight inches (8") or more as reported at Dulles or Regan National Airports by the National Weather Service, a 20% rate increase per storm will be added to all services performed and materials provided. We do not charge if the eight inch (8") happens on a holiday, as in the next paragraph.

Holidays: None of us wants to work on holidays and our employees are no exception. We will add a 25% charge to the total invoice for any services performed and materials provided anytime of the day on Thanksgiving, Christmas Eve, Christmas Day, New Year's Eve, New Year's Day, Super Bowl Sunday, and any Federal Government Holiday. We do not charge twice for the 8" snow storms in the previous paragraph. We only charge one surcharge.

Contractor will not assume responsibility for damage to vehicles left unattended in the drive areas. If a vehicle is parked in its designated parking space and is thought to have been damaged by any of the Contractor's equipment, the Contractor must be notified immediately. A representative of the Contractor will then be sent out to assess the damages before assuming any responsibility. According to the insurance company's policy, only an admitting statement by the employee who did the damage or an actual eye witness will assure insurability.

Contractor will not be held responsible for the removal of ice or any injuries to persons or property resulting from falls, accidents, etc. The owner shall indemnify and hold harmless the Contractor and its agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from falls, accidents, etc. caused in whole or in part by ice.

Any cancellation or suspension of services requires 60 days written notice and in no event shall the amounts due and owing to Peter's Landscape, Inc. be less than 100% of services performed through effective date of cancellation. A cancellation fee in an amount equal to five percent (5%) of any and all outstanding amounts due will also be due and owing as of the date of cancellation notice.

A certificate of insurance showing required coverage will be submitted upon request by the Association.

Submitted by: Peter Izzo August 3, 2026 Note: This proposal may be withdrawn if not accepted within 30 days.

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. The parties further agree that this Agreement shall be construed in accordance with the laws of the Commonwealth of Virginia. Venue is agreed to be appropriate in Fairfax County, VA. A monthly service charge in the amount of 1.5% (\$5.00 minimum) will be applied to amounts 30 days overdue or greater.

Signature _____ Date _____ Signature _____ Date _____

**LANCASTER
LANDSCAPES**
Presents
2027-2029
Lawn Maintenance
Bid Package
For
STRATHMEADE
SQUARE
COMMUNITY
ASSOCIATION

MISSION STATEMENT OF LANCASTER LANDSCAPES, INC.

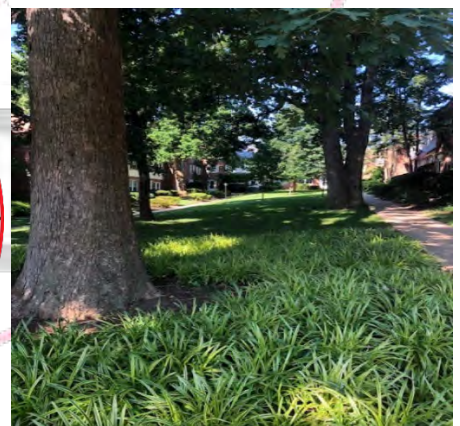
Lancaster Landscapes is a full service landscape maintenance company dedicated to providing outstanding customer service at a competitive price. Since 1962, Washington area property owners have entrusted the care of their landscapes to the dedicated staff and employees of Lancaster Landscapes.

The goal of our company has always been to provide our clients with enthusiastic, well-trained, properly equipped, professional employees who take pride in their work. We strive to be flexible in our approach so each client will be assured that their individual expectations are met or exceeded.

Controlled and limited customer growth insures that Lancaster Landscapes will remain a mid-sized, locally owned company that focuses on customer retention through satisfaction. Our honest and straight forward approach has enabled us to build long term relationships with our clients for over 50 years.

Carlos Rios
Vice President

Adrienne Zaleski
President/CEO



HISTORY – EXPERIENCE

- ESTABLISHED IN 1962
- LOCALLY OWNED AND OPERATED, ADRIENNE ZALESKI, PRESIDENT AND CEO
- HAVE SUCCESSFULLY EXECUTED LARGE CONTRACTS RANGING IN ANNUAL VALUE FROM \$250,000 TO OVER \$1,000,000
- HAVE BEEN THE RECIPIENT OF OVER 50 AWARDS FOR EXCELLENCE IN SERVICE
- 2 FULLY STAFFED LOCATIONS SERVING THE WASHINGTON METRO AREA

PERSONNEL

- EMPLOYS OVER 120 FULL-TIME AND PEAK PERIOD EMPLOYEES
- ON-STAFF HORTICULTURIST
- ON-STAFF ARBORIST
- ON-STAFF LICENSED, REGISTERED PESTICIDE APPLICATORS FOR MARYLAND AND VIRGINIA
- TWO FULL-TIME, EXPERIENCED SMALL ENGINE AND TRUCK MECHANICS
- AREA MANAGERS ARE EQUIPPED WITH SMART PHONES, LAPTOPS AS WELL AS EMAIL
- BI-LINGUAL FOREMEN ARE EQUIPPED WITH SMART PHONES, LAPTOPS AS WELL AS EMAIL

EQUIPMENT AND VEHICLES

- 20 PRODUCTION VEHICLES
- 3 DUMP TRUCKS
- 16 LANDSCAPE TRAILERS
- 6 FRONT END LOADERS
- 2 TREE CHIPPER TRUCKS
- 30 MOWING TRACTORS
- TRACT DRIVEN STUMP GRINDER
- OVER 1,000 PIECES OF SMALL EQUIPMENT; MOWER, EDGERS, BLOWERS, ETC.
- 3 SPRAY VEHICLES
- 2 700-GALLON WATERING TRUCKS
- 20 SNOW REMOVAL TRUCKS

HORTICULTURAL EMPLOYEE TRAINING

- LANCASTER LANDSCAPES PROVIDES IN-HOUSE, STRUCTURED TRAINING SEMINARS
- EMPLOYEES ATTEND MANAGEMENT AND FIELD TRAINING CONFERENCES SPONSORED BY LOCAL UNIVERSITIES AND TRADE ASSOCIATIONS

