



Prince William County Department of Fire and Rescue

5 County Complex Court, Prince William, Virginia 22192-5308
Office: (703) 792-6360 FAX: (703) 792-6492
fmoeci@pwcgov.org



Thomas L. LaBelle
Fire Chief

SAFETY INSPECTION REPORT

ISIP2023-084157

Case Number:	ECI2012-00730	Inspection Status:	Deficiencies Noted
Inspection Scheduled:	03/02/2026	Inspection Type:	Station Inspection
Inspection Date:	05/07/2026		
Inspector:	Kendrick Terry		
Tenant:	VILLAGES OF PIEDMONT I	Email Address:	BARBARA.SMITH@PMPBIZ.COM
Site Address:	16080 MARKET RIDGE BL		
Contact Type	Name	Phone	
Business Primary Contact:	Barbara Smith	571-248-6630	
Emergency Contact:	Barbara Smith	(540)671-9253	

Deficiency	Result	Comments
Emergency Exit Discharge Obstructed	Failed	A 36" minimum path of egress must be maintained throughout building at all times. Couch was directly in front of one of two exit doors in the association hall. The couch was moved to a location which provided adequate means of egress.
Emergency Lighting Deficiencies	Failed	You are required to check all emergency/exit lighting every 30 days and maintain a log.
Improper Electrical Hardware	Failed	Extension cords shall not be used in a permanent capacity. They can be replaced with power strips if the power strip is plugged directly into an outlet.
Panel and Meter Inaccessible	Failed	Do not block breaker panels or disconnects. Minimum 36" clearance required.

Category	Resurface Inc.	K&C Construction / Superior Tennis Courts	Bishop's Tennis, Inc.
Proposal Provided	No proposal submitted	Yes	Yes
Site Assessment	Viewed courts and stated there was nothing to be done because cracking is expected and a fiberglass overlay should have been done previously .	Evaluated both courts and identified a mix of new and failed cracks , especially on Court #2.	Noted courts have held up reasonably well since the 2017 fiberglass fabric overlay , but new cracking has developed over time. Explained asphalt aging/cracking process.
Recommended Approach	No work recommended; believed cracks are expected without fiberglass overlay.	Resurface, repaint, and crack repair for each court.	Offered three renovation options , ranging from crack repair/recoloring to a full cushioned overlay system.
Scope of Work	None proposed	<ul style="list-style-type: none"> • 1 coat acrylic resurfacer • 2 coats color concentrate • Re-striping for tennis • Crack repair using filler or optional Crack Armor/RiteWay system 	Option 1: Pro-Cushion cushioned overlay system over entire court with fabric membrane and resurfacing. Option 2: Crack repair + full color resurfacing. Option 3: Crack repair and spot treatment only.
Cost	No proposal	\$8,500 per court (appears to total approx. \$17,000 for both courts)	Option 1: \$116,470 Option 2: \$29,160 Option 3: \$8,740
Crack Repair Method	No repair recommended	Filler only or Crack Armor/RiteWay material . New cracks excluded from warranty.	Uses Riteway Crack System for wider cracks and fiberglass fabric for smaller cracks. Option 1 includes full cushioning system intended to prevent crack reflection.
Warranty	None	1-year workmanship warranty. 2-year warranty on Crack Armor repairs . No warranty on filler-only crack repairs; no warranty for new cracks.	Option 1: 5-year warranty. Option 2: 1-year workmanship + 3-year crack system warranty on existing repaired cracks (new cracks excluded).
Key Concern / Limitation	Felt court condition is expected due to lack of fiberglass overlay.	States many cracks are new or extended beyond previous repairs	Explicitly states no permanent repair exists for structural asphalt cracking ,

Category	Resurface Inc.	K&C Construction / Superior Tennis Courts	Bishop's Tennis, Inc.
		and warns warranty excludes new cracks.	and new cracks may continue as base ages. Recommends Pro-Cushion for longer-term performance.

High-Level Takeaways

- **Lowest-cost repair:** K&C (~\$17K total for both courts) — focused on resurfacing and crack treatment, but limited warranty and acknowledges ongoing/new cracking risk.
- **Mid-range repair:** Bishop's Option 2 (\$29,160) — more comprehensive crack system with fiberglass/Riteway repair and a stronger crack-specific warranty.
- **Long-term solution:** Bishop's Option 1 (\$116,470) — full cushioned overlay intended to reduce crack reflection and extend life of courts.
- **Resurface Inc.:** No bid provided; opinion suggested cracking is expected and prior/future **fiberglass overlay** is the appropriate approach.

Files reviewed:

Villages of Piedmont HOA – 2027 Spending Recommendations (Revised)

Prepared from the May 2026 balance sheet and 2025 reserve study. Updated to reflect completion of sidewalk repairs in 2025.

Executive Summary

Based on the current balance sheet and reserve study, 2027 should be a 'protect the asset base' budget year rather than an expansion year. The Association is financially healthy, but reserves should be preserved for scheduled infrastructure and safety-related projects.

Recommended 2027 Priorities

1. Complete any deferred 2026 parking lot work

If the clubhouse/community center parking lot restoration is not completed in 2026, it should remain the highest 2027 priority. The reserve study identifies it as at end of life with major cracking and deflection. Estimated reserve cost: approximately \$27,000.

2. Pool resurfacing and coating

The reserve study notes the pool coating is in poor condition and recommends near-term recoating. Prioritize this to avoid operational disruption or pool closure.

3. Follow reserve-scheduled replacement items

Proceed with needed irrigation repairs, signage replacement, and only necessary clubhouse furnishings. Avoid replacing furniture for cosmetic reasons alone.

4. Keep reserves invested conservatively

Maintain liquidity for near-term capital expenses while keeping longer-term reserve funds in insured, interest-bearing accounts or laddered CDs.

Important Note on Sidewalks

The reserve study identified sidewalk deficiencies and trip hazards, but the Association completed sidewalk, curb, gutter, and apron repairs in 2025. Therefore, sidewalk remediation has been removed from the 2027 spending recommendations and should be monitored through normal maintenance instead.

Items to Avoid in 2027

- New amenity expansions
- Major cosmetic clubhouse upgrades
- Replacing functional furnishings solely for appearance
- Non-essential beautification projects

Board-Level Recommendation

1. Fund reserves according to the reserve study recommendation.
2. Prioritize pool, pavement, and infrastructure obligations.
3. Delay discretionary projects.
4. Maintain a strong reserve cushion for future capital needs.

**Villages of Piedmont I HOA
Board of Directors Meeting
16080 Market Ridge Blvd, Haymarket, VA
March 25, 2026
7: 00 PM
VOPI Clubhouse**

Board Members:

Ben Pearson, President (Absent)
Amanda Murphy, Vice President
Pat Johnson, Secretary
Robert Young, Treasurer
Raphael Kim, Director

Management:

Barbara Smith, Community Manager

Residents:

5 owners registered for the meeting

Call to Order:

Ms. Murphy called the meeting to order at **7:02 p.m. and Quorum established.**

Announcements:

- Annual Meeting to be held on 04.22.26 at 7 PM
- Community Wide Yard Sale to be held on 04.11.26 from 8 AM to 2 PM
- Community Wide Clean up to be held on 04.18.26
- 2026 Annual Inspections will be conducted in late April.

Homeowner Forum:

Linda Fletcher spoke to say that she thought that the St. Patrick's Day trivia night was excellent and a lot of fun. Ms. Fletcher also stated several concerns such as the recent disapproval of a resident whose request to be on the Covenants Committee was denied. She stated that the new chair of the Covenant Committee was picked by old one and trained. She stated that her basketball hoop was located 75 feet from the road. She stated that she wanted to know when her 60 days began. The Board reminded Ms. Fletcher of her time limit of five minutes and continued long beyond limit. Pete LaGuardia spoke regarding the resident who was denied to be on the Covenants Committee and the consensus was that they decided that they entrust the Committee Chair to make the decision to include any more members which is why the board did not vote to add the new Covenants Committee member because it was not recommended by the Covenants Committee.

Approval of Previous Minutes:

Amanda Murphy made a motion to approve of the prior meeting minutes, Robert Young seconded the motion, 4-0-1

Affirmation of Unanimous Email votes

None to affirm

Covenants Committee

Heath Martin, Chair of the Committee, spoke stating that two applications were approved, and one denied due to the unapproved request color for a deck. The committee is currently working on the annual report. The Yard of the Month contest will continue this year from May through October 2026. The committee will need to order additional flags for the contest as one flagpole and one flag was lost last year. The committee also changed the prizes from \$75 gift cards to \$100 gift cards to winners each month. The final drawing at the end of the year will be given a \$75 gift card. The next Covenants Committee meeting will take place on April 16, 2026, at 7 PM

Social Committee

Matt Hewson, Chair of the Committee, spoke on behalf of the committee. Matt remarked that the addition of Tina Pelkey to the committee has been great. Matt remarked that the social activities for 2026 were given to management with 8 planned activities this year with some of the focus for adults only activities. The Winter Wonderland event regarding the carriage portion will be handled by VOPII this coming year if they would like to sponsor it. VOPII has a larger budget than VOPI Social Committee. The next Social Committee meeting will be held on 04/01/26.

The next Board of Directors meeting will be held on April 22, 2026, at 7 PM, which is also our annual meeting.

V. OLD BUSINESS

February 2026 Financials

Financial Reports were reviewed.

Renovation of Trail Head Discussion

Pat spoke about the trail and discussed the AI depiction of the area stating that she would like to eventually have the trail head appear to like the picture by removing the scroungy trees and replace with grass, remove holly bushes and the boxwood in the front of the fence do not serve their purpose. Pat would like to see each side cleaned up to make the area more uniform and take out the surrounding trees. Robert & Pat will work together to mark the trees and bushes to be removed, and Robert will volunteer his time to remove them rather than have the HOA to be charged for this service. Robert will also haul any trees to the dump, but he may not be able to do all if the trees have deep roots and all can be back filled with dirt or mulch.

Snow Removal

Snow Removal was brought up for discussion by Matt Hewson remarking that he doesn't feel Davey Tree Service performed as well as HLS in which we used in previous years. He felt that the sidewalks should have been done sooner rather than later. Discussion also was that the sidewalk shoveling map was reduced last year due to high costs in the past years.

Tree Removal Discussion

Five tree removal vendors submitted requests for proposals, O&L Landscape, Brightview, HLS, ProArbor and Ruppert Landscape. Brightview was chosen and Amanda motioned to approve, Pat seconded, 4-0-1

VI. New Business:

Tennis Court Repair Discussion

Robert suggested that we use a tarp or some other type of covering for both courts during Winter as to avoid cracking or breaking of the court. Pat would like to know how much the cost would be to dig up the entire deep crack which is causing the small cracks at the top to avoid any soon. All agreed that this would be very expensive. Amanda made a motion to approve the warranty work for the pickleball court (court 1) and to obtain other bids on the tennis court (court 2) and table decision on this court to the next meeting, Pat seconded the motion, 4-0-1

VDOT Maintenance & Repair SF Homes

Amanda only had one requirement that VDOT communicate clearly with the community and management as they have not done a very good job of this in the past. Management explained that in speaking with Matt May that he needed to provide management at least a week's notice to notify the community.

Additional bushes to Heights Way

Discussion included that there was nothing on this island of the community 8 years ago. 3 dead bushes were removed from the island, and it was filled in with mulch and will be fine for now.

Pool Furniture Storage Discussion

JK Moving and Storage pricing has gone up quite a bit since last year. Currently we are paying \$1,300 per month and a one-time fee of \$4K for moving the furniture from the clubhouse to the JK Facility. Management spoke with High Sierra and they stated that the pool furniture could fit in the bathrooms such as the chairs, loungers and the tables could be stacked in a corner of the pool and covered with a tarp. The pool covers could easily fit in the guard house in the left side corner. High Sierra states that we could save all this money by doing these things. Robert brought up 36-inch egress requirements. Management will ask High Sierra about this.

Proposals from High Sierra for various projects

Board members reviewed several requests for proposal from High Sierra, One proposal for \$8,395 which was for only Plaster in main & wading pool, reset up to 30 coping stones, reset waterline tile up to 25 feet, replace main drain covers in main pool; the next proposal was for \$16,137 which included plaster in main & wading pool, coping stones up to 55, waterline tile replacement for 55 ft, and replace main drain covers; the final proposal was to completed an entire plaster replacement to both pools, and all required coping stones, tile for \$43,910. The board decided to table the issue to the next meeting so that management can obtain more proposals from other vendors.

Homeowners Q & A

Discussion regarding basketball hoops in the community. Since the roads in the single-family homes are owned and maintained by VDOT, the HOA would be liable if someone was hurt in the road by not sending them a violation letter for a temporary basketball hoop. The basketball court and the huge field in the community should be utilized for play. Long ago, the board allowed temporary basketball hoops to be out in the community just for the summer season. The basketball hoops are not permitted and must be put away-the rules are black/white.

EXECUTIVE SESSION

Amanda Murphy made a motion to enter the executive session at 8:40 pm, Robert Young seconded the motion, 4-0-1

Acct#94859

Amanda Murphy made a motion to exit the executive session at 8:46 pm, Pat Johnson seconded the motion, 4-0-1

RETURN TO OPEN SESSION

ADJOURNMENT:

With no further business to discuss, **Motion:** Ms. Murphy **moved** to adjourn the meeting at **8:46 p.m.** The motion was seconded by Robert Young. **MOTION PASSED (4-0-1).**

Respectfully Submitted by:
Barbara Smith, Community Manager VOP I

**VILLAGES OF PIEDMONT HOMEOWNERS' ASSOCIATION
MANAGEMENT REPORT
Board of Directors Meeting Agenda
May 27, 2026, at 7 PM
VOPI Clubhouse**

- **CALL TO ORDER ESTABLISH QUORUM**
- **ANNOUNCEMENTS**
 - Community Pool will open on May 23rd
 - Summer Kick off Party will be held on 06.13.26 from 3-6 pm
 - 2026 Annual inspections will be conducted through late June
 - Yard of the month winners for May-16079 Pitner St & 16131 Woodley Hills
- **HOMEOWNER FORUM**
 - A. APPROVAL OF PRIOR MEETING MINUTES**
March 27, 2026
 - B. UNANIMOUS EMAIL VOTE APPROVALS**
Proposal for trail head annuals
CD Expiration & Renewal
Beltway Pool repair proposal
- **COMMITTEE REPORTS**
 - A. COVENANT COMMITTEE**
 - B. SOCIAL COMMITTEE**
- **OLD BUSINESS**
 - A. Review Financials – March and April 2026**
 - B. Tennis Court Repair Discussion (TAB 1)**
 - C. Pool Furniture Storage Discussion (TAB 2)**
- **NEW BUSINESS**
 - A. 2027 Reserve Study projects (TAB 3)**
 - B. Clubhouse Emergency & Exit Lights (TAB 4)**
 - C. Forbright Acct exceeding FDIC limit (TAB 5)**
 - D. Swimming Pool hours & costs (TAB 6)**
- **EXECUTIVE SESSION**
- **Return to Open Session-Adjournment**

Financial Summary – April 2026

Villages of Piedmont Homeowners Association, Inc.

Period Ending: April 30, 2026

The Association ended April 2026 with a **year-to-date net loss of (\$4,961)**; however, overall financial performance remains **better than budget by approximately \$22,947 through April**, reflecting strong reserve interest earnings and continued cost savings in several operating areas. April itself produced a monthly operating loss of **(\$18,071)**, driven primarily by seasonal pool expenses, tax payments, and one-time maintenance costs.

Revenue Performance

Year-to-date revenue totaled **\$244,427**, exceeding budget by **\$9,019** through April. Assessment income remained fully on target at **\$221,628**, demonstrating stable homeowner collections and predictable cash flow. While April interest income came in below monthly budget, year-to-date interest earnings remained significantly above expectations at **\$19,949**, outperforming budget by approximately **\$12,449**, largely due to higher returns on reserve investments and certificates of deposit. Late fees and declaration violation charges also contributed positively to revenue performance.

Expense Performance

Total year-to-date expenses were **\$249,388**, which is **\$13,928 below budget**, despite elevated costs incurred during April. Several areas continue to perform favorably, including:

- **Trash removal expenses**, which remain significantly below budget for both single-family and townhouse communities.
- **Professional services and legal expenses**, which are tracking under budget.
- **Community activities**, which remain well below planned spending levels.

April expenses were notably impacted by several **seasonal and one-time costs**, including:

- **Federal and state income tax payments** totaling approximately **\$9,480**.
- **Pool repairs (\$8,730)** and increased **pool management expenses**, reflecting seasonal pool opening costs.
- **Pool furniture storage costs**, which continue to exceed annual budget assumptions.
- **Grounds maintenance and tree pruning**, which remain elevated year-to-date due to landscaping activity.

Cash and Reserve Position

The Association continues to maintain a **strong reserve position**, with:

- **Operating cash:** approximately **\$33,856**
- **Reserve cash and investments:** approximately **\$906,858**

- **Total assets:** approximately **\$1.03 million**.

Reserve balances increased during April through scheduled reserve deposits and interest earnings, strengthening long-term capital funding. Reserve funds remain diversified across money market accounts, high-yield savings, and certificates of deposit.

Balance Sheet Highlights

As of April 30, 2026:

- **Total assets: \$1,030,102**
- **Total liabilities: \$261,385**
- **Total equity/reserves: \$768,717**
- **Assessment receivables: \$9,171**, indicating relatively stable homeowner delinquency levels.

Overall Financial Outlook

Although April produced a temporary monthly loss due to **seasonal pool opening expenses and tax payments**, the Association remains in a **financially stable position** and continues to outperform budget on a year-to-date basis. Strong reserve earnings, disciplined spending in several operational categories, and stable assessment collections provide a solid financial foundation for the remainder of 2026. Continued monitoring of **pool-related costs, landscaping, and reserve cash flow** will be important as seasonal expenses increase over the summer months.

Villages of Piedmont Homeowners Association, Inc.

