MEADOWS P&L - SEP 2025

1/1/2025 through 9/30/2025 (Cash Basis)

Category	9/1/2025-9/30/2025	1/1/2025-9/30/2025
INCOME		
Interest Income - Reserves	0.14	2,685.27
Village Park HOA Dues-Meadows	3,897.00	84,435.00
TOTAL INCOME	**3,897.14**	**87,120.27**
EXPENSES		
Meadows Landscaping Expenses		
Meadows Insurance Arbor-Sign-Irrig...	0.00	300.00
Meadows Landscape Contract	2,699.61	24,335.61
Meadows Landscape Special Projects	0.00	834.36
Meadows Mulch	0.00	9,755.24
TruGreen Contract Turf + Love Grass	387.43	1,273.03
TOTAL Meadows Landscaping Expe...	3,087.04	36,498.24
Meadows Utility Expenses		
Meadows Electricity	72.63	660.84
Meadows Irrigation Repairs	0.00	529.63
Meadows Scheduled Irrigation Maint...	0.00	435.35
Meadows Water	0.00	366.08
TOTAL Meadows Utility Expenses	72.63	1,991.90
The Meadows Building Maintenance		
Meadows Building Gutters	0.00	1,782.50
Meadows General Maintenance	2,844.89	4,378.71
Meadows Paint, Deck, Stain Reserves	5,586.70	29,589.34
TOTAL The Meadows Building Maint...	8,431.59	35,750.55
TOTAL EXPENSES	**11,591.26**	**74,240.69**
OVERALL TOTAL	**-7,694.12**	**12,879.58**

VP MEADOWS BUDGET AT 09/30/25

Category	Actual	Budget	Difference
INCOME			
Interest Income Reserves	$2,685.27	$0.00	$2,685.27
Village Park HOA Dues-Meadows	$84,435.00	$89,631.00	-$5,196.00
TOTAL INCOME	$87,120.27	$89,631.00	-$2,510.73
EXPENSES			
Bank Fees	$0.00	$35.00	$35.00
Meadows Landscaping Expenses			
Meadows Insurance Arbor-Sign-Irrigation	$300.00	$309.00	$9.00
Meadows Landscape Contract	$24,335.61	$33,772.31	$9,436.70
Meadows Landscape Special Projects	$834.36	$2,000.00	$1,165.64
Meadows Mulch	$9,755.24	$9,130.01	-$625.23
TruGreen Contract Turf+Love Grass Treatment	$1,273.03	$2,400.00	$1,126.97
TOTAL Meadows Landscaping Expenses	$36,498.24	$47,611.32	$11,113.08
Meadows Utility Expenses			
Meadows Electricity	$660.84	$1,042.33	$381.49
Lighting Maintenance & Repairs	$0.00	$706.00	$706.00
Meadows Irrigation Repairs	$529.63	$850.00	$320.37
Meadows Scheduled Irrigation Maintenance	$435.35	$435.35	$0.00
Meadows Water	$366.08	$1,100.00	$733.92
TOTAL Meadows Utility Expenses	$1,991.90	$4,133.68	$2,141.78
The Meadows Building Maintenance			
Meadows Building Gutters	$1,782.50	$3,965.00	$2,182.50
Meadows General Maintenance	$4,378.71	$7,500.00	$3,121.29
Meadows Paint, Deck, Stain Reserves	$29,589.34	$21,000.00	-$8,589.34
Meadows Termite Control & Inspection	$0.00	$3,225.00	$3,225.00
Meadows Asset Reserve	$0.00	$2,163.00	$2,163.00
TOTAL MEADOWS BUILDING MAINTENANCE	$35,750.55	$37,853.00	$2,102.45
TOTAL EXPENSES	**$74,240.69**	**$89,633.00**	**$15,392.31**
OVERALL TOTAL	$12,879.58	-$2.00	$12,881.58

MEADOWS BALANCE SHEET - As of 9/30/2025

(Cash Basis)

Account	9/30/2025 Balance
ASSETS	
Cash and Bank Accounts	
Meadows Asset Reserves	4,180.01
Meadows Operating Reserves	16,814.06
Meadows Paint, Deck, Stain Reserves	60,000.00
Village Park HOA Meadows	20,551.42
TOTAL Cash and Bank Accounts	**101,545.49**
TOTAL ASSETS	**101,545.49**
LIABILITIES & EQUITY	
LIABILITIES	**0.00**
EQUITY	**101,545.49**
TOTAL LIABILITIES & EQUITY	**101,545.49**

MEADOWS BANK REC

Village Park HOA Meadows
10/6/2025

Reconciliation Summary

BANK STATEMENT -- CLEARED TRANSACTIONS:

Previous Balance:			28,245.68
Checks and Payments	6	Items	-5,440.09
Deposits and Other Credits	1	Item	3,897.00
Service Charge	0	Items	0.00
Interest Earned	0	Items	0.00
Ending Balance of Bank Statement:			26,702.59

YOUR RECORDS -- UNCLEARED TRANSACTIONS:

Cleared Balance:			26,702.59
Checks and Payments	2	Items	-6,151.17
Deposits and Other Credits	0	Items	0.00
Register Balance as of 9/30/2025:			20,551.42
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Ending Balance:			20,551.42

Cleared Transaction Detail

Date	Num	Payee	Memo	Category	Clr	Amount
Cleared Checks and Payments						
9/8/2025	1550	K2 Services, Inc.	Inv #56665 Lighting Mai...	The Meadows Building...	R	-109.98
9/8/2025	1551	TPS Landscaping	Inv #1364452 Sep 2025 ...	Meadows Landscaping...	R	-2,699.61
9/12/2025	1552	Earthworks Tree Service, I...	Inv #2701 Meadows Tre...	The Meadows Building...	R	-2,325.00
9/22/2025	1554	TruGreen Processing Cent...	Inv #216103879 Meado...	Meadows Landscaping...	R	-232.87
9/25/2025	1555	Duke Energy Payment Pro...	Acct #9100 8037 0010 5...	Meadows Utility Expen...	R	-37.30
9/25/2025	1556	Duke Energy Payment Pro...	Acct #9100 8036 9679 4...	Meadows Utility Expen...	R	-35.33
Total Cleared Checks and Payments				6 Items		-5,440.09
Cleared Deposits and Other Credits						
9/23/2025	DEP	Deposit	2025 Meadows Dues	Village Park HOA Due...	R	3,897.00
Total Cleared Deposits and Other Credits				1 Item		3,897.00
Total Cleared Transactions				7 Items		-1,543.09

Uncleared Transaction Detail up to 9/30/2025

Date	Num	Payee	Memo	Category	Clr	Amount
Uncleared Checks and Payments						
9/22/2025	1553	Robert LeBoeuf	Reimburse - Meadows G...	--Split--		-776.17
9/30/2025	1557	B&B PAINTING OF 828	1,8,12,28,38,54 MEADO...	The Meadows Building...		-5,375.00
Total Uncleared Checks and Payments				2 Items		-6,151.17
Uncleared Deposits and Other Credits						
Total Uncleared Deposits and Other Credits				0 Items		0.00
Total Uncleared Transactions				2 Items		-6,151.17

Uncleared Transaction Detail after 9/30/2025

Date	Num	Payee	Memo	Category	Clr	Amount
Uncleared Checks and Payments						
Total Uncleared Checks and Payments				0 Items		0.00
Uncleared Deposits and Other Credits						
Total Uncleared Deposits and Other Credits				0 Items		0.00
Total Uncleared Transactions				0 Items		0.00

TRUIST

505-02-01-00 25902 6 C 001 26 S 66 002
VILLAGE PARK DEVELOPMENT HOMEOWNERS
VILLAGE PARK MEADOWS HOA
9 MEADOW VISTA CT
ASHEVILLE NC 28803-6605

Your account statement

For 09/30/2025

Contact us

Truist.com

(844) 4TRUIST or
(844) 487-8478

■ TRUIST SIMPLE BUSINESS CHECKING

Account summary

Your previous balance as of 08/29/2025	$28,245.68
Checks	- 5,440.09
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 3,897.00
Your new balance as of 09/30/2025	**= $26,702.59**

Checks

DATE	CHECK #	AMOUNT($)
09/15	1550	109.98
09/15	1551	2,699.61
09/30	1552	2,325.00
09/29	*1554	232.87
09/30	1555	37.30
09/30	1556	35.33
Total checks		**= $5,440.09**

* indicates a skip in sequential check numbers above this item

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT($)
09/23	DEPOSIT	3,897.00
Total deposits, credits and interest		**= $3,897.00**

Effective September 08, 2025, the early withdrawal penalty for Certificates of Deposit (CD) will be updated.

- Prior to 09/08/2025, an early withdrawal penalty from your Certificate of Deposit had an interest penalty based on your remaining term or a minimum fee of $25, whichever was greater.

What's New:

- Effective 09/08/2025, only the interest penalty based on your remaining term will apply, there will no longer be a $25 minimum early withdrawal penalty fee.
- Please refer to the Truist Commercial Bank Services Agreement in Section I (Certificates of Deposit) for additional details on Truist's early withdrawal penalty.