SAFETY AND LOSS CONTROL PROGRAM

- LANCASTER LANDSCAPES HAS A COMPREHENSIVE SAFETY AND LOSS CONTROL PROGRAM
- THE PROGRAM'S OBJECTIVE IS TO PROVIDE AND MAINTAIN SAFE AND HEALTHFUL WORKING CONDITIONS AND TO FOLLOW OPERATING PRACTICES THAT WILL SAFEGUARD ALL EMPLOYEES AND AS AN END RESULT, PROMOTE A GREATER DEGREE OF CLIENT CONFIDENCE

SUMMARY

- LANCASTER LANDSCAPES HAS THE EXPERIENCE, EXPERTISE, PERSONNEL, EQUIPMENT AND COMMITMENT TO PROVIDE AWARD WINNING SERVICE AT A COMPETITIVE PRICE

Meet Our Team



Adrienne Zaleski, CEO



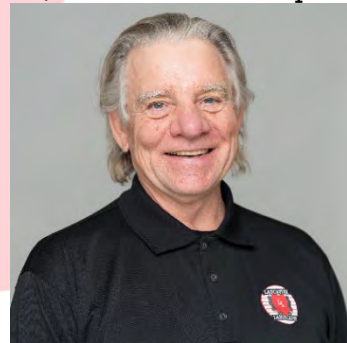
Mike Angles, COO



Carlos Rios, Vice President of Operations VA



Leo Pena, Branch Manager, Virginia



Frank Jones, Horticultural Manager, Registered Technician



Kendra MaGee, CFO

TASK ORIENTED – QUALITY CONTROL

Experience has proven time and time again that the management and supervision of numerous crews on any property cannot be adequately performed without the implementation of a strict chain of command. Lancaster Landscapes believes in this concept and it is the guiding factor in decisions made from the President down to our newest laborer.

Each employee of Lancaster Landscapes is trained to perform a certain task and perform it well. This instills pride in the employee and enables them to become a vital part of the team. No task, no matter how simple it may seem, can be taken for granted or overlooked. Mowing entails the use of push, walk behind, and rider machines; there are lime trimmers, edgers, and blowers which also must be operated simultaneously to complement the mowing operation. Each employee one very crew is responsible for his or her assigned task. This allows for total accountability for every laborer, foreman, and manager.

Direction comes from the top down. Managers receive direction from the property staff or corporate staff. It is then relayed to foreman and then down to the specific laborers, who have been trained to perform up to company standards. Only when the specific task is 100% complete, will they be assigned another.

At first, this may seem frustrating or inefficient to a casual bystander or even many new hires. Why doesn't the man mowing the grass stop and prune the overgrown shrub? Why doesn't the operator of a lime trimmer take time to pull a weed? The reason is at Lancaster Landscapes, each task is assigned to a person that is trained for the job and is accountable for it. Accountability is what turns ordinary employees into professionals.

Although it may seem reasonable to assign every employee a pair of pruners and give them discretion to prune at will, the results would be disastrous. Can you imagine the chaos that would erupt from 8 or 9 people taking directions from residents or acting out on their own?

This is why Lancaster Landscapes assigns specific people and crews to perform specific tasks and to take direct orders from the chain of command. Although nearly all employees are fully capable and trained to perform numerous functions, they will be responsible only for one at a time.

We assign separate crews for mowing, pruning, weeding, fertilization, planting, tree pruning, and leaf removal. When problems are noticed by crew members, they report them to their supervisor, who will redirect the appropriate personnel to take corrective action.

By taking this approach, Lancaster Landscapes can assure quality control and reward employees who accept their specific responsibility

LANDCASTER

GROUNDS MAINTENANCE CONTRACT AND SPECIFICATIONS





**STRATHMEADE SQUARE COMMUNITY ASSOCIATION
2027-2029 LANDSCAPE MAINTENANCE SERVICES**

Contact: Zachary Rivera, CMCA® AMS®, Community Manager
C/O Sequoia Management Company
4795 Meadow Wood Lane Suite 300 West
Chantilly, VA 20151
Pool House Location:
8365 Thompson Road
Annandale, VA 22003

LANDSCAPE MANAGEMENT CONTRACT

Lancaster Landscapes, Inc. hereby contracts **STRATHMEADE SQUARE COMMUNITY ASSOCIATION**, to perform landscape management services in accordance with the attached specifications and general conditions.

CONTRACT LANDSCAPE SERVICES

CONTRACT LANDSCAPE SERVICES FOR 2027	\$ <u>71,136.00</u>
CONTRACT LANDSCAPE SERVICES FOR 2028	\$ <u>73,260.00</u>
CONTRACT LANDSCAPE SERVICES FOR 2029	\$ <u>75,456.00</u>

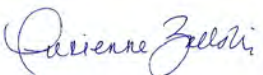
Payments for contract landscape services are due and payable in equal monthly installments of:

\$ 5928.00 beginning January 1, 2027 through December 1, 2027
\$ 6105.00 beginning January 1, 2028 through December 1, 2028
\$ 6288.00 beginning January 1, 2029 through December 1, 2029

All parties signing below, understand and approve of all terms and statements as presented herein.

Date: 8.4.2026

Date: _____

By: 

Adrienne Zaleski
President
Representative For:
LANCASTER LANDSCAPES, INC.

