STRATHMEADE SQUARE COMMUNITY ASSOCIATION

# BOARD OF DIRECTORS MEETING

## Wednesday, November 18, 2026

7:00pm Via Zoom

Board of Directors:
Whitney Bergendahl – President
Shivang Patel – Vice President
Janet Goodwin – Secretary
Laxman Pandey – Treasurer
Nora Drain – 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 November 18, 2026 Board of Directors Meeting Agenda**

**Motion:**

"I move to approve the agenda for the November 18, 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 |
|---|---|---|---|---|
| Whitney Bergendahl, President | | | | |
| Shivang Patel, Vice President | | | | |
| Janet Goodwin, Secretary | | | | |
| Laxman Pandey, Treasurer | | | | |
| Nora Drain, 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, November 18, 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=Xqjpr9dofQS3bfsHbEThxFX2Eo8LR7.1

Meeting ID: 890 3224 0720
Passcode: 815079

AGENDA

| | | |
|---|---|---|
| **I.** | **Call to Order** | 7:00 PM |
| **II.** | **Approval of Agenda (Meeting of November 18, 2026)** | 7:05 PM |
| **III.** | **Homeowner Open Forum** | 7:10 PM |
| **IV.** | **Approval of Minutes (Meeting of September 16, 2026 and October 21, 2026)** | 7:20 PM |
| **V.** | **Management Reports**<br>A. Management Summary Report<br>B. Action Item List<br>C. 2026 Operations Calendar<br>D. Financial Review Report: October 31, 2026 Balance Sheet & Income Statement | 7:25 PM |
| **VI.** | **Committee Reports** | 7:35 PM |
| **VII.** | **New Business**<br>A. Approval of FY2027 Draft Budget<br>B. Approval of Deferred Assessments Resolution<br>C. Approval of Pool Cover<br>D. Approval of Wading Pool Surfacing<br>E. Discussion on FY2027 Janitorial and HVAC Contract | 7:45 PM |
| **VIII.** | **Executive Session**<br>A. Covenants Hearings<br>B. Sequoia Covenants Summary Report<br>C. Sequoia Management Aging Report Summary<br>D. Rees Broome P.C., Collections Report | 8:30 PM |
| **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, September 16, 2026, Board of Directors Meeting**

**Motion:**

"I move to approve the Draft minutes from the Wednesday, September 16, 2026, Board of Directors Meeting"

Motion: _____ 2nd: _____

**Summary:**
Attached please find the Draft minutes from the Wednesday, September 16, 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 |
|---|---|---|---|---|
| Whitney Bergendahl, President | | | | |
| Shivang Patel, Vice President | | | | |
| Janet Goodwin, Secretary | | | | |
| Laxman Pandey, Treasurer | | | | |
| Nora Drain, 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, 7:00 P.M.**
**Hybrid Via Zoom and at 8365 Thompson Road, Annandale, VA 22003**

---

**Board Members Present**

Janet Goodwin, President
Whitney Bergendahl, Vice President (joined at 7:11pm)
Laxman Pandey, Treasurer (joined at 7:06pm)
Nora Drain, Secretary
Natalie Smith, Member-at-Large (joined at 7:08pm)
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
2 resident present in person

**Board Members Absent**

## 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 Nora Drain and seconded by Joseph Starkey to approve the Wednesday, September 16, 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: RV regulations, newsletter, go-karts and e-scooters, new residents, and architectural requests for door and EV charger.

## IV. APPROVAL OF JULY 15, 2026, MEETING MINUTES

A motion was made by Joseph Starkey and seconded by Nora Drain to approve the draft Wednesday, July 15, 2026, Board of Directors meeting minutes as written. Motion passed unanimously. Vote 8-0-0.

## V. MANAGEMENT REPORTS

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

Management and the Board of Directors reviewed the Action Item List, FY2026 Operations Calendar, and August 31, 2026 unaudited financials as presented.

DRAFT

## VI. COMMITTEE REPORTS

A. Architectural Control Committee

The Architectural Control committee's last meeting was on 9/14/2026, reviewing revisions to guidelines for awnings.

B. Landscaping Committee

The committee acknowledged the landscaping bids to be discussed and approved.

C. Maintenance Committee

None

D. Community Engagement Committee

The committee reported on website updates.

E. Parking Committee

None.

## VII. NEW BUSINESS

A. Approval of FY2027 Landscaping Contract

A motion was made by Whitney Bergendahl and seconded by Bob Hite to award the FY2027-2031 landscaping contract to Peter's Landscape Inc. The motion passed unanimously. Vote 8-0-0.

B. Discussion on FY2027 Draft Budget

The Board reviewed and discussed the FY2027 Draft Budget as presented.

C. Discussion on Parking Tags

The Board reviewed and discussed the transition of new parking tags.

## VIII. EXECUTIVE SESSION

A motion was made by Nora Drain and seconded by Joseph Starkey to enter into executive session at 8:18pm to discuss homeowner requests, Covenants Reports, Aging Reports, Collections Reports, and other sensitive matters. Motion passed unanimously. Vote 8-0-0.

A motion was made by Joseph Starkey and seconded by Bob Hite to exit out of executive session at 8:34pm. Motion passed unanimously.

## IX. ADJOURNMENT

A motion was made by Nora Drain and seconded by Laxman Pandey to adjourn the meeting at 7:35pm. Motion passed unanimously. Vote 8-0-0.

DRAFT

**Strathmeade Square Community Association**
**Motion Worksheet**
**Approval of Minutes – Wednesday, October 21, 2026, Organizational Meeting**

**Motion:**

"I move to approve the Draft minutes from the Wednesday, October 21, 2026, Organizational Meeting"

Motion: _____ 2nd: _____

**Summary:**
Attached please find the Draft minutes from the Wednesday, October 21, 2026, Board of Directors Organizational 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 |
|---|---|---|---|---|
| Whitney Bergendahl, President | | | | |
| Shivang Patel, Vice President | | | | |
| Janet Goodwin, Secretary | | | | |
| Laxman Pandey, Treasurer | | | | |
| Nora Drain, Member-at-Large | | | | |
| Natalie Smith, Member-at-Large | | | | |
| Joseph Starkey, Member-at-Large | | | | |
| Bob Hite, Member-at-Large | | | | |

**Strathmeade Square Community Association**
**Organizational Meeting**
**Wednesday, October 21, 2026, 7:00 P.M.**
**Hybrid Via Zoom and at 8365 Thompson Road, Annandale, VA 22003**

---

**Board Members Present**

Janet Goodwin, President
Whitney Bergendahl, Vice President
Laxman Pandey, Treasurer
Nora Drain, Secretary
Natalie Smith, Member-at-Large
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

**Board Members Absent**

## I. CALL TO ORDER

Janet Goodwin called the meeting to order at 7:57pm and established quorum requirements had been met with 8 board members present.

## II. ORGANIZATION OF OFFICERS

The officers of the association have volunteered and have been appointed, uncontested, as follows:

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

## III. ADJOURNMENT

A motion was made by Janet Goodwin and seconded by Joseph Starkey to adjourn the meeting at 8:29pm. The motion passed unanimously. Vote 8-0-0.

DRAFT

# MANAGEMENT REPORTS

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

## Sub-Contractors/ Grounds

- Management met with Clean Choices Inc regarding a contract FY2027 for the pool house. Proposal is pending.

## Covenants

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

## Financials

- October 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 November 1, 2026. If you have any questions on payment methods or instructions, please reach out.

## Communications

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

| | | | | | |
|---|---|---|---|---|---|
| 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. |

| | | | | | |
|---|---|---|---|---|---|
| 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. |

| | | | | | |
|---|---|---|---|---|---|
| | 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 | |

| | | | | | |
|---|---|---|---|---|---|
| | 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 |

| | | | | | |
|---|---|---|---|---|---|
| 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 4th. | 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<br><br>Board Meeting, Wednesday, March 18, 2026, at 7:00pm via Zoom | Spring Inspections<br><br>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<br><br>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<br><br>Board Meeting, Wednesday, August 19, 2026, at 7:00pm via Zoom | Send Annual Meeting Package<br><br>Board Meeting, Wednesday, September 16, 2026, at 7:00pm via Zoom | Tuesday, October 21, 2026 – previous reserve study expires.<br><br>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<br><br>Thursday, December 31, 2026 – DPOR Expires |

Join Zoom Meeting
https://us06web.zoom.us/j/89032240720?pwd=Xqjpr9dofQS3bfsHbEThxFX2Eo8LR7.1

Meeting ID: 890 3224 0720
Passcode: 815079

## MANAGEMENT MEMORANDUM

**To:** Strathmeade Square Community Association

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

**Subject:** October 31, 2026 (Unaudited) Financial Report

### SUMMARY:

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

Total CASH & INVESTMENTS: $470,336.74

Year-to-date INCOME: $498,482.38

Year-to-date EXPENSES: $523,156.12

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 $29,041.22 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 $256,710.48 with an interest rate of 3.24% and Pinnacle Money Market with a balance of $163,969.76 and an interest rate of 2.43%.

### CASH FLOW:

Auditors recommend that an Association have between 2 and 3 months of expenses in its asset operating accounts. With monthly expenses averaging $58,128.46 this would require the operating account to maintain a balance between $116,256.92 and $174,385.38. Presently, the Association has $29,041.22, Therefore, the cash flow does not meet auditor's recommendations.

### DELINQUENCIES:

As of October 31, 2026, ten (10) accounts were delinquent more than 60 days. Strathmeade Square Community Association has a delinquency rate of 2.73% 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** | 30 | $4,499.58 | 18.35% |
| **Over 30** | 17 | $2,288.84 | 9.33% |
| **Over 60** | 7 | $35.00 | 0.14% |
| **Over 90** | 10 | $17,695.73 | 72.18% |
| **TOTAL** | | $24,519.15 | 100.00% |

**REPAIR/REPLACEMENT RESERVES:**

The Repair & Replacement Reserves balance as of October 31, 2026, was $420,680.24. The Repair & Replacement Reserve balance was not fully supported, as evidenced by a deficit of ($36,173.73)

TOTAL CASH & INVESTMENTS: $470,336.74

Less TOTAL LIABILITIES: ($85,830.23)

Less Amount earmarked for RESERVE REPLACEMENTS: ($420,680.24)

EQUALS A DEFICIT OF: ($36,173.73)

**PRIOR YEAR OWNER'S EQUITY:**

It is important to note that, as of October 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 October 31, 2026, the Association showed a year-to-date **Total Income** of $498,492.38, the budgeted amount was $493,561.39; therefore, resulting in a **favorable** variance of $4,930.99.