Financial Statements

April 2026

STATEMENT PREPARED BY: JULIE XIONG

Transaction 04/30/2026

Villages of Piedmont

Assets

Operating Cash

1010	FCB - Operating Account - 2827	33,556.36
1030	Petty Cash	300.00
	<u>Total Operating Cash</u>	<u>33,856.36</u>

Reserve Cash & Investments

1059	Freedom - Capital Reserves - 0706	
1066	Forbright - Cap Res MM - 5511	275,872.10
1067	Atlantic Union-Cap Res - HY Savings - 4420	17,702.60
1068	FCB - Cap Res - CD 2101 exp 9/5/26 3.50%	117,976.47
1069	Capital Bank-Cap Res-9mo CD 1728 11/20/26 3.68%	215,211.80
1102	Burke&Herbert Cont Res 5mo CD 3529 10.2.26 3.59%	34,477.49
1185	Trustar - TH Reserves MM - 2326	77,115.86
1187	Atlantic Union-TH Res - High Yield Savings - 4419	74,078.07
1189	Forbright TH Res 12 mo CD 1272- 12/26/26 3.44%	93,305.31
1252	Atlantic Union-TH Snow Cont Res - HY Sav - 4418	1,118.73
	<u>Total Reserve Cash & Investments</u>	<u>906,858.43</u>

Other Assets

1405	Prepaid Insurance	6,316.53
1500	Assessment Receivable	9,171.16
1660	Due from TH Reserve to Capital Reserve	47,000.00
1674	Due From TH Reserves to Operating	1,575.00
1675	Due From TH Res due to TH Snow Cont Res	25,325.00
	<u>Total Other Assets</u>	<u>89,387.69</u>

Total Assets

1,030,102.48

Liabilities & Equity

Current Liabilities

2000	Prepayments Homeowners	65,466.83
2100	Accounts Payable	120,755.32
2120	Income Tax Payable	1,263.00
2205	Due To TH Snow Cont Res from TH Res	25,325.00
2260	Due to Capital Reserve from TH Reserve	47,000.00
2274	Due to Operating from TH Reserves	1,575.00
	<u>Total Current Liabilities</u>	<u>261,385.15</u>

Equity

3000	Prior Years Net Income/(Loss)	(131,605.46)
3050	Capital Reserve Balance	673,762.97
3100	Contingency Reserve Balance	34,477.49
3180	Townhouse Reserve Balance	170,599.24
3250	TH Snow Contingency Reserve Balance	26,443.73
	Current Year Net Income/(Loss)	(4,960.64)
	<u>Total Equity</u>	<u>768,717.33</u>

Total Liabilities & Equity

1,030,102.48

Villages of Piedmont
 PMPIncomeStmtyTDwBudget Var

Transaction 4/1/2026 To 4/30/2026 11:59:00 PM

	Current Period General			Year to Date General			Annual	Amount Remaining
	Actual	Budget	\$ Var	Actual	Budget	\$ Var		
Income								
Assessment Income								
4101 Assessment Income SF	19,311.00	19,311.00	0.00	77,244.00	77,244.00	0.00	231,732.00	154,466.00
4102 Assessment Income TH	36,096.00	36,096.00	0.00	144,384.00	144,384.00	0.00	433,152.00	286,766.00
TOTAL Assessment Income	55,407.00	55,407.00	0.00	221,628.00	221,628.00	0.00	664,884.00	443,256.00
Other Income								
4400 Late Fees Income	400.00	235.00	165.00	1,975.00	940.00	1,035.00	2,800.00	625.00
4404 Recaptured Legal Fees Income	0.00	335.00	(335.00)	418.88	1,340.00	(921.12)	4,000.00	3,581.12
4405 Declaration Violation Charge Income	800.00	0.00	800.00	200.00	0.00	200.00	0.00	(200.00)
4410 NSF Income	0.00	0.00	0.00	60.00	0.00	60.00	0.00	(60.00)
4500 Interest Income	263.33	1,875.00	(1,611.67)	19,949.27	7,500.00	12,449.27	22,500.00	2,550.73
4501 Reserve Transfers	0.00	750.00	(750.00)	0.00	3,000.00	(3,000.00)	8,925.00	8,925.00
4600 Community Center Rentals Income	(400.00)	250.00	(650.00)	100.00	500.00	(400.00)	2,500.00	2,400.00
4900 Other Income	56.13	0.00	56.13	96.13	500.00	(403.87)	500.00	403.87
TOTAL Other Income	1,119.46	3,445.00	(2,325.54)	22,799.28	13,780.00	9,019.28	41,225.00	18,425.72
TOTAL Income	56,526.46	58,852.00	(2,325.54)	244,427.28	235,408.00	9,019.28	706,109.00	461,681.72
Expense								
Administrative								
5101 Bank Charges - NSF	0.00	0.00	0.00	60.00	0.00	(60.00)	0.00	(60.00)
5113 Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	14,263.00	14,263.00
5120 BOD Meeting Expense	53.58	38.00	(15.58)	154.99	110.00	(44.99)	300.00	145.01
5125 General Office Expense	786.05	750.00	(36.05)	2,092.72	1,500.00	(592.72)	3,000.00	907.28
5127 Payment Coupons	0.00	0.00	0.00	280.36	500.00	219.64	500.00	219.64
5128 Postage Expense	187.44	500.00	312.56	249.11	1,000.00	750.89	2,000.00	1,750.89
5130 Banking, Compliance & Communica	0.00	0.00	0.00	0.00	250.00	250.00	250.00	250.00
5132 Printing & Reproduction	0.00	0.00	0.00	(5,062.10)	500.00	5,562.10	1,000.00	6,062.10
5137 Federal Income Taxes	7,820.00	0.00	(7,820.00)	7,820.00	5,800.00	(2,020.00)	5,800.00	(2,020.00)
5138 State Income Taxes	1,660.00	0.00	(1,660.00)	1,660.00	0.00	(1,660.00)	0.00	(1,660.00)
5142 Licenses and Permits	47.69	0.00	(47.69)	47.69	350.00	302.31	700.00	652.31
5164 SmartWebs Technology Fee	528.64	0.00	(528.64)	528.64	0.00	(528.64)	0.00	(528.64)
5199 Other Expenses	0.00	188.00	188.00	76.00	376.00	300.00	750.00	674.00

Villages of Piedmont
PMPIncomeStmntYTDwBudget Var

Transaction 4/1/2026 To 4/30/2026 11:59:00 PM

	Current Period General			Year to Date General			Annual	Amount Remaining
	Actual	Budget	\$ Var	Actual	Budget	\$ Var		
TOTAL Administrative	11,063.40	1,476.00	(9,607.40)	7,907.41	10,366.00	2,478.59	28,563.00	20,655.59
Common Area Grounds								
5875 CA Other Maintenance Repairs	0.00	0.00	0.00	160.00	5,000.00	4,840.00	5,000.00	4,840.00
6055 CAG Signs, Installation & Repairs	265.00	750.00	465.00	663.53	750.00	86.47	750.00	86.47
6070 CAG Pet Station Supplies	1,656.04	1,415.00	(241.04)	5,681.37	5,660.00	(21.37)	17,000.00	11,318.63
6125 CAG Grounds Maintenance Expens	5,571.00	8,367.00	2,796.00	27,655.00	16,714.00	(11,141.00)	66,652.00	38,997.00
6127 CAG Additional Landscaping	0.00	4,000.00	4,000.00	0.00	4,000.00	4,000.00	4,000.00	4,000.00
6126 CAG Large Tree Pruning/Removal	800.00	1,000.00	200.00	5,670.00	2,000.00	(3,670.00)	8,000.00	2,330.00
6134 CAG Irrigation System	0.00	1,375.00	1,375.00	1,522.50	2,750.00	1,227.50	5,500.00	3,977.50
6140 CAG Snow Removal	0.00	0.00	0.00	0.00	4,000.00	4,000.00	4,000.00	4,000.00
6145 Trash Removal -Single Family	3,195.15	5,290.00	2,094.85	12,698.24	21,160.00	8,461.76	63,479.00	50,760.76
6146 Trash Removal -TH	4,185.97	6,760.00	2,574.03	16,609.56	27,041.00	10,431.44	81,113.00	64,503.44
6165 CAG Exterior Lighting Repairs	0.00	0.00	0.00	0.00	300.00	300.00	300.00	300.00
TOTAL Common Area Grounds	15,693.16	28,947.00	13,253.84	70,660.20	69,375.00	1,6514.80	255,994.00	165,133.80
Common Area Utility								
5405 CAU Common Area Electricity	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00
5410 Recurring IT Expenses	578.90	0.00	(578.90)	2,631.66	3,000.00	368.14	3,000.00	368.14
TOTAL Common Area Utility	578.90	0.00	(578.90)	2,631.66	3,000.00	368.14	6,000.00	3,368.14
Community Activities								
5310 Social & Recreation Committee	0.00	3,750.00	3,750.00	1,922.55	7,500.00	5,577.45	15,000.00	13,077.45
5311 Committee Appreciation	69.27	150.00	80.73	69.27	250.00	180.73	1,250.00	1,160.73
TOTAL Community Activities	69.27	3,900.00	3,830.73	1,991.82	7,750.00	5,758.18	16,250.00	14,258.18
Condominium Common Areas								
5560 CA Clubhouse Repairs (General)	0.00	0.00	0.00	126.00	1,500.00	1,374.00	1,500.00	1,374.00
TOTAL Condominium Common Areas	0.00	0.00	0.00	126.00	1,500.00	1,374.00	1,500.00	1,374.00
Pool and Community Center								
7020 Clubhouse Management/Security	0.00	0.00	0.00	0.00	275.00	275.00	275.00	275.00
7030 Clubhouse Cleaning	550.00	500.00	(50.00)	1,960.00	1,820.00	(160.00)	8,000.00	6,020.00
7051 Clubhouse Utilities	1,011.83	2,500.00	1,488.17	5,213.56	10,000.00	4,786.44	30,000.00	24,766.44
7199 Clubhouse Miscellaneous Expense	232.37	63.00	(169.37)	295.64	252.00	(43.64)	750.00	454.36
7500 Pool Management	11,100.00	9,839.00	(1,261.00)	22,200.00	19,678.00	(2,522.00)	59,034.00	36,834.00

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Villages of Piedmont
 PMPIncomeStmntYTDwBudget Var

Transaction 4/1/2026 To 4/30/2026 11:59:00 PM

		Current Period General			Year to Date General				
		Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual	Amount Remaining
7512	Pool Supplies	475.00	0.00	(475.00)	475.00	0.00	(475.00)	3,500.00	3,025.00
7520	Pool Repairs	8,730.00	0.00	(8,730.00)	8,730.00	0.00	(8,730.00)	0.00	(8,730.00)
7564	Pool Furniture Storage	4,576.00	0.00	(4,576.00)	11,102.08	0.00	(11,102.08)	5,000.00	(6,102.08)
TOTAL Pool and Community Center		26,675.20	12,902.00	(13,773.20)	49,996.28	32,025.00	(17,971.28)	106,559.00	56,562.72
Professional									
5200	Audit & Tax Preparation	0.00	2,500.00	2,500.00	2,700.00	5,800.00	3,100.00	5,800.00	3,100.00
5210	Community Management Fees	7,905.92	7,906.00	0.08	31,623.68	31,624.00	0.32	94,871.00	63,247.32
5220	Legal Expense-Collections	216.00	250.00	34.00	722.72	1,000.00	277.28	3,000.00	2,277.28
5221	Legal Expense-General	160.00	500.00	340.00	377.98	2,000.00	1,622.02	6,000.00	5,622.02
TOTAL Professional		8,281.92	11,156.00	2,874.08	35,424.38	40,424.00	4,999.62	109,671.00	74,246.62
Recreational Maintenance									
8030	Playground Equipment Repairs	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
8050	Tennis Court Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
TOTAL Recreational Maintenance		0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00
Reserve Deposits									
9050	Capital Reserve Deposit	7,310.25	7,310.00	(0.25)	29,241.00	29,240.00	(1.00)	67,723.00	58,462.00
9180	Townhouse Reserve Deposit	4,654.08	4,654.00	(0.08)	18,616.32	18,616.00	(0.32)	55,849.00	37,232.68
TOTAL Reserve Deposits		11,964.33	11,964.00	(0.33)	47,857.32	47,856.00	(1.32)	143,572.00	95,714.68
Reserve Expenditures									
9580	CA Improvements	0.00	0.00	0.00	0.00	8,925.00	8,925.00	8,925.00	8,925.00
TOTAL Reserve Expenditures		0.00	0.00	0.00	0.00	8,925.00	8,925.00	8,925.00	8,925.00
Reserves Income									
9499	Interest on Reserves	250.98	0.00	(250.98)	19,913.90	225.00	(19,688.90)	225.00	(19,688.90)
TOTAL Reserves Income		250.98	0.00	(250.98)	19,913.90	225.00	(19,688.90)	225.00	(19,688.90)
Townhouse Expense									
8540	TH Snow Removal	0.00	0.00	0.00	12,676.75	21,650.00	9,171.25	21,650.00	9,171.25
TOTAL Townhouse Expense		0.00	0.00	0.00	12,676.75	21,650.00	9,171.25	21,650.00	9,171.25
TOTAL Expense		74,597.16	70,345.00	(4,252.16)	249,387.92	263,316.00	13,928.08	700,609.00	451,221.08

Villages of Piedmont
PMPIncomeStmntYTDwBudget Var

Transaction 4/1/2026 To 4/30/2026 11:59:00 PM

	Current Period General			Year to Date General			Annual	Amount Remaining
	Actual	Budget	\$ Var	Actual	Budget	\$ Var		
Excess Revenue / Expense	<u>(18,070.70)</u>	<u>(11,493.00)</u>	<u>(6,577.70)</u>	<u>(4,960.64)</u>	<u>(27,908.00)</u>	<u>22,947.36</u>	<u>5,500.00</u>	<u>10,460.64</u>

Villages of Piedmont Homeowners Association, Inc.

General Ledger Activity

April 2026

STATEMENT PREPARED BY: JULIE XIONG

Villages of Piedmont
General Ledger Activity

Transaction 4/1/2026 To 4/30/2026 11:59:00 PM

Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
1010 FCB - Operating Account - 2827 *****2827							115,241.76
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15313: Bruce Keyser		60.00	115,181.76
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 0: Property Management People, Inc.		7,905.92	107,275.84
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 0: EFTPS		7,820.00	99,455.84
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15314: Virginia Department Of Taxation		1,660.00	97,795.84
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15315: Sparklean Cleaning, LLC		550.00	97,245.84
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15316: Villages of Piedmont Homeowners Assn.		6,079.50	91,166.34
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15317: Villages of Piedmont Contingency Reserve		5,075.00	86,091.34
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15318: Villages of Piedmont Homeowners Assn.		6,079.50	80,011.84
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15319: Villages of Piedmont Contingency Reserve		5,075.00	74,936.84
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15320: Villages of Piedmont Homeowners Assn.		6,079.50	68,857.34
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15321: Villages of Piedmont Contingency Reserve		5,075.00	63,782.34
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15322: Villages of Piedmont Homeowners Assn.		6,079.50	57,702.84
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15323: Villages of Piedmont Contingency Reserve		5,075.00	52,627.84
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15324: Villages of Piedmont Homeowners Assn.		6,079.50	46,548.34
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15325: Villages of Piedmont Contingency Reserve		5,075.00	41,473.34
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15326: Villages of Piedmont Homeowners Assn.		6,079.50	35,393.84
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15327: Villages of Piedmont Contingency Reserve		5,075.00	30,318.84
4/1/2026	4/1/2026	A/R	General	Lockbox	6,106.60		36,425.44
4/2/2026	4/2/2026	A/P	General	A/P Voucher Post: Chk# 15328: AT&T		54.20	36,371.24
4/2/2026	4/2/2026	A/P	General	A/P Voucher Post: Chk# 15329: JK Moving Services		1,330.56	35,040.68
4/2/2026	4/2/2026	A/P	General	A/P Voucher Post: Chk# 15330: Prince William County Service Authority		132.60	34,908.08
4/2/2026	4/2/2026	A/P	General	A/P Voucher Post: Chk# 15331: Heritage Landscape Services, LLC		4,595.00	30,313.08
4/2/2026	4/2/2026	A/P	General	A/P Voucher Post: Chk# 15332: Heritage Landscape Services, LLC		275.00	30,038.08
4/2/2026	4/2/2026	A/P	General	A/P Voucher Post: Chk# 15333: Heritage Landscape Services, LLC		5,571.00	24,467.08
4/2/2026	4/2/2026	A/R	General	Lockbox	5,253.00		29,720.08
4/3/2026	4/3/2026	A/P	General	A/P Voucher Post: Chk# 15334: Verizon		174.90	29,545.18
4/3/2026	4/3/2026	A/P	General	A/P Voucher Post: Chk# 15335: Bruce Keyser		60.00	29,485.18
4/3/2026	4/3/2026	A/R	General	Lockbox	3,800.25		33,285.43
4/6/2026	4/6/2026	A/P	General	A/P Voucher Post: Chk# 15336: Domain Listings		288.00	32,997.43
4/6/2026	4/6/2026	A/P	General	A/P Voucher Post: Chk# 15337: Northern Virginia Electric Coop		327.11	32,670.32
4/6/2026	4/6/2026	A/P	General	A/P Voucher Payment Void: Bruce Keyser , Check #: 15304	160.00		32,830.32
4/6/2026	4/6/2026	A/P	General	A/P Voucher Post: Chk# 15338: Bruce Keyser		160.00	32,670.32
4/6/2026	4/6/2026	A/P	General	A/P Voucher Post: Chk# 15339: American Disposal Services, Inc.-VA		7,401.12	25,269.20
4/6/2026	4/6/2026	G/L	General	Additional Income	56.13		25,325.33
4/6/2026	4/6/2026	A/R	General	Lockbox	1,065.00		26,410.33
4/7/2026	4/7/2026	A/R	General	Lockbox	822.00		27,232.33
4/7/2026	4/7/2026	A/R	General	Lockbox	19,791.00		47,023.33

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Villages of Piedmont
General Ledger Activity

Transaction 4/1/2026 To 4/30/2026 11:59:00 PM

Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
					1,030.46		48,053.79
4/8/2026	4/8/2026	A/R	General	Adjustment Batch			
4/8/2026	4/8/2026	A/R	General	Lockbox	774.00		48,827.79
4/9/2026	4/9/2026	A/R	General	Lockbox	547.00		49,374.79
4/10/2026	4/10/2026	A/P	General	A/P Voucher Post: Chk# 15341: Prince William County Service Authority		113.96	49,260.83
4/10/2026	4/10/2026	A/P	General	A/P Voucher Post: Chk# 15342: Comcast Business		112.90	49,147.93
4/10/2026	4/10/2026	A/P	General	A/P Voucher Post: Chk# 15343: Chadwick, Washington, Moriarty,		376.00	48,771.93
4/10/2026	4/10/2026	A/R	General	Lockbox	1,246.00		50,017.93
4/13/2026	4/13/2026	A/R	General	Lockbox	1,406.00		51,423.93
4/14/2026	4/14/2026	A/P	General	A/P Voucher Post: Chk# 15344: Property Management People, Inc.		528.64	50,895.29
4/14/2026	4/14/2026	A/P	General	A/P Voucher Post: Chk# 15345: JK Moving Services		4,576.00	46,319.29
4/14/2026	4/14/2026	A/R	General	Adjustment Batch	123.00		46,442.29
4/15/2026	4/15/2026	A/R	General	Lockbox	403.94		46,846.23
4/16/2026	4/16/2026	A/P	General	A/P Voucher Post: Chk# 15346: High Sierra Pools Inc		475.00	46,371.23
4/16/2026	4/16/2026	A/P	General	A/P Voucher Post: Chk# 15347: Comcast Business		89.77	46,281.46
4/16/2026	4/16/2026	A/P	General	A/P Voucher Post: Chk# 15348: Prince William County Service Authority		113.96	46,167.50
4/16/2026	4/16/2026	A/P	General	A/P Voucher Post: Chk# 15349: PoopScoop Troopers		1,656.04	44,511.46
4/17/2026	4/17/2026	A/R	General	Lockbox	259.00		44,770.46
4/20/2026	4/20/2026	A/P	General	A/P Voucher Post: Chk# 15350: Brightview Landscape Services Inc		800.00	43,970.46
4/20/2026	4/20/2026	A/R	General	Lockbox	1,571.00		45,541.46
4/21/2026	4/21/2026	A/R	General	Lockbox	1,280.00		46,821.46
4/22/2026	4/22/2026	A/R	General	Lockbox	259.00		47,080.46
4/23/2026	4/23/2026	A/R	General	Lockbox	664.00		47,744.46
4/24/2026	4/24/2026	A/P	General	A/P Voucher Post: Chk# 15351: Dragan Kostadinovic		8,730.00	39,014.46
4/24/2026	4/24/2026	A/P	General	A/P Voucher Post: Chk# 15352: High Sierra Pools Inc		11,100.00	27,914.46
4/24/2026	4/24/2026	A/P	General	A/P Voucher Post: Chk# 15353: AT&T		59.23	27,855.23
4/24/2026	4/24/2026	A/R	General	Lockbox	694.00		28,549.23
4/27/2026	4/27/2026	A/R	General	Lockbox	1,120.99		29,670.22
4/28/2026	4/28/2026	A/R	General	Lockbox	1,286.00		30,956.22
4/29/2026	4/29/2026	A/R	General	Lockbox	1,159.60		32,115.82
4/30/2026	4/30/2026	A/P	General	A/P Voucher Post: Chk# 15354: Mirsad Jacevic		216.56	31,899.26
4/30/2026	4/30/2026	A/R	General	Lockbox	3,477.05		35,376.31
4/30/2026	4/30/2026	G/L	General	Debit Card Expenses		1,832.30	33,544.01
4/30/2026	4/30/2026	G/L	General	Bank Reconcile: Interest Earned	12.35		33,556.36
				Net Change: (81,686.40)	54,387.37	136,072.77	33,556.36
							300.00
							239,188.29
1030 Petty Cash			General				
1066 Forbriht - Cap Res MM - 5511 *****5511			General				
4/16/2026	4/16/2026	G/L	General	5511 Cap Res Dep 2025 - Ck 15316	6,079.50		245,267.79