By: _____

Contracting Officer
Representative For:
STRATHMEADE SQUARE COMMUNITY ASSOCIATION

Please sign and date Signature Page, provide community address, keep one copy for your records and return a copy to Lancaster Landscapes, Inc. for our files

2027-2029 SPECIFICATIONS FOR LANDSCAPE MANAGEMENT (COMMON AREAS ONLY)

- I. Spring Clean-Up: Spring clean-up services to include the removal of all trash, sticks, leaves and other landscape debris from around plant beds, turf, and paved areas.
- II. Mowing Turf Areas will be maintained at a 3-3 ½ inch level throughout the growing season, thus mowing will take place approximately every seven to ten days throughout the season. Climatic conditions such as rainy or dry periods will dictate exact timing intervals. Debris removal prior to each cutting is included. Clippings will not be bagged after each mowing. To return nutrients to the soil, clippings will be evenly scattered and recycled onsite. Mowing service to include front yards.
- III. Trimming Will be performed with each cutting. To include areas around walls, fences, trees, shrubs, poles and curbs.
- IV. Edging: Edging of all sidewalks and curbs to occur with every other mowing throughout the season. All areas will be swept clean and debris removed on the same day service is performed.
- V. Bed Maintenance: Removal of all weeds from bed areas and tree rings to be performed continuously during the months March through December, both manually and with herbicides. Also includes spraying of weeds in cracks of curbs, sidewalks, and streets, to be performed as needed throughout the season.
- VI. Pruning of Shrubbery/Trimming of Ground Cover: Hand pruning or shearing of shrubs and the trimming of existing ground cover to maintain a neat appearance will be performed three (3) times throughout the season. Debris removal is included.
- VII. Pruning of Ornamental Trees: Trimming of ornamental trees will be performed one (1) time during the maintenance season to provide up to a 10' sidewalk clearance. Service to include the removal of low lying limbs and the balancing of limbs overhanging walks and paved areas. Trimming/pruning will be limited to those trees accessible to the ground crews, not to exceed 10' in height
- VIII. Mulching: To be performed once in the spring to existing property beds and tree rings. Beds/Rings will be re-defined, edged, and treated with an application of pre-post-emergent herbicide. Mulch will be applied to maintain a depth of 2-3", using a dark shredded hardwood bark type mulch. A fall mulching (mid-year mulching) will occur up 5 yards of mulch will be placed on thin areas
- IX. Leaf Removal: Removal of leaves from all turf and bed areas throughout the property. Services include raking, blowing, and vacuuming of leaves. Service to be provided two (2) times – once in November and once in December
- X. Turf Care (common area and front yards): The appropriate materials will be applied per Manufacturer's Specifications, by a Licensed, Certified Applicator.
 - A. SPRING: Application of a pre-emergent herbicide for control of grassy weeds, post-emergent herbicide for broadleaf weeds, and the application of a slow release nitrogen fertilizer.
 - B. FALL: Application of a balanced fertilizer and a second application of a post-

emergent herbicide for broadleaf weed control.

C. LATE FALL: Application of nitrogen fertilizer to promote early spring green-up.

- XI. Integrated Pest Management (Tree/Shrub Care): Pest/Disease Control and fertilization of ground cover, shrubbery, and small trees. Site inspections by certified applicator with insecticide applications and fertilization, performed as needed.
- XII. Maintenance Reports/Check-Ins: Contractor agrees to report and/all services to be performed and will be available for any special instructions which the property manager may issue.
- XIV. Turf Enhancement:
- A. AERATION: Aeration of all thin and bare turf areas will be performed in the fall of the maintenance season. Aeration of accessible turf areas will be performed, using a mechanical core aerator, to extract 1 ½ to 2 inch plugs from the soil to allow oxygen and moisture better access to the turf root zone.
 - B. OVERSEEDING: Seed will be of a blended turf type, tall fescue, and will be applied at a rate of 3 to 5 pounds per 1,000 square feet on problem, on bare and thin areas

OPTIONAL SERVICES:

- I. Mature tree pruning removal service (Optional): Using climbers with chain and hand saws. Available maintenance pruning of mature trees, take downs, and for storm damage, removal and pruning. Please refer to our Tree Day Program as identified in bid package
- II. Additional trash and litter removal (Optional): Removal of trash, litter and miscellaneous debris from turf and landscape areas. Prices can also be given for parking lot and street clean up of sand from snow removal process.
- III. Landscape enhancement services: Walkthroughs, consultations, and proposals upon request at no charge. Services include plant replacements, drainage erosion, control, and wall and patio installation.
- IV. Rejuvenational Shrub Pruning (Optional): Pruning back of selected shrubs, removing more than the last two seasons of growth. This is performed to reduce shrub size, shape and invigorate new growth.
- V. Flower Rotations (Optional): Flower installations are optional for existing beds located throughout the property. The service includes labor, removal of existing annuals, hauling away of resulting debris, tilling of bed, adding soil amendments, fertilization and initial watering.
- VI. Porter Services (Optional): Common area bin trash pick up 2x/week (includes 13 bins). Service to be billed separately from agreement (if requested) at a rate of \$120.00 per visit

REFERENCES



Estate Condominiums at Quarry Springs In Potomac, Maryland

VENDOR INFORMATION

With your bid, please provide the following information:

Name of Vendor/Contractor: **LANCASTER LANDSCAPES, INC.**

Address of Vendor/Contractor: (Main office)
**5019 B BACKLICK ROAD
ANNANDALE, VA 22003**

Point of Contact: **Adrienne Zaleski and Carlos Rios**

Point of Contact E-mail and Telephone Number:

Adrienne Zaleski, President
azaleski@lancasterlandscapes.com
571.594.3643

Carlos Rios, VP of Operations
Crios@lancasterlandscapes.com
571.288.3290

REFERENCES

Please provide the contact information for two (2) references. These references should be entities comparable to **STRATHMEADE SQUARE COMMUNITY ASSOCIATION**

Fairlington Villages – North Fairlington

Mark Johnson, Operations Manager
3001 S Abingdon St, Arlington, VA 22206
Email: opsmgr@fairlingtonvillages.com
Phone: (703) 379-1440

Cameron Station Community Association

Steve Philbin, General Manager - CAMP
200 Cameron Station Blvd.
Alexandria, VA 22304
Phone: 703-567-4881

VENDOR QUESTIONNAIRE

General Information about vendor/contractor:

Federal ID or SSN #: **52-0749589**

Years in Business: **56 years (founded in 1962)**

Provide your Dun & Bradstreet number: 04-951-498

EMPLOYEE INFORMATION

Number of Employees: Currently 96 employees.

Peak = 120+

Services

Does your company have an arborist on staff? Yes.

Cost for services? Or are they included? Upon Request

Do you do landscape design? Yes.

Cost for this service or is it included in the contract?

Extensive design plans are an additional cost.

Is your company familiar with Virginia Native Plants and their special requirements? Yes.