As of October 31, 2026, the Association showed a year-to-date **Total Expense** of $523,156.12, the budgeted amount was $503,661.12; therefore, resulting in an **unfavorable** variance of ($19,495.00)

As of October 31, 2026, the Association showed a year-to-date **Net Deficit** of ($24,663.74), the budgeted amount was ($10,099.73), therefore, resulting in an **unfavorable** variance of ($14,564.01)

---

**BUDGET OVERRUNS over $1,000.00:**

Legal Fees – Collections – ($4,704.70)

Insurance – ($1,574.00)

Electricity – Lighting – ($3,984.60)

Community Maintenance and Improvement – ($5,335.21)

Pool Maintenance and Supplies – ($7,002.60)

Signage – ($4,690.56)

**BUDGET SAVINGS over $1,000.00:**

Snow Removal/ Street Sweeping - $1,648.00

Playground Maintenance - $5,000.00

Tree Trimming/ Removal - $5,279.97

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

| | | |
|---|---|---|
| **ASSETS** | | |
| PINNACLE OPERATING CHECKING | 29,041.22 | |
| ASSESSMENTS RECEIVABLE | 25,210.77 | |
| ALLOWANCE ACCOUNT | (7,489.49) | |
| MISCELLANEOUS RECEIVABLES | 0.00 | |
| PREPAID EXPENSES | 2,894.00 | |
| **TOTAL CURRENT ASSETS** | | **49,656.50** |
| **CASH RESERVES** | | |
| CAPITAL BANK MONEY MARKET 3.24% | 256,710.48 | |
| PINNACLE MONEY MARKET 2.43% | 163,969.76 | |
| **TOTAL CASH RESERVES** | | **420,680.24** |
| **TOTAL ASSETS** | | **470,336.74** |
| **LIABILITIES & EQUITY** | | |
| ACCRUED EXPENSES | 53,793.18 | |
| PREPAID ASSESSMENTS | 32,037.05 | |
| **TOTAL LIABILITIES** | | **85,830.23** |
| REPLACEMENT RESERVES | 281,389.29 | |
| OPERATING RESERVE | 2,700.00 | |
| UNAPPROPRIATED EQUITY | 125,080.96 | |
| CURRENT SURPLUS / (DEFICIT) | (24,663.74) | |
| **TOTAL EQUITY** | | **384,506.51** |
| **TOTAL LIABILITIES & EQUITY** | | **470,336.74** |

**STRATHMEADE SQUARE COMMUNITY ASSOCIATION**
**STATEMENT OF INCOME**
**FOR THE MONTH AND NINE MONTHS ENDED OCTOBER 31, 2026**
**(UNAUDITED)**

| ACCT NUMBER | | CURRENT PERIOD ACTUAL | CURRENT PERIOD BUDGETED | CURRENT PERIOD VARIANCE | YEAR-TO-DATE ACTUAL | YEAR-TO-DATE BUDGETED | YEAR-TO-DATE VARIANCE | ANNUAL BUDGET |
|---|---|---|---|---|---|---|---|---|
| | **REVENUE** | | | | | | | |
| 50000 | RESIDENTIAL ASSESSMENTS | 54,170.79 | 54,170.71 | 0.08 | 487,537.11 | 487,536.39 | 0.72 | 650,049 |
| 50550 | INTEREST INCOME | 943.75 | 583.33 | 360.42 | 7,945.27 | 5,249.97 | 2,695.30 | 7,000 |
| 50850 | POOL FEES | 0.00 | 0.00 | 0.00 | 1,020.00 | 400.00 | 620.00 | 400 |
| 50550 | LATE CHARGES | 105.00 | 41.67 | 63.33 | 775.00 | 375.03 | 399.97 | 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 | 0.00 | 0.00 | 0.00 | 75.00 | 0.00 | 75.00 | 0 |
| | **TOTAL REVENUE** | **55,219.54** | **54,795.71** | **423.83** | **498,492.38** | **493,561.39** | **4,930.99** | **657,949** |
| | **ADMINISTRATIVE EXPENSE** | | | | | | | |
| 74000 | LEGAL FEES - GENERAL | 0.00 | 333.33 | 333.33 | 1,655.00 | 2,999.97 | 1,344.97 | 4,000 |
| 74002 | LEGAL FEES - COLLECTIONS | 641.00 | 250.00 | (391.00) | 7,954.70 | 2,250.00 | (5,704.70) | 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 | 0.00 | 850.00 | 850.00 | 9,224.00 | 7,650.00 | (1,574.00) | 10,200 |
| 72010 | INCOME TAXES | (203.00) | 0.00 | 203.00 | 1,359.30 | 2,100.00 | 740.70 | 2,100 |
| 72340 | POSTAGE | 609.24 | 133.33 | (475.91) | 1,638.41 | 1,199.97 | (438.44) | 1,600 |
| 74020 | NEWSLETTER | 0.00 | 125.00 | 125.00 | 1,120.00 | 1,125.00 | 5.00 | 1,500 |
| 71010 | ELECTRICITY - LIGHTING | 1,600.64 | 1,083.33 | (517.31) | 13,734.57 | 9,749.97 | (3,984.60) | 13,000 |
| 70167 | ELECTRICITY - POOL | 0.00 | 458.33 | 458.33 | 5,010.62 | 4,124.97 | (885.65) | 5,500 |
| 71030 | TELEPHONE - POOL HOUSE | 150.27 | 166.67 | 16.40 | 1,247.49 | 1,500.03 | 252.54 | 2,000 |
| 74035 | COMPUTER / ELECTRONIC | 0.00 | 83.33 | 83.33 | 433.19 | 749.97 | 316.78 | 1,000 |
| 71020 | WATER & SEWER | 0.00 | 0.00 | 0.00 | 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 | 225.00 | (222.54) | 300 |
| 74080 | AUDIT & TAX RETURN PREP. | 550.00 | 550.00 | 0.00 | 550.00 | 550.00 | 0.00 | 4,750 |
| 50600 | UNCOLLECTIBLE ASSESSMENTS | 0.00 | 0.00 | 0.00 | 500.00 | 0.00 | (500.00) | 0 |
| 74040 | WEBSITE | 13.00 | 0.00 | (13.00) | 178.00 | 300.00 | 122.00 | 300 |
| 76000 | MANAGEMENT FEES | 4,838.75 | 4,838.75 | 0.00 | 43,548.75 | 43,548.75 | 0.00 | 58,065 |
| | **TOTAL ADMINISTRATIVE EXPENSE** | **8,199.90** | **8,897.07** | **697.17** | **96,237.27** | **84,923.63** | **(11,313.64)** | **114,815** |
| | **LANDSCAPING EXPENSES** | | | | | | | |
| 70040 | GROUNDS MAINTENANCE | 5,480.30 | 5,489.43 | 9.13 | 49,322.70 | 49,404.87 | 82.17 | 65,873 |
| 70015 | COMMUNITY MAINT. & IMPROV. | 0.00 | 83.33 | 83.33 | 6,085.18 | 749.97 | (5,335.21) | 1,000 |
| 70042 | TREE TRIMMING / REMOVAL | 2,150.00 | 3,333.33 | 1,183.33 | 24,720.00 | 29,999.97 | 5,279.97 | 40,000 |
| 70044 | WATERING | 0.00 | 100.00 | 100.00 | 0.00 | 500.00 | 500.00 | 500 |
| 70043 | KWANZAN CHERRY TREES | 0.00 | 125.00 | 125.00 | 0.00 | 1,125.00 | 1,125.00 | 1,500 |
| | **TOTAL LANDSCAPING EXPENSES** | **7,630.30** | **9,131.09** | **1,500.79** | **80,127.88** | **81,779.81** | **1,651.93** | **108,873** |
| | **MAINTENANCE EXPENSES** | | | | | | | |
| 70060 | TRASH REMOVAL / RECYCLING | 11,572.05 | 10,803.13 | (768.92) | 100,064.90 | 97,228.17 | (2,836.73) | 129,638 |
| 70010 | MISCELLANEOUS TRASH | 604.00 | 500.00 | (104.00) | 4,794.00 | 4,500.00 | (294.00) | 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 | 375.00 | 375.00 | 317.37 | 750.00 | 432.63 | 750 |
| 70135 | SIGNAGE | 0.00 | 0.00 | 0.00 | 4,690.56 | 0.00 | (4,690.56) | 0 |
| | **TOTAL MAINTENANCE EXPENSES** | **12,176.05** | **11,678.13** | **(497.92)** | **112,218.83** | **106,478.17** | **(5,740.66)** | **151,388** |
| | **RECREATION EXPENSES** | | | | | | | |
| 70160 | POOL ADMINISTRATION | 0.00 | 0.00 | 0.00 | 59,570.00 | 59,300.00 | (270.00) | 59,300 |
| 70162 | POOL MAINTENANCE & SUPPLIES | 0.00 | 0.00 | 0.00 | 15,502.60 | 8,500.00 | (7,002.60) | 8,500 |
| 70163 | POOL HOUSE MAINTENANCE | 0.00 | 0.00 | 0.00 | 1,343.59 | 2,000.00 | 656.41 | 2,000 |
| 75000 | COMMUNITY EVENTS | 0.00 | 0.00 | 0.00 | 531.14 | 750.00 | 218.86 | 1,500 |
| 70150 | PLAYGROUND MAINTENANCE | 0.00 | 0.00 | 0.00 | 0.00 | 5,000.00 | 5,000.00 | 5,000 |
| | **TOTAL RECREATION EXPENSES** | **0.00** | **0.00** | **0.00** | **76,947.33** | **75,550.00** | **(1,397.33)** | **76,300** |
| | **REPLACEMENT RESERVES** | | | | | | | |
| 95000 | RESERVE FUNDING | 16,631.06 | 16,631.06 | 0.00 | 149,679.54 | 149,679.54 | 0.00 | 199,573 |
| 95010 | REINVESTED INTEREST | 943.75 | 583.33 | (360.42) | 7,945.27 | 5,249.97 | (2,695.30) | 7,000 |
| | **TOTAL REPLACEMENT RESERVES** | **17,574.81** | **17,214.39** | **(360.42)** | **157,624.81** | **154,929.51** | **(2,695.30)** | **206,573** |
| | **TOTAL EXPENSES** | **45,581.06** | **46,920.68** | **1,339.62** | **523,156.12** | **503,661.12** | **(19,495.00)** | **657,949** |
| | **SURPLUS / (DEFICIT) FUNDS** | **9,638.48** | **7,875.03** | **1,763.45** | **(24,663.74)** | **(10,099.73)** | **(14,564.01)** | **0** |