Villages of Piedmont
General Ledger Activity

Transaction 4/1/2026 To 4/30/2026 11:59:00 PM

Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
4/16/2026	4/16/2026	G/L	General	55 11 Cap Res Dep 2025 - Ck 15318	6,079.50		251,347.29
4/16/2026	4/16/2026	G/L	General	55 11 Cap Res Dep 2025 - Ck 15320	6,079.50		257,426.79
4/16/2026	4/16/2026	G/L	General	55 11 Cap Res Dep 2025 - Ck 15322	6,079.50		263,506.29
4/16/2026	4/16/2026	G/L	General	55 11 Cap Res Dep 2025 - Ck 15324	6,079.50		269,585.79
4/16/2026	4/16/2026	G/L	General	55 11 Cap Res Dep 2025 - Ck 15324	6,079.50		275,665.29
4/30/2026	4/30/2026	G/L	General	55 11 Interest	206.81		275,872.10
Net Change: 36,663.81					36,663.81	0.00	275,872.10
							17,702.60
1067 Atlantic Union-Cap Res - HY Savings - 4420 ***** 4420							117,976.47
1068 FCB - Cap Res - CD 2101 exp 05/26/26 3.50% ***** 2101							215,211.80
1069 Capital Bank-Cap Res-9mo CD 4799 11/20/26 3.68% ***** 1728							34,477.49
1102 Burke&Herbert Cont Res 5mo CD 3529 10.2.26 3.59% **3529							46,621.69
1185 TruStar - TH Reserves MM - 2326 ***2326							
4/16/2026	4/16/2026	G/L	General	2326 TH Res Dep 2025 - Ck 15317	5,075.00		51,696.69
4/16/2026	4/16/2026	G/L	General	2326 TH Res Dep 2025 - Ck 15319	5,075.00		56,771.69
4/16/2026	4/16/2026	G/L	General	2326 TH Res Dep 2025 - 15321	5,075.00		61,846.69
4/16/2026	4/16/2026	G/L	General	2326 TH Res Dep 2025 - Ck 15323	5,075.00		66,921.69
4/16/2026	4/16/2026	G/L	General	2326 TH Res Dep 2025 - Ck 15325	5,075.00		71,996.69
4/16/2026	4/16/2026	G/L	General	2326 TH Res Dep 2025 - Ck 15327	5,075.00		77,071.69
4/30/2026	4/30/2026	G/L	General	2326 Interest	44.17		77,115.86
Net Change: 30,494.17					30,494.17	0.00	77,115.86
1187 Atlantic Union-TH Res - High Yield Savings - 4419 ***** 4419							74,078.07
1189 Forbright TH Res 12 mo CD 2791 12/26/26 3.44% ***** 72/1							93,305.31
1252 Atlantic Union-TH Snow Cont Res-HY Sav - 4418 ***** 4418							1,118.73
1405 Prepaid Insurance							6,316.53
1500 Assessment Receivable							9,980.37
4/1/2026	4/1/2026	A/R	General	Billing	55,407.00		65,367.37
4/1/2026	4/1/2026	A/R	General	Apply Credit		6,102.60	59,264.77
4/2/2026	4/2/2026	A/R	General	Apply Credit		5,031.00	54,253.77
4/3/2026	4/3/2026	A/R	General	Apply Credit		3,660.25	50,593.52
4/6/2026	4/6/2026	A/R	General	Apply Credit		1,065.00	49,508.52
4/7/2026	4/7/2026	A/R	General	Apply Credit		822.00	48,686.52
4/7/2026	4/7/2026	A/R	General	Apply Credit		19,543.75	29,142.77
4/8/2026	4/8/2026	A/R	General	Apply Credit		1,030.46	28,112.31

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Villages of Piedmont
General Ledger Activity

Transaction 4/1/2026 To 4/30/2026 11:59:00 PM

Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
4/8/2026	4/8/2026	A/R	General	Apply Credit		774.00	27,338.31
4/9/2026	4/9/2026	A/R	General	Apply Credit		528.00	26,810.31
4/10/2026	4/10/2026	A/R	General	Apply Credit		1,246.00	25,564.31
4/10/2026	4/10/2026	A/R	General	Late Fee	450.00		26,014.31
4/13/2026	4/13/2026	A/R	General	Account Void: Void Transaction	25.00	25.00	26,014.31
4/13/2026	4/13/2026	A/R	General	Apply Credit		1,393.00	24,621.31
4/14/2026	4/14/2026	A/R	General	New Resident: Void Transaction	123.00	123.00	24,621.31
4/14/2026	4/14/2026	A/R	General	Apply Credit		123.00	24,498.31
4/15/2026	4/15/2026	A/R	General	Apply Credit		12,841.34	11,656.97
4/15/2026	4/15/2026	A/R	General	Apply Credit		39.94	11,617.03
4/20/2026	4/20/2026	A/R	General	Apply Credit		499.00	11,118.03
4/21/2026	4/21/2026	A/R	General	Apply Credit		788.00	10,330.03
4/22/2026	4/22/2026	A/R	General	Account Void: Void Transaction		25.00	10,305.03
4/22/2026	4/22/2026	A/R	General	Apply Credit		24.00	10,281.03
4/23/2026	4/23/2026	A/R	General	Adjustment Batch	420.00		10,701.03
4/23/2026	4/23/2026	A/R	General	Adjustment Batch	380.00		11,081.03
4/23/2026	4/23/2026	A/R	General	Apply Credit		405.00	10,676.03
4/24/2026	4/24/2026	A/R	General	Apply Credit		33.22	10,642.81
4/27/2026	4/27/2026	A/R	General	Apply Credit		114.77	10,528.04
4/28/2026	4/28/2026	A/R	General	Apply Credit		82.72	10,445.32
4/29/2026	4/29/2026	A/R	General	Apply Credit		44.00	10,401.32
4/30/2026	4/30/2026	A/R	General	Apply Credit		1,089.16	9,312.16
4/30/2026	4/30/2026	G/L	General	Month End Adj		141.00	9,171.16
Net Change: (609.21)					56,805.00	57,614.21	9,171.16
1660 Due from TH Reserve to Capital Reserve							47,000.00
1674 Due From TH Reserves to Operating							1,575.00
1675 Due From TH Res due to TH Sewer Cont Res							25,325.00
2000 Prepayments Homeowners							(68,940.71)
4/1/2026	4/1/2026	A/R	General	Lockbox		6,108.60	(75,047.31)
4/1/2026	4/1/2026	A/R	General	Apply Credit	6,102.60		(68,944.71)
4/2/2026	4/2/2026	A/R	General	Lockbox		5,253.00	(74,197.71)
4/2/2026	4/2/2026	A/R	General	Apply Credit	5,031.00		(69,166.71)
4/3/2026	4/3/2026	A/R	General	Lockbox		3,800.25	(69,306.71)
4/3/2026	4/3/2026	A/R	General	Apply Credit	3,660.25		(70,391.71)
4/6/2026	4/6/2026	A/R	General	Lockbox		1,065.00	(70,391.71)

Villages of Piedmont
General Ledger Activity

Transaction 4/1/2026 To 4/30/2026 11:59:00 PM

Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
4/6/2026	4/6/2026	AVR	General	Apply Credit	1,085.00		(69,306.71)
4/7/2026	4/7/2026	AVR	General	Lockbox		822.00	(70,128.71)
4/7/2026	4/7/2026	AVR	General	Apply Credit	822.00		(69,306.71)
4/7/2026	4/7/2026	AVR	General	Lockbox		19,791.00	(89,097.71)
4/7/2026	4/7/2026	AVR	General	Apply Credit	19,543.75		(69,553.96)
4/8/2026	4/8/2026	A/P	General	A/P Voucher Post: Mirsad Jacevic	216.56		(69,337.40)
4/8/2026	4/8/2026	AVR	General	Adjustment Batch		1,030.46	(70,367.86)
4/8/2026	4/8/2026	AVR	General	Apply Credit	1,030.46		(69,337.40)
4/8/2026	4/8/2026	AVR	General	Lockbox		774.00	(70,111.40)
4/8/2026	4/8/2026	AVR	General	Apply Credit	774.00		(69,337.40)
4/9/2026	4/9/2026	AVR	General	Lockbox		547.00	(69,884.40)
4/9/2026	4/9/2026	AVR	General	Apply Credit	528.00		(69,356.40)
4/10/2026	4/10/2026	AVR	General	Lockbox		1,246.00	(70,602.40)
4/10/2026	4/10/2026	AVR	General	Apply Credit	1,246.00		(69,356.40)
4/13/2026	4/13/2026	AVR	General	Account Void: Void Transaction		25.00	(69,381.40)
4/13/2026	4/13/2026	AVR	General	Lockbox		1,406.00	(70,787.40)
4/13/2026	4/13/2026	AVR	General	Apply Credit	1,393.00		(69,394.40)
4/14/2026	4/14/2026	AVR	General	Adjustment Batch		123.00	(69,517.40)
4/14/2026	4/14/2026	AVR	General	Apply Credit	123.00		(69,394.40)
4/15/2026	4/15/2026	AVR	General	Apply Credit	12,841.34		(56,553.06)
4/15/2026	4/15/2026	AVR	General	Lockbox		403.94	(56,957.00)
4/15/2026	4/15/2026	AVR	General	Apply Credit	39.94		(56,917.06)
4/17/2026	4/17/2026	AVR	General	Lockbox		259.00	(57,176.06)
4/20/2026	4/20/2026	AVR	General	Lockbox		1,571.00	(58,747.06)
4/20/2026	4/20/2026	AVR	General	Apply Credit	499.00		(58,248.06)
4/21/2026	4/21/2026	AVR	General	Lockbox		1,280.00	(59,528.06)
4/21/2026	4/21/2026	AVR	General	Apply Credit	788.00		(58,740.06)
4/22/2026	4/22/2026	AVR	General	Lockbox		259.00	(58,999.06)
4/22/2026	4/22/2026	AVR	General	Apply Credit	24.00		(58,975.06)
4/23/2026	4/23/2026	AVR	General	Lockbox		664.00	(59,639.06)
4/23/2026	4/23/2026	AVR	General	Apply Credit	405.00		(59,234.06)
4/24/2026	4/24/2026	AVR	General	Lockbox		694.00	(59,928.06)
4/24/2026	4/24/2026	AVR	General	Apply Credit	33.22		(59,894.84)
4/27/2026	4/27/2026	AVR	General	Lockbox		1,120.99	(61,015.83)
4/27/2026	4/27/2026	AVR	General	Apply Credit	114.77		(60,901.06)
4/28/2026	4/28/2026	AVR	General	Lockbox		1,286.00	(62,187.06)

Villages of Piedmont
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Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
4/28/2026	4/28/2026	A/R	General	Apply Credit	82.72		(82,104.34)
4/29/2026	4/29/2026	A/R	General	Lockbox		1,159.60	(63,263.94)
4/29/2026	4/29/2026	A/R	General	Apply Credit	44.00		(63,219.94)
4/30/2026	4/30/2026	A/R	General	Lockbox		3,477.05	(66,696.99)
4/30/2026	4/30/2026	A/R	General	Apply Credit	1,069.16		(65,607.63)
4/30/2026	4/30/2026	G/L	General	Month End Adj	141.00		(65,466.63)
Net Change: 3,473.66					<u>57,657.77</u>	<u>54,183.89</u>	<u>(65,466.63)</u>
							(181,705.35)
2100 Accounts Payable							
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Bruce Keyser		60.00	(181,765.35)
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15313: Bruce Keyser	60.00		(181,705.35)
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Property Management People, Inc.		7,905.92	(189,611.27)
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Villages of Piedmont Homeowners Assn.		7,310.25	(196,921.52)
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Villages of Piedmont Townhouse Reserve		4,654.08	(201,575.60)
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 0: Property Management People, Inc.	7,905.92		(193,669.66)
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: EFTPS		7,620.00	(201,489.66)
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Virginia Department Of Taxation		1,660.00	(203,149.66)
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Sparklean Cleaning, LLC		550.00	(203,699.66)
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15314: Virginia Department Of Taxation	7,620.00		(195,879.66)
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15315: Sparklean Cleaning, LLC	1,660.00		(194,219.66)
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15316: Villages of Piedmont Homeowners Assn.	550.00		(193,669.66)
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15317: Villages of Piedmont Contingency Reserve	6,079.50		(187,590.18)
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15318: Villages of Piedmont Homeowners Assn.	5,075.00		(182,515.18)
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15319: Villages of Piedmont Contingency Reserve	6,079.50		(176,435.68)
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15320: Villages of Piedmont Homeowners Assn.	5,075.00		(171,360.68)
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15321: Villages of Piedmont Contingency Reserve	6,079.50		(165,281.18)
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15322: Villages of Piedmont Homeowners Assn.	5,075.00		(160,206.18)
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15323: Villages of Piedmont Contingency Reserve	6,079.50		(154,126.68)
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15324: Villages of Piedmont Homeowners Assn.	5,075.00		(149,051.68)
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15325: Villages of Piedmont Contingency Reserve	6,079.50		(142,972.18)
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15326: Villages of Piedmont Homeowners Assn.	5,075.00		(137,897.18)
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Chk# 15327: Villages of Piedmont Contingency Reserve	6,079.50		(131,817.68)
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Verizon		174.90	(128,742.68)
4/2/2026	4/2/2026	A/P	General	A/P Voucher Post: Chk# 15328: AT&T	54.20		(128,917.58)
4/2/2026	4/2/2026	A/P	General	A/P Voucher Post: Chk# 15329: JK Moving Services	1,330.56		(126,863.38)
4/2/2026	4/2/2026	A/P	General	A/P Voucher Post: Chk# 15330: Prince William County Service Authority	132.60		(125,400.22)
4/2/2026	4/2/2026	A/P	General	A/P Voucher Post: Chk# 15331: Heritage Landscape Services, LLC	4,596.00		(120,805.22)
4/2/2026	4/2/2026	A/P	General	A/P Voucher Post: Chk# 15332: Heritage Landscape Services, LLC	275.00		(120,530.22)

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Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
4/2/2026	4/2/2026	A/P	General	A/P Voucher Post: Chk# 15333: Heritage Landscape Services, LLC	5,571.00		(114,959.22)
4/2/2026	4/2/2026	A/P	General	A/P Voucher Post: Domain Listings		288.00	(115,247.22)
4/2/2026	4/2/2026	A/P	General	A/P Voucher Post: Northern Virginia Electric Coop		327.11	(115,574.33)
4/3/2026	4/3/2026	A/P	General	A/P Voucher Post: Chk# 15334: Verizon	174.90		(115,399.43)
4/3/2026	4/3/2026	A/P	General	A/P Voucher Post: Bruce Keyser		60.00	(115,459.43)
4/3/2026	4/3/2026	A/P	General	A/P Voucher Post: Chk# 15335: Bruce Keyser	60.00		(115,399.43)
4/3/2026	4/3/2026	A/P	General	A/P Voucher Post: American Disposal Services, Inc.-VA		7,401.12	(122,800.55)
4/6/2026	4/6/2026	A/P	General	A/P Voucher Post: Chk# 15336: Domain Listings	288.00		(122,512.55)
4/6/2026	4/6/2026	A/P	General	A/P Voucher Post: Chk# 15337: Northern Virginia Electric Coop	327.11		(122,185.44)
4/6/2026	4/6/2026	A/P	General	A/P Voucher Payment Void: Bruce Keyser , Check #: 15304		160.00	(122,345.44)
4/6/2026	4/6/2026	A/P	General	A/P Voucher Post: Chk# 15338: Bruce Keyser	160.00		(122,185.44)
4/6/2026	4/6/2026	A/P	General	A/P Voucher Post: Chk# 15339: American Disposal Services, Inc.-VA	7,401.12		(114,784.32)
4/7/2026	4/7/2026	A/P	General	A/P Voucher Post: Prince William County Service Authority		113.96	(114,898.28)
4/7/2026	4/7/2026	A/P	General	A/P Voucher Post: Comcast Business		112.90	(115,011.18)
4/8/2026	4/8/2026	A/P	General	A/P Voucher Post: Mirsad Jacevic		216.56	(115,227.74)
4/8/2026	4/8/2026	A/P	General	A/P Voucher Post: Chadwick, Washington, Moriarty,		376.00	(115,603.74)
4/10/2026	4/10/2026	A/P	General	A/P Voucher Post: Chk# 15341: Prince William County Service Authority	113.96		(115,489.78)
4/10/2026	4/10/2026	A/P	General	A/P Voucher Post: Chk# 15342: Comcast Business	112.90		(115,376.88)
4/10/2026	4/10/2026	A/P	General	A/P Voucher Post: Chk# 15343: Chadwick, Washington, Moriarty,	376.00		(115,000.88)
4/13/2026	4/11/2026	A/P	General	A/P Voucher Post: JK Moving Services		4,576.00	(119,576.88)
4/13/2026	4/13/2026	A/P	General	A/P Voucher Post: Property Management People, Inc.		528.64	(120,105.52)
4/14/2026	4/14/2026	A/P	General	A/P Voucher Post: Chk# 15344: Property Management People, Inc.	528.64		(119,576.88)
4/14/2026	4/14/2026	A/P	General	A/P Voucher Post: Chk# 15345: JK Moving Services	4,576.00		(115,000.88)
4/14/2026	4/14/2026	A/P	General	A/P Voucher Post: High Sierra Pools Inc		475.00	(115,475.88)
4/14/2026	4/14/2026	A/P	General	A/P Voucher Post: Comcast Business		89.77	(115,565.65)
4/14/2026	4/14/2026	A/P	General	A/P Voucher Post: Prince William County Service Authority		113.96	(115,679.61)
4/14/2026	4/14/2026	A/P	General	A/P Voucher Post: PoopScoop Troopers		1,656.04	(117,335.65)
4/15/2026	4/15/2026	A/P	General	A/P Voucher Post: Brightview Landscape Services Inc		800.00	(118,135.65)
4/15/2026	4/15/2026	A/P	General	A/P Voucher Post: Beltway Pools LLC		8,730.00	(126,865.65)
4/16/2026	4/16/2026	A/P	General	A/P Voucher Post: Chk# 15346: High Sierra Pools Inc	475.00		(126,390.65)
4/16/2026	4/16/2026	A/P	General	A/P Voucher Post: Chk# 15347: Comcast Business	89.77		(126,300.88)
4/16/2026	4/16/2026	A/P	General	A/P Voucher Post: Chk# 15348: Prince William County Service Authority	113.96		(126,186.92)
4/16/2026	4/16/2026	A/P	General	A/P Voucher Post: Chk# 15349: PoopScoop Troopers	1,656.04		(124,530.88)
4/20/2026	4/18/2026	A/P	General	A/P Voucher Post: High Sierra Pools Inc		11,100.00	(135,630.88)
4/20/2026	4/20/2026	A/P	General	A/P Voucher Post: Chk# 15350: Brightview Landscape Services Inc	800.00		(134,830.88)
4/21/2026	4/21/2026	A/P	General	A/P Voucher Post: AT&T		59.23	(134,890.11)
4/24/2026	4/24/2026	A/P	General	A/P Voucher Post: Chk# 15351: Dragan Kostadinovic	8,730.00		(126,160.11)
4/24/2026	4/24/2026	A/P	General	A/P Voucher Post: Chk# 15352: High Sierra Pools Inc	11,100.00		(115,060.11)
4/24/2026	4/24/2026	A/P	General	A/P Voucher Post: Chk# 15353: AT&T	59.23		(115,000.88)