CONTRACTOR'S GENERAL CONDITIONS

Agreement Schedule/Acceptance: To guarantee schedule of services as presented under the Landscape Specifications section, Lancaster Landscapes (Contractor) must receive a signed contract prior to the commencement of these services. No services related to this agreement will be performed without such written approval. Any agreements signed late in the season will reflect services and/or schedules that correspond to the remaining period/length of the contract.

Additionally, should the physical condition of the site change between the time that the contract price was estimated and the time that the work begins, then the Contractor reserves the right to present **STRATHMEADE SQUARE COMMUNITY ASSOCIATION** (Client) with additional charges to the address these changes. Examples of such site changes are: excessive growth of plants, turf or weeds, excessive mulch build-up or removal of dead plant material.

Additional Services: Except as otherwise provided in the contract, no charge for extra work or materials will be allowed unless the same has been ordered in writing by the Contracting Office and the price stated in such order.

A. Proposal prices for properties located in Maryland and Virginia will be charged all applicable sales taxes on materials used (i.e. flowers, plants, sod). Proposal prices for properties located in the District of Columbia have been priced without applicable sales tax, which will be added onto the total contract price in equal amounts with every generated monthly invoice.

B. The Contractor agrees to warranty only that material originally installed by its employees for a period of 24 months or life of lawn maintenance contract. All plant and related materials are installed following L.C.A. Specification Guidelines. Annuals and landscaping materials (i.e. – railroad ties, planters, etc.) are not covered under warranty items. Contractor's warranty on plant material is valid only if proper care of these materials is implemented by the Client. Installation services include costs of the materials, fertilizers, soil amendments – topsoil, mulch, etc., and initial watering. Subsequent watering of all newly installed materials, as well as existing plant material, is the responsibility of the Client/Managing Agent, unless arrangements have been made with the Contractor to the contrary.

Contractor Responsibility: All material is guaranteed as specified. All work shall be completed in a workmanlike manner according to the standard landscape maintenance practices. Any alteration or deviation from the above specifications involving extra costs will be executed upon written or oral request, and will become an extra charge over and above the amount set forth herein. The Contractor shall not be responsible for delays caused by strikes, accidents, or other contingencies beyond the Contractor's control. Client to carry fire, tornado and other necessary insurance.

Back charges and Credits: No back charges or credits by the Client for services shall be valid except by written agreement signed by the Contractor. (No invoice

deductions). As a precondition to seeking a credit for nonconforming work, the Client must first notify the Contractor of such a failure in writing and allow the Contractor a reasonable time to correct any deficiency.

Penalty for Nonperformance: If, in the Association's opinion the Contractor's performance is unsatisfactory either in terms of materials or labor, the Association reserves the right to withhold all or partial payments after notification to the Contractor of the deficiencies, and allowing the Contractor ten business days (10) days to correct same. Inspections of work progress will be made by Contractor's senior representative, representative of Management and any other inspector that the Association may deem desirable. The amount withheld will be no more than 15% of the monthly invoice.

Any damage reports or claims must be reported to the Contractor within a 24-72 hour period. All claims will be investigated and processed accordingly. For those claims requiring reimbursement, Contractor will issue payment directly from materials purchased or services rendered depending on each individual claim. Again, Client is not to deduct for such claims from monies owed the Contractor. All claims will be processed in a timely professional manner. Those claims exceeding \$200 may be turned over to Contractor's insurance agent. Any claims of this nature will be designated within the first 24 hours of reporting, and contact will be made to the Client through and by Contractor's insurance agent.

Inflation Clause: On multi-year accounts, Contractor reserves the right to revise the contract price in the event that the yearly inflation rate (January –December), which are limited to the CPI for the Washington Metropolitan or two percent, whichever is less.

In the event of unannounced or federal, state or local government mandates affecting contractor employees' minimum wage, healthcare, paid leave or salary requirements that raise operating expenses, the contractor may at their discretion renegotiate the contract to cover such additional costs.

Indemnity and Insurance: Contractor shall obtain and maintain at its expense on an occurrence basis the following minimum insurance coverages from insurers who are licensed in the state where the Facility is located and who have a Best's rating of B+ or better. (i) Worker's compensation insurance as required by law; (ii) employer's liability primary insurance in the minimum amount of \$1,000,000 per occurrence; (iii) products liability and comprehensive general liability primary insurance with a broad form endorsement including personal injury, property damage and blanket liability coverage in a minimum amount of \$1,000,000 per occurrence; (iv) comprehensive automobile liability primary insurance applicable to all owned, hired, and non-owned vehicles in a minimum amount of \$1,000,000 per occurrence; (v) excess (of (ii), (iii) and (iv) above) liability insurance in the minimum amount of \$2,000,000 per occurrence.

Each policy obtained pursuant to sections (i) through (v) above shall designate Client and its affiliates as additional insureds and shall be primary and waive subrogation against Client (to the extent permitted by Contractor's insurance policies), the intent being that the Contractor's insurers shall have no subrogated recourse against such parties, shall be primary to any insurance coverages maintained by or on behalf of Client and shall contain a clause or endorsement stating that the waiver of claims set forth in the following sentence shall not affect the right of any insured to recover under such policy. No individual insurance policy shall have a deductible in excess of \$25,000 without the prior express written consent of Company.

To the extent compensation for any injury, loss or damage shall have been recoverable under any Contractor insurance policy, Contractor waives any claim for recovery from Client for any injury, loss or damage to Contractor arising out of the performance of this Agreement.

Immediately upon the occurrence of any injury, loss or damage arising out of the performance of this Agreement, a written report of the particulars thereof shall be given by Contractor to Client's authorized representative.

All policies for liability protection bodily injury or property damage shall include the:

STRATHMEADE SQUARE COMMUNITY ASSOCIATION

AS AN ADDITIONAL INSURED, as respects operations under this contract.

Annual Certificate: At the time this Agreement is executed, Contractor shall furnish Client with certificates of insurance evidencing the coverages required. Each certificate shall provide that 30 days prior written notice be given to Client in the event of an expiration, cancellation or other material change in any such coverages. The certificate shall be delivered to the Contracting Office. The insurance company providing the above coverage shall be satisfactory to:

STRATHMEADE SQUARE COMMUNITY ASSOCIATION

Notice of policy change shall be furnished to the Contracting Officer.