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|
| 10-10300-00 | PINNACLE OPERATING CASH | $38,610.68 | $51,901.91 | $61,471.37 | $29,041.22 |

| Date | GL Ref # | Debit | Credit | Description |
|---|---|---|---|---|
| 10/01/2026 | 12185738 | $ - | $ 4,838.75 | PINNACLE OPERATING CASH; Sequoia Management Company Chk # 0<br>Inv: 562295 Sequoia Management Company |
| 10/01/2026 | 12187221 | 4,058.44 | - | Deposit from batch 329061 |
| 10/01/2026 | 12188815 | 525.93 | - | Deposit from batch 329062 |
| 10/01/2026 | 12189184 | 1,047.36 | - | Deposit from batch 329070 |
| 10/01/2026 | 12209322 | 521.43 | - | Deposit from batch 329120 |
| 10/01/2026 | 12210256 | 175.31 | - | Deposit from batch 329154 |
| 10/02/2026 | 12210600 | 696.74 | - | Deposit from batch 329093 |
| 10/02/2026 | 12211136 | 350.62 | - | Deposit from batch 329118 |
| 10/02/2026 | 12211458 | 524.12 | - | Deposit from batch 329122 |
| 10/02/2026 | 12212410 | 867.55 | - | Deposit from batch 329221 |
| 10/05/2026 | 12214989 | 950.81 | - | Deposit from batch 329313 |
| 10/05/2026 | 12215354 | 521.43 | - | Deposit from batch 329180 |
| 10/05/2026 | 12216079 | 175.31 | - | Deposit from batch 329182 |
| 10/05/2026 | 12216154 | 175.31 | - | Deposit from batch 329183 |
| 10/05/2026 | 12216380 | 525.93 | - | Deposit from batch 329286 |
| 10/05/2026 | 12218301 | 175.31 | - | Deposit from batch 329445 |
| 10/06/2026 | 12217815 | 1,060.86 | - | Deposit from batch 329322 |
| 10/06/2026 | 12219237 | 350.62 | - | Deposit from batch 329447 |
| 10/06/2026 | 12219851 | 351.12 | - | Deposit from batch 329328 |
| 10/06/2026 | 12222658 | 355.62 | - | Deposit from batch 329512 |
| 10/06/2026 | 12222957 | 525.93 | - | Deposit from batch 329603 |
| 10/06/2026 | 12222959 | 350.62 | - | Deposit from batch 329604 |
| 10/07/2026 | 12221072 | - | 609.24 | PINNACLE OPERATING CASH; Sequoia Management Company Chk # 0<br>Inv: 563248 Sequoia Management Company |
| 10/07/2026 | 12221216 | - | 1,600.64 | PINNACLE OPERATING CASH; Dominion Energy Virginia, Inc. Chk # 25538<br>Inv: 800331176513 Dominion Energy Virginia, Inc. |
| 10/07/2026 | 12221218 | - | 5,684.30 | PINNACLE OPERATING CASH; McFall & Berry Landscape Management, INC. Chk # 25539<br>Inv: 246666 McFall & Berry Landscape Management, INC. |
| 10/07/2026 | 12221221 | - | 98.17 | PINNACLE OPERATING CASH; Verizon Chk # 25540<br>Inv: 092626 Verizon |
| 10/07/2026 | 12221223 | - | 11,572.05 | PINNACLE OPERATING CASH; Republic Services #803 Chk # 25541<br>Inv: 0803-006295818 Republic Services #803 |
| 10/07/2026 | 12227628 | 1,407.48 | - | Deposit from batch 329650 |
| 10/07/2026 | 12228208 | 350.62 | - | Deposit from batch 329448 |
| 10/07/2026 | 12228417 | 175.31 | - | Deposit from batch 329449 |
| 10/07/2026 | 12228507 | 175.31 | - | Deposit from batch 329454 |
| 10/07/2026 | 12229441 | 175.31 | - | Deposit from batch 329691 |
| 10/09/2026 | 12230739 | 175.31 | - | Deposit from batch 329724 |
| 10/09/2026 | 12231144 | 175.31 | - | Deposit from batch 329801 |
| 10/09/2026 | 12231361 | 525.93 | - | Deposit from batch 329821 |
| 10/10/2026 | 12232721 | 17,776.12 | - | Deposit from batch 329189 |
| 10/13/2026 | 12236918 | 525.93 | - | Deposit from batch 329899 |
| 10/13/2026 | 12237738 | 525.93 | - | Deposit from batch 329778 |
| 10/13/2026 | 12238186 | 175.31 | - | Deposit from batch 329849 |
| 10/14/2026 | 12239091 | - | 550.00 | PINNACLE OPERATING CASH; Goldklang Group CPAs, P.C. Chk # 25542<br>Inv: 130825 Goldklang Group CPAs, P.C. |
| 10/14/2026 | 12239093 | - | 52.10 | PINNACLE OPERATING CASH; T-Mobile Chk # 25543<br>Inv: 218766754-5 T-Mobile |
| 10/14/2026 | 12240339 | 131.20 | - | Deposit from batch 329917 |
| 10/14/2026 | 12240593 | 701.24 | - | Deposit from batch 330035 |
| 10/14/2026 | 12241018 | 175.31 | - | Deposit from batch 329901 |
| 10/14/2026 | 12241104 | 175.31 | - | Deposit from batch 329906 |
| 10/15/2026 | 12242199 | 350.62 | - | Deposit from batch 330036 |


CINCSystems, Inc. Copyright 2026 . All rights reserved.

| Account No | Description | | | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|---|---|
| 10/15/2026 | 12242512 | $ 99.37 | $ - | Deposit from batch 330043 | | | |
| 10/15/2026 | 12242789 | 175.31 | - | Deposit from batch 330099 | | | |
| 10/15/2026 | 12243038 | 175.31 | - | Deposit from batch 330157 | | | |
| 10/16/2026 | 12243242 | 350.31 | - | Deposit from batch 330102 | | | |
| 10/19/2026 | 12243956 | 175.31 | - | Deposit from batch 330280 | | | |
| 10/19/2026 | 12244168 | 350.62 | - | Deposit from batch 330168 | | | |
| 10/20/2026 | 12244864 | 1,051.86 | - | Deposit from batch 330365 | | | |
| 10/20/2026 | 12245358 | 175.31 | - | Deposit from batch 330289 | | | |
| 10/20/2026 | 12247379 | 175.31 | - | Deposit from batch 330419 | | | |
| 10/21/2026 | 12245960 | - | 13.00 | PINNACLE OPERATING CASH; Sequoia Management Company Chk # 0 Inv: 563722 Sequoia Management Company | | | |
| 10/21/2026 | 12245962 | - | 641.00 | PINNACLE OPERATING CASH; Rees Broome, PC Chk # 25544 Inv: 1580683 Rees Broome, PC | | | |
| 10/21/2026 | 12246050 | - | 2,150.00 | PINNACLE OPERATING CASH; Peter's Landscape, Inc. Chk # 25545 Inv: 51756 Peter's Landscape, Inc. | | | |
| 10/21/2026 | 12246052 | - | 400.00 | PINNACLE OPERATING CASH; KPS, LLC Chk # 25546 Inv: 2505 KPS, LLC | | | |
| 10/21/2026 | 12246998 | 350.62 | - | Deposit from batch 330412 | | | |
| 10/22/2026 | 12248221 | 175.81 | - | Deposit from batch 330472 | | | |
| 10/23/2026 | 12248431 | 170.81 | - | Deposit from batch 330496 | | | |
| 10/23/2026 | 12248616 | 175.31 | - | Deposit from batch 330528 | | | |
| 10/23/2026 | 12249730 | 175.31 | - | Deposit from batch 331553 | | | |
| 10/26/2026 | 12249889 | 203.00 | - | State Tax Refund | | | |
| 10/26/2026 | 12250025 | 2,112.72 | - | Deposit from batch 331605 | | | |
| 10/26/2026 | 12250292 | 175.31 | - | Deposit from batch 331599 | | | |
| 10/26/2026 | 12250431 | 696.74 | - | Deposit from batch 330548 | | | |
| 10/26/2026 | 12250751 | 176.00 | - | Deposit from batch 331581 | | | |
| 10/27/2026 | 12251328 | 1,051.86 | - | Deposit from batch 331648 | | | |
| 10/27/2026 | 12251499 | 175.31 | - | Deposit from batch 331607 | | | |
| 10/27/2026 | 12251626 | 637.80 | - | Deposit from batch 331614 | | | |
| 10/28/2026 | 12253533 | - | 16,631.06 | Reserves Transfer | | | |
| 10/28/2026 | 12253537 | - | 16,631.06 | Reserves Transfer | | | |
| 10/28/2026 | 12253753 | 175.31 | - | Deposit from batch 331716 | | | |
| 10/28/2026 | 12253877 | 175.31 | - | Deposit from batch 331690 | | | |
| 10/28/2026 | 12254061 | 525.93 | - | Deposit from batch 331649 | | | |
| 10/28/2026 | 12254205 | 175.31 | - | Deposit from batch 331650 | | | |
| 10/28/2026 | 12254361 | 525.93 | - | Deposit from batch 331678 | | | |
| 10/29/2026 | 12255595 | 175.31 | - | Deposit from batch 331794 | | | |
| 10/29/2026 | 12255765 | 175.31 | - | Deposit from batch 331717 | | | |
| 10/29/2026 | 12255997 | 363.62 | - | Deposit from batch 331786 | | | |
| 10/30/2026 | 12256448 | 175.31 | - | Deposit from batch 331847 | | | |
| 10/30/2026 | 12256630 | 701.24 | - | Deposit from batch 331848 | | | |
| 10/30/2026 | 12256972 | 1,744.10 | - | Deposit from batch 331865 | | | |
| 12-11000-00 | ASSESSMENTS RECEIVABLE | | | 22,286.26 | 54,275.79 | 51,351.28 | 25,210.77 |

| Date | GL Ref # | Debit | Credit | Description |
|---|---|---|---|---|
| 10/01/2026 | 12187221 | $ - | $ 4,058.44 | Deposit from batch 329061 |
| 10/01/2026 | 12189184 | - | 1,047.36 | Deposit from batch 329070 |
| 10/01/2026 | 12209322 | - | 521.43 | Deposit from batch 329120 |
| 10/01/2026 | 11559175 | 54,170.79 | - | Association Dues - Batch 308862 |
| 10/01/2026 | 12193076 | - | 14.22 | Applied Prepaid STM5 |
| 10/01/2026 | 12193078 | - | 13.50 | Applied Prepaid STM7 |
| 10/01/2026 | 12193080 | - | 175.31 | Applied Prepaid STM8 |
| 10/01/2026 | 12193082 | - | 175.31 | Applied Prepaid STM17 |
| 10/01/2026 | 12193084 | - | 175.31 | Applied Prepaid STM19 |
| 10/01/2026 | 12193086 | - | 175.31 | Applied Prepaid STM20 |
| 10/01/2026 | 12193088 | - | 175.31 | Applied Prepaid STM22 |
| 10/01/2026 | 12193090 | - | 175.31 | Applied Prepaid STM24 |
| 10/01/2026 | 12193092 | - | 175.31 | Applied Prepaid STM25 |