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Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
4/28/2026	4/28/2026	A/P	General	A/P Voucher Post: Nico Clemente		400.00	(115,400.88)
4/29/2026	4/29/2026	A/P	General	A/P Voucher Post: Heritage Landscape Services, LLC		5,571.00	(120,971.88)
4/30/2026	4/30/2026	A/P	General	A/P Voucher Post: Chk# 15354: Mirsad Jacevic	216.56		(120,755.32)
Net Change: 60,950.03					134,240.47	73,290.44	(120,755.32)
2120 Income Tax Payable							(1,263.00)
2205 Due To TH Snow Cont Res from TH Res							(25,325.00)
2260 Due to Capital Reserve from TH Reserve							(47,000.00)
2274 Due to Operating from TH Reserves							(1,575.00)
3000 Prior Years Net Income(Loss)							13,160.46
3050 Capital Reserve Balance							(637,079.16)
4/16/2026	4/16/2026	G/L	General	5511 Cap Res Dep 2025 - Ck 15316		6,079.50	(643,158.66)
4/16/2026	4/16/2026	G/L	General	5511 Cap Res Dep 2025 - Ck 15318		6,079.50	(649,238.16)
4/16/2026	4/16/2026	G/L	General	5511 Cap Res Dep 2025 - Ck 15320		6,079.50	(655,317.66)
4/16/2026	4/16/2026	G/L	General	5511 Cap Res Dep 2025 - Ck 15322		6,079.50	(661,397.16)
4/16/2026	4/16/2026	G/L	General	5511 Cap Res Dep 2025 - Ck 15324		6,079.50	(667,476.66)
4/16/2026	4/16/2026	G/L	General	5511 Cap Res Dep 2025 - Ck 15326		6,079.50	(673,556.16)
4/30/2026	4/30/2026	G/L	General	5511 Interest		206.81	(673,762.97)
Net Change: (36,683.81)					0.00	36,683.81	(673,762.97)
3100 Contingency Reserve Balance							(34,477.49)
3180 Townhouse Reserve Balance							(140,105.07)
4/16/2026	4/16/2026	G/L	General	2326 TH Res Dep 2025 - Ck 15317		5,075.00	(145,180.07)
4/16/2026	4/16/2026	G/L	General	2326 TH Res Dep 2025 - Ck 15319		5,075.00	(150,255.07)
4/16/2026	4/16/2026	G/L	General	2326 TH Res Dep 2025 - 15321		5,075.00	(155,330.07)
4/16/2026	4/16/2026	G/L	General	2326 TH Res Dep 2025 - Ck 15323		5,075.00	(160,405.07)
4/16/2026	4/16/2026	G/L	General	2326 TH Res Dep 2025 - Ck 15325		5,075.00	(165,480.07)
4/16/2026	4/16/2026	G/L	General	2326 TH Res Dep 2025 - Ck 15327		5,075.00	(170,555.07)
4/30/2026	4/30/2026	G/L	General	2326 Interest		44.17	(170,599.24)
Net Change: (30,494.17)					0.00	30,494.17	(170,599.24)
3250 TH Snow Contingency Reserve Balance							(26,443.73)
4101 Assessment Income SF							(57,933.00)
4/1/2026	4/1/2026	A/R	General	Billing		19,311.00	(77,244.00)
4/14/2026	4/14/2026	A/R	General	New Resident: Void Transaction	123.00	123.00	(77,244.00)
Net Change: (19,311.00)					123.00	19,434.00	(77,244.00)

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Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
							(108,288.00)
4102 Assessment Income TH							
4/1/2026	4/1/2026	A/R	General	Billing		36,096.00	(144,384.00)
					Net Change: (36,096.00)	0.00	36,096.00
							(1,575.00)
4400 Late Fees Income							
4/10/2026	4/10/2026	A/R	General	Late Fee		450.00	(2,025.00)
4/13/2026	4/13/2026	A/R	General	Account Void: Void Transaction	25.00		(2,000.00)
4/22/2026	4/22/2026	A/R	General	Account Void: Void Transaction	25.00		(1,975.00)
					Net Change: (400.00)	50.00	450.00
							(418.88)
4404 Recaptured Legal Fees Income							
4405 Declaration Violation Charge Income							
4/23/2026	4/23/2026	A/R	General	Adjustment Batch		420.00	180.00
4/23/2026	4/23/2026	A/R	General	Adjustment Batch		380.00	(200.00)
					Net Change: (800.00)	0.00	800.00
							(60.00)
4410 NSF Income							
4500 Interest Income							
4/30/2026	4/30/2026	G/L	General	Bank Reconcile: Interest Earned		12.35	(19,696.29)
4/30/2026	4/30/2026	G/L	General	5511 Interest		206.81	(19,905.10)
4/30/2026	4/30/2026	G/L	General	2326 Interest		44.17	(19,949.27)
					Net Change: (263.33)	0.00	263.33
							(500.00)
4600 Community Center Rentals Income							
4/28/2026	4/28/2026	A/P	General	A/P Voucher Post: Nico Clemente	400.00		(100.00)
					Net Change: 400.00	400.00	0.00
							(40.00)
4900 Other Income							
4/6/2026	4/6/2026	G/L	General	Additional Income		56.13	(96.13)
					Net Change: (56.13)	0.00	56.13
							60.00
5101 Bank Charges - NSF							
5120 BOD Meeting Expense							
4/30/2026	4/30/2026	G/L	General	Debit Card Expenses	53.58		154.99
					Net Change: 53.58	53.58	0.00
							1,306.67

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Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
4/28/2026	4/28/2026	A/P	General	A/P Voucher Post: Nico Clemente		400.00	(115,400.66)
4/29/2026	4/29/2026	A/P	General	A/P Voucher Post: Heritage Landscape Services, LLC		5,571.00	(120,971.66)
4/30/2026	4/30/2026	A/P	General	A/P Voucher Post: Chk# 15354: Mirsad Jacevic	216.56		(120,755.32)
Net Change: 60,950.03					<u>134,240.47</u>	<u>73,290.44</u>	<u>(120,755.32)</u>
2120 Income Tax Payable							(1,263.00)
2205 Due To TH Snow Cont Res from TH Res							(25,325.00)
2260 Due to Capital Reserve from TH Reserve							(47,000.00)
2274 Due to Operating from TH Reserve							(1,575.00)
3000 Prior Years Net Income/(Loss)							13,1605.46
3050 Capital Reserve Balance							(637,079.16)
4/16/2026	4/16/2026	G/L	General	5511 Cap Res Dep 2025 - Ck 15316		6,079.50	(643,158.66)
4/16/2026	4/16/2026	G/L	General	5511 Cap Res Dep 2025 - Ck 15318		6,079.50	(649,238.16)
4/16/2026	4/16/2026	G/L	General	5511 Cap Res Dep 2025 - Ck 15320		6,079.50	(655,317.66)
4/16/2026	4/16/2026	G/L	General	5511 Cap Res Dep 2025 - Ck 15322		6,079.50	(661,397.16)
4/16/2026	4/16/2026	G/L	General	5511 Cap Res Dep 2025 - Ck 15324		6,079.50	(667,476.66)
4/16/2026	4/16/2026	G/L	General	5511 Cap Res Dep 2025 - Ck 15326		6,079.50	(673,556.16)
4/30/2026	4/30/2026	G/L	General	5511 Interest		206.81	(673,762.97)
Net Change: (36,683.81)					<u>0.00</u>	<u>36,683.81</u>	<u>(673,762.97)</u>
3100 Contingency Reserve Balance							(34,477.49)
3180 Townhouse Reserve Balance							(140,105.07)
4/16/2026	4/16/2026	G/L	General	2326 TH Res Dep 2025 - Ck 15317		5,075.00	(145,180.07)
4/16/2026	4/16/2026	G/L	General	2326 TH Res Dep 2025 - Ck 15319		5,075.00	(150,255.07)
4/16/2026	4/16/2026	G/L	General	2326 TH Res Dep 2025 - 15321		5,075.00	(155,330.07)
4/16/2026	4/16/2026	G/L	General	2326 TH Res Dep 2025 - Ck 15323		5,075.00	(160,405.07)
4/16/2026	4/16/2026	G/L	General	2326 TH Res Dep 2025 - Ck 15325		5,075.00	(165,480.07)
4/16/2026	4/16/2026	G/L	General	2326 TH Res Dep 2025 - Ck 15327		5,075.00	(170,555.07)
4/30/2026	4/30/2026	G/L	General	2326 Interest		44.17	(170,599.24)
Net Change: (30,494.17)					<u>0.00</u>	<u>30,494.17</u>	<u>(170,599.24)</u>
3250 TH Snow Contingency Reserve Balance							(26,443.73)
4101 Assessment Income SF							(57,933.00)
4/1/2026	4/1/2026	A/R	General	Billing		19,311.00	(77,244.00)
4/14/2026	4/14/2026	A/R	General	New Resident: Void Transaction	123.00	123.00	(77,244.00)
Net Change: (19,311.00)					<u>123.00</u>	<u>19,434.00</u>	<u>(77,244.00)</u>

Villages of Piedmont
General Ledger Activity

Transaction 4/1/2026 To 4/30/2026 11:59:00 PM

Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
4/30/2026	4/30/2026	G/L	General	Debit Card Expenses	786.05		2,092.72
				Net Change: 786.05	786.05	0.00	2,092.72
							280.36
			General				61.67
							249.11
				Net Change: 187.44	187.44	0.00	249.11
							(5,062.10)
			General				0.00
							7,820.00
				Net Change: 7,820.00	7,820.00	0.00	7,820.00
							0.00
			General				1,660.00
				Net Change: 1,660.00	1,660.00	0.00	1,660.00
							0.00
			General				47.69
				Net Change: 47.69	47.69	0.00	47.69
							0.00
			General				528.64
				Net Change: 528.64	528.64	0.00	528.64
							76.00
			General				2,700.00
			General				23,717.76
			General				31,623.68
				Net Change: 7,905.92	7,905.92	0.00	31,623.68
							506.72
			General				722.72
				Net Change: 216.00	216.00	0.00	722.72
							217.98
			General				377.98

5/13/2026 9:07:43 AM

Villages of Piedmont
General Ledger Activity

Transaction 4/1/2026 To 4/30/2026 11:59:00 PM

Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
				Net Change: 160.00	160.00	0.00	377.98
							1,922.55
							0.00
				Net Change: 69.27	69.27	0.00	69.27
							2,052.96
				Net Change: 69.27	69.27	0.00	69.27
							2,052.96
				Net Change: 578.90	578.90	0.00	2,631.86
							126.00
							160.00
				Net Change: 578.90	578.90	0.00	2,631.86
							378.53
				Net Change: 285.00	285.00	0.00	663.53
							4,025.33
				Net Change: 1,656.04	1,656.04	0.00	5,681.37
							22,284.00
				Net Change: 5,571.00	5,571.00	0.00	27,855.00
							27,855.00
				Net Change: 800.00	800.00	0.00	5,670.00
							1,522.50
				Net Change: 800.00	800.00	0.00	5,670.00
							9,503.09
				Net Change: 3,195.15	3,195.15	0.00	12,698.24
							12,698.24
				Net Change: 3,195.15	3,195.15	0.00	12,698.24
							12,423.59
				Net Change: 4,185.97	4,185.97	0.00	16,609.56
							16,609.56

5/13/2026 9:07:43 AM

Villages of Piedmont
General Ledger Activity

Transaction 4/1/2026 To 4/30/2026 11:59:00 PM

Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
				Net Change: 4,185.97	4,185.97	0.00	16,609.56
							1,430.00
7030 Clubhouse Cleaning							1,980.00
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Sparklean Cleaning, LLC	550.00		1,980.00
				Net Change: 550.00	550.00	0.00	1,980.00
							4,201.73
7051 Clubhouse Utilities							4,376.63
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Verizon	174.90		4,376.63
4/2/2026	4/2/2026	A/P	General	A/P Voucher Post: Northern Virginia Electric Coop	327.11		4,703.74
4/3/2026	4/3/2026	A/P	General	A/P Voucher Post: American Disposal Services, Inc.-VA	20.00		4,723.74
4/7/2026	4/7/2026	A/P	General	A/P Voucher Post: Prince William County Service Authority	113.96		4,837.70
4/7/2026	4/7/2026	A/P	General	A/P Voucher Post: Comcast Business	112.90		4,950.60
4/14/2026	4/14/2026	A/P	General	A/P Voucher Post: Comcast Business	69.77		5,040.37
4/14/2026	4/14/2026	A/P	General	A/P Voucher Post: Prince William County Service Authority	113.96		5,154.33
4/21/2026	4/21/2026	A/P	General	A/P Voucher Post: AT&T	59.23		5,213.56
				Net Change: 1,011.83	1,011.83	0.00	5,213.56
							63.27
7199 Clubhouse Miscellaneous Expense							123.27
4/3/2026	4/3/2026	A/P	General	A/P Voucher Post: Bruce Keyser	60.00		123.27
4/30/2026	4/30/2026	G/L	General	Debit Card Expenses	172.37		295.64
				Net Change: 232.37	232.37	0.00	295.64
							11,100.00
7500 Pool Management							22,200.00
4/20/2026	4/18/2026	A/P	General	A/P Voucher Post: High Sierra Pools Inc	11,100.00		22,200.00
				Net Change: 11,100.00	11,100.00	0.00	22,200.00
							0.00
7512 Pool Supplies							475.00
4/14/2026	4/14/2026	A/P	General	A/P Voucher Post: High Sierra Pools Inc	475.00		475.00
				Net Change: 475.00	475.00	0.00	475.00
							0.00
7520 Pool Repairs							8,730.00
4/15/2026	4/15/2026	A/P	General	A/P Voucher Post: Beltway Pools LLC	8,730.00		8,730.00
				Net Change: 8,730.00	8,730.00	0.00	8,730.00
							6,526.08
7564 Pool Furniture Storage							11,102.08
4/13/2026	4/11/2026	A/P	General	A/P Voucher Post: JK Moving Services	4,576.00		11,102.08
				Net Change: 4,576.00	4,576.00	0.00	11,102.08

Villages of Piedmont
General Ledger Activity

Transaction 4/1/2026 To 4/30/2026 11:59:00 PM

Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
	8540 TH Snow Removal		General				12,678.75
	9050 Capital Reserve Deposit						21,930.75
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Villages of Piedmont Homeowners Assn.	7,310.25		29,241.00
				Net Change: 7,310.25	<u>7,310.25</u>	<u>0.00</u>	<u>29,241.00</u>
	9180 Townhouse Reserve Deposit						13,962.24
4/1/2026	4/1/2026	A/P	General	A/P Voucher Post: Villages of Piedmont Townhouse Reserve	4,654.08		18,616.32
				Net Change: 4,654.08	<u>4,654.08</u>	<u>0.00</u>	<u>18,616.32</u>
	9499 Interest on Reserves						19,662.92
4/30/2026	4/30/2026	G/L	General	5511 Interest	206.81		19,869.73
4/30/2026	4/30/2026	G/L	General	2326 Interest	44.17		19,913.90
				Net Change: 250.98	<u>250.98</u>	<u>0.00</u>	<u>19,913.90</u>

Emergency/Exit Lighting project:

Vendor	Scope of Work	Qty / Items Included	Total Price	Notes / Exclusions
Appleton Campbell	Replace emergency/egress lights, transformer & lamp at men's room recessed light, ladies shower lamp, and EXIT signs. Recommends replacing all emergency lighting due to age.	12 emergency/egress lights, 6 EXIT signs, 1 ballast/transformer repair, 2 bulb replacements	\$7,733.00	Highest-priced proposal. Includes recommendation for broader replacement due to aging system. Appears more comprehensive but may exceed actual need.
Atlas Electrical Solutions	Replace EXIT lights, emergency lights, inside/outside bulbs, recessed bulbs, and labor.	5 EXIT lights, 4 emergency lights, 2 outside bulbs, 2 recessed bulbs, labor	\$1,650.00	Lowest-cost proposal. Scope appears more limited and fewer emergency/exit fixtures than other bids. No exclusions or warranty details noted.
Kolb Electric	Replace identified exit and emergency lights throughout clubhouse including entrance, hallway, pool/back door, women's and men's bathrooms, and party room. Includes final testing.	5 EXIT lights, 6 emergency lights, 1 CFL lamp, 1 recessed light replacement	\$2,485.00	More detailed site-specific scope. Excludes wiring repairs, drywall, permits, code violations, and unforeseen conditions. Pricing valid 15 days.

Key Takeaways

- **Lowest Cost: Atlas Electrical (\$1,650)**, but scope appears narrower with only **9 lighting fixtures (5 exit + 4 emergency)** and minimal detail.
- **Most Comprehensive: Appleton Campbell (\$7,733)** includes additional repairs and recommends replacing all emergency lighting due to age, but pricing is significantly higher.
- **Best Value / Middle Ground: Kolb Electric (\$2,485)** provides a clearly defined, room-by-room scope with more fixtures than Atlas and at a fraction of Appleton's cost.