Payment: All payments are due within 30 days of invoice date. There will be a 2% per month late charge for payments not made within 30 days of their due date. In the event that this contract is placed in the hands of an attorney, (whether or not suit is instituted), the Client agrees to pay all reasonable attorney fees involved in such collection efforts. Due to the potential volatile price of fuel, a fuel surcharge may be applied.

Termination:

A. Termination by Mutual Agreement. This contract may be terminated by either the Client, for non-performance by Contractor, or, by Contractor for non-payment by Client, upon thirty (30) days written notice. Either party shall be entitled to cure any

deficiencies within ten (10) days of being notified of deficiency (s).

B. Termination upon Client's Default. Contractor may terminate this Agreement, prior to its expiration, upon Client's default. Client shall be deemed to have defaulted, when absent a contrary agreement between the parties, Client fails to comply with specified payment terms for a period of at least sixty (60) days. Upon default, Contractor may cease performance of services and request immediate payment of Client's outstanding balance. Client shall be liable for all costs incurred by the Contractor in recovering the amount due, and shall be added to the Client's outstanding balance.

C. Balance due upon Termination. In the event of termination of this agreement, Contractor shall be entitled to be paid the full price set forth herein for those services that the Contractor has completed prior to the effective date of such termination. For any such service that the Contractor has only partially completed prior to the date, the Contractor shall be entitled to that portion of the price reflecting the portion of those services that has been completed, (including any preparatory work). With respect to Maintenance Services only, the portion of services completed shall be determined by the month of termination as follows:

JAN	FEB	MAR	APR	MAY	JUN
10%	20%	30%	40%	50%	60%
JULY	AUG	SEPT	OCT	NOV	DEC
70%	80%	90%	95%	100%	100%



Frank Jones releasing lady bugs to assist in our environmentally sensitive IPM approach.

TREE DAY PROGRAM LANCASTER



TREE DAY PROGRAM

Trees are one of a community's most valuable assets. The care and pruning of them is a critical part of the landscape maintenance program. Lancaster Landscapes can offer the services of our tree crew and arborists for customers that we contract with.

The most economical way for us to do the work, and for you to budget, is by the use of a "tree day." A tree day is simply the use of our climber, chipper truck, and grounds man for one day. They will come to the property and do as much work as they can do in one day. This work can be elevating trees above lights and signs, pruning trees away from buildings, pruning back trees from wood lines, or removing deadwood or broken branches. These days can be scheduled as needed. This service provides easy access to our crews and it is much cheaper than pricing individual trees one by one. Also, the property manager or board can direct us to work where and when they want.

By incorporating the use of "tree days" each year, trees will be pruned and maintained. For a typical community, we would recommend starting out with three tree days per year. This way you can see the amount of work completed and the results. More trees days can be added each year, if needed. The cost per tree day is \$3,200.00. They can be added to the contract or can be provided under a separate proposal.

LANCASTER
SAMPLE
CERTIFICATE OF
INSURANCE

LANDSCAPES



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
9/4/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Foundation Insurance Group Inc 3190 Fairview Park Dr, Ste 104 Falls Church VA 22042	CONTACT NAME: Certificate Department PHONE (A/C, No, Ext): 703-527-8780 E-MAIL: certificates@figva.com FAX (A/C, No): 703-532-8300 ADDRESS: certificates@figva.com
INSURED Lancaster Landscapes, Inc. 5019-B Backlick Road Annandale VA 22003	INSURER(S) AFFORDING COVERAGE INSURER A: Erie Insurance Company INSURER B: Erie Insurance Exchange INSURER C: Flagship City Insurance Company INSURER D: INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER: 2120531879

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GL \$1,000 Ded GEN'L AGGREGATE LIMIT APPLIES PER: POLICY ☐ PRO-JECT ☒ LOC ☒ OTHER: Enp Benefits Lia	Y	Y	Q61-0221234	9/1/2025	9/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP AGG \$ 2,000,000 Each Claim \$ 1,000,000
B	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY			Q09-0131183 Q09-0131184	9/1/2025 9/1/2025	9/1/2026 9/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ n			Q33-0170938	9/1/2025	9/1/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐	N/A	Q83-5100473	9/1/2025	9/1/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Employment Practices Liab			Q61-0221234	9/1/2025	9/1/2026	Each Occurrence 500,000
A	Employer Benefits Liability			Q61-0221234	9/1/2025	9/1/2026	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Virginia Auto Policy # Q09-0131184; Maryland Auto Policy # Q09-0131183.

GATES HUDSON COMMUNITY MANAGEMENT, LLC, ITS OWNERS, DIRECTORS & OFFICERS, EMPLOYEES, AFFILIATES AND SUBSIDIARIES are additional insured(s) on the General Liability policy when required by written contract. A waiver of subrogation applies in favor of additional insureds on the General Liability and Workers Compensation policies when required by written contract.

CERTIFICATE HOLDER

CANCELLATION

SAMPLE	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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LANDSCAPE DESIGN SAMPLES

LANCASTER



NATIVE PLANT DESIGN PROTOTYPE – FENCE LINE ALONG WALKWAY 3 of 3

PLEASE NOTE that this digital rendering shows everything in bloom simultaneously. That, of course, is not the case, it's simply presented this way to show the characteristics of the plants in the plan.

