MEADOWS P&L - OCT 2025

1/1/2025 through 10/31/2025 (Cash Basis)

Category	10/1/2025-10/31/2025	1/1/2025-10/31/2025
INCOME		
Interest Income - Reserves	0.14	2,685.41
Village Park HOA Dues-Meadows	5,196.00	89,631.00
TOTAL INCOME	**5,196.14**	**92,316.41**
EXPENSES		
Meadows Landscaping Expenses		
Meadows Insurance Arbor-Sign-Irrig...	0.00	300.00
Meadows Landscape Contract	2,699.61	27,035.22
Meadows Landscape Special Projects	689.61	1,523.97
Meadows Mulch	0.00	9,755.24
TruGreen Contract Turf + Love Grass	155.25	1,428.28
TOTAL Meadows Landscaping Expe...	3,544.47	40,042.71
Meadows Utility Expenses		
Meadows Electricity	74.00	734.84
Meadows Irrigation Repairs	0.00	529.63
Meadows Scheduled Irrigation Maint...	0.00	435.35
Meadows Water	102.26	468.34
TOTAL Meadows Utility Expenses	176.26	2,168.16
The Meadows Building Maintenance		
Meadows Asset Reserve	2,125.00	2,125.00
Meadows Building Gutters	0.00	1,782.50
Meadows General Maintenance	585.89	4,964.60
Meadows Paint, Deck, Stain Reserves	4,150.00	33,739.34
TOTAL The Meadows Building Maint...	6,860.89	42,611.44
TOTAL EXPENSES	**10,581.62**	**84,822.31**
OVERALL TOTAL	**-5,385.48**	**7,494.10**

MEADOWS ACCOUNT BUDGET AT 10/31/25

Category	Actual	Budget	Difference
INCOME			
Interest Income Reserves	$2,685.41	$0.00	$2,685.41
Village Park HOA Dues-Meadows	$89,631.00	$89,631.00	$0.00
TOTAL INCOME	$92,316.41	$89,631.00	$2,685.41
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	$27,035.22	$33,772.31	$6,737.09
Meadows Landscape Special Projects	$1,523.97	$2,000.00	$476.03
Meadows Mulch	$9,755.24	$9,130.01	-$625.23
TruGreen Contract Turf+Love Grass Treatment	$1,428.28	$2,400.00	$971.72
TOTAL Meadows Landscaping Expenses	$40,042.71	$47,611.32	$7,568.61
Meadows Utility Expenses			
Meadows Electricity	$734.84	$1,042.33	$307.49
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	$468.34	$1,100.00	$631.66
TOTAL Meadows Utility Expenses	$2,168.16	$4,133.68	$1,965.52
The Meadows Building Maintenance			
Meadows Building Gutters	$1,782.50	$3,965.00	$2,182.50
Meadows General Maintenance	$4,964.60	$7,500.00	$2,535.40
Meadows Paint, Deck, Stain Reserves	$33,739.34	$21,000.00	-$12,739.34
Meadows Termite Control & Inspection	$0.00	$3,225.00	$3,225.00
Meadows Asset Reserve	$2,125.00	$2,163.00	$38.00
TOTAL MEADOWS BUILDING MAINTENANCE	$42,611.44	$37,853.00	-$4,758.44
TOTAL EXPENSES	**$84,822.31**	**$89,633.00**	**$4,810.69**
OVERALL TOTAL	$7,494.10	-$2.00	$7,496.10

MEADOWS BALANCE SHEET - As of 10/31/2025

(Cash Basis)

Account	10/31/2025 Balance
ASSETS	
Cash and Bank Accounts	
Meadows Asset Reserves	4,180.01
Meadows Operating Reserves	16,814.20
Meadows Paint, Deck, Stain Reserves	60,000.00
Village Park HOA Meadows	15,165.80
TOTAL Cash and Bank Accounts	**96,160.01**
TOTAL ASSETS	**96,160.01**
LIABILITIES & EQUITY	
LIABILITIES	**0.00**
EQUITY	**96,160.01**
TOTAL LIABILITIES & EQUITY	**96,160.01**

MEADOWS OPERATING

Village Park HOA Meadows
11/10/2025

Reconciliation Summary

BANK STATEMENT -- CLEARED TRANSACTIONS:

Previous Balance:			26,702.59
Checks and Payments	9	Items	-16,035.48
Deposits and Other Credits	1	Item	5,196.00
Service Charge	0	Items	0.00
Interest Earned	0	Items	0.00
Ending Balance of Bank Statement:			15,863.11

YOUR RECORDS -- UNCLEARED TRANSACTIONS:

Cleared Balance:			15,863.11
Checks and Payments	3	Items	-697.31
Deposits and Other Credits	0	Items	0.00
Register Balance as of 10/31/2025:			15,165.80
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Ending Balance:			15,165.80