Estimated Cost Difference

- Atlas → Kolb: **+\$835**

- Kolb → Appleton: +\$5,248
- Atlas → Appleton: +\$6,083

Based on scope alone, **Kolb** appears closest to a complete clubhouse-wide replacement at a reasonable price, while **Atlas** may be **under-scoped** compared with the others.

An ICS account is an **Insured Cash Sweep** account. It's designed specifically for situations like this — when a bank balance exceeds the standard FDIC insurance limit of \$250,000 at a single bank. With ICS, the bank automatically spreads the excess funds across multiple FDIC-insured banks so that the full balance remains insured while you still manage it through one relationship/account.

In your case:

- Current balance: **\$275,872.10**
- Amount above FDIC limit: about **\$25,872**

So the uninsured exposure is relatively small.

My practical advice to the board would be:

- **Yes, it is reasonable to use an ICS account** if the organization intends to regularly maintain balances above \$250,000 or wants maximum protection with minimal management effort.
- **If balances are only temporarily above the limit**, the board could instead simply move the excess funds to another FDIC-insured bank account or approved investment account.

Advantages of ICS:

- Keeps all funds FDIC insured
- One statement / one banking relationship
- No need to manually open multiple bank accounts
- Usually still earns interest

Possible downsides:

- Interest rates may not always be the best available
- Some banks charge fees or have minimums
- There can be slightly less flexibility depending on the product structure

A concise response you could send your accountant or board:

“An ICS (Insured Cash Sweep) account would allow balances above the \$250,000 FDIC limit to remain fully insured by distributing excess deposits among participating FDIC-insured banks. Given the current balance only exceeds the limit by approximately \$26,000, the board could either open an ICS account for added protection and convenience or simply move excess funds to another insured account if the overage is temporary.”

**VILLAGES OF PIEDMONT HOMEOWNERS' ASSOCIATION
MANAGEMENT REPORT
For Period ending May 27, 2026**

The Board of Directors meeting will be held May 27, 2026, at The Villages of Piedmont Clubhouse at 7:00 PM. **Please advise PMP if you are unable to attend.**

<u>Name</u>	<u>Terms</u>	<u>Present</u>	<u>Absent</u>
Ben Pearson, President	2027	_____	_____
Amanda Murphy, Vice President	2027	_____	_____
Ben Sanders, Director	2029	_____	_____
Robert Young, Treasurer	2028	_____	_____
Raphael Kim, Director	2029	_____	_____

I. CALL TO ORDER

- A. Call meeting to Order at _____ PM By: _____**
- B. Establish Quorum**

II. ANNOUNCEMENTS

- Community Pool opened on May 23rd
- Summer Kick Off Party will be held on 06.13.26 from 3-6 pm
- 2026 Annual Inspections will be completed through late June
- Yard of the month winners for May-16079 Pitner st & 16131 Woodley Hills Rd

III. HOMEOWNER FORUM

- A. Homeowner Forum** - The Board of Directors has adopted a policy to dedicate the first **15 minutes** of each Board business meeting to topics of general discussion or concern to residents. We would ask each resident to limit his or her comments to 5 minutes or less.
- B. APPROVAL OF PRIOR MEETING MINUTES (MINUTES TAB)**
The minutes of March 27, 2026, meeting require review and approval

Unanimous Email Votes
 Proposal for trail head annuals
 CD Expiration & Renewal
 Beltway Pool repair proposal

IV. Committee Reports

- A. Covenants Committee-**
- B. Social Committee**

(All meetings are at the Clubhouse at 7:00pm unless stated otherwise) Future meetings are:

1. **Covenants Committee- June 18, 2026**
2. **Social Committee-June 3, 2026**
3. **BOD Meeting-June 24, 2026**

V. OLD BUSINESS:

At the end of announcements, the Chair should announce: The Board will now enter the business portion of the meeting. Residents may remain and listen and are reminded they may not participate in the discussion unless recognized by the Chair.

A. Financial Reports

Review Financials-March and April 2026

B. Tennis Court Repair discussion. (TAB 1)

Motion: _____

By: _____ Second: _____

	Yes	No	Abstain
Ben Pearson	_____	_____	_____
Amanda Murphy	_____	_____	_____
Ben Sanders	_____	_____	_____
Robert Young	_____	_____	_____
Raphael Kim	_____	_____	_____

A. Pool Furniture Storage Discussion (TAB 2)

Motion: _____

By: _____ Second: _____

	Yes	No	Abstain
Ben Pearson	_____	_____	_____
Amanda Murphy	_____	_____	_____
Ben Sanders	_____	_____	_____
Robert Young	_____	_____	_____
Raphael Kim	_____	_____	_____

VI. NEW BUSINESS

2027 Reserve Study Projects (TAB 3)

Motion: _____

By: _____ Second: _____

	Yes	No	Abstain
Ben Pearson	_____	_____	_____
Amanda Murphy	_____	_____	_____
Ben Sanders	_____	_____	_____
Robert Young	_____	_____	_____
Raphael Kim	_____	_____	_____

Clubhouse Emergency & Exit Lights (TAB 4)

Motion: _____

By: _____ Second: _____

	Yes	No	Abstain
Ben Pearson	_____	_____	_____
Amanda Murphy	_____	_____	_____
Ben Sanders	_____	_____	_____
Robert Young	_____	_____	_____
Raphael Kim	_____	_____	_____

Forbright Account exceeding FDIC limit (TAB 5)

Motion: _____

By: _____ Second: _____

	Yes	No	Abstain
Ben Pearson	_____	_____	_____
Amanda Murphy	_____	_____	_____
Ben Sanders	_____	_____	_____
Robert Young	_____	_____	_____
Raphael Kim	_____	_____	_____

VII. HOMEOWNER QUESTION AND ANSWERS

At this time, the Chair will recognize residents who have additional questions regarding the items discussed during new and old business.

VIII. MOTION FOR EXECUTIVE SESSION

Mr. President, I move that this meeting be recessed, and the Board of Directors immediately reconvene in Executive Session to discuss as permitted by subsection B of Section 55-510.1 C of the Virginia Property Owners' Association Act. These matters are identified in the meeting agenda as items:

Motion: _____

By: _____ Second: _____ Time: _____

	Yes	No	Abstain
Ben Pearson	_____	_____	_____
Amanda Murphy	_____	_____	_____
Ben Sanders	_____	_____	_____
Robert Young	_____	_____	_____
Raphael Kim	_____	_____	_____

EXECUTIVE SESSION – REMINDER – no decisions or votes can occur in Executive Session.

After discussion concludes the Board needs a motion to exit the Executive Session and reconvene the Board of Directors Business Meeting.

By: _____ Second: _____ Time: _____

	Yes	No	Abstain
Ben Pearson	_____	_____	_____
Amanda Murphy	_____	_____	_____
Ben Sanders	_____	_____	_____
Robert Young	_____	_____	_____
Raphael Kim	_____	_____	_____

The Board exited the executive session and returned to open session at _____ **[All Executive Session items needing action must occur in open session].**

Motion: _____

By: _____ Second: _____

	Yes	No	Abstain
Ben Pearson	_____	_____	_____
Amanda Murphy	_____	_____	_____
Ben Sanders	_____	_____	_____
Robert Young	_____	_____	_____
Raphael Kim	_____	_____	_____

IX. ADJOURNMENT

Motion: _____

By: _____ Second: _____ Time: _____

This concludes the Management Report.
Respectfully Submitted,
Barbara Smith
Community Manager
Property Management People

Financial Summary – March 2026

Villages of Piedmont Homeowners Association, Inc.

Period Ending: March 31, 2026

The Association ended March 2026 in a **strong financial position**, reporting **total assets of \$1,045,419** and **year-to-date net income of \$13,110**, which is **\$29,525 favorable to budget** through the first quarter of the year. Operating performance remains stable, supported by consistent assessment income and significantly higher-than-budgeted interest earnings.

Revenue Performance

Year-to-date income totaled **\$187,901**, exceeding budget by **\$11,345**. Assessment income remained exactly on budget at **\$166,221**, demonstrating stable collections from homeowners. The primary driver of favorable revenue variance was **interest income**, which substantially outperformed expectations. Interest earned totaled nearly **\$19,686 year-to-date**, exceeding budget by more than **\$14,000**, largely due to reserve investments and certificates of deposit generating stronger returns than anticipated. Additional positive variances came from late fees and rental income.

Expense Performance

Total year-to-date expenses were **\$174,791**, coming in **\$18,180 under budget**, reflecting effective cost management in several operating categories. Administrative expenses were significantly below budget, helped by lower-than-expected tax, insurance, and compliance-related costs. Common area grounds expenses were also favorable overall despite some overspending in landscaping and tree maintenance. Trash removal costs for both single-family and townhouse sections tracked materially below budget, offsetting higher expenditures in grounds maintenance and tree work.

Some categories exceeded budget during March, including:

- **Grounds maintenance**, driven by landscaping work and tree pruning/removal.
 - **Pool furniture storage**, which exceeded annual budget expectations.
 - **Community/social programming**, due to recreation committee spending.
- However, these increases were offset by underspending in utilities, professional services, and other operating accounts.

Cash and Reserve Position

The Association maintained a **healthy liquidity and reserve position**, with:

- **Operating cash**: approximately **\$115,542**
- **Reserve cash and investments**: approximately **\$839,680**
- **Total cash and reserve balances**: over **\$955,000** across money market accounts, high-yield savings, and certificates of deposit.

Reserve funds benefited from strategic placement in CDs and high-yield accounts, producing strong interest earnings. During March, funds from a maturing Pinnacle Bank certificate of deposit were reallocated to reserve investment accounts, strengthening reserve diversification and earnings potential.

Balance Sheet Highlights

As of March 31, 2026:

- **Total assets: \$1.05 million**
- **Total liabilities: \$325,809**
- **Total equity/reserves: \$719,610**
- **Assessment receivables: \$9,980**, indicating a relatively manageable delinquency level.

Overall Financial Outlook

The Association is currently performing **better than budget** through the first quarter of 2026. Strong reserve earnings, controlled operating expenses, and stable assessment income have positioned the HOA favorably. While several maintenance-related costs exceeded budget in March, the Association remains financially sound with substantial reserves and positive year-to-date operating results. Continued monitoring of landscaping, tree maintenance, and storage expenses will help maintain budget alignment throughout the remainder of the year.

Villages of Piedmont Homeowners Association, Inc.

Financial Statements

March 2026

STATEMENT PREPARED BY: JULIE XIONG

Transaction 03/31/2026

Villages of Piedmont

AssetsOperating Cash

1010	FCB - Operating Account - 2827	115,241.76
1030	Petty Cash	300.00
	<u>Total Operating Cash</u>	<u>115,541.76</u>

Reserve Cash & Investments

1059	Freedom - Capital Reserves - 0706	
1066	Forbright - Cap Res MM - 5511	239,188.29
1067	Atlantic Union-Cap Res - HY Savings - 4420	17,702.60
1068	FCB - Cap Res - CD 2101 exp 9/5/26 3.50%	117,976.47
1069	Capital Bank-Cap Res-9mo CD 1728 11/20/26 3.68%	215,211.80
1102	Burke&Herbert Cont Res 12mo CD 3529 5/2/26 1.3%	34,477.49
1185	Trustar - TH Reserves MM - 2326	46,621.69
1187	Atlantic Union-TH Res - High Yield Savings - 4419	74,078.07
1189	Forbright TH Res 12 mo CD 1272- 12/26/26 3.44%	93,305.31
1252	Atlantic Union-TH Snow Cont Res - HY Sav - 4418	1,118.73
	<u>Total Reserve Cash & Investments</u>	<u>839,680.45</u>

Other Assets

1405	Prepaid Insurance	6,316.53
1500	Assessment Receivable	9,980.37
1660	Due from TH Reserve to Capital Reserve	47,000.00
1674	Due From TH Reserves to Operating	1,575.00
1675	Due From TH Res due to TH Snow Cont Res	25,325.00
	<u>Total Other Assets</u>	<u>90,196.90</u>

*Total Assets*1,045,419.11**Liabilities & Equity**Current Liabilities

2000	Prepayments Homeowners	68,940.71
2100	Accounts Payable	181,705.35
2120	Income Tax Payable	1,263.00
2205	Due To TH Snow Cont Res from TH Res	25,325.00
2260	Due to Capital Reserve from TH Reserve	47,000.00
2274	Due to Operating from TH Reserves	1,575.00
	<u>Total Current Liabilities</u>	<u>325,809.06</u>

Equity

3000	Prior Years Net Income/(Loss)	(131,605.46)
3050	Capital Reserve Balance	637,079.16
3100	Contingency Reserve Balance	34,477.49
3180	Townhouse Reserve Balance	140,105.07
3250	TH Snow Contingency Reserve Balance	26,443.73
	Current Year Net Income/(Loss)	13,110.06
	<u>Total Equity</u>	<u>719,610.05</u>

Total Equity719,610.05*Total Liabilities & Equity*1,045,419.11

Villages of Piedmont
 PMPIncomeStmYTDwBudget Var
 Transaction 3/1/2026 To 3/31/2026 11:59:00 PM

	Current Period General			Year to Date General			Annual	Amount Remaining
	Actual	Budget	\$ Var	Actual	Budget	\$ Var		
Income								
Assessment Income								
4101 Assessment Income SF	19,311.00	19,311.00	0.00	57,933.00	57,933.00	0.00	231,732.00	173,799.00
4102 Assessment Income TH	36,096.00	36,096.00	0.00	108,288.00	108,288.00	0.00	433,152.00	324,864.00
TOTAL Assessment Income	55,407.00	55,407.00	0.00	166,221.00	166,221.00	0.00	664,884.00	498,663.00
Other Income								
4400 Late Fees Income	500.00	235.00	265.00	1,575.00	705.00	870.00	2,800.00	1,225.00
4404 Recaptured Legal Fees Income	418.88	335.00	83.88	418.88	1,005.00	(586.12)	4,000.00	3,581.12
4405 Declaration Violation Charge Income	190.00	0.00	190.00	(600.00)	0.00	(600.00)	0.00	600.00
4410 NSF Income	20.00	0.00	20.00	60.00	0.00	60.00	0.00	(60.00)
4500 Interest Income	19,540.06	1,875.00	17,665.06	19,655.94	5,625.00	14,060.94	22,500.00	2,814.06
4501 Reserve Transfers	0.00	750.00	(750.00)	0.00	2,250.00	(2,250.00)	8,925.00	8,925.00
4600 Community Center Rentals Income	250.00	250.00	0.00	500.00	250.00	250.00	2,500.00	2,000.00
4900 Other Income	10.00	0.00	10.00	40.00	500.00	(460.00)	500.00	460.00
TOTAL Other Income	20,928.94	3,445.00	17,483.94	21,679.82	10,335.00	11,344.82	41,225.00	19,545.18
TOTAL Income	76,335.94	58,852.00	17,483.94	187,900.82	176,556.00	11,344.82	706,109.00	518,208.18
Expense								
Administrative								
5101 Bank Charges - NSF	20.00	0.00	(20.00)	60.00	0.00	(60.00)	0.00	(60.00)
5113 Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	14,263.00	14,263.00
5120 BOD Meeting Expense	0.00	0.00	0.00	101.41	72.00	(29.41)	300.00	198.59
5125 General Office Expense	58.09	0.00	(58.09)	1,306.67	750.00	(556.67)	3,000.00	1,693.33
5127 Payment Coupons	14.65	0.00	(14.65)	280.36	500.00	219.64	500.00	219.64
5128 Postage Expense	61.67	0.00	(61.67)	61.67	500.00	438.33	2,000.00	1,938.33
5130 Banking, Compliance & Communica	0.00	0.00	0.00	0.00	250.00	250.00	250.00	250.00
5132 Printing & Reproduction	12.90	500.00	487.10	(5,082.10)	500.00	5,562.10	1,000.00	6,062.10
5137 Federal Income Taxes	0.00	5,800.00	5,800.00	0.00	5,800.00	5,800.00	5,800.00	5,800.00
5142 Licenses and Permits	0.00	0.00	0.00	0.00	350.00	350.00	700.00	700.00
5199 Other Expenses	0.00	0.00	0.00	76.00	188.00	112.00	750.00	674.00
TOTAL Administrative	167.51	6,300.00	6,132.49	(3,175.99)	8,910.00	12,085.99	28,563.00	31,738.99
Common Area Grounds								

Villages of Piedmont
PMPIncomeStmntYTDwBudget Var

Transaction 3/1/2026 To 3/31/2026 11:59:00 PM

Current Period General				Year to Date General				
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual	Amount Remaining
5875 CA Other Maintenance Repairs	160.00	0.00	(160.00)	160.00	5,000.00	4,840.00	5,000.00	4,840.00
6055 CAG Signs, Installation & Repairs	378.53	0.00	(378.53)	378.53	0.00	(378.53)	750.00	371.47
6070 CAG Pet Station Supplies	1,150.92	1,415.00	264.08	4,025.33	4,245.00	219.67	17,000.00	12,974.67
6125 CAG Grounds Maintenance Expens	11,142.00	8,357.00	(2,785.00)	22,284.00	8,357.00	(13,927.00)	66,852.00	44,568.00
6127 CAG Additional Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00
6126 CAG Large Tree Pruning/Removal	4,870.00	1,000.00	(3,870.00)	4,870.00	1,000.00	(3,870.00)	8,000.00	3,130.00
6134 CAG Irrigation System	1,522.50	0.00	(1,522.50)	1,522.50	1,375.00	(147.50)	5,500.00	3,977.50
6140 CAG Snow Removal	0.00	0.00	0.00	0.00	4,000.00	4,000.00	4,000.00	4,000.00
6145 Trash Removal -Single Family	3,167.57	5,290.00	2,122.43	9,503.09	15,870.00	6,366.91	63,479.00	53,975.91
6148 Trash Removal -TH	4,140.99	6,759.00	2,618.01	12,423.59	20,261.00	7,837.41	81,113.00	66,689.41
6165 CAG Exterior Lighting Repairs	0.00	0.00	0.00	0.00	300.00	300.00	300.00	300.00
TOTAL Common Area Grounds	26,532.51	22,821.00	(3,711.51)	55,167.04	60,428.00	5,260.96	255,994.00	200,826.96
Common Area Utility								
5405 CAU Common Area Electricity	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00
5410 Recurring IT Expenses	275.00	0.00	(275.00)	2,052.96	3,000.00	947.04	3,000.00	947.04
TOTAL Common Area Utility	275.00	0.00	(275.00)	2,052.96	3,000.00	947.04	6,000.00	3,947.04
Community Activities								
5310 Social & Recreation Committee	1,819.25	0.00	(1,819.25)	1,922.55	3,750.00	1,827.45	15,000.00	13,077.45
5311 Committee Appreciation	0.00	100.00	100.00	0.00	100.00	100.00	1,250.00	1,250.00
TOTAL Community Activities	1,819.25	100.00	(1,719.25)	1,922.55	3,850.00	1,927.45	16,250.00	14,327.45
Condominium Common Areas								
5560 CA Clubhouse Repairs (General)	0.00	0.00	0.00	126.00	1,500.00	1,374.00	1,500.00	1,374.00
TOTAL Condominium Common Areas	0.00	0.00	0.00	126.00	1,500.00	1,374.00	1,500.00	1,374.00
Pool and Community Center								
7020 Clubhouse Management/Security	0.00	0.00	0.00	0.00	275.00	275.00	275.00	275.00
7030 Clubhouse Cleaning	440.00	440.00	0.00	1,430.00	1,320.00	(110.00)	8,000.00	6,570.00
7051 Clubhouse Utilities	1,069.52	2,500.00	1,430.48	4,201.73	7,500.00	3,298.27	30,000.00	25,798.27
7199 Clubhouse Miscellaneous Expense	0.00	63.00	63.00	63.27	189.00	125.73	750.00	666.73
7500 Pool Management	5,550.00	9,839.00	4,289.00	11,100.00	9,839.00	(1,261.00)	59,034.00	47,934.00
7512 Pool Supplies	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00	3,500.00
7564 Pool Furniture Storage	1,330.56	0.00	(1,330.56)	6,526.08	0.00	(6,526.08)	5,000.00	(1,526.08)

