MEADOWS P&L - NOV 2025

1/1/2025 through 11/30/2025 (Cash Basis)

Category	11/1/2025-11/30/2025	1/1/2025-11/30/2025
INCOME		
Interest Income - Reserves	0.14	2,685.55
Village Park HOA Dues-Meadows	0.00	89,631.00
TOTAL INCOME	**0.14**	**92,316.55**
EXPENSES		
Meadows Landscaping Expenses		
Meadows Insurance Arbor-Sign-Irrig...	0.00	300.00
Meadows Landscape Contract	2,699.61	29,734.83
Meadows Landscape Special Projects	0.00	1,523.97
Meadows Mulch	0.00	9,755.24
TruGreen Contract Turf + Love Grass	569.25	1,997.53
TOTAL Meadows Landscaping Expe...	3,268.86	43,311.57
Meadows Utility Expenses		
Meadows Electricity	73.01	807.85
Meadows Irrigation Repairs	0.00	529.63
Meadows Scheduled Irrigation Maint...	0.00	435.35
Meadows Water	0.00	468.34
TOTAL Meadows Utility Expenses	73.01	2,241.17
The Meadows Building Maintenance		
Meadows Asset Reserve	0.00	2,125.00
Meadows Building Gutters	0.00	1,782.50
Meadows General Maintenance	3,150.00	12,264.60
Meadows Paint, Deck, Stain Reserves	0.00	29,589.34
Meadows Termite Control & Inspection	3,101.00	3,101.00
TOTAL The Meadows Building Maint...	6,251.00	48,862.44
TOTAL EXPENSES	**9,592.87**	**94,415.18**
OVERALL TOTAL	-9592.73	-2098.63

MEADOWS BUDGET AT 11/30/25

Category	Actual	Budget	Difference
INCOME			
Interest Income Reserves	$2,685.55	$0.00	$2,685.55
Village Park HOA Dues-Meadows	$89,631.00	$89,631.00	$0.00
TOTAL INCOME	$92,316.55	$89,631.00	$2,685.55
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	$29,734.83	$33,772.31	$4,037.48
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	$1,997.53	$2,400.00	$402.47
TOTAL Meadows Landscaping Expenses	$43,311.57	$47,611.32	$4,299.75
Meadows Utility Expenses			
Meadows Electricity	$807.85	$1,042.33	$234.48
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	$2,241.17	$4,133.68	$1,892.51
The Meadows Building Maintenance			
Meadows Building Gutters	$1,782.50	$3,965.00	$2,182.50
Meadows General Maintenance	$12,264.60	$7,500.00	-$4,764.60
Meadows Paint, Deck, Stain Reserves	$29,589.34	$21,000.00	-$8,589.34
Meadows Termite Control & Inspection	$3,101.00	$3,225.00	$124.00
Meadows Asset Reserve	$2,125.00	$2,163.00	$38.00
TOTAL MEADOWS BUILDING MAINTENANCE	$48,862.44	$37,853.00	-$11,009.44
TOTAL EXPENSES	**$94,415.18**	**$89,633.00**	**-$4,782.18**
OVERALL TOTAL	-$2,098.63	-$2.00	-$2,096.63

MEADOWS BALANCE SHEET - As of 11/30/2025

(Cash Basis)

Account	11/30/2025 Balance
ASSETS	
Cash and Bank Accounts	
Meadows Asset Reserves	4,180.01
Meadows Operating Reserves	16,814.34
Meadows Paint, Deck, Stain Reserves	60,000.00
Village Park HOA Meadows	5,572.93
TOTAL Cash and Bank Accounts	**86,567.28**
TOTAL ASSETS	**86,567.28**
LIABILITIES & EQUITY	
LIABILITIES	**0.00**
EQUITY	**86,567.28**
TOTAL LIABILITIES & EQUITY	**86,567.28**

MEADOWS OPER BANK REC

Reconciliation Summary

BANK STATEMENT -- CLEARED TRANSACTIONS:

Previous Balance:			15,863.11
Checks and Payments	7	Items	-7,116.17
Deposits and Other Credits	0	Items	0.00
Service Charge	0	Items	0.00
Interest Earned	0	Items	0.00
Ending Balance of Bank Statement:			8,746.94

YOUR RECORDS -- UNCLEARED TRANSACTIONS:

Cleared Balance:			8,746.94
Checks and Payments	3	Items	-3,174.01
Deposits and Other Credits	0	Items	0.00
Register Balance as of 11/30/2025:			5,572.93
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Ending Balance:			5,572.93