CINCSystems, Inc. Copyright 2026 . All rights reserved.

| Account No | Description | | | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|---|---|
| 10/01/2026 | 12193094 | $ - | $ 175.31 | Applied Prepaid STM26 | | | |
| 10/01/2026 | 12193096 | - | 175.31 | Applied Prepaid STM39 | | | |
| 10/01/2026 | 12193098 | - | 15.00 | Applied Prepaid STM43 | | | |
| 10/01/2026 | 12193100 | - | 175.31 | Applied Prepaid STM45 | | | |
| 10/01/2026 | 12193102 | - | 19.30 | Applied Prepaid STM47 | | | |
| 10/01/2026 | 12193104 | - | 8.14 | Applied Prepaid STM59 | | | |
| 10/01/2026 | 12193106 | - | 175.31 | Applied Prepaid STM61 | | | |
| 10/01/2026 | 12193108 | - | 175.31 | Applied Prepaid STM67 | | | |
| 10/01/2026 | 12193110 | - | 64.76 | Applied Prepaid STM75 | | | |
| 10/01/2026 | 12193112 | - | 135.81 | Applied Prepaid STM76 | | | |
| 10/01/2026 | 12193114 | - | 0.50 | Applied Prepaid STM82 | | | |
| 10/01/2026 | 12193116 | - | 175.31 | Applied Prepaid STM92 | | | |
| 10/01/2026 | 12193118 | - | 175.31 | Applied Prepaid STM96 | | | |
| 10/01/2026 | 12193120 | - | 175.31 | Applied Prepaid STM100 | | | |
| 10/01/2026 | 12193122 | - | 4.62 | Applied Prepaid STM103 | | | |
| 10/01/2026 | 12193124 | - | 31.29 | Applied Prepaid STM105 | | | |
| 10/01/2026 | 12193126 | - | 130.69 | Applied Prepaid STM106 | | | |
| 10/01/2026 | 12193128 | - | 175.31 | Applied Prepaid STM110 | | | |
| 10/01/2026 | 12193130 | - | 4.50 | Applied Prepaid STM112 | | | |
| 10/01/2026 | 12193132 | - | 175.31 | Applied Prepaid STM113 | | | |
| 10/01/2026 | 12193134 | - | 175.31 | Applied Prepaid STM115 | | | |
| 10/01/2026 | 12193136 | - | 175.31 | Applied Prepaid STM132 | | | |
| 10/01/2026 | 12193138 | - | 5.00 | Applied Prepaid STM135 | | | |
| 10/01/2026 | 12193140 | - | 46.24 | Applied Prepaid STM143 | | | |
| 10/01/2026 | 12193142 | - | 175.31 | Applied Prepaid STM146 | | | |
| 10/01/2026 | 12193144 | - | 175.31 | Applied Prepaid STM147 | | | |
| 10/01/2026 | 12193146 | - | 5.00 | Applied Prepaid STM148 | | | |
| 10/01/2026 | 12193148 | - | 175.31 | Applied Prepaid STM149 | | | |
| 10/01/2026 | 12193150 | - | 175.31 | Applied Prepaid STM150 | | | |
| 10/01/2026 | 12193152 | - | 51.50 | Applied Prepaid STM156 | | | |
| 10/01/2026 | 12193154 | - | 175.31 | Applied Prepaid STM161 | | | |
| 10/01/2026 | 12193156 | - | 175.31 | Applied Prepaid STM163 | | | |
| 10/01/2026 | 12193158 | - | 9.00 | Applied Prepaid STM164 | | | |
| 10/01/2026 | 12193160 | - | 10.00 | Applied Prepaid STM176 | | | |
| 10/01/2026 | 12193162 | - | 175.31 | Applied Prepaid STM178 | | | |
| 10/01/2026 | 12193164 | - | 47.92 | Applied Prepaid STM189 | | | |
| 10/01/2026 | 12193166 | - | 5.00 | Applied Prepaid STM193 | | | |
| 10/01/2026 | 12193168 | - | 175.31 | Applied Prepaid STM200 | | | |
| 10/01/2026 | 12193170 | - | 175.31 | Applied Prepaid STM203 | | | |
| 10/01/2026 | 12193172 | - | 175.31 | Applied Prepaid STM207 | | | |
| 10/01/2026 | 12193174 | - | 0.67 | Applied Prepaid STM210 | | | |
| 10/01/2026 | 12193176 | - | 83.28 | Applied Prepaid STM219 | | | |
| 10/01/2026 | 12193178 | - | 175.31 | Applied Prepaid STM223 | | | |
| 10/01/2026 | 12193180 | - | 175.31 | Applied Prepaid STM224 | | | |
| 10/01/2026 | 12193182 | - | 175.31 | Applied Prepaid STM226 | | | |
| 10/01/2026 | 12193184 | - | 134.81 | Applied Prepaid STM227 | | | |
| 10/01/2026 | 12193186 | - | 50.68 | Applied Prepaid STM229 | | | |
| 10/01/2026 | 12193188 | - | 175.31 | Applied Prepaid STM231 | | | |
| 10/01/2026 | 12193190 | - | 175.31 | Applied Prepaid STM234 | | | |
| 10/01/2026 | 12193192 | - | 25.00 | Applied Prepaid STM252 | | | |
| 10/01/2026 | 12193194 | - | 175.31 | Applied Prepaid STM254 | | | |
| 10/01/2026 | 12193196 | - | 175.31 | Applied Prepaid STM255 | | | |
| 10/01/2026 | 12193198 | - | 175.31 | Applied Prepaid STM257 | | | |
| 10/01/2026 | 12193200 | - | 175.31 | Applied Prepaid STM259 | | | |
| 10/01/2026 | 12193202 | - | 0.20 | Applied Prepaid STM261 | | | |
| 10/01/2026 | 12193204 | - | 175.31 | Applied Prepaid STM264 | | | |
| 10/01/2026 | 12193206 | - | 161.79 | Applied Prepaid STM269 | | | |
| 10/01/2026 | 12193208 | - | 175.31 | Applied Prepaid STM270 | | | |
| 10/01/2026 | 12193210 | - | 175.31 | Applied Prepaid STM279 | | | |


CINCSystems, Inc. Copyright 2026 . All rights reserved.

| Account No | Description | | | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|---|---|
| 10/01/2026 | 12193212 | $ - | $ 117.36 | Applied Prepaid STM280 | | | |
| 10/01/2026 | 12193214 | - | 73.16 | Applied Prepaid STM289 | | | |
| 10/01/2026 | 12193216 | - | 175.31 | Applied Prepaid STM300 | | | |
| 10/01/2026 | 12193218 | - | 175.31 | Applied Prepaid STM306 | | | |
| 10/01/2026 | 12193220 | - | 175.31 | Applied Prepaid STM309 | | | |
| 10/01/2026 | 12194758 | - | 161.81 | Applied Prepaid STM91 | | | |
| 10/01/2026 | 12195675 | - | 175.31 | Applied Prepaid STM131 | | | |
| 10/01/2026 | 12196009 | - | 175.31 | Applied Prepaid STM171 | | | |
| 10/01/2026 | 12196651 | - | 175.31 | Applied Prepaid STM303 | | | |
| 10/01/2026 | 12196778 | - | 175.31 | Applied Prepaid STM30 | | | |
| 10/01/2026 | 12196810 | - | 175.31 | Applied Prepaid STM52 | | | |
| 10/01/2026 | 12197732 | - | 175.31 | Applied Prepaid STM268 | | | |
| 10/01/2026 | 12197787 | - | 175.31 | Applied Prepaid STM133 | | | |
| 10/01/2026 | 12197946 | - | 175.31 | Applied Prepaid STM27 | | | |
| 10/01/2026 | 12198285 | - | 175.31 | Applied Prepaid STM291 | | | |
| 10/01/2026 | 12199193 | - | 54.69 | Applied Prepaid STM108 | | | |
| 10/01/2026 | 12199209 | - | 35.00 | Applied Prepaid STM206 | | | |
| 10/01/2026 | 12199747 | - | 175.31 | Applied Prepaid STM278 | | | |
| 10/01/2026 | 12201023 | - | 175.31 | Applied Prepaid STM225 | | | |
| 10/01/2026 | 12201141 | - | 5.00 | Applied Prepaid STM184 | | | |
| 10/01/2026 | 12201794 | - | 134.81 | Applied Prepaid STM9 | | | |
| 10/01/2026 | 12201860 | - | 166.31 | Applied Prepaid STM65 | | | |
| 10/01/2026 | 12202663 | - | 175.31 | Applied Prepaid STM271 | | | |
| 10/01/2026 | 12203964 | - | 175.31 | Applied Prepaid STM212 | | | |
| 10/01/2026 | 12206430 | - | 39.50 | Applied Prepaid STM102 | | | |
| 10/01/2026 | 12206445 | - | 34.11 | Applied Prepaid STM107 | | | |
| 10/01/2026 | 12207184 | - | 5.00 | Applied Prepaid STM297 | | | |
| 10/01/2026 | 12208648 | - | 175.31 | Applied Prepaid STM140 | | | |
| 10/02/2026 | 12210600 | - | 525.93 | Deposit from batch 329093 | | | |
| 10/02/2026 | 12211136 | - | 350.62 | Deposit from batch 329118 | | | |
| 10/02/2026 | 12211458 | - | 110.55 | Deposit from batch 329122 | | | |
| 10/02/2026 | 12212410 | - | 867.55 | Deposit from batch 329221 | | | |
| 10/02/2026 | 12211963 | - | 141.20 | Applied Prepaid STM107 | | | |
| 10/05/2026 | 12215354 | - | 350.62 | Deposit from batch 329180 | | | |
| 10/05/2026 | 12216079 | - | 175.31 | Deposit from batch 329182 | | | |
| 10/05/2026 | 12216154 | - | 175.31 | Deposit from batch 329183 | | | |
| 10/05/2026 | 12216380 | - | 214.81 | Deposit from batch 329286 | | | |
| 10/05/2026 | 12214989 | - | 530.93 | Deposit from batch 329313 | | | |
| 10/05/2026 | 12218301 | - | 167.17 | Deposit from batch 329445 | | | |
| 10/06/2026 | 12217815 | - | 368.62 | Deposit from batch 329322 | | | |
| 10/06/2026 | 12219851 | - | 350.12 | Deposit from batch 329328 | | | |
| 10/06/2026 | 12219237 | - | 350.62 | Deposit from batch 329447 | | | |
| 10/06/2026 | 12222658 | - | 345.62 | Deposit from batch 329512 | | | |
| 10/06/2026 | 12222959 | - | 350.62 | Deposit from batch 329604 | | | |
| 10/06/2026 | 12216852 | 45.00 | - | Late Fee - Batch 329341 | | | |
| 10/07/2026 | 12228208 | - | 350.62 | Deposit from batch 329448 | | | |
| 10/07/2026 | 12228417 | - | 175.31 | Deposit from batch 329449 | | | |
| 10/07/2026 | 12228507 | - | 124.63 | Deposit from batch 329454 | | | |
| 10/07/2026 | 12227628 | - | 1,342.11 | Deposit from batch 329650 | | | |
| 10/07/2026 | 12229441 | - | 175.31 | Deposit from batch 329691 | | | |
| 10/09/2026 | 12230739 | - | 175.31 | Deposit from batch 329724 | | | |
| 10/09/2026 | 12231144 | - | 175.31 | Deposit from batch 329801 | | | |
| 10/09/2026 | 12231361 | - | 476.71 | Deposit from batch 329821 | | | |
| 10/10/2026 | 12232721 | - | 17,776.12 | Deposit from batch 329189 | | | |
| 10/13/2026 | 12237738 | - | 350.62 | Deposit from batch 329778 | | | |
| 10/13/2026 | 12238186 | - | 175.31 | Deposit from batch 329849 | | | |
| 10/13/2026 | 12236918 | - | 521.31 | Deposit from batch 329899 | | | |
| 10/14/2026 | 12241018 | - | 44.62 | Deposit from batch 329901 | | | |
| 10/14/2026 | 12240339 | - | 131.20 | Deposit from batch 329917 | | | |