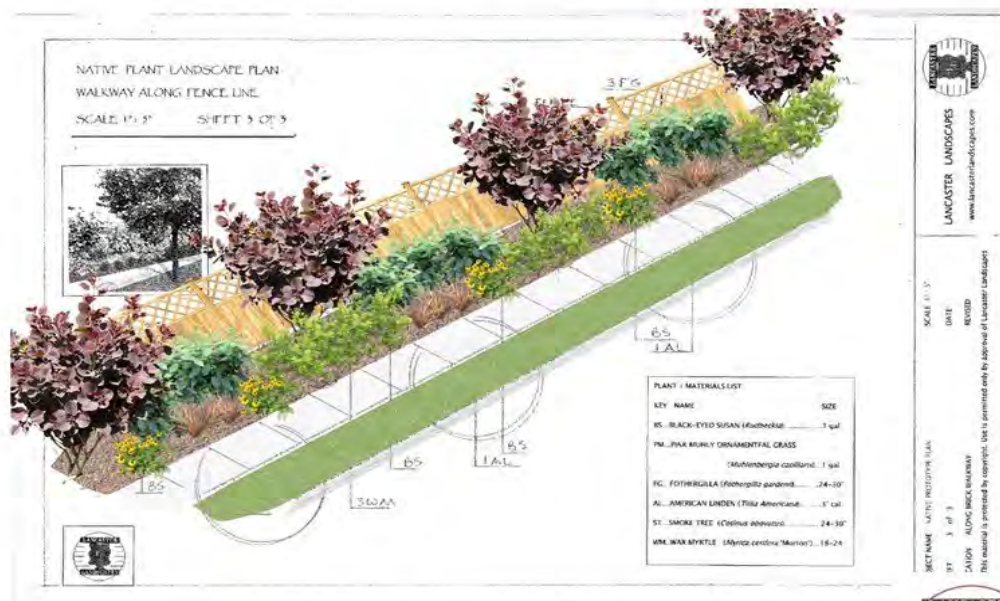


LANCASTER LANDSCAPES www.lancasterlandscapes.com



www.lancasterlandscapes.com db

NATIVE PLANT DESIGN PROTOTYPE – SHEET 3 of 3



LANCASTER LANDSCAPES www.lancasterlandscapes.com



www.lancasterlandscapes.com db



LANCASTER

**WINTER
MAINTENANCE
AGREEMENT**

LANDSCAPES

PETER'S LANDSCAPE GROUNDS MAINTENANCE
PROPOSAL FOR:

**STRATHMEADE
SQUARE
2027-2031**



PETER'S LANDSCAPE, INC.

44183 WADE DRIVE
CHANTILLY, VA 20152
PHONE: 703.327.2845
FAX: 703.327.3249

LANDSCAPING PROPOSAL

TO: Strathmeade HOA
c/o Sequoia Management
4795 Meadow Wood Lane, Suite 300 West
Chantilly, VA 20151

ATTN: Zachary Rivera

Work Telephone (703) 803-9641

Email: zrivera@sequoiamanagement.com

January 1, 2027-December 31, 2031

LANDSCAPE MANAGEMENT PROGRAM

A. **GROUNDS MAINTENANCE**

B. **MULCHING**

C. **PROPERTY CLEAN-UP AND
LEAF REMOVAL**

D. **TURF CARE PROGRAM**

TOTAL: \$ 66,235.87

NOTE: ** Pricing is inclusive. Each line-item price predicated on inclusion of all specified items.

**LANDSCAPE MANAGEMENT PROGRAM
PROPOSED FOR
STRATHMEADE SQUARE**

A. GROUNDS MAINTENANCE

1. TURF MOWING/TRIMMING: All turf area will be mowed every 7-10 days to a height of 3-3 1/2 inches. During rainy or extended dry periods, the mowing frequency may change. In conjunction with mowing, trimming shall be performed around all buildings and other obstacles within the turf area. All debris will be removed from turf area prior to mowing. Excess grass clippings will be raked or bagged as needed to maintain a neat appearance.

2. EDGING: All sidewalks and curbs will be edged every other mowing to maintain a neat appearance. Special care and attention will be taken to avoid sidewalk damage.

Note: Peter's Landscape, Inc. reserves the right to limit the use of mowing machinery and/or string line trimmers within (12") twelve-inch width proximity of houses, siding, HVAC units, utility equipment, utility meters, fragile fixtures, sign poles, light poles, personal items, etc. that might be damaged during the use of said equipment.

NOTE: ALL SIDEWALKS, STREETS, AND PATIOS WILL BE CLEARED OF DIRT AND DEBRIS RESULTING FROM ANY OF OUR SERVICES.

B. MULCHING

1. SPRING: Application of mulch bed pre-emergent weed control. Contractor shall apply Ronstar or similar herbicide at manufacturers recommended rates prior to mulch installation.

2. All previously mulched tree rings and shrubbery beds shall be mulched in the spring to a depth of 2-3 inches with a premium quality double shredded hardwood mulch. A defined edging of all beds and tree rings, and complete weed removal from all beds shall take place prior to the installation of the mulch.

C. PROPERTY CLEAN-UP AND LEAF REMOVAL

1. PROPERTY CLEAN-UP: All leaves and miscellaneous debris will be collected and removed from the ground in conjunction with spring clean-up.

2. LEAF REMOVAL: All leaves will be removed from the turf and mulch area 3 times per contract period. The initial removal will take place in November and the final removal in December, as conditions dictate.

- Leaves shall be managed using all means available including blowing, raking, vacuuming, and mowing/mulching to maintain a neat appearance. Where applicable, natural areas will be utilized for recycling leaves to provide nutrients to the natural woodland floor.

D. TURF CARE PROGRAM

1. SPRING: Application of a pre-emergent herbicide for control of grassy weeds and a post emergent herbicide for the control of broadleaf weeds. Contractor will apply herbicides according to manufacturers recommended rates. A balanced, organic fertilizer shall be applied at the rate of $\frac{1}{2}$ pound of nitrogen per 1000 square feet. The broadleaf control application shall be supplemented as needed throughout the season for additional control.
2. SUMMER: Application of a pre-emergent herbicide for control of grassy weeds and a post emergent herbicide for the control of broadleaf weeds. Contractor will apply herbicides according to manufacturers recommended rates. A balanced, organic fertilizer shall be applied at the rate of $\frac{1}{2}$ pound of nitrogen per 1000 square feet. The broadleaf control application shall be supplemented as needed throughout the season for additional control.
3. EARLY FALL: Application of a timed-release organic fertilizer (20-0-10, 50% water soluble nitrogen) at the rate of 2 pounds nitrogen per 1000 square feet.
4. LATE FALL: Application of a slow release, nitrogen fertilizer (46-0-0) at a rate of $1 \frac{1}{2}$ pounds nitrogen per 1000 square feet to promote a strong root system throughout the winter and ensure an early spring green-up.