Cleared Transaction Detail

Date	Num	Payee	Memo	Category	Clr	Amount
Cleared Checks and Payments						
10/29/2025	1565	Duke Energy Payment Pro...	Acct #9100 8037 0010 5...	Meadows Utility Expen...	R	-38.33
10/29/2025	1566	Duke Energy Payment Pro...	Acct #9100 8036 9679 4...	Meadows Utility Expen...	R	-35.67
10/31/2025	1568	Robert LeBoeuf	Reimburse - Meadows G...	--Split--	R	-623.31
11/7/2025	1567	Matt Gibson	Pergola Repairs	The Meadows Building...	R	-3,150.00
11/11/2025	1569	TruGreen Processing Cent...	Inv #218710356 Meado...	Meadows Landscaping...	R	-155.25
11/11/2025	1570	TruGreen Processing Cent...	Inv #218338321 Meado...	Meadows Landscaping...	R	-414.00
11/11/2025	1571	TPS Landcaping	Inv #1365348 Nov 2025 ...	Meadows Landscaping...	R	-2,699.61
Total Cleared Checks and Payments				7 Items		-7,116.17
Cleared Deposits and Other Credits						
Total Cleared Deposits and Other Credits				0 Items		0.00
Total Cleared Transactions				7 Items		-7,116.17

Uncleared Transaction Detail up to 11/30/2025

Date	Num	Payee	Memo	Category	Clr	Amount
Uncleared Checks and Payments						
11/30/2025	1572	Duke Energy Payment Pro...	Acct #9100 8037 0010 5...	Meadows Utility Expen...		-37.41
11/30/2025	1573	Duke Energy Payment Pro...	Acct #9100 8036 9679 4...	Meadows Utility Expen...		-35.60
11/30/2025	1574	Terminix Service, Inc	Acct #1232052 2025 Ter...	The Meadows Building...		-3,101.00
Total Uncleared Checks and Payments				3 Items		-3,174.01
Uncleared Deposits and Other Credits						
Total Uncleared Deposits and Other Credits				0 Items		0.00
Total Uncleared Transactions				3 Items		-3,174.01

Uncleared Transaction Detail after 11/30/2025

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 7 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 11/28/2025

Contact us

Truist.com

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

■ TRUIST SIMPLE BUSINESS CHECKING

Account summary

Your previous balance as of 10/31/2025	$15,863.11
Checks	- 7,116.17
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.00
Your new balance as of 11/28/2025	**= $8,746.94**

Checks

DATE	CHECK #	AMOUNT($)
11/03	1565	38.33
11/03	1566	35.67
11/10	1567	3,150.00
11/17	1568	623.31
11/21	1569	155.25
11/24	1570	414.00
11/20	1571	2,699.61
	Total checks	= $7,116.17

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. Visit www.truist.com/pricingchanges for a full list of impacted services.

MEADOWS OPER RES BANK REC

Reconciliation Summary

BANK STATEMENT -- CLEARED TRANSACTIONS:

Previous Balance:			16,814.20
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:			16,814.34

YOUR RECORDS -- UNCLEARED TRANSACTIONS:

Cleared Balance:			16,814.34
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Balance as of 11/30/2025:			16,814.34
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Ending Balance:			16,814.34

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						
11/30/2025		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 11/30/2025

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 11/30/2025

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 11/28/2025

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		8,058.74	page 1
TRUIST SIMPLE BUSINESS SAVINGS		16,814.34	page 1
Total checking and money market savings accounts		$24,873.08	

Checking and money market savings accounts

▪ TRUIST SIMPLE BUSINESS SAVINGS (

Account summary

Your previous balance as of 10/31/2025	$8,058.67
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.07
Your new balance as of 11/28/2025	= $8,058.74

Interest summary

Interest paid this statement period	$0.07
2025 interest paid year-to-date	$0.76
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT($)
11/28	EFFECTIVE DATE 11-30-25 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 10/31/2025	$16,814.20
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.14
Your new balance as of 11/28/2025	= $16,814.34

Interest summary

Interest paid this statement period	$0.14
2025 interest paid year-to-date	$1.48
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT($)
11/28	EFFECTIVE DATE 11-30-25 INTEREST PAYMENT	0.14
Total deposits, credits and interest		= $0.14

CD 3636 @ MEADOWS ASSET RESERVES AT 11-30-25

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 12/08/25

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 11-30-25

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 12/08/25

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