CINCSystems, Inc. Copyright 2026 . All rights reserved.

| Account No | Description | | | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|---|---|
| 10/14/2026 | 12240593 | $ - | $ 520.93 | Deposit from batch 330035 | | | |
| 10/15/2026 | 12242199 | - | 350.62 | Deposit from batch 330036 | | | |
| 10/15/2026 | 12242512 | - | 99.37 | Deposit from batch 330043 | | | |
| 10/15/2026 | 12243038 | - | 175.31 | Deposit from batch 330157 | | | |
| 10/19/2026 | 12244168 | - | 175.31 | Deposit from batch 330168 | | | |
| 10/19/2026 | 12243956 | - | 175.31 | Deposit from batch 330280 | | | |
| 10/20/2026 | 12244864 | - | 729.19 | Deposit from batch 330365 | | | |
| 10/20/2026 | 12247379 | - | 175.31 | Deposit from batch 330419 | | | |
| 10/21/2026 | 12246998 | - | 350.62 | Deposit from batch 330412 | | | |
| 10/23/2026 | 12248431 | - | 40.50 | Deposit from batch 330496 | | | |
| 10/23/2026 | 12249730 | - | 175.31 | Deposit from batch 331553 | | | |
| 10/26/2026 | 12250431 | - | 566.43 | Deposit from batch 330548 | | | |
| 10/26/2026 | 12250751 | - | 144.02 | Deposit from batch 331581 | | | |
| 10/26/2026 | 12250292 | - | 13.52 | Deposit from batch 331599 | | | |
| 10/26/2026 | 12250025 | - | 690.94 | Deposit from batch 331605 | | | |
| 10/27/2026 | 12251499 | - | 175.31 | Deposit from batch 331607 | | | |
| 10/27/2026 | 12251626 | - | 92.03 | Deposit from batch 331614 | | | |
| 10/27/2026 | 12251328 | - | 171.31 | Deposit from batch 331648 | | | |
| 10/28/2026 | 12254061 | - | 525.93 | Deposit from batch 331649 | | | |
| 10/28/2026 | 12254205 | - | 175.31 | Deposit from batch 331650 | | | |
| 10/28/2026 | 12254361 | - | 248.01 | Deposit from batch 331678 | | | |
| 10/29/2026 | 12255997 | - | 123.81 | Deposit from batch 331786 | | | |
| 10/30/2026 | 12256972 | - | 386.41 | Deposit from batch 331865 | | | |
| 10/31/2026 | 12273749 | 60.00 | - | Late Fee - Batch 331997 | | | |
| 12-11001-00 | ALLOWANCE ACCOUNT | | | (7,489.49) | - | - | (7,489.49) |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |
| 12-11900-00 | MISCELLANEOUS RECEIVABLES | | | - | 203.00 | 203.00 | - |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |
| 10/26/2026 | 12249889 | $ - | $ 203.00 | State Tax Refund | | | |
| 10/26/2026 | 12294976 | 203.00 | - | Reclass State Tax Refund | | | |
| 13-12000-00 | PREPAID EXPENSES | | | 2,894.00 | - | - | 2,894.00 |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |
| 15-10850-00 | PINNACLE MONEY MARKET | | | 130,435.20 | 33,534.56 | - | 163,969.76 |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |
| 10/28/2026 | 12253533 | $ 16,631.06 | $ - | Reserves Transfer | | | |
| 10/28/2026 | 12253537 | 16,631.06 | - | Reserves Transfer | | | |
| 10/30/2026 | 12257484 | 272.44 | - | Interest | | | |
| 15-10855-00 | CAPITAL BANK MONEY MARKET | | | 256,039.17 | 671.31 | - | 256,710.48 |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |
| 10/30/2026 | 12294972 | $ 671.31 | $ - | October Interest - Capital Bank | | | |
| 30-30105-00 | ACCRUED EXPENSES | | | (70,424.24) | 16,631.06 | - | (53,793.18) |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |
| 10/31/2026 | 12294978 | $ 16,631.06 | $ - | Apply Accrued Reserves | | | |
| 30-39000-00 | PREPAID ASSESSMENTS | | | (31,689.42) | 12,214.35 | 12,561.98 | (32,037.05) |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |
| 10/01/2026 | 12188815 | $ - | $ 525.93 | Deposit from batch 329062 | | | |
| 10/01/2026 | 12210256 | - | 175.31 | Deposit from batch 329154 | | | |
| 10/01/2026 | 12193076 | 14.22 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193078 | 13.50 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193080 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193082 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193084 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193086 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193088 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193090 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193092 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193094 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193096 | 175.31 | - | Adjust Prepaid | | | |


CINCSystems, Inc. Copyright 2026 . All rights reserved.

| Account No | Description | | | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|---|---|
| 10/01/2026 | 12193098 | $ 15.00 | $ - | Adjust Prepaid | | | |
| 10/01/2026 | 12193100 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193102 | 19.30 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193104 | 8.14 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193106 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193108 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193110 | 64.76 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193112 | 135.81 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193114 | 0.50 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193116 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193118 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193120 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193122 | 4.62 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193124 | 31.29 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193126 | 130.69 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193128 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193130 | 4.50 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193132 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193134 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193136 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193138 | 5.00 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193140 | 46.24 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193142 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193144 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193146 | 5.00 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193148 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193150 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193152 | 51.50 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193154 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193156 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193158 | 9.00 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193160 | 10.00 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193162 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193164 | 47.92 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193166 | 5.00 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193168 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193170 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193172 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193174 | 0.67 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193176 | 83.28 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193178 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193180 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193182 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193184 | 134.81 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193186 | 50.68 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193188 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193190 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193192 | 25.00 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193194 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193196 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193198 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193200 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193202 | 0.20 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193204 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193206 | 161.79 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193208 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193210 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193212 | 117.36 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193214 | 73.16 | - | Adjust Prepaid | | | |


CINCSystems, Inc. Copyright 2026 . All rights reserved.

| Account No | Description | | | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|---|---|
| 10/01/2026 | 12193216 | $ 175.31 | $ - | Adjust Prepaid | | | |
| 10/01/2026 | 12193218 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12193220 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12194758 | 161.81 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12195675 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12196009 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12196651 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12196778 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12196810 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12197732 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12197787 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12197946 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12198285 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12199193 | 54.69 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12199209 | 35.00 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12199747 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12201023 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12201141 | 5.00 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12201794 | 134.81 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12201860 | 166.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12202663 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12203964 | 175.31 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12206430 | 39.50 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12206445 | 34.11 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12207184 | 5.00 | - | Adjust Prepaid | | | |
| 10/01/2026 | 12208648 | 175.31 | - | Adjust Prepaid | | | |
| 10/02/2026 | 12210600 | - | 170.81 | Deposit from batch 329093 | | | |
| 10/02/2026 | 12211458 | - | 413.57 | Deposit from batch 329122 | | | |
| 10/02/2026 | 12211963 | 141.20 | - | Adjust Prepaid | | | |
| 10/05/2026 | 12215354 | - | 170.81 | Deposit from batch 329180 | | | |
| 10/05/2026 | 12216380 | - | 311.12 | Deposit from batch 329286 | | | |
| 10/05/2026 | 12214989 | - | 419.88 | Deposit from batch 329313 | | | |
| 10/05/2026 | 12218301 | - | 8.14 | Deposit from batch 329445 | | | |
| 10/06/2026 | 12217815 | - | 692.24 | Deposit from batch 329322 | | | |
| 10/06/2026 | 12219851 | - | 1.00 | Deposit from batch 329328 | | | |
| 10/06/2026 | 12222658 | - | 10.00 | Deposit from batch 329512 | | | |
| 10/06/2026 | 12222957 | - | 525.93 | Deposit from batch 329603 | | | |
| 10/07/2026 | 12228507 | - | 50.68 | Deposit from batch 329454 | | | |
| 10/07/2026 | 12227628 | - | 65.37 | Deposit from batch 329650 | | | |
| 10/09/2026 | 12231361 | - | 49.22 | Deposit from batch 329821 | | | |
| 10/13/2026 | 12237738 | - | 175.31 | Deposit from batch 329778 | | | |
| 10/13/2026 | 12236918 | - | 4.62 | Deposit from batch 329899 | | | |
| 10/14/2026 | 12241018 | - | 130.69 | Deposit from batch 329901 | | | |
| 10/14/2026 | 12241104 | - | 175.31 | Deposit from batch 329906 | | | |
| 10/14/2026 | 12240593 | - | 180.31 | Deposit from batch 330035 | | | |
| 10/15/2026 | 12242789 | - | 175.31 | Deposit from batch 330099 | | | |
| 10/16/2026 | 12243242 | - | 350.31 | Deposit from batch 330102 | | | |
| 10/19/2026 | 12244168 | - | 175.31 | Deposit from batch 330168 | | | |
| 10/20/2026 | 12245358 | - | 175.31 | Deposit from batch 330289 | | | |
| 10/20/2026 | 12244864 | - | 322.67 | Deposit from batch 330365 | | | |
| 10/22/2026 | 12248221 | - | 175.81 | Deposit from batch 330472 | | | |
| 10/23/2026 | 12248431 | - | 130.31 | Deposit from batch 330496 | | | |
| 10/23/2026 | 12248616 | - | 175.31 | Deposit from batch 330528 | | | |
| 10/26/2026 | 12250431 | - | 130.31 | Deposit from batch 330548 | | | |
| 10/26/2026 | 12250751 | - | 31.98 | Deposit from batch 331581 | | | |
| 10/26/2026 | 12250292 | - | 161.79 | Deposit from batch 331599 | | | |
| 10/26/2026 | 12250025 | - | 1,421.78 | Deposit from batch 331605 | | | |
| 10/27/2026 | 12251626 | - | 545.77 | Deposit from batch 331614 | | | |
| 10/27/2026 | 12251328 | - | 880.55 | Deposit from batch 331648 | | | |