Cleared Transaction Detail

Date	Num	Payee	Memo	Category	Clr	Amount
Cleared Checks and Payments						
9/22/2025	1553	Robert LeBoeuf	Reimburse - Meadows G...	--Split--	R	-776.17
9/30/2025	1557	B&B PAINTING OF 828	1,8,12,28,38,54 MEADO...	The Meadows Building...	R	-5,375.00
10/8/2025	1558	Earthworks Tree Service, I...	Inv #2716 Tree Work	--Split--	R	-2,475.00
10/8/2025	1559	TruGreen Processing Cent...	Inv #216766573 Meado...	Meadows Landscaping...	R	-155.25
10/8/2025	1560	TPS Landscaping	Inv #1364866 Oct 2025 ...	Meadows Landscaping...	R	-2,699.61
10/9/2025	1561	B&B PAINTING OF 828	PERGOLA RESTAINING	The Meadows Building...	R	-4,150.00
10/20/2025	1562	City Of Asheville	Bill #6112216 52 Meado...	Meadows Utility Expen...	R	-74.35
10/20/2025	1563	City Of Asheville	Bill #6112215 4 Meadow...	Meadows Utility Expen...	R	-27.91
10/20/2025	1564	Jill Tourtellot	Reimbursement - Specia...	Meadows Landscaping...	R	-302.19
Total Cleared Checks and Payments				9 Items		-16,035.48
Cleared Deposits and Other Credits						
10/17/2025	DEP	Deposit	2025 Meadows Dues	Village Park HOA Due...	R	5,196.00
Total Cleared Deposits and Other Credits				1 Item		5,196.00
Total Cleared Transactions				10 Items		-10,839.48

Village Park HOA Meadows
11/10/2025

Uncleared Transaction Detail up to 10/31/2025

Date	Num	Payee	Memo	Category	Clr	Amount
Uncleared Checks and Payments						
10/29/2025	1565	Duke Energy Payment Pro...	Acct #9100 8037 0010 5...	Meadows Utility Expen...		-38.33
10/29/2025	1566	Duke Energy Payment Pro...	Acct #9100 8036 9679 4...	Meadows Utility Expen...		-35.67
10/31/2025	1568	Robert LeBoeuf	Reimburse - Meadows G...	--Split--		-623.31
Total Uncleared Checks and Payments				3 Items		-697.31
Uncleared Deposits and Other Credits						
Total Uncleared Deposits and Other Credits				0 Items		0.00
Total Uncleared Transactions				3 Items		-697.31

Uncleared Transaction Detail after 10/31/2025

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 9 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 10/31/2025

Contact us

Truist.com

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

The federal government will stop sending paper checks after September 30, 2025, except in limited cases. Federal benefit payments are required to be made electronically. Switch your federal benefit payments to direct deposit to avoid delays: https://godirect.gov or call 800-967-6857 (Mon–Fri, 9 AM–7 PM ET).

■ TRUIST SIMPLE BUSINESS CHECKING

Account summary

Your previous balance as of 09/30/2025	$26,702.59
Checks	- 16,035.48
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 5,196.00
Your new balance as of 10/31/2025	**= $15,863.11**

Checks

DATE	CHECK #	AMOUNT($)
10/01	1553	776.17
10/01	*1557	5,375.00
10/15	1558	2,475.00
10/16	1559	155.25
10/14	1560	2,699.61
10/10	1561	4,150.00
10/23	1562	74.35
10/23	1563	27.91
10/23	1564	302.19
Total checks		**= $16,035.48**

* indicates a skip in sequential check numbers above this item

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT($)
10/17	DEPOSIT	5,196.00
Total deposits, credits and interest		**= $5,196.00**

Important: Fee Changes. Truist has completed an annual review of wholesale payment services pricing. As of January 1, 2026, fees will change for some treasury and payment services, including changes to depository, payment and select digital services. Additional detail will be available in your next statement.

Meadows Operating Reserves
11/10/2025

Reconciliation Summary

BANK STATEMENT -- CLEARED TRANSACTIONS:			
Previous Balance:			16,814.06
Checks and Payments	0	Items	0.00
Deposits and Other Credits	1	Item	0.14
Service Charge	0	Items	0.00
Interest Earned	0	Items	0.00
Ending Balance of Bank Statement:			16,814.20
YOUR RECORDS -- UNCLEARED TRANSACTIONS:			
Cleared Balance:			16,814.20
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Balance as of 10/31/2025:			16,814.20
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Ending Balance:			16,814.20

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						
10/31/2025		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 10/31/2025

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 10/31/2025

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 10/31/2025

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Summary of your accounts

ACCOUNT NAME	ACCOUNT NUMBER	BALANCE($)	DETAILS ON
TRUIST SIMPLE BUSINESS SAVINGS		8,058.67	page 1
TRUIST SIMPLE BUSINESS SAVINGS		16,814.20	page 1
Total checking and money market savings accounts		$24,872.87	

Checking and money market savings accounts

■ TRUIST SIMPLE BUSINESS SAVINGS (

Account summary

Your previous balance as of 09/30/2025	$8,058.60
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.07
Your new balance as of 10/31/2025	= $8,058.67

Interest summary

Interest paid this statement period	$0.07
2025 interest paid year-to-date	$0.69
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT($)
10/31	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 09/30/2025	$16,814.06
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.14
Your new balance as of 10/31/2025	= $16,814.20

Interest summary

Interest paid this statement period	$0.14
2025 interest paid year-to-date	$1.34
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

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Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT($)
10/31	INTEREST PAYMENT	0.14
Total deposits, credits and interest		**= $0.14**

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CD 3636 2. MEADOWS ASSET RESERVES AT 10/31/25

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 11/10/25

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 @ MEADOWS PAINT RESERVES AT 10/31/25

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 11/10/25

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