Changes are being made effective October 31, 2025 to the Commercial Bank Services Agreement ("CBSA") that governs your account, including revisions to Section B (Arbitration Agreement) and Section I (Certificates of Deposit). Continued use of your account after the effective date constitutes your acceptance of the changes. The most current version of the CBSA can be obtained at any Truist branch or online at www.truist.com/CBSA. All

MEADOWS OP RES BANK REC

Reconciliation Summary

BANK STATEMENT -- CLEARED TRANSACTIONS:			
Previous Balance:			16,813.92
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Service Charge	0	Items	0.00
Interest Earned	1	Item	0.14
Ending Balance of Bank Statement:			16,814.06
YOUR RECORDS -- UNCLEARED TRANSACTIONS:			
Cleared Balance:			16,814.06
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Balance as of 9/30/2025:			16,814.06
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Ending Balance:			16,814.06

Cleared Transaction Detail

Date	Num	Payee	Memo	Category	Clr	Amount
Cleared Checks and Payments						
Total Cleared Checks and Payments				0 Items		0.00
Cleared Deposits and Other Credits						
9/30/2025		Interest Earned		Interest Income - Rese...	R	0.14
Total Cleared Deposits and Other Credits				1 Item		0.14
Total Cleared Transactions				1 Item		0.14

Uncleared Transaction Detail up to 9/30/2025

Date	Num	Payee	Memo	Category	Clr	Amount
Uncleared Checks and Payments						
Total Uncleared Checks and Payments				0 Items		0.00
Uncleared Deposits and Other Credits						
Total Uncleared Deposits and Other Credits				0 Items		0.00
Total Uncleared Transactions				0 Items		0.00

Uncleared Transaction Detail after 9/30/2025

Date	Num	Payee	Memo	Category	Clr	Amount
Uncleared Checks and Payments						
Total Uncleared Checks and Payments				0 Items		0.00
Uncleared Deposits and Other Credits						
Total Uncleared Deposits and Other Credits				0 Items		0.00
Total Uncleared Transactions				0 Items		0.00

TRUIST

505-01-01-00 25901 0 C 001 26 S 66 002
VILLAGE PARK DEVELOPMENT HOMEOWNERS
OPERATING RESERVES
9 MEADOW VISTA CT
ASHEVILLE NC 28803-6605

Your consolidated statement
For 09/30/2025

Contact us
Truist.com
(844) 4TRUIST or
(844) 487-8478

Summary of your accounts

ACCOUNT NAME	ACCOUNT NUMBER	BALANCE($)	DETAILS ON
TRUIST SIMPLE BUSINESS SAVINGS		8,058.60	page 1
TRUIST SIMPLE BUSINESS SAVINGS		16,814.06	page 1
Total checking and money market savings accounts		$24,872.66	

Checking and money market savings accounts

■ TRUIST SIMPLE BUSINESS SAVINGS

Account summary

Your previous balance as of 08/31/2025	$8,058.53
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.07
Your new balance as of 09/30/2025	= $8,058.60

Interest summary

Interest paid this statement period	$0.07
2025 interest paid year-to-date	$0.62
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT($)
09/30	INTEREST PAYMENT	0.07
Total deposits, credits and interest		= $0.07

■ TRUIST SIMPLE BUSINESS SAVINGS MEADOWS OPERATING RESERVES

Account summary

Your previous balance as of 08/31/2025	$16,813.92
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.14
Your new balance as of 09/30/2025	= $16,814.06

Interest summary

Interest paid this statement period	$0.14
2025 interest paid year-to-date	$1.20
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT($)
09/30	INTEREST PAYMENT	0.14
Total deposits, credits and interest		= $0.14

CD 3636 2. MEADOWS ASSET RESERVES AT 9-30-25

FDIC *FDIC-Insured - Backed by the full faith and credit of the U.S. Government*

BUSINESS CD SPECIAL < 100,000

Account number	xxxxxxx93636 Show

As of 10/06/25

Current balance	**$4,180.01**
Interest rate	3.000%
Annual percentage yield (APY)	3.00%
Interest paid (YTD)	$0.00
Maturity date	02/04/26

CD 3512 2. MEADOWS PAINT RESERVES AT 9-30-25

FDIC *FDIC-Insured - Backed by the full faith and credit of the U.S. Government*

BUSINESS CD SPECIAL < 100,000

Account number	xxxxxxx93512 Show

As of 10/06/25

Current balance	**$60,000.00**
Interest rate	3.000%
Annual percentage yield (APY)	3.00%
Interest paid (YTD)	$0.00
Maturity date	02/04/26