CINCSystems, Inc. Copyright 2026 . All rights reserved.

| Account No | Description | | | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|---|---|
| 10/28/2026 | 12254361 | $ - | $ 277.92 | Deposit from batch 331678 | | | |
| 10/28/2026 | 12253877 | - | 175.31 | Deposit from batch 331690 | | | |
| 10/28/2026 | 12253753 | - | 175.31 | Deposit from batch 331716 | | | |
| 10/29/2026 | 12255765 | - | 175.31 | Deposit from batch 331717 | | | |
| 10/29/2026 | 12255997 | - | 239.81 | Deposit from batch 331786 | | | |
| 10/29/2026 | 12255595 | - | 175.31 | Deposit from batch 331794 | | | |
| 10/30/2026 | 12256448 | - | 175.31 | Deposit from batch 331847 | | | |
| 10/30/2026 | 12256630 | - | 701.24 | Deposit from batch 331848 | | | |
| 10/30/2026 | 12256972 | - | 1,357.69 | Deposit from batch 331865 | | | |
| 40-49000-00 | UNAPPROPRIATED EQUITY | | | (125,080.96) | - | - | (125,080.96) |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |
| 40-49500-00 | REPLACEMENT RESERVE | | | (247,183.42) | - | 34,205.87 | (281,389.29) |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |
| 10/28/2026 | 12253535 | $ - | $ 16,631.06 | Monthly Reserve Funding | | | |
| 10/28/2026 | 12253539 | - | 16,631.06 | Monthly Reserve Funding | | | |
| 10/31/2026 | 12294974 | - | 943.75 | Reinvested Interest | | | |
| 40-49600-00 | OPERATING RESERVE | | | (2,700.00) | - | - | (2,700.00) |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |
| 50-50000-00 | GENERAL ASSESSMENTS | | | (433,366.32) | - | 54,170.79 | (487,537.11) |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |
| 10/01/2026 | 11559175 | $ - | $ 54,170.79 | Association Dues - Batch 308862 | | | |
| 50-50500-00 | LATE CHARGES | | | (670.00) | - | 105.00 | (775.00) |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |
| 10/06/2026 | 12216852 | $ - | $ 45.00 | Late Fee - Batch 329341 | | | |
| 10/31/2026 | 12273749 | - | 60.00 | Late Fee - Batch 331997 | | | |
| 50-50550-00 | INTEREST INCOME | | | (7,001.52) | - | 943.75 | (7,945.27) |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |
| 10/30/2026 | 12257484 | $ - | $ 272.44 | Interest | | | |
| 10/30/2026 | 12294972 | - | 671.31 | October Interest - Capital Bank | | | |
| 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 | | | (75.00) | - | - | (75.00) |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |
| 50-54001-00 | LEGAL FEE REIMBURSEMENTS | | | (1,140.00) | - | - | (1,140.00) |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |
| 70-70010-00 | MISCELLANEOUS TRASH | | | 4,190.00 | 604.00 | - | 4,794.00 |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |
| 10/07/2026 | 12221218 | $ 204.00 | $ - | Porter Services; McFall & Berry Landscape Management, INC. Chk # 25539<br>Inv: 246666 McFall & Berry Landscape Management, INC. | | | |
| 10/21/2026 | 12246052 | 400.00 | - | Bulk Trash Pickup; KPS, LLC Chk # 25546<br>Inv: 2505 KPS, LLC | | | |
| 70-70015-00 | COMMUNITY MAINTENANCE & IMPROVE | | | 6,085.18 | - | - | 6,085.18 |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |
| 70-70040-00 | GROUNDS MAINTENANCE CONTRACT | | | 43,842.40 | 5,480.30 | - | 49,322.70 |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |
| 10/07/2026 | 12221218 | $ 5,480.30 | $ - | Grounds Maintenance Contract; McFall & Berry Landscape Management, INC. Chk # 25539<br>Inv: 246666 McFall & Berry Landscape Management, INC. | | | |
| 70-70042-00 | TREE TRIMMING / REMOVAL | | | 22,570.00 | 2,150.00 | - | 24,720.00 |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |
| 10/21/2026 | 12246050 | $ 2,150.00 | $ - | Tree Pruning; Peter's Landscape, Inc. Chk # 25545<br>Inv: 51756 Peter's Landscape, Inc. | | | |
| 70-70050-00 | SNOW REMOVAL | | | 2,352.00 | - | - | 2,352.00 |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |


CINCSystems, Inc. Copyright 2026 . All rights reserved.

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|
| 70-70060-00 | TRASH REMOVAL | 88,492.85 | 11,572.05 | - | 100,064.90 |

| Date | GL Ref # | Debit | Credit | Description |
|---|---|---|---|---|
| 10/07/2026 | 12221223 | $ 11,572.05 | $ - | Monthly Trash Contract / Acct# 3-0803-1601053; Republic Services #803 Chk # 25541<br>Inv: 0803-006295818 Republic Services #803 |

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|
| 70-70062-00 | SPRING / FALL CLEAN-UP | 317.37 | - | - | 317.37 |

| Date | GL Ref # | Debit | Credit | Description |
|---|---|---|---|---|

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|
| 70-70135-00 | SIGNAGE | 4,690.56 | - | - | 4,690.56 |

| Date | GL Ref # | Debit | Credit | Description |
|---|---|---|---|---|

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|
| 70-70160-00 | POOL MANAGEMENT CONTRACT | 59,570.00 | - | - | 59,570.00 |

| Date | GL Ref # | Debit | Credit | Description |
|---|---|---|---|---|

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|
| 70-70162-00 | POOL MAINTENANCE & SUPPLIES | 15,502.60 | - | - | 15,502.60 |

| Date | GL Ref # | Debit | Credit | Description |
|---|---|---|---|---|

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|
| 70-70163-00 | POOL HOUSE MAINTENANCE | 1,343.59 | - | - | 1,343.59 |

| Date | GL Ref # | Debit | Credit | Description |
|---|---|---|---|---|

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|
| 70-70167-00 | POOL ELECTRICITY | 5,010.62 | - | - | 5,010.62 |

| Date | GL Ref # | Debit | Credit | Description |
|---|---|---|---|---|

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|
| 70-71010-00 | ELECTRICITY | 12,133.93 | 1,600.64 | - | 13,734.57 |

| Date | GL Ref # | Debit | Credit | Description |
|---|---|---|---|---|
| 10/07/2026 | 12221216 | $ 1,600.64 | $ - | Acct# 5683940000; Dominion Energy Virginia, Inc. Chk # 25538<br>Inv: 800331176513 Dominion Energy Virginia, Inc. |

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|
| 70-71020-00 | WATER & SEWER | 3,660.70 | - | - | 3,660.70 |

| Date | GL Ref # | Debit | Credit | Description |
|---|---|---|---|---|

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|
| 70-71030-00 | TELEPHONE | 1,097.22 | 150.27 | - | 1,247.49 |

| Date | GL Ref # | Debit | Credit | Description |
|---|---|---|---|---|
| 10/07/2026 | 12221221 | $ 98.17 | $ - | Acct# 958-432-190-0001-48; Verizon Chk # 25540<br>Inv: 092626 Verizon |
| 10/14/2026 | 12239093 | 52.10 | - | Acct# 218766754; T-Mobile Chk # 25543<br>Inv: 218766754-5 T-Mobile |

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|
| 70-72010-00 | INCOME TAXES | 1,562.30 | - | 203.00 | 1,359.30 |

| Date | GL Ref # | Debit | Credit | Description |
|---|---|---|---|---|
| 10/26/2026 | 12294976 | $ - | $ 203.00 | Reclass State Tax Refund |

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|
| 70-72020-00 | DUES & LICENSES | 25.00 | - | - | 25.00 |

| Date | GL Ref # | Debit | Credit | Description |
|---|---|---|---|---|

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|
| 70-72340-00 | POSTAGE | 1,029.17 | 609.24 | - | 1,638.41 |

| Date | GL Ref # | Debit | Credit | Description |
|---|---|---|---|---|
| 10/07/2026 | 12221072 | $ 609.24 | $ - | Postage Reimb. - September 2026 Postage; Sequoia Management Company Chk # 0<br>Inv: 563248 Sequoia Management Company |

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|
| 70-73000-00 | INSURANCE | 9,224.00 | - | - | 9,224.00 |

| Date | GL Ref # | Debit | Credit | Description |
|---|---|---|---|---|

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|
| 70-74000-00 | LEGAL FEES - GENERAL | 1,655.00 | - | - | 1,655.00 |

| Date | GL Ref # | Debit | Credit | Description |
|---|---|---|---|---|

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|
| 70-74002-00 | LEGAL FEES - COLLECTION | 7,313.70 | 641.00 | - | 7,954.70 |

| Date | GL Ref # | Debit | Credit | Description |
|---|---|---|---|---|
| 10/21/2026 | 12245962 | $ 641.00 | $ - | Legal Services Through 9/30/26 - Collections; Rees Broome, PC Chk # 25544<br>Inv: 1580683 Rees Broome, PC |