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Villages of Piedmont
PMPIncomeStmntYTDwBudget Var

Transaction 3/1/2026 To 3/31/2026 11:59:00 PM

	Current Period General			Year to Date General			Annual	Amount Remaining
	Actual	Budget	\$ Var	Actual	Budget	\$ Var		
TOTAL Pool and Community Center	8,390.08	12,842.00	4,451.92	23,321.08	19,123.00	(4,198.08)	106,559.00	63,237.92
Professional								
5200 Audit & Tax Preparation	0.00	3,300.00	3,300.00	2,700.00	3,300.00	600.00	5,800.00	3,100.00
5210 Community Management Fees	7,905.92	7,906.00	0.08	23,717.76	23,718.00	0.24	94,871.00	71,153.24
5220 Legal Expense-Collections	0.00	250.00	250.00	506.72	750.00	243.28	3,000.00	2,493.28
5221 Legal Expense-General	0.00	500.00	500.00	217.98	1,500.00	1,282.02	6,000.00	5,762.02
TOTAL Professional	7,905.92	11,966.00	4,060.08	27,142.46	29,268.00	2,125.54	109,671.00	62,528.54
Recreational Maintenance								
6030 Playground Equipment Repairs	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
6050 Tennis Court Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
TOTAL Recreational Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00
Reserve Deposits								
9050 Capital Reserve Deposit	7,310.25	7,310.00	(0.25)	21,930.75	21,930.00	(0.75)	87,723.00	65,792.25
9180 Townhouse Reserve Deposit	4,654.08	4,654.00	(0.08)	13,962.24	13,962.00	(0.24)	55,849.00	41,886.76
TOTAL Reserve Deposits	11,964.33	11,964.00	(0.33)	35,892.99	35,892.00	(0.99)	143,572.00	107,679.01
Reserve Expenditures								
9580 CA Improvements	0.00	0.00	0.00	0.00	8,925.00	8,925.00	8,925.00	8,925.00
TOTAL Reserve Expenditures	0.00	0.00	0.00	0.00	8,925.00	8,925.00	8,925.00	8,925.00
Reserves Income								
9499 Interest on Reserves	19,527.62	0.00	(19,527.62)	19,662.92	225.00	(19,437.92)	225.00	(19,437.92)
TOTAL Reserves Income	19,527.62	0.00	(19,527.62)	19,662.92	225.00	(19,437.92)	225.00	(19,437.92)
Townhouse Expense								
6540 TH Snow Removal	0.00	0.00	0.00	12,678.75	21,850.00	9,171.25	21,850.00	9,171.25
TOTAL Townhouse Expense	0.00	0.00	0.00	12,678.75	21,850.00	9,171.25	21,850.00	9,171.25
TOTAL Expense	76,582.42	65,983.00	(10,599.42)	174,790.76	192,971.00	18,180.24	700,609.00	525,818.24
Excess Revenue / Expense	(246.46)	(7,131.00)	6,884.52	13,110.06	(16,415.00)	29,525.06	5,500.00	(7,610.06)

Villages of Piedmont Homeowners Association, Inc.

General Ledger Activity

March 2026

STATEMENT PREPARED BY: JULIE XIONG

Villages of Piedmont
General Ledger Activity

Transaction 3/1/2026 To 3/31/2026 11:59:00 PM

Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
1010 FCB - Operating Account - 2827 *****2827							104,186.86
3/2/2026	3/2/2026	A/P	General	A/P Voucher Post: Chk# 0: Property Management People, Inc.		7,905.92	96,280.94
3/2/2026	3/2/2026	A/P	General	A/P Voucher Post: Chk# 15287: Sparklean Cleaning, LLC		440.00	95,840.94
3/2/2026	3/2/2026	A/R	General	Lockbox	5,874.60		101,715.54
3/3/2026	3/3/2026	A/P	General	A/P Voucher Post: Chk# 15288: Kaithlin Murray		300.00	101,415.54
3/3/2026	3/3/2026	A/R	General	Adjustment Batch	282.00		101,697.54
3/3/2026	3/3/2026	A/R	General	Adjustment Batch	281.00		101,978.54
3/3/2026	3/3/2026	A/R	General	Lockbox	2,588.03		104,566.57
3/3/2026	3/3/2026	G/L	General	Close GL 1190 Pinnacle CD 1991 & Dep to GL 1066 Forright 5511 & GL 1185 Trustar :	192,982.78		297,549.35
3/4/2026	3/4/2026	A/R	General	Adjustment Batch	657.94		298,207.29
3/4/2026	3/4/2026	A/R	General	Adjustment Batch	502.74		298,710.03
3/4/2026	3/4/2026	A/R	General	Lockbox	1,362.00		300,072.03
3/5/2026	3/5/2026	A/P	General	A/P Voucher Post: Chk# 15289: High Sierra Pools Inc		5,550.00	294,522.03
3/5/2026	3/5/2026	A/P	General	A/P Voucher Post: Chk# 15290: Northern Virginia Electric Coop		356.65	294,165.38
3/5/2026	3/5/2026	A/R	General	Lockbox	1,568.34		295,733.72
3/6/2026	3/6/2026	A/P	General	A/P Voucher Post: Chk# 15291: Verizon		174.90	295,558.82
3/6/2026	3/6/2026	A/R	General	Lockbox	3,510.00		299,068.82
3/6/2026	3/6/2026	A/R	General	Lockbox	19,650.00		318,718.82
3/9/2026	3/9/2026	A/P	General	A/P Voucher Post: Chk# 15293: Heritage Landscape Services, LLC		6,490.80	312,228.02
3/9/2026	3/9/2026	A/P	General	A/P Voucher Post: Chk# 15294: American Disposal Services, Inc.-VA		7,328.56	304,899.46
3/9/2026	3/9/2026	A/P	General	A/P Voucher Post: Chk# 15295: Prince William County Service Authority		132.60	304,766.86
3/9/2026	3/9/2026	A/R	General	Lockbox	1,670.00		306,436.86
3/10/2026	3/10/2026	A/P	General	A/P Voucher Post: Chk# 15296: Prince William County Service Authority		144.74	306,292.12
3/10/2026	3/10/2026	A/R	General	Lockbox	1,084.25		307,376.37
3/11/2026	3/11/2026	A/R	General	Account Void: Void Transaction		141.00	307,235.37
3/11/2026	3/11/2026	A/P	General	A/P Voucher Post: Chk# 15297: Heritage Landscape Services, LLC		5,571.00	301,664.37
3/11/2026	3/11/2026	A/R	General	Lockbox	1,255.00		302,919.37
3/13/2026	3/13/2026	A/R	General	Account Void: Void Transaction		141.00	302,778.37
3/13/2026	3/13/2026	A/R	General	Lockbox	377.00		303,155.37
3/16/2026	3/16/2026	A/R	General	Lockbox	987.00		304,142.37
3/17/2026	3/17/2026	A/P	General	A/P Voucher Post: Chk# 15298: Brennan Thomas Fortune		70.00	304,072.37
3/17/2026	3/17/2026	A/P	General	A/P Voucher Post: Chk# 15299: Valerie Bush		44.32	304,028.05
3/17/2026	3/17/2026	A/P	General	A/P Voucher Post: Chk# 15300: Stephanie Lima		400.00	303,628.05
3/17/2026	3/17/2026	A/R	General	Adjustment Batch	316.00		303,944.05
3/17/2026	3/17/2026	A/R	General	Lockbox	857.00		304,601.05
3/18/2026	3/18/2026	A/P	General	A/P Voucher Post: Chk# 15301: Villages of Piedmont Townhouse Reserve		17,982.78	286,618.27
3/18/2026	3/18/2026	A/P	General	A/P Voucher Post: Chk# 15302: Villages of Piedmont Homeowners Assn.		175,000.00	111,618.27
3/18/2026	3/18/2026	A/R	General	Lockbox	298.00		112,116.27

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Villages of Piedmont
General Ledger Activity

Transaction 3/1/2026 To 3/31/2026 11:59:00 PM

Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
3/19/2026	3/19/2026	A/P	General	A/P Voucher Post: Chk# 15303: PoopScoop Troopers		1,150.92	110,965.35
3/19/2026	3/19/2026	A/P	General	A/P Voucher Post: Chk# 15304: Bruce Keyser		160.00	110,805.35
3/19/2026	3/19/2026	A/P	General	A/P Voucher Post: Chk# 15305: Matthew Hewson		482.67	110,322.68
3/19/2026	3/19/2026	A/R	General	Lockbox	289.00		110,611.68
3/20/2026	3/20/2026	A/R	General	Lockbox	909.00		111,520.68
3/23/2026	3/23/2026	A/P	General	A/P Voucher Post: Chk# 15306: Comcast Business		107.53	111,413.15
3/23/2026	3/23/2026	A/P	General	A/P Voucher Post: Chk# 15307: Comcast Business		69.88	111,323.27
3/23/2026	3/23/2026	A/P	General	A/P Voucher Post: Chk# 15308: Washington Gas		176.06	111,147.21
3/23/2026	3/23/2026	A/P	General	A/P Voucher Post: Chk# 15309: High Sierra Pools Inc		5,550.00	105,597.21
3/23/2026	3/23/2026	A/P	General	A/P Voucher Post: Chk# 15310: KT Irrigation LLC		386.50	105,208.71
3/23/2026	3/23/2026	A/P	General	A/P Voucher Post: Chk# 15311: KT Irrigation LLC		1,134.00	104,074.71
3/23/2026	3/23/2026	A/P	General	A/P Voucher Payment Void: Chadwick, Washington, Moriarty,, Check #: 15217	247.50		104,322.21
3/23/2026	3/23/2026	A/P	General	A/P Voucher Post: Chk# 15312: Chadwick, Washington, Moriarty,		247.50	104,074.71
3/23/2026	3/23/2026	A/R	General	Lockbox	2,421.00		106,495.71
3/24/2026	3/24/2026	A/R	General	Lockbox	609.22		107,104.93
3/25/2026	3/25/2026	A/R	General	Lockbox	528.00		107,632.93
3/26/2026	3/26/2026	A/R	General	Lockbox	961.00		108,593.93
3/27/2026	3/27/2026	G/L	General	Additional Income -Cash	10.00		108,603.93
3/27/2026	3/27/2026	G/L	General	Additional Income	650.00		109,253.93
3/27/2026	3/27/2026	A/R	General	Lockbox	2,495.00		111,748.93
3/30/2026	3/30/2026	A/P	General	A/P Voucher Post: Chk# 15312: Property Management People, Inc.		44.77	111,704.16
3/30/2026	3/30/2026	A/R	General	Lockbox	3,438.86		115,143.02
3/31/2026	3/31/2026	A/R	General	Lockbox	2,025.03		117,168.05
3/31/2026	3/31/2026	G/L	General	Debit Card Expenses - March 2026		1,748.53	115,419.52
3/31/2026	3/31/2026	G/L	General	Bank Reconcile: Interest Earned	12.24		115,431.76
3/31/2026	3/31/2026	G/L	General	Bank Reconcile: Service Fee Charge		20.00	115,411.76
3/31/2026	3/31/2026	A/P	General	A/P Voucher Post: Chk# 15340: Property Management People, Inc.		170.00	115,241.76
				Net Change: 11,054.90	250,699.53	2,39,644.63	115,241.76
1030 Petty Cash			General				300.00
1066 Forbright - Cap Res MM - 5511 *****5511							64,011.41
3/18/2026	3/18/2026	G/L	General	Funds from GL 1190 Pinnacle CD 1991 to pay Due To/From GL1066 Forbright 5511	175,000.00		239,011.41
3/31/2026	3/31/2026	G/L	General	5511 Interest	176.88		239,188.29
				Net Change: 175,176.88	175,176.88	0.00	239,188.29
1067 Atlantic Union-Cap Res - HY Savings - 4420 *****4420							17,595.22
3/31/2026	3/31/2026	G/L	General	4420 Interest	107.38		17,702.60

Villages of Piedmont
General Ledger Activity

Transaction 3/1/2026 To 3/31/2026 11:59:00 PM

Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
				Net Change: 107.36	107.36	0.00	17,702.60
							107,355.82
1068	FCB - Cap Res - CD 2101 exp 9/5/26 3.50% *****2101						117,976.47
3/31/2026	3/31/2026	G/L	General	Interest	10,620.65		117,976.47
				Net Change: 10,620.65	10,620.65	0.00	117,976.47
1069	Capital Bank-Cap Res-9mo CD 4728 11/20/26 3.68% *****1728						215,211.80
1102	Burke&Herbert Cont Res 12mo CD 3529 5/2/26 1.3% **3529						34,477.49
1185	Trustar - TH Reserves MM - 2326 ***2326						28,606.11
3/18/2026	3/18/2026	G/L	General	Funds from GL 1190 Pinnacle CD 1991 & Dep to GL 1185 Trustar 2326	17,982.78		46,588.89
3/31/2026	3/31/2026	G/L	General	2326 Interest	32.80		46,621.69
				Net Change: 18,015.58	18,015.58	0.00	46,621.69
1187	Atlantic Union-TH Res - High Yield Savings - 4419 *****4419						73,628.73
3/31/2026	3/31/2026	G/L	General	4419 Interest	449.34		74,078.07
				Net Change: 449.34	449.34	0.00	74,078.07
1189	Forbright TH Res 12 mo CD 1272 12/26/26 3.44% *****72/1						93,305.31
1190	Pinnacle TH Res 12mo CD 1991- 2/3/26 4.25%						184,848.79
3/3/2026	3/3/2026	G/L	General	Close GL 1190 Pinnacle CD 1991 & Dep to GL 1066 Forright 5511 & GL 1185 Trustar :		192,982.78	(6,133.99)
3/3/2026	3/3/2026	G/L	General	Pinnacle TH Res CD 1991 Interest	8,133.99		0.00
				Net Change: (184,848.79)	8,133.99	192,982.78	0.00
1252	Atlantic Union-TH Snow Cont Res - HY Sav - 4418 *****4418						1,111.95
3/31/2026	3/31/2026	G/L	General	4418 Interest	6.78		1,118.73
				Net Change: 6.78	6.78	0.00	1,118.73
1405	Prepaid Insurance		General				6,316.53
1499	Transfer between Cash Accounts						0.00
3/3/2026	3/3/2026	G/L	General	Close GL 1190 Pinnacle CD 1991 & Dep to GL 1066 Forright 5511 & GL 1185 Trustar :	192,982.78		192,982.78
3/3/2026	3/3/2026	G/L	General	Close GL 1190 Pinnacle CD 1991 & Dep to GL 1066 Forright 5511 & GL 1185 Trustar :		192,982.78	0.00
3/17/2026	3/5/2026	A/P	General	A/P Voucher Post: Villages of Piedmont Townhouse Reserve	17,982.78		17,982.78
3/17/2026	3/6/2026	A/P	General	A/P Voucher Post: Villages of Piedmont Townhouse Reserve	75,000.00		92,982.78
3/18/2026	3/6/2026	A/P	General	A/P Voucher Post: Villages of Piedmont Homeowners Assn.	175,000.00		267,982.78
3/18/2026	3/18/2026	A/P	General	A/P Voucher Void: Villages of Piedmont Townhouse Reserve		75,000.00	192,982.78
3/18/2026	3/18/2026	G/L	General	Funds from GL 1190 Pinnacle CD 1991 & Dep to GL 1185 Trustar 2326		17,982.78	175,000.00
3/18/2026	3/18/2026	G/L	General	Funds from GL 1190 Pinnacle CD 1991 to pay Due To/From GL 1066 Forbright 5511		175,000.00	0.00

Villages of Piedmont
General Ledger Activity

Transaction 3/1/2026 To 3/31/2026 11:59:00 PM

Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
3/19/2026	3/19/2026	A/P	General	A/P Voucher Post: Chk# 15303: PoopScoop Troopers		1,150.92	110,965.35
3/19/2026	3/19/2026	A/P	General	A/P Voucher Post: Chk# 15304: Bruce Keyser		160.00	110,805.35
3/19/2026	3/19/2026	A/P	General	A/P Voucher Post: Chk# 15305: Matthew Hewson		482.67	110,322.68
3/19/2026	3/19/2026	A/R	General	Lockbox	289.00		110,611.68
3/20/2026	3/20/2026	A/R	General	Lockbox	909.00		111,520.68
3/23/2026	3/23/2026	A/P	General	A/P Voucher Post: Chk# 15306: Comcast Business		107.53	111,413.15
3/23/2026	3/23/2026	A/P	General	A/P Voucher Post: Chk# 15307: Comcast Business		69.88	111,323.27
3/23/2026	3/23/2026	A/P	General	A/P Voucher Post: Chk# 15308: Washington Gas		176.06	111,147.21
3/23/2026	3/23/2026	A/P	General	A/P Voucher Post: Chk# 15309: High Sierra Pools Inc		5,550.00	105,597.21
3/23/2026	3/23/2026	A/P	General	A/P Voucher Post: Chk# 15310: KT Irrigation LLC		386.50	105,208.71
3/23/2026	3/23/2026	A/P	General	A/P Voucher Post: Chk# 15311: KT Irrigation LLC		1,134.00	104,074.71
3/23/2026	3/23/2026	A/P	General	A/P Voucher Payment Void: Chadwick, Washington, Moriarty,, Check #: 15217	247.50		104,322.21
3/23/2026	3/23/2026	A/P	General	A/P Voucher Post: Chk# 15312: Chadwick, Washington, Moriarty,		247.50	104,074.71
3/23/2026	3/23/2026	A/R	General	Lockbox	2,421.00		106,495.71
3/24/2026	3/24/2026	A/R	General	Lockbox	609.22		107,104.93
3/25/2026	3/25/2026	A/R	General	Lockbox	526.00		107,632.93
3/26/2026	3/26/2026	A/R	General	Lockbox	961.00		108,593.93
3/27/2026	3/27/2026	G/L	General	Additional Income - Cash		10.00	108,603.93
3/27/2026	3/27/2026	G/L	General	Additional Income	650.00		109,253.93
3/27/2026	3/27/2026	A/R	General	Lockbox	2,495.00		111,748.93
3/30/2026	3/30/2026	A/P	General	A/P Voucher Post: Chk# 15312: Property Management People, Inc.		44.77	111,704.16
3/30/2026	3/30/2026	A/R	General	Lockbox	3,438.86		115,143.02
3/31/2026	3/31/2026	A/R	General	Lockbox	2,025.03		117,168.05
3/31/2026	3/31/2026	G/L	General	Debit Card Expenses - March 2026		1,748.53	115,419.52
3/31/2026	3/31/2026	G/L	General	Bank Reconcile: Interest Earned	12.24		115,431.76
3/31/2026	3/31/2026	G/L	General	Bank Reconcile: Service Fee Charge		20.00	115,411.76
3/31/2026	3/31/2026	A/P	General	A/P Voucher Post: Chk# 15340: Property Management People, Inc.		170.00	115,241.76
				Net Change: 11,054.90	250,699.53	2,39,644.63	115,241.76
1030 Petty Cash			General				300.00
1066 Forbriht - Cap Res MM - 5511 *****5511							64,011.41
3/18/2026	3/18/2026	G/L	General	Funds from GL 1190 Pinnacle CD 1991 to pay Due To/From GL1066 Forbriht 5511	175,000.00		239,011.41
3/31/2026	3/31/2026	G/L	General	5511 Interest	176.88		239,188.29
				Net Change: 175,176.88	175,176.88	0.00	239,188.29
1067 Atlantic Union-Cap Res - HY Savings - 4420 *****4420							17,595.22
3/31/2026	3/31/2026	G/L	General	4420 Interest	107.38		17,702.60