NOTE: SOME OF THE ABOVE TREATMENTS MAY BE COMBINED INTO SINGLE APPLICATIONS DEPENDS UPON EXISTING CONDITIONS AND MATERIALS USED. MOST OF THE HERBICIDES AND INSECTICIDES WE USE ARE APPLIED ON AN "AS NEEDED" BASIS TO MAINTAIN AN ENVIRONMENTALLY SOUND PROGRAM.

E. OPTIONAL SERVICES

1. ROTATIONAL FLOWER INSTALLATION:

Install 6" summer annuals in the spring after Mother's Day Qty: 200 at \$6.50/EA

Install 6" fall annuals in October. Qty: 200 at \$6.50/EA

All annuals will be fertilized, mulched, and watered at the time of installation.

INITIAL FOR ACCEPTANCE: _____

Specialty annuals will require a price adjustment.

2. WATERING: Provide watering at property upon request. Price includes one man and watering truck.

COST: \$85/per hour (2 hr. minimum)

3. LIME: Application of pelletized limestone to all turf areas at a rate determined by soil pH analysis. \$325.00 per acre. Lime application not to exceed 25lbs/1000 square feet.

INITIAL FOR ACCEPTANCE: _____

3. TOPDRESSING

- An application of compost mix (topdressing) is recommended to improve the turf in key, high visibility areas of your property. We will identify bare and eroded areas of your property that could greatly benefit from this application.
- Topdressing in conjunction with aeration and overseeding is paramount to owning the best-looking turf around; we apply Soilmate™ to the turf before the seed is spread.

COST: \$140.00 per cubic yards (year one cost)
Price may increase after one year

INITIAL FOR ACCEPTANCE: _____

4. AERATION: All accessible lawn area shall be thoroughly core-aerated. The aeration will be performed in conjunction with the seeding program.

OVERSEEDING: Overseeding of thin and bare areas shall be completed during the months of September or October with an improved turf variety. All seed used shall be free of noxious weeds and a minimum germination rate of 80%. Seed shall be applied at the rate of 3-5 pounds per 1000 square feet as needed.

COST: \$350.00 per acre

INITIAL FOR ACCEPTANCE: _____

5. TOT LOT CHIPS: Spring early summer tot lot chip replenishment-Turn existing chips as needed and install ____ cubic yards of new wood carpet chips to provide a safe play area for children.

COST: \$67.00 per CY
Price may increase after one year

INITIAL FOR ACCEPTANCE: _____

6. PORTER SERVICES: Collection of trash baskets and replace plastic bag liners (supplies not included) for 13 cans that are location throughout the community common area.

COST: \$75.00 per hour (2 hr. minimum)

INITIAL FOR ACCEPTANCE: _____

OTHER SERVICES:

TREE REMOVAL – PRUNING: To schedule an on-site visit please call our office. Complete tree pruning, removal and replacement services available.

ASPHALT/CONCRETE: To schedule an on-site visit please call our office.

FENCE REPLACEMENT/NEW INSTALL: To schedule an on-site visit please call our office.

LANDSCAPE ENHANCEMENTS/DESIGNS: Our landscape architects are available for consultation. To schedule an on-site visit, please call our office.

STORM DAMAGE: 24-hour emergency services are available after storms and other inclement weather conditions.

INSURANCE

Contractor will provide certificate of insurance upon contract negotiation

PERIOD OF CONTRACT

This contract shall be in effect for the period stated:

January 1, 2027 – December 31, 2031

DAMAGE

Contractor not responsible for any direct or consequential damage (to items such as but not limited to hoses, sprinkler, underground wiring systems, fences or other structures) or loss to the person or property of Customer or any third party except in cases of willful misconduct or gross negligence of Contractor. Any damage or suspected damage or loss 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.

TERMINATION

Contract may be terminated by either party, for just cause, upon sixty (60) days written notice. Substantial portions of the work may be performed in the early months of the period of the contract. The cost of work performed in the early months work will not exceed more than 1 month of a future payment. The cost detail for this additional month payment at termination must be demonstrated. Whether this contract is terminated with or without cause by the Customer or is terminated for cause by the Contractor, in no event shall the amounts due and owing to Peter's Landscape, Inc., be less than the stated charges for the work performed through effective date of termination. Customer's failure to pay invoices in a timely manner for any reason may be cause for immediate termination and/or suspension of services without any notice.

CHARGES

2027

Total charge for this contract is \$ 66,235.87 due and payable in 12 monthly installments of \$5,519.66 beginning on January 1, 2027 through December 31, 2027. In the event payment shall not be made as specified, I agree to pay all reasonable costs of collection, including but not limited to attorney's fees whether or not suit is actually filed. At a minimum a monthly service charge in the amount of 1.5% (annual rate of 18%) will be applied to all amounts over thirty (30) days past due.

2028

Total charge for this contract is \$ 68,222.95 due and payable in 12 monthly installments of \$5,685.25, beginning on January 1, 2028 through December 31, 2028. In the event payment shall not be made as specified, I agree to pay all reasonable costs of collection, including but not limited to attorney's fees whether or not suit is actually filed. At a minimum a monthly service charge in the amount of 1.5% (annual rate of 18%) will be applied to all amounts over thirty (30) days past due

2029

Total charge for this contract is \$70,269.64 due and payable in 12 monthly installments of \$5,855.80, beginning on January 1, 2029 through December 31, 2029. In the event payment shall not be made as specified, I agree to pay all reasonable costs of collection, including but not limited to attorney's fees whether or not suit is actually filed. At a minimum a monthly service charge in the amount of 1.5% (annual rate of 18%) will be applied to all amounts over thirty (30) days past due

2030

Total charge for this contract is \$ 72,377.73 due and payable in 12 monthly installments of \$6,031.48 beginning on January 1, 2030 through December 31, 2030. In the event payment shall not be made as specified, I agree to pay all reasonable costs of collection, including but not limited to attorney's fees whether or not suit is actually filed. At a minimum a monthly service charge in the amount of 1.5% (annual rate of 18%) will be applied to all amounts over thirty (30) days past due

2031

Total charge for this contract is \$ 74,549.06 due and payable in 12 monthly installments of \$6,212.42 beginning on January 1, 2031 through December 31, 2031. In the event payment shall not be made as specified, I agree to pay all reasonable costs of collection, including but not limited to attorney's fees whether or not suit is actually filed. At a minimum a monthly service charge in the amount of 1.5% (annual rate of 18%) will be applied to all amounts over thirty (30) days past due

Note: charges will be adjusted in the event any options are selected.