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|
| 70-74020-00 | NEWSLETTER EXPENSE | 1,120.00 | - | - | 1,120.00 |

| Date | GL Ref # | Debit | Credit | Description |
|---|---|---|---|---|

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|
| 70-74025-00 | PRINTING & COPYING | 356.28 | - | - | 356.28 |

| Date | GL Ref # | Debit | Credit | Description |
|---|---|---|---|---|

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|
| 70-74035-00 | COMPUTER / ELECTRONIC | 433.19 | - | - | 433.19 |

| Date | GL Ref # | Debit | Credit | Description |
|---|---|---|---|---|

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|
| 70-74040-00 | WEBSITE | 165.00 | 13.00 | - | 178.00 |

| Date | GL Ref # | Debit | Credit | Description |
|---|---|---|---|---|


CINCSystems, Inc. Copyright 2026 . All rights reserved.

| Account No | Description | | | Prior Balance | Current Debit | Current Credit | End Balance |
|---|---|---|---|---|---|---|---|
| 10/21/2026 | 12246850 | $ 13.00 | $ - | Reclass Amex; Sequoia Management - Mail Chimp | | | |
| 70-74080-00 | AUDIT & TAX RETURN PREPARATION | | | - | 550.00 | - | 550.00 |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |
| 10/14/2026 | 12239091 | $ 550.00 | $ - | Preparation of Federal and State Income Tax Returns (1/31/26); Goldklang Group CPAs, P.C. Chk # 25542<br>Inv: 130825 Goldklang Group CPAs, P.C. | | | |
| 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 | | | 38,710.00 | 4,838.75 | - | 43,548.75 |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |
| 10/01/2026 | 12185738 | $ 4,838.75 | $ - | Management Fee; Sequoia Management Company Chk # 0<br>Inv: 562295 Sequoia Management Company | | | |
| 70-79000-00 | MISC ADMIN | | | 91.26 | - | - | 91.26 |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |
| 70-95000-00 | REPLACEMENT RESERVES | | | 133,048.48 | 33,262.12 | 16,631.06 | 149,679.54 |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |
| 10/28/2026 | 12253535 | $ 16,631.06 | $ - | Monthly Reserve Funding | | | |
| 10/28/2026 | 12253539 | 16,631.06 | - | Monthly Reserve Funding | | | |
| 10/31/2026 | 12294978 | - | 16,631.06 | Apply Accrued Reserves | | | |
| 70-95010-00 | REINVESTED INTEREST | | | 7,001.52 | 943.75 | - | 7,945.27 |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |
| 10/31/2026 | 12294974 | $ 943.75 | $ - | Reinvested Interest | | | |
| 70-99999-00 | NOT IN USE | | | - | 13.00 | 13.00 | - |
| **Date** | **GL Ref #** | **Debit** | **Credit** | **Description** | | | |
| 10/21/2026 | 12245960 | $ 13.00 | $ - | Amex Reimbursement - 10/3/26 Amex; Sequoia Management Company Chk # 0<br>Inv: 563722 Sequoia Management Company | | | |
| 10/21/2026 | 12246850 | - | 13.00 | Reclass Amex; Sequoia Management - Mail Chimp | | | |
| | | | **Totals:** | **$0.00** | **$231,860.10** | **$231,860.10** | **$0.00** |


CINCSystems, Inc. Copyright 2026 . All rights reserved.

# COMMITTEE REPORTS

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

# NEW BUSINESS

| | 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 | Miscellaneouse 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** |

Goldklang Group CPAs, PC

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

1801 Robert Fulton Drive, Suite 200
Reston, VA 20191

**Associate Principals**
Michele S. Lizama, CPA
Andrew T. Plaugher, CPA

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

**November 3, 2026**

**Strathmeade Square Community Association, Inc.**

**For Year Ending: January 31, 2027**

**PLEASE CONSIDER THIS FOR ACTION**

## Condominium and Homeowners Associations:

Each year, we recommend that all of our clients pass a deferred assessment resolution. This resolution is intended to strengthen your income tax filing position. On an annual basis, condominiums and homeowner associations may choose to file using either one of these two available methods:

Corporate Method – Form 1120 - IRC Section 277
or
Exempt Method – Form 1120-H – IRS Section 528

Once the current fiscal year has ended and the audit and/or income tax preparation has been completed, we will recommend the best filing method. If the Association were to pass the following resolution before the fiscal year end, it would help to strengthen the position to use the Corporate Method. If the Corporate Method is not ultimately used, there is no negative impact to having passed this resolution. The resolution simply means that the Association will plan to use any surplus earned this year during the following year.

Suggested wording for the deferred assessment resolution:

> The Association elects to apply all or part of the excess assessment income to the following year's assessments and that such final amount shall be at the Board's discretion.

We recommend that this resolution be passed on an annual basis prior to the end of the Association's fiscal year.

If you have any questions, please contact our office.

*Goldklang Group CPAs, P.C.*

GOLDKLANG GROUP CPAs, P.C.

# Proposal

"Your Partner in Pool Management and Service"

| | | | |
|---|---|---|---|
| Client Name: | Strathmeade Square Community | | |
| Project Name: | Supply and Install LOOP LOC GREEN 'Super Dense' Mesh Safety Pool Cover for Main Pool | | |
| Jobsite Address: | 8365 Thompson Rd Annandale, VA 22003 | Billing Address: | 8365 Thompson Road Annandale, VA 22003 |
| Estimate ID: | EST6324688 | | |
| Date: | Jun 04, 2026 | | |

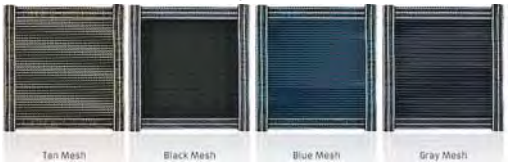
## Main Pool - Supply and Install LOOP LOC Green 'Super Dense' Mesh Safety Cover $9,552.00

Mesh Covers Characteristic

- Mesh covers are light weight, and easier to maneuver than their solid counterparts.
- Mesh covers prevent leaves and other debris from entering the pool.
- Mesh covers dissipate rain and melting snow much quicker than solid covers, allowing them to dry quicker so leaves and other debris can blow off the cover.
- Brass anchors and stainless steel springs which are needed for cover installation are included.
- Loop Loc safety covers are certified in accordance with ASTM Standard F 1346-91.
- 15 year pro-rated Manufacturer Warranty.

Cover Warranty Card: To insure proper warranty coverage, certificate must be completed and submitted within 30 days of installation.
https://www.looploc.com/cover-warranty-card

FOR ADDITIONAL CHARGE THE COVER IS AVAILABLE AT THESE DESIGNER COLORS: Tan, Black, Blue and Gray




| | | | |
|---|---|---|---|
| 1 Each | Loop Loc Safety (3' x 3' Panels) GREEN 'Super Dense' Mesh Pool Cover | $9,252.00 | $9,252.00 |
| | Freight | | $300.00 |
| | Installation ($950) - FREE OF CHARGE | | $0.00 |




| | |
|---|---|
| Subtotal | $9,552.00 |
| Taxes | $0.00 |
| Estimate Total | $9,552.00 |

TERMS AND CONDITIONS: All Unforeseen conditions and work complications will be reported to the management. All Change orders are subject to prior approval. All work to be done in a professional manner and all materials to complete the above work to be included in this agreement. Contractor



2704 Columbia Pike
Arlington, VA 22204
p. (703) 920-1750
www.highsierrapools.com
email: service@highsierrapools.com

is not responsible for damage to such items as, but not limited to, curbs, sidewalks, driveways, patios, lawns, shrubs, sprinkler systems and appurtenances. This estimate applies only to the job described above. The invoice will be submitted upon completion of the work. The payment is due upon receipt unless specified otherwise. Please sign below and return to the Sierra offices in order to schedule the above work. Prices are subject to change without notice.

Estimate authorized by: _____ Company Representative

Signature Date: _____

Estimate approved by: _____ Customer Representative

Signature Date: _____



2704 Columbia Pike
Arlington, VA 22204
p. (703) 920-1750
www.highsierrapools.com
email: service@highsierrapools.com

# LOOP-LOC'S SAMPLE WARRANTY

## Sample 15 Year Pro-rated Warranty Certificate

## LOOP-LOC Safety Swimming Pool Covers
## ULTRA-LOC SOLID Swimming Pool Covers
## LOOP-LOC On-Ground Swimming Pool Covers

. This limited warranty applies to LOOP-LOC® Safety Swimming Pool Covers, ULTRA-LOC SOLID® Safety Swimming Pool Covers, and LOOP-LOC® Safety On-Ground Swimming Pool Covers, all of which are manufactured by Pool Cover Corp.

This Limited Warranty Certificate, when properly completed and signed by the original purchaser (i.e., that person or entity for whom the POOL COVER CORP. SWIMMING POOL COVER is originally installed), will warrant to the original purchaser at the time of original installation that the POOL COVER CORP. SWIMMING POOL COVER to which this warranty applies, is free from defects in material and workmanship under normal use, service and conditions, only when installation has been correctly made by qualified persons. Please note, any damage caused by animals (horses, deer, dogs, mice, etc…) is not covered under this 15 Year limited warranty. See other conditions below. Our obligation under this warranty shall be limited to furnishing – at no cost – a replacement cover, or at our option, repairing any part or parts, which prove to our satisfaction to be defective, within 24 months from the factory shipping date.

We also warrant to the original purchaser that if it shall be disclosed to our satisfaction that the original POOL COVER CORP. SWIMMING POOL COVER fails under normal use, service and conditions, and if such disclosure is made within 15 years from the original factory shipping date, we will furnish a replacement POOL COVER CORP. SWIMMING POOL COVER of comparable model to such owner at a percentage of the current list price of the replacement POOL COVER CORP. SWIMMING POOL COVER, as follows:

The CUSTOMER WILL PAY 1/156 for each month of part thereof elapsed from the 25th month of the factory shipping date, of the current list price of the replacement cover, plus a 10% service and handling charge.

If this warranty is not submitted, or it is submitted without a sale date, the pro-rated warranty will start from factory shipping date.

All repairs or replacements shall be f.o.b POOL COVER CORP.'s plant., and POOL COVER CORP. shall not be liable for freight, installation, service or labor costs.

POOL COVER CORP. SWIMMING POOL COVERS can be considered to meet American Society for Testing and Material safety standards only during the period of this limited warranty as stated above, and should be replaced upon the expiration hereof.