Villages of Piedmont
General Ledger Activity

Transaction 3/1/2026 To 3/31/2026 11:59:00 PM

Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
Net Change: 0.00					460,965.56	460,965.56	0.00
1500 Assessment Receivable							11,280.86
3/1/2026	3/1/2026	AVR	General	Billing	55,407.00		66,687.86
3/2/2026	3/2/2026	AVR	General	Apply Credit		5,871.60	60,816.26
3/3/2026	3/3/2026	AVR	General	New Resident: Void Transaction	141.00	141.00	60,816.26
3/3/2026	3/3/2026	AVR	General	Apply Credit		141.00	60,675.26
3/3/2026	3/3/2026	AVR	General	New Resident: Void Transaction	211.00	141.00	60,745.26
3/3/2026	3/3/2026	AVR	General	Apply Credit		211.00	60,534.26
3/3/2026	3/3/2026	AVR	General	Apply Credit		2,397.03	58,137.23
3/4/2026	3/4/2026	AVR	General	Apply Credit		657.94	57,479.29
3/4/2026	3/4/2026	AVR	General	Adjustment Batch	20.88		57,500.17
3/4/2026	3/4/2026	AVR	General	Apply Credit		502.74	56,997.43
3/4/2026	3/4/2026	AVR	General	Apply Credit		1,362.00	55,635.43
3/5/2026	3/5/2026	AVR	General	Apply Credit		1,551.34	54,084.09
3/6/2026	3/6/2026	AVR	General	Adjustment Batch	156.06		54,240.15
3/6/2026	3/6/2026	AVR	General	Account Void: Void Transaction	75.00	75.00	54,240.15
3/6/2026	3/6/2026	AVR	General	Adjustment Batch	241.94		54,482.09
3/6/2026	3/6/2026	AVR	General	Apply Credit		141.00	54,341.09
3/6/2026	3/6/2026	AVR	General	Apply Credit		2,403.00	51,938.09
3/6/2026	3/6/2026	AVR	General	Apply Credit		19,402.75	32,535.34
3/9/2026	3/9/2026	AVR	General	Apply Credit		1,367.00	31,148.34
3/10/2026	3/10/2026	AVR	General	Apply Credit		1,069.00	30,079.34
3/10/2026	3/10/2026	AVR	General	Late Fee	650.00		30,729.34
3/11/2026	3/11/2026	AVR	General	Account Void: Void Transaction	141.00		30,870.34
3/11/2026	3/11/2026	AVR	General	Adjustment Batch	25.00		30,895.34
3/11/2026	3/11/2026	AVR	General	Apply Credit		1,044.44	29,850.90
3/13/2026	3/13/2026	AVR	General	Adjustment Batch	25.00		29,875.90
3/13/2026	3/13/2026	AVR	General	Apply Credit		377.00	29,498.90
3/16/2026	3/16/2026	AVR	General	Adjustment Batch	190.00		29,688.90
3/16/2026	3/16/2026	AVR	General	Apply Credit		16,152.19	13,536.71
3/16/2026	3/16/2026	AVR	General	Apply Credit		465.87	13,070.84
3/17/2026	3/17/2026	AVR	General	Account Void: Void Transaction		25.00	13,045.84
3/17/2026	3/17/2026	AVR	General	New Resident	70.00		13,115.84
3/17/2026	3/17/2026	AVR	General	Apply Credit		70.00	13,045.84

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Villages of Piedmont
General Ledger Activity

Transaction 3/1/2026 To 3/31/2026 11:59:00 PM

Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
						316.13	12,729.71
3/17/2026	3/17/2026	A/R	General	Apply Credit		23.59	12,706.12
3/18/2026	3/18/2026	A/R	General	Apply Credit		166.00	12,540.12
3/19/2026	3/19/2026	A/R	General	Apply Credit		141.00	12,399.12
3/20/2026	3/20/2026	A/R	General	Apply Credit		584.13	11,814.99
3/23/2026	3/23/2026	A/R	General	Apply Credit		113.44	11,701.55
3/24/2026	3/24/2026	A/R	General	Apply Credit		16.00	11,685.55
3/25/2026	3/25/2026	A/R	General	Apply Credit		10.00	11,675.55
3/26/2026	3/26/2026	A/R	General	Apply Credit		153.00	11,522.55
3/27/2026	3/27/2026	A/R	General	Apply Credit		493.40	11,029.15
3/30/2026	3/30/2026	A/R	General	Apply Credit		25.00	11,029.15
3/31/2026	3/31/2026	A/R	General	Account Void: Void Transaction	25.00	25.00	11,029.15
3/31/2026	3/31/2026	A/R	General	Apply Credit		1,139.78	9,889.37
3/31/2026	3/31/2026	A/R	General	Apply Credit		25.00	9,864.37
3/31/2026	3/31/2026	GL	General	Month End Adj	141.00		10,005.37
4/1/2026	3/31/2026	A/R	General	Account Void: Void Transaction		25.00	9,980.37
				Net Change: (1,300.49)	57,519.88	58,820.37	9,980.37
							222,000.00
1660 Due from TH Reserve to Capital Reserve							
3/18/2026	3/18/2026	GL	General	Funds from GL 1190 Pinnacle CD 1991 to pay Due To/From GL1066 Forbright 5511, cl		175,000.00	47,000.00
				Net Change: (175,000.00)	0.00	175,000.00	47,000.00
							1,575.00
1674 Due From TH Reserves to Operating							
1675 Due From TH Res due to TH Sewer Cont Res							
2000 Prepayments Homeowners							
3/2/2026	3/2/2026	A/R	General	Lockbox		5,874.60	(76,376.67)
3/2/2026	3/2/2026	A/R	General	Apply Credit	5,871.60		(70,505.07)
3/3/2026	3/3/2026	A/R	General	Adjustment Batch		262.00	(70,787.07)
3/3/2026	3/3/2026	A/R	General	Apply Credit	141.00		(70,646.07)
3/3/2026	3/3/2026	A/R	General	Adjustment Batch		261.00	(70,927.07)
3/3/2026	3/3/2026	A/R	General	Apply Credit	211.00		(70,716.07)
3/3/2026	3/3/2026	A/R	General	Lockbox		2,588.03	(73,304.10)
3/3/2026	3/3/2026	A/R	General	Apply Credit	2,397.03		(70,907.07)
3/4/2026	3/4/2026	A/R	General	Adjustment Batch		657.94	(71,565.01)
3/4/2026	3/4/2026	A/R	General	Apply Credit	657.94		(70,907.07)
3/4/2026	3/4/2026	A/R	General	Adjustment Batch		502.74	(71,409.81)
3/4/2026	3/4/2026	A/R	General	Apply Credit	502.74		(70,907.07)
3/4/2026	3/4/2026	A/R	General	Lockbox		1,362.00	(72,269.07)
3/4/2026	3/4/2026	A/R	General	Apply Credit	1,362.00		(70,907.07)

Villages of Piedmont
General Ledger Activity

Transaction 3/1/2026 To 3/31/2026 11:59:00 PM

Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
						1,566.34	(72,475.41)
3/5/2026	3/5/2026	A/R	General	Lockbox			
3/5/2026	3/5/2026	A/R	General	Apply Credit	1,551.34		(70,924.07)
3/6/2026	3/6/2026	A/R	General	Account Void: Void Transaction		75.00	(70,999.07)
3/6/2026	3/6/2026	A/R	General	Apply Credit	141.00		(70,858.07)
3/6/2026	3/6/2026	A/R	General	Lockbox		3,510.00	(74,368.07)
3/6/2026	3/6/2026	A/R	General	Apply Credit	2,403.00		(71,965.07)
3/6/2026	3/6/2026	A/R	General	Lockbox		19,650.00	(91,615.07)
3/6/2026	3/6/2026	A/R	General	Apply Credit	19,402.75		(72,212.32)
3/9/2026	3/9/2026	A/P	General	A/P Voucher Post: Brennan Thomas Fortune	70.00		(72,142.32)
3/9/2026	3/9/2026	A/R	General	Lockbox		1,670.00	(73,812.32)
3/9/2026	3/9/2026	A/R	General	Apply Credit	1,387.00		(72,425.32)
3/10/2026	3/10/2026	A/R	General	Lockbox		1,064.25	(73,509.57)
3/10/2026	3/10/2026	A/R	General	Apply Credit	1,069.00		(72,440.57)
3/11/2026	3/11/2026	A/R	General	Account Void: Void Transaction	141.00	141.00	(72,440.57)
3/11/2026	3/11/2026	A/R	General	Lockbox		1,255.00	(73,695.57)
3/11/2026	3/11/2026	A/R	General	Apply Credit	1,044.44		(72,651.13)
3/13/2026	3/13/2026	A/R	General	Account Void: Void Transaction	141.00		(72,510.13)
3/13/2026	3/13/2026	A/R	General	Lockbox		377.00	(72,887.13)
3/13/2026	3/13/2026	A/R	General	Apply Credit	377.00		(72,510.13)
3/16/2026	3/16/2026	A/R	General	Apply Credit	16,152.19		(56,357.94)
3/16/2026	3/16/2026	A/R	General	Lockbox		987.00	(57,344.94)
3/16/2026	3/16/2026	A/R	General	Apply Credit	465.87		(56,879.07)
3/17/2026	3/17/2026	A/R	General	Adjustment Batch		316.00	(57,195.07)
3/17/2026	3/17/2026	A/R	General	Apply Credit	70.00		(57,125.07)
3/17/2026	3/17/2026	A/R	General	Lockbox		667.00	(57,792.07)
3/17/2026	3/17/2026	A/R	General	Apply Credit	316.13		(57,665.94)
3/18/2026	3/18/2026	A/R	General	Lockbox		298.00	(57,963.94)
3/18/2026	3/18/2026	A/R	General	Apply Credit	23.59		(57,940.35)
3/19/2026	3/19/2026	A/R	General	Lockbox		289.00	(58,229.35)
3/19/2026	3/19/2026	A/R	General	Apply Credit	166.00		(58,063.35)
3/20/2026	3/20/2026	A/R	General	Lockbox		909.00	(58,972.35)
3/20/2026	3/20/2026	A/R	General	Apply Credit	141.00		(58,831.35)
3/23/2026	3/23/2026	A/R	General	Lockbox		2,421.00	(61,252.35)
3/23/2026	3/23/2026	A/R	General	Apply Credit	584.13		(60,668.22)
3/24/2026	3/24/2026	A/R	General	Lockbox		609.22	(61,277.44)
3/24/2026	3/24/2026	A/R	General	Apply Credit	113.44		(61,164.00)

Villages of Piedmont
General Ledger Activity

Transaction 3/1/2026 To 3/31/2026 11:59:00 PM

Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
3/25/2026	3/25/2026	A/R	General	Lockbox		528.00	(61,692.00)
3/25/2026	3/25/2026	A/R	General	Apply Credit	16.00		(61,676.00)
3/26/2026	3/26/2026	A/R	General	Lockbox		961.00	(62,637.00)
3/26/2026	3/26/2026	A/R	General	Apply Credit	10.00		(62,627.00)
3/27/2026	3/27/2026	A/R	General	Lockbox		2,495.00	(65,122.00)
3/27/2026	3/27/2026	A/R	General	Apply Credit	153.00		(64,969.00)
3/30/2026	3/30/2026	A/R	General	Lockbox		3,438.86	(68,407.86)
3/30/2026	3/30/2026	A/R	General	Apply Credit	493.40		(67,914.46)
3/31/2026	3/31/2026	A/R	General	Account Void: Void Transaction		25.00	(67,939.46)
3/31/2026	3/31/2026	A/R	General	Lockbox		2,025.03	(69,964.49)
3/31/2026	3/31/2026	A/R	General	Apply Credit	1,139.78		(68,824.71)
3/31/2026	3/31/2026	A/R	General	Apply Credit	25.00		(68,799.71)
3/31/2026	3/31/2026	G/L	General	Month End Adj		141.00	(68,940.71)
Net Change: 1,561.36					<u>58,740.37</u>	<u>57,179.01</u>	<u>(68,940.71)</u>

2100 Accounts Payable

3/2/2026	3/2/2026	A/P	General	A/P Voucher Post: Property Management People, Inc.		7,905.92	(178,049.02)
3/2/2026	3/2/2026	A/P	General	A/P Voucher Post: Villages of Piedmont Homeowners Assn.		7,310.25	(185,359.27)
3/2/2026	3/2/2026	A/P	General	A/P Voucher Post: Villages of Piedmont Townhouse Reserve		4,654.08	(190,013.35)
3/2/2026	3/2/2026	A/P	General	A/P Voucher Post: Chk# 0: Property Management People, Inc.	7,905.92		(182,107.43)
3/2/2026	3/2/2026	A/P	General	A/P Voucher Post: Sparklean Cleaning, LLC		440.00	(182,547.43)
3/2/2026	3/2/2026	A/P	General	A/P Voucher Post: Chk# 15287: Sparklean Cleaning, LLC	440.00		(182,107.43)
3/2/2026	3/2/2026	A/P	General	A/P Voucher Post: Kaithlin Murray		300.00	(182,407.43)
3/3/2026	3/3/2026	A/P	General	A/P Voucher Post: Chk# 15268: Kaithlin Murray	300.00		(182,107.43)
3/4/2026	3/4/2026	A/P	General	A/P Voucher Post: Northern Virginia Electric Coop		356.65	(182,464.08)
3/4/2026	3/4/2026	A/P	General	A/P Voucher Post: American Disposal Services, Inc.-VA		7,328.56	(189,792.64)
3/5/2026	3/5/2026	A/P	General	A/P Voucher Post: Chk# 15289: High Sierra Pools Inc	5,550.00		(184,242.64)
3/5/2026	3/5/2026	A/P	General	A/P Voucher Post: Chk# 15290: Northern Virginia Electric Coop	356.65		(183,885.99)
3/17/2026	3/5/2026	A/P	General	A/P Voucher Post: Villages of Piedmont Townhouse Reserve		17,982.78	(201,868.77)
3/6/2026	3/6/2026	A/P	General	A/P Voucher Post: Chk# 15291: Verizon	174.90		(201,693.87)
3/6/2026	3/6/2026	A/P	General	A/P Voucher Post: Prince William County Service Authority		132.60	(201,826.47)
3/17/2026	3/6/2026	A/P	General	A/P Voucher Post: Villages of Piedmont Townhouse Reserve		75,000.00	(276,826.47)
3/18/2026	3/6/2026	A/P	General	A/P Voucher Post: Villages of Piedmont Homeowners Assn.		175,000.00	(451,826.47)
3/9/2026	3/7/2026	A/P	General	A/P Voucher Post: Heritage Landscape Services, LLC		5,571.00	(457,397.47)
3/9/2026	3/9/2026	A/P	General	A/P Voucher Post: Brennan Thomas Fortune		70.00	(457,467.47)
3/9/2026	3/9/2026	A/P	General	A/P Voucher Post: Chk# 15293: Heritage Landscape Services, LLC	6,490.80		(450,976.67)
3/9/2026	3/9/2026	A/P	General	A/P Voucher Post: Chk# 15294: American Disposal Services, Inc.-VA	7,328.56		(443,648.11)
3/9/2026	3/9/2026	A/P	General	A/P Voucher Post: Chk# 15295: Prince William County Service Authority	132.60		(443,515.51)
3/10/2026	3/10/2026	A/P	General	A/P Voucher Post: Chk# 15296: Prince William County Service Authority	144.74		(443,370.77)

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Villages of Piedmont
General Ledger Activity