In the event of unforeseen pricing circumstances, including but not limited to, fuel prices and/or cost of materials, which may make performance of the Agreement impossible by the Contractor, the Board of Directors of the Association may agree to modify to the work to be performed, the contract fee, and/or the payment schedule in a reasonable and fair manner.

SUBMISSION OF PROPOSAL

We propose hereby to furnish all labor and materials reasonably necessary to perform the landscape maintenance at
Strathmeade Square complete in accordance with above specifications, for the sum of:

Three Hundred Fifty-One Thousand, Six Hundred Fifty-Five Dollars AND 25/100 (\$351,655.25/5 Year Total)

DATE: August 3, 2026 SUBMITTED BY: Peter Izzo
President

Peter's Landscape, Inc.
44183 Wade Drive
Chantilly, VA 20152
(703) 327-2845

ACCEPTANCE OF PROPOSAL

The above prices, specifications, terms, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. I agree that if payment is not made when due, Company shall be entitled to recover its costs and reasonable attorney's fees whether or not suit is actually filed. The parties further agree that this Agreement shall be construed in accordance with the laws of the Commonwealth of Virginia. Venue is agreed to be appropriate in Fairfax County, VA.

ACCEPTED BY: _____

DATE: _____

TITLE: _____

	STRATHMEADE SQUARE COMMUNITY ASSOCIATION			
	DRAFT OPERATING BUDGET			
	February 1, 2026 through January 31, 2027			
		Adopted	Projected	DRAFT
		2026	2026	2027
	MONTHLY FEE =	\$ 175.31		182.32
	OPERATING INCOME			
50-50000	General Assessments	650,048.51	650,048.51	668,120.00
50-50500	Late Charges	500.00	1,148.00	500.00
50-50550	Interest Income	7,000.00	10,000.00	7,000.00
50-50600	Bad Debts	0.00	0.00	0.00
50-50850	Pool Pass Income	400.00	1,020.00	400.00
50-50900	Miscellaneous Income	0.00	75.00	0.00
50-54001	Legal Fee Reimbursements	0.00	1,954.00	0.00
	Total Operating Income	657,948.51	664,245.51	676,020.00
	EXPENSES			
	ADMINISTRATIVE EXPENSES			
70-70167	Pool Electricity	5,500.00	6,400.00	6,500.00
70-71010	Electricity (Lighting)	13,000.00	16,500.00	15,000.00
70-71020	Water & Sewer	3,200.00	4,500.00	4,000.00
70-71030	Telephone	2,000.00	1,623.00	1,900.00
70-72010	Income Taxes	2,100.00	1,954.00	2,100.00
70-72020	Dues & Licenses	200.00	50.00	200.00
70-72340	Postage / Printing / Copying	1,600.00	1,633.00	1,700.00
70-73000	Insurance	10,200.00	9,224.00	10,200.00
70-74000	Legal Fees - General	4,000.00	2,837.00	3,500.00
70-74002	Legal Fees - Collections	3,000.00	10,000.00	4,000.00
70-74090	Reserve Study	4,000.00	3,950.00	0.00
70-74010	Board Expense / Meetings	100.00	0.00	100.00
70-74020	Newsletter Expense	1,500.00	1,920.00	2,000.00
70-74035	Computer / Electronic	1,000.00	123.00	1,000.00
70-74040	Website	300.00	0.00	300.00
70-74080	Audit / Tax Preparation	4,750.00	4,500.00	4,750.00
70-76000	Management Fees	58,065.00	58,065.00	59,807.00

		Adopted	Projected	DRAFT
		2026	2026	2027
70-79000	Miscellaneous Admin	300.00	475.00	300.00
	Total Administrative Expenses	114,815.00	123,754.00	117,357.00
	LANDSCAPING EXPENSES			
70-70015	Community Maint. & Improvement	1,000.00	5,000.00	5,000.00
70-70040	Grounds Maintenance Contract	65,873.17	65,873.17	70,000.00
70-70042	Tree Trimming / Removal	40,000.00	38,000.00	40,000.00
70-70043	Kwanzan Cherry Trees	1,500.00	0.00	0.00
70-70044	Watering	500.00	0.00	0.00
	Total Landscaping Expenses	108,873.17	108,873.17	115,000.00
	MAINTENANCE EXPENSES			
70-70010	Miscellaneous Trash	6,000.00	6,000.00	6,000.00
70-70050	Snow Removal	15,000.00	3,000.00	15,000.00
70-70060	Trash Removal & Recycling	129,637.58	131,865.00	138,713.00
70-70062	Community Cleanup (Spring/Fall)	750.00	750.00	750.00
	Total Maintenance Expenses	151,387.58	141,615.00	160,463.00
	RECREATION EXPENSES			
70-70150	Playground Maintenance	5,000.00	0.00	4,500.00
70-70160	Pool Management Contract	59,300.00	59,300.00	58,700.00
70-70162	Pool Maintenance & Supplies	8,500.00	15,502.00	10,000.00
70-70163	Pool House Maintenance	2,000.00	1,350.00	1,500.00
70-75000	Social / Recreation	1,500.00	1,000.00	1,500.00
	Total Recreation Expenses	76,300.00	77,152.00	76,200.00
	RESERVE CONTRIBUTIONS			
70-95000	Replacement Reserves	199,572.76	206,573.00	200,000.00
70-95010	Reinvested Interest	7,000.00	6,000.00	7,000.00
	Total Reserve Contributions	206,572.76	212,573.00	207,000.00
	TOTAL EXPENSES	657,948.51	663,967.17	676,020.00
	SURPLUS / (DEFICIT)	0.00	278.34	0.00