No warranty is given if the POOL COVER CORP. SWIMMING POOL COVER to which this warranty applies, has been subject to animal damage, misuse, alteration by anyone other than Loop-Loc, neglect, abuse, coping wear, drag holes, accident, intense external thermal reaction (fire, heat burn, etc.) or if the water level of the pool falls more than the allowable recommended level listed in our Care and Maintenance Instructions included with our cover. Damage caused by wind, storm, or any other acts of God are also not covered under this warranty. This limited warranty shall not apply to the use of a standard or rectangular cover over an odd or irregularly shaped pool.

No warranty is given if water level of the pool falls more than 18 inches below the pool top during the snow season while the LOOP-LOC SAFETY SWIMMING POOL COVER is in use. While the ULTRA-LOC SOLID SWIMMING POOL COVER is in use, all standing water must be removed with the LOOP-LOC automatic, self priming cover pump.

Additional Conditions:

* If you have loose unstable area installer must use anchor in pipe.
* Rough coping must be padded by installer or cover will suffer from premature coping wear damage. LOOP-LOC'S Coping Protector Clips and/or additional padding is recommended to prevent coping from being marred on pools with painted aluminum or plastic coping.
* Contact with sharp hoofed animals will cause damage, and must be avoided.

Pool Cover Corp.'s sole liability under this limited warranty is as set forth above, and in no event shall POOL COVER CORP. be liable for any special, incidental, indirect or consequential damages whatsoever, including but not limited to damages for personal injury, property damage, inconvenience or loss of enjoyment.

DISCLAIMER OF OTHER WARRANTIES

The limited warranty above is in lieu of any other warranty, express or implied, and of all other obligations or liabilities on our part, and we neither assume nor authorize any person to assume for us any other obligation or liability in connection with the sale of this product. POOL COVER HEREBY DISCLAIMS ALL OTHER WARRANTIES, EITHER EXPRESS, IMPLIED OR STATUTORY, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE.

SAMPLE

LOOP-LOC, LTD. 390 Motor Parkway, Hauppauge, NY 11788
1-800-LOC-LOOP, In NY State 631-582-2626, Fax #631-582-2636 WWW.LOOPLOC.COM



LOOP-LOC, LTD. 2013

# PROPOSAL

Page No. 1 of 1

ATLANTIC POOL SERVICE, INC.
4129 Village Court
ANNANDALE, VA 22003
Phone (703) 941-1000
Fax (703) 941-6020
atlanticpoolinc@aol.com

| PROPOSAL SUBMITTED TO | | DATE |
|---|---|---|
| Strathmeade Square Community Association<br>c/o Sequoia Management Company, Inc. | | October 23, 2026 |
| STREET<br>4795 Meadow Wood Lane, Suite 300 West | JOB NAME | |
| CITY, STATE, ZIP<br>Chantilly, VA 20151 | JOB LOCATION<br>8365 Thompson Rd, Annandale, VA | |

We hereby submit specification and estimates for:

Install new custom cut mesh Merlin Classic Mesh pool cover for Main pool. New cover will be cut to fit over existing deck anchors.

A. Install new cover over existing anchors.
B. Installation includes cover, storage bag, installation rod and all stainless steel springs necessary.

Contractor will warrant workmanship and material for a period of two (2) years from the date of completion.

Fifteen (15) year manufacturers' limited warranty on pool covers.

Any alteration, deviation or addition (electrical, plumbing, or landscape work) to above specifications involving extra costs will be executed only upon authorization from Owner and will become an additional charge over and above this proposal price to Owner.

We propose hereby to furnish material and labor – complete in accordance with above specifications for the sum of:
Six Thousand Five Hundred and 00/100---------- dollars ( $6,500.00 )

Payment to be made as follows: 50% upon signing, 50% upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

**Authorized Signature** Steve Bogle PRESIDENT

Note: this proposal may be withdrawn by us if not accepted within 10 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.

Signature _____

Signature _____

Date of Acceptance _____

# PROPOSAL

Page No. 1 of 1

ATLANTIC POOL SERVICE, INC.
4129 Village Court
ANNANDALE, VA 22003
Phone (703) 941-1000
Fax (703) 941-6020
atlanticpoolinc@aol.com

| PROPOSAL SUBMITTED TO | | DATE |
|---|---|---|
| Strathmeade Square Community Association<br>c/o Sequoia Management Company, Inc. | | October 23, 2026 |
| STREET<br>4795 Meadow Wood Lane, Suite 300 West | JOB NAME | |
| CITY, STATE, ZIP<br>Chantilly, VA 20151 | JOB LOCATION<br>8365 Thompson Rd, Annandale, VA | |

We hereby submit specification and estimates for:

Install new custom cut mesh Merlin Duro Mesh pool cover for Main pool. New cover will be cut to fit over existing deck anchors.

A. Install new cover over existing anchors.
B. Installation includes cover, storage bag, installation rod and all stainless steel springs necessary.

Contractor will warrant workmanship and material for a period of two (2) years from the date of completion.

Fifteen (15) year manufacturers' limited warranty on pool covers.

Any alteration, deviation or addition (electrical, plumbing, or landscape work) to above specifications involving extra costs will be executed only upon authorization from Owner and will become an additional charge over and above this proposal price to Owner.

We propose hereby to furnish material and labor – complete in accordance with above specifications for the sum of:
Seven Thousand and 00/100---------- dollars ( $7,000.00 )

Payment to be made as follows: 50% upon signing, 50% upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

**Authorized Signature** Steve Bogle PRESIDENT

Note: this proposal may be withdrawn by us if not accepted within 10 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.

Signature _____

Signature _____

Date of Acceptance _____

# PROPOSAL

Page No. 1 of 1

ATLANTIC POOL SERVICE, INC.
4129 Village Court
ANNANDALE, VA 22003
Phone (703) 941-1000
Fax (703) 941-6020
atlanticpoolinc@aol.com

| PROPOSAL SUBMITTED TO | DATE |
|---|---|
| Strathmeade Square Community Association<br>c/o Sequoia Management Company, Inc. | October 23, 2026 |
| **STREET** | **JOB NAME** |
| 4795 Meadow Wood Lane, Suite 300 West | |
| **CITY, STATE, ZIP** | **JOB LOCATION** |
| Chantilly, VA 20151 | 8365 Thompson Rd, Annandale, VA |

We hereby submit specification and estimates for:

Install new custom cut mesh Merlin Smart Mesh pool cover for Main pool. New cover will be cut to fit over existing deck anchors.

A. Install new cover over existing anchors.
B. Installation includes cover, storage bag, installation rod and all stainless steel springs necessary.

Contractor will warrant workmanship and material for a period of two (2) years from the date of completion.

Fifteen (15) year manufacturers' limited warranty on pool covers.

Any alteration, deviation or addition (electrical, plumbing, or landscape work) to above specifications involving extra costs will be executed only upon authorization from Owner and will become an additional charge over and above this proposal price to Owner.

We propose hereby to furnish material and labor – complete in accordance with above specifications for the sum of:
Eight Thousand Three Hundred Fifty and 00/100---------- dollars ( $8,350.00 )

Payment to be made as follows: 50% upon signing, 50% upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

**Authorized Signature** Steve Bogle PRESIDENT

Note: this proposal may be withdrawn by us if not accepted within 10 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.

Signature _____

Signature _____

Date of Acceptance _____

# Proposal

"Your Partner in Pool Management and Service"

| | | | |
|---|---|---|---|
| Client Name: | Strathmeade Square Community | | |
| Project Name: | Polish Quartz Finish to Smooth Surface - Wading Pool | | |
| Jobsite Address: | 8365 Thompson Rd Annandale, VA 22003 | Billing Address: | 8365 Thompson Road Annandale, VA 22003 |
| Estimate ID: | EST6650408 | | |
| Date: | Sep 29, 2026 | | |

| Wading Pool - Polish Quartz Finish | $3,200.00 |
|---|---|

| | |
|---|---|
| Subtotal | $3,200.00 |
| Taxes | $0.00 |
| Estimate Total | $3,200.00 |

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

Estimate authorized by: _____
Company Representative

Signature Date: _____

Estimate approved by: _____
Customer Representative

Signature Date: _____

SEQUOIA MANAGEMENT
4795 MEADOW WOOD LANE • SUITE 300 WEST • CHANTILLY, VA 20151-2234
www.sequoiamanagement.com

# MEMORANDUM

TO: Sequoia Management Clients

FROM: Jen Darwin, CMCA®, AMS®, PCAM®
Vice President, Residential

DATE: October 2, 2026

SUBJECT: 2027 Janitorial & Maintenance Service Rate Adjustment

As part of our annual review of service costs, Sequoia Management has evaluated the rates associated with the in-house janitorial and maintenance services we provide to our communities.

As you are aware, Sequoia provides janitorial services, including litter pickup, common-area trash removal, and pet-station servicing, as well as general maintenance services to many of our clients. We have worked diligently over the years to keep these services competitively priced and to limit rate adjustments whenever possible.

As we prepare for 2027, however, the cost of providing these services has increased substantially across several areas.

Fuel and vehicle operating expenses have become a particularly significant factor for our in-house service teams. Unlike personnel assigned to a single location, our janitorial and maintenance employees travel throughout Northern Virginia each day to serve multiple communities. The considerable increase in fuel costs, combined with vehicle maintenance, insurance, and other transportation expenses, has had a direct impact on the cost of delivering these services.

At the same time, the Northern Virginia and Washington metropolitan area continues to be a highly competitive labor market. Recruiting and retaining dependable janitorial and skilled maintenance personnel requires us to remain competitive with local wages while also absorbing increases in payroll-related expenses, employee benefits, insurance, equipment, tools, supplies, and materials.

While we have historically absorbed many of these increases and kept annual adjustments modest, the cumulative rise in operating costs makes a more meaningful adjustment necessary for 2027. This will allow us to continue maintaining reliable staffing, properly equipping our teams, and providing the responsive level of service our communities expect.

**Effective January 1, 2027, the following hourly rates will apply:**

- **Janitorial Services: $50.00 per hour**
- **Maintenance Services: $66.00 per hour**

Our objective remains to provide our communities with a reliable and cost-effective in-house alternative to engaging outside contractors. There is no obligation to utilize Sequoia personnel for these services; however, we believe our teams provide considerable value through their familiarity with the communities we manage, responsiveness to management, and ability to address routine needs without the scheduling and pricing structures often associated with third-party service providers. We greatly value our relationship with your community and appreciate the opportunity to continue supporting your needs. Should you have any questions regarding the 2027 rates or your community's services, please feel free to contact me at any time.

Thank you for your continued partnership.