Transaction 3/1/2026 To 3/31/2026 11:59:00 PM

Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
3/10/2026	3/10/2026	A/P	General	A/P Voucher Post: PoopScoop Troopers		1,150.92	(444,521.69)
3/10/2026	3/10/2026	A/P	General	A/P Voucher Post: Comcast Business		107.53	(444,629.22)
3/11/2026	3/11/2026	A/P	General	A/P Voucher Post: Chk# 15297: Heritage Landscape Services, LLC	5,571.00		(439,058.22)
3/12/2026	3/12/2026	A/P	General	A/P Voucher Post: Comcast Business		89.68	(439,148.10)
3/17/2026	3/17/2026	A/P	General	A/P Voucher Post: Valerie Bush		44.32	(439,192.42)
3/17/2026	3/17/2026	A/P	General	A/P Voucher Post: Stephanie Lima		400.00	(439,592.42)
3/17/2026	3/17/2026	A/P	General	A/P Voucher Post: Chk# 15298: Brennan Thomas Fortune	70.00		(439,522.42)
3/17/2026	3/17/2026	A/P	General	A/P Voucher Post: Chk# 15299: Valerie Bush	44.32		(439,478.10)
3/17/2026	3/17/2026	A/P	General	A/P Voucher Post: Chk# 15300: Stephanie Lima	400.00		(439,078.10)
3/18/2026	3/18/2026	A/P	General	A/P Voucher Void: Villages of Piedmont Townhouse Reserve	75,000.00		(364,078.10)
3/18/2026	3/18/2026	A/P	General	A/P Voucher Post: Chk# 15301: Villages of Piedmont Townhouse Reserve	17,982.78		(346,095.32)
3/18/2026	3/18/2026	A/P	General	A/P Voucher Post: Chk# 15302: Villages of Piedmont Homeowners Assn.	175,000.00		(171,095.32)
3/18/2026	3/18/2026	A/P	General	A/P Voucher Post: Washington Gas		176.06	(171,271.38)
3/19/2026	3/19/2026	A/P	General	A/P Voucher Post: AT&T		54.20	(171,325.58)
3/19/2026	3/19/2026	A/P	General	A/P Voucher Post: Chk# 15303: PoopScoop Troopers	1,150.92		(170,174.66)
3/19/2026	3/19/2026	A/P	General	A/P Voucher Post: Bruce Keyser		160.00	(170,334.66)
3/19/2026	3/19/2026	A/P	General	A/P Voucher Post: Chk# 15304: Bruce Keyser	160.00		(170,174.66)
3/19/2026	3/19/2026	A/P	General	A/P Voucher Post: Matthew Hewson		482.67	(170,657.33)
3/19/2026	3/19/2026	A/P	General	A/P Voucher Post: Chk# 15305: Matthew Hewson	482.67		(170,174.66)
3/19/2026	3/19/2026	A/P	General	A/P Voucher Post: High Sierra Pools Inc		5,550.00	(175,724.66)
3/19/2026	3/19/2026	A/P	General	A/P Voucher Post: KT Irrigation LLC		388.50	(176,113.16)
3/19/2026	3/19/2026	A/P	General	A/P Voucher Post: KT Irrigation LLC		1,134.00	(177,247.16)
3/20/2026	3/20/2026	A/P	General	A/P Voucher Post: JK Moving Services		1,330.56	(178,577.72)
3/22/2026	3/21/2026	A/P	General	A/P Voucher Post: Prince William County Service Authority		132.60	(178,710.32)
3/23/2026	3/23/2026	A/P	General	A/P Voucher Post: Chk# 15306: Comcast Business	107.53		(178,602.79)
3/23/2026	3/23/2026	A/P	General	A/P Voucher Post: Chk# 15307: Comcast Business	89.68		(178,512.91)
3/23/2026	3/23/2026	A/P	General	A/P Voucher Post: Chk# 15308: Washington Gas	176.06		(178,336.85)
3/23/2026	3/23/2026	A/P	General	A/P Voucher Post: Chk# 15309: High Sierra Pools Inc	5,550.00		(172,786.85)
3/23/2026	3/23/2026	A/P	General	A/P Voucher Post: Chk# 15310: KT Irrigation LLC	388.50		(172,398.35)
3/23/2026	3/23/2026	A/P	General	A/P Voucher Post: Chk# 15311: KT Irrigation LLC	1,134.00		(171,264.35)
3/23/2026	3/23/2026	A/P	General	A/P Voucher Payment Void: Chadwick, Washington, Moriarty,, Check #: 15217		247.50	(171,511.85)
3/23/2026	3/23/2026	A/P	General	A/P Voucher Post: Chk# 15312: Chadwick, Washington, Moriarty,	247.50		(171,264.35)
3/30/2026	3/28/2026	A/P	General	A/P Voucher Post: Heritage Landscape Services, LLC		4,596.00	(175,859.35)
3/29/2026	3/28/2026	A/P	General	A/P Voucher Post: Heritage Landscape Services, LLC		275.00	(176,134.35)
3/30/2026	3/29/2026	A/P	General	A/P Voucher Post: Property Management People, Inc.		44.77	(176,179.12)
3/31/2026	3/31/2026	A/P	General	A/P Voucher Post: Chk# 15312: Property Management People, Inc.	44.77		(176,134.35)
3/31/2026	3/31/2026	A/P	General	A/P Voucher Post: Heritage Landscape Services, LLC		5,571.00	(181,705.35)
3/31/2026	3/31/2026	A/P	General	A/P Voucher Post: Chk# 15340: Property Management People, Inc.	170.00		(181,535.35)
4/8/2026	3/31/2026	A/P	General	A/P Voucher Post: Property Management People, Inc.		170.00	(181,705.35)

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Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
				Net Change: (11,562.25)	312,594.10	324,156.35	(181,705.35)
	2120 Income Tax Payable		General				(1,263.00)
	2135 Post Closing Fee Payable						0.00
3/3/2026	3/3/2026	A/R	General	New Resident: Void Transaction		70.00	(70.00)
3/17/2026	3/17/2026	A/R	General	New Resident		70.00	(140.00)
4/8/2026	3/31/2026	A/P	General	A/P Voucher Post: Property Management People, Inc.	140.00		0.00
				Net Change: 0.00	140.00	140.00	0.00
	2140 Cost of Collections Payable - NSF						0.00
3/11/2026	3/11/2026	A/R	General	Adjustment Batch		15.00	(15.00)
3/13/2026	3/13/2026	A/R	General	Adjustment Batch		15.00	(30.00)
4/8/2026	3/31/2026	A/P	General	A/P Voucher Post: Property Management People, Inc.	30.00		0.00
				Net Change: 0.00	30.00	30.00	0.00
	2205 Due To TH Snow Cont Res from TH Res						(25,325.00)
	2260 Due to Capital Reserve from TH Reserve						(222,000.00)
3/18/2026	3/18/2026	G/L	General	Funds from GL 1190 Pinnacle CD 1991 to pay Due To/From GL1066 Forbright 5511, cl	175,000.00		(47,000.00)
				Net Change: 175,000.00	175,000.00	0.00	(47,000.00)
	2274 Due to Operating from TH Reserves						(1,575.00)
	3000 Prior Years Net Income (Loss)		General				13,605.46
	3050 Capital Reserve Balance						(626,174.25)
3/31/2026	3/31/2026	G/L	General	Interest		10,620.65	(636,794.90)
3/31/2026	3/31/2026	G/L	General	5511 Interest		176.88	(636,971.78)
3/31/2026	3/31/2026	G/L	General	4420 Interest		107.38	(637,079.16)
				Net Change: (10,904.91)	0.00	10,904.91	(637,079.16)
	3100 Contingency Reserve Balance		General				(34,477.49)
	3180 Townhouse Reserve Balance						(131,488.94)
3/3/2026	3/3/2026	G/L	General	Pinnacle TH Res CD 1991 Interest		8,133.99	(139,622.93)
3/31/2026	3/31/2026	G/L	General	2326 Interest		32.80	(139,655.73)
3/31/2026	3/31/2026	G/L	General	4419 Interest		449.34	(140,105.07)
				Net Change: (8,616.13)	0.00	8,616.13	(140,105.07)
	3250 TH Snow Contingency Reserve Balance						(26,436.95)
3/31/2026	3/31/2026	G/L	General	4418 Interest		6.78	(26,443.73)

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Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
				Net Change: (6.78)	0.00	6.78	(26,443.73)
				4101 Assessment Income SF			(38,622.00)
3/1/2026	3/1/2026	AVR	General	Billing		19,311.00	(57,933.00)
				Net Change: (19,311.00)	0.00	19,311.00	(57,933.00)
				4102 Assessment Income TH			(72,192.00)
3/1/2026	3/1/2026	AVR	General	Billing		36,096.00	(108,288.00)
3/3/2026	3/3/2026	AVR	General	New Resident: Void Transaction	141.00	141.00	(108,288.00)
3/3/2026	3/3/2026	AVR	General	New Resident: Void Transaction	141.00	141.00	(108,288.00)
				Net Change: (36,096.00)	282.00	36,378.00	(108,288.00)
				4400 Late Fees Income			(1,075.00)
3/6/2026	3/6/2026	AVR	General	Account Void: Void Transaction			(1,000.00)
3/10/2026	3/10/2026	AVR	General	Late Fee	75.00		(1,650.00)
3/17/2026	3/17/2026	AVR	General	Account Void: Void Transaction		650.00	(1,625.00)
3/31/2026	3/31/2026	AVR	General	Account Void: Void Transaction	25.00		(1,600.00)
4/1/2026	3/31/2026	AVR	General	Account Void: Void Transaction	25.00		(1,575.00)
				Net Change: (500.00)	150.00	650.00	(1,575.00)
				4404 Recaptured Legal Fees Income			0.00
3/4/2026	3/4/2026	AVR	General	Adjustment Batch		20.88	(20.88)
3/6/2026	3/6/2026	AVR	General	Adjustment Batch		156.06	(176.94)
3/6/2026	3/6/2026	AVR	General	Adjustment Batch		241.94	(418.88)
				Net Change: (418.88)	0.00	418.88	(418.88)
				4405 Declaration Violation Charge Income			790.00
3/16/2026	3/16/2026	AVR	General	Adjustment Batch		190.00	600.00
				Net Change: (190.00)	0.00	190.00	600.00
				4410 NSF Income			(40.00)
3/11/2026	3/11/2026	AVR	General	Adjustment Batch		10.00	(50.00)
3/13/2026	3/13/2026	AVR	General	Adjustment Batch		10.00	(60.00)
				Net Change: (20.00)	0.00	20.00	(60.00)
				4500 Interest Income			(145.88)

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Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
3/3/2026	3/3/2026	G/L	General	Pinnacle TH Res CD 1991 Interest		8,133.99	(8,279.87)
3/31/2026	3/31/2026	G/L	General	Interest		10,620.65	(18,900.52)
3/31/2026	3/31/2026	G/L	General	Bank Reconcile: Interest Earned		12.24	(18,912.76)
3/31/2026	3/31/2026	G/L	General	5511 Interest		176.88	(19,089.64)
3/31/2026	3/31/2026	G/L	General	2326 Interest		32.80	(19,122.44)
3/31/2026	3/31/2026	G/L	General	4419 Interest		449.34	(19,571.78)
3/31/2026	3/31/2026	G/L	General	4418 Interest		6.78	(19,578.56)
3/31/2026	3/31/2026	G/L	General	4420 Interest		107.38	(19,685.94)
				Net Change: (19,540.06)	0.00	19,540.06	(19,685.94)
4600 Community Center Rentals Income							(250.00)
3/17/2026	3/17/2026	A/P	General	A/P Voucher Post: Stephanie Lima	400.00		150.00
3/27/2026	3/27/2026	G/L	General	Additional Income		650.00	(500.00)
				Net Change: (250.00)	400.00	650.00	(500.00)
4900 Other Income							(30.00)
3/27/2026	3/27/2026	G/L	General	Additional Income - Cash		10.00	(40.00)
				Net Change: (10.00)	0.00	10.00	(40.00)
5101 Bank Charges - NSF							40.00
3/31/2026	3/31/2026	G/L	General	Bank Reconcile: Service Fee Charge	20.00		60.00
				Net Change: 20.00	20.00	0.00	60.00
5120 BOD Meeting Expense							101.41
5125 General Office Expense							1,248.58
3/31/2026	3/31/2026	G/L	General	Debit Card Expenses - March 2026	58.09		1,306.67
				Net Change: 58.09	58.09	0.00	1,306.67
5127 Payment Coupons							265.51
3/29/2026	3/29/2026	A/P	General	A/P Voucher Post: Property Management People, Inc.	14.85		280.36
				Net Change: 14.85	14.85	0.00	280.36
5128 Postage Expense							0.00
3/29/2026	3/29/2026	A/P	General	A/P Voucher Post: Property Management People, Inc.	17.02		17.02
3/31/2026	3/31/2026	G/L	General	Debit Card Expenses - March 2026	44.65		61.67
				Net Change: 61.67	61.67	0.00	61.67
5132 Printing & Reproduction							(5,075.00)

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Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
3/29/2026	3/29/2026	A/P	General	A/P Voucher Post: Property Management People, Inc.	12.90		(5,062.10)
				Net Change: 12.90	12.90	0.00	(5,062.10)
5199 Other Expenses				General			76.00
5200 Audit & Tax Preparation				General			2,700.00
5210 Community Management Fees							15,811.84
3/2/2026	3/2/2026	A/P	General	A/P Voucher Post: Property Management People, Inc.	7,905.92		23,717.76
				Net Change: 7,905.92	7,905.92	0.00	23,717.76
5220 Legal Expense-Collections				General			506.72
5221 Legal Expense-General				General			217.98
5310 Social & Recreation Committee							103.30
3/2/2026	3/2/2026	A/P	General	A/P Voucher Post: Kaithlin Murray	300.00		403.30
3/17/2026	3/17/2026	A/P	General	A/P Voucher Post: Valerie Bush	44.32		447.62
3/19/2026	3/19/2026	A/P	General	A/P Voucher Post: Matthew Hewson	482.67		930.29
3/31/2026	3/31/2026	G/L	General	Debit Card Expenses - March 2026	992.26		1,922.55
				Net Change: 1,819.25	1,819.25	0.00	1,922.55
5410 Recurring IT Expenses							1,777.96
3/31/2026	3/31/2026	G/L	General	Debit Card Expenses - March 2026	275.00		2,052.96
				Net Change: 275.00	275.00	0.00	2,052.96
5560 CA Clubhouse Repairs (General)				General			126.00
5875 CA Other Maintenance Repairs							0.00
3/19/2026	3/19/2026	A/P	General	A/P Voucher Post: Bruce Keyser	160.00		160.00
				Net Change: 160.00	160.00	0.00	160.00
6055 CAG Signs, Installation & Repairs							0.00
3/31/2026	3/31/2026	G/L	General	Debit Card Expenses - March 2026	378.53		378.53
				Net Change: 378.53	378.53	0.00	378.53
6070 CAG Pet Station Supplies							2,874.41
3/10/2026	3/10/2026	A/P	General	A/P Voucher Post: PoopScoop Troopers	1,150.92		4,025.33
				Net Change: 1,150.92	1,150.92	0.00	4,025.33
6125 CAG Grounds Maintenance Expense							11,142.00
3/9/2026	3/7/2026	A/P	General	A/P Voucher Post: Heritage Landscape Services, LLC	5,571.00		16,713.00
3/31/2026	3/31/2026	A/P	General	A/P Voucher Post: Heritage Landscape Services, LLC	5,571.00		22,284.00

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Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
				Net Change: 11,142.00	11,142.00	0.00	22,284.00
							0.00
	6128 CAG Large Tree Pruning/Removal						
3/30/2026	3/28/2026	A/P	General	A/P Voucher Post: Heritage Landscape Services, LLC	4,595.00		4,595.00
3/30/2026	3/28/2026	A/P	General	A/P Voucher Post: Heritage Landscape Services, LLC	275.00		4,870.00
				Net Change: 4,870.00	4,870.00	0.00	4,870.00
							0.00
	6134 CAG Irrigation System						
3/19/2026	3/19/2026	A/P	General	A/P Voucher Post: KT Irrigation LLC	388.50		388.50
3/19/2026	3/19/2026	A/P	General	A/P Voucher Post: KT Irrigation LLC	1,134.00		1,522.50
				Net Change: 1,522.50	1,522.50	0.00	1,522.50
							6,335.52
	6145 Trash Removal - Single Family						
3/4/2026	3/4/2026	A/P	General	A/P Voucher Post: American Disposal Services, Inc.-VA	3,167.57		9,503.09
				Net Change: 3,167.57	3,167.57	0.00	9,503.09
							8,282.60
	6148 Trash Removal -TH						
3/4/2026	3/4/2026	A/P	General	A/P Voucher Post: American Disposal Services, Inc.-VA	4,140.99		12,423.59
				Net Change: 4,140.99	4,140.99	0.00	12,423.59
							990.00
	7030 Clubhouse Cleaning						
3/2/2026	3/2/2026	A/P	General	A/P Voucher Post: Sparklean Cleaning, LLC	440.00		1,430.00
				Net Change: 440.00	440.00	0.00	1,430.00
							3,132.21
	7051 Clubhouse Utilities						
3/4/2026	3/4/2026	A/P	General	A/P Voucher Post: Northern Virginia Electric Coop	356.65		3,488.86
3/4/2026	3/4/2026	A/P	General	A/P Voucher Post: American Disposal Services, Inc.-VA	20.00		3,508.86
3/6/2026	3/6/2026	A/P	General	A/P Voucher Post: Prince William County Service Authority	132.60		3,641.46
3/10/2026	3/10/2026	A/P	General	A/P Voucher Post: Comcast Business	107.53		3,748.99
3/12/2026	3/12/2026	A/P	General	A/P Voucher Post: Comcast Business	89.88		3,838.87
3/18/2026	3/18/2026	A/P	General	A/P Voucher Post: Washington Gas	176.06		4,014.93
3/18/2026	3/18/2026	A/P	General	A/P Voucher Post: AT&T	54.20		4,069.13
3/22/2026	3/21/2026	A/P	General	A/P Voucher Post: Prince William County Service Authority	132.60		4,201.73
				Net Change: 1,069.52	1,069.52	0.00	4,201.73
							63.27
	7199 Clubhouse Miscellaneous Expenses						
	7500 Pool Management						5,550.00
3/19/2026	3/19/2026	A/P	General	A/P Voucher Post: High Sierra Pools Inc	5,550.00		11,100.00

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Posted	Transaction	Source	Department	Note / Check Memo	Debit	Credit	Balance
				Net Change: 5,550.00	5,550.00	0.00	11,100.00
							5,195.52
7564 Pool Furniture Storage							6,526.08
3/20/2026	3/20/2026	A/P	General	A/P Voucher Post: JK Moving Services	1,330.56		6,526.08
				Net Change: 1,330.56	1,330.56	0.00	6,526.08
							12,678.75
8540 TH Snow Removal			General				14,620.50
9050 Capital Reserve Deposit							21,930.75
3/2/2026	3/2/2026	A/P	General	A/P Voucher Post: Villages of Piedmont Homeowners Assn.	7,310.25		21,930.75
				Net Change: 7,310.25	7,310.25	0.00	21,930.75
							9,308.16
9180 Townhouse Reserve Deposit							13,962.24
3/2/2026	3/2/2026	A/P	General	A/P Voucher Post: Villages of Piedmont Townhouse Reserve	4,654.06		13,962.24
				Net Change: 4,654.06	4,654.06	0.00	13,962.24
							135.10
9499 Interest on Reserves							6,269.09
3/3/2026	3/3/2026	G/L	General	Pinnacle TH Res CD 1991 Interest	6,133.99		6,269.09
3/31/2026	3/31/2026	G/L	General	Interest	10,620.65		16,889.74
3/31/2026	3/31/2026	G/L	General	5511 Interest	176.88		19,066.62
3/31/2026	3/31/2026	G/L	General	2326 Interest	32.80		19,099.42
3/31/2026	3/31/2026	G/L	General	4419 Interest	449.34		19,548.76
3/31/2026	3/31/2026	G/L	General	4416 Interest	6.76		19,555.54
3/31/2026	3/31/2026	G/L	General	4420 Interest	107.36		19,662.92
				Net Change: 19,527.82	19,527.82	0.00	19,662.92

Scenario	Contract Cost	Annual Increase Over Current	Cost Per Household / Year	Monthly Increase (12 Months)	Monthly Increase (Pool Season Only ~3.5 Months)
Current Hours (No Change)	\$54,500	\$0	\$0.00	\$0.00	\$0.00
11 am to 8 pm	\$59,500	\$5,000	\$12.11	\$1.01/month	\$3.46/month
10 am to 8 pm	\$64,500	\$10,000	\$24.21	\$2.02/month	\$6.92/month

Assumptions:

- **413 households**
- Pool season: **May 23 – September 7** (~3.5 months)
- Year-round collection assumes the cost is spread over **12 monthly HOA payments**
- Seasonal collection assumes residents pay only during the **pool operating season**

This may help residents see that even the larger increase is about **\$2/month year-round** or **under \$7/month during pool season**.