MEADOWS P&L - DEC 2025 - Last year

1/1/2025 through 12/31/2025 (Cash Basis)

Category	12/1/2025-12/31/2025	1/1/2025-12/31/2025
INCOME		
Interest Income - Reserves	0.00	2,685.55
Village Park HOA Dues-Meadows	0.00	89,631.00
TOTAL INCOME	**0.00**	**92,316.55**
EXPENSES		
Meadows Landscaping Expenses		
Meadows Insurance Arbor-Sign-Irrig...	0.00	300.00
Meadows Landscape Contract	1,561.83	31,296.66
Meadows Landscape Special Projects	15.95	1,539.92
Meadows Mulch	0.00	9,755.24
TruGreen Contract Turf + Love Grass	310.50	2,308.03
TOTAL Meadows Landscaping Expe...	1,888.28	45,199.85
Meadows Utility Expenses		
Meadows Electricity	75.75	883.60
Meadows Irrigation Repairs	0.00	529.63
Meadows Scheduled Irrigation Maint...	0.00	435.35
Meadows Water	125.48	593.82
TOTAL Meadows Utility Expenses	201.23	2,442.40
The Meadows Building Maintenance		
Meadows Asset Reserve	-2,125.00	0.00
Meadows Building Gutters	1,782.50	3,565.00
Meadows General Maintenance	2,888.65	15,153.25
Meadows Paint, Deck, Stain Reserves	0.00	29,589.34
Meadows Termite Control & Inspection	0.00	3,101.00
TOTAL The Meadows Building Maint...	2,546.15	51,408.59
TOTAL EXPENSES	**4,635.66**	**99,050.84**
OVERALL TOTAL	**-4,635.66**	**-6,734.29**

VP MEADOWS ACCT BUDGET AT 12/31/25

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	$31,296.66	$33,772.31	$2,475.65
Meadows Landscape Special Projects	$1,539.92	$2,000.00	$460.08
Meadows Mulch	$9,755.24	$9,130.01	-$625.23
TruGreen Contract Turf+Love Grass Treatment	$2,308.03	$2,400.00	$91.97
TOTAL Meadows Landscaping Expenses	$45,199.85	$47,611.32	$2,411.47
Meadows Utility Expenses			
Meadows Electricity	$883.60	$1,042.33	$158.73
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	$593.82	$1,100.00	$506.18
TOTAL Meadows Utility Expenses	$2,442.40	$4,133.68	$1,691.28
The Meadows Building Maintenance			
Meadows Building Gutters	$3,565.00	$3,965.00	$400.00
Meadows General Maintenance	$15,153.25	$7,500.00	-$7,653.25
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	$0.00	$2,163.00	$2,163.00
TOTAL MEADOWS BUILDING MAINTENANCE	$51,408.59	$37,853.00	-$13,555.59
TOTAL EXPENSES	**$99,050.84**	**$89,633.00**	**-$9,417.84**
OVERALL TOTAL	-$6,734.29	-$2.00	-$6,732.29

MEADOWS BALANCE SHEET - As of 12/31/2025

(Cash Basis)

Account	12/31/2025 Balance
ASSETS	
Cash and Bank Accounts	
Meadows Asset Reserves	4,180.01
Meadows Operating Reserves	16,814.48
Meadows Paint, Deck, Stain Reserves	60,000.00
Village Park HOA Meadows	937.27
TOTAL Cash and Bank Accounts	**81,931.76**
TOTAL ASSETS	**81,931.76**
LIABILITIES & EQUITY	
LIABILITIES	**0.00**
EQUITY	**81,931.76**
TOTAL LIABILITIES & EQUITY	**81,931.76**

12/25 MEADOWS BANK REC

Village Park HOA Meadows
1/18/2026

Reconciliation Summary

BANK STATEMENT -- CLEARED TRANSACTIONS:

Previous Balance:			8,746.94
Checks and Payments	8	Items	-7,124.35
Deposits and Other Credits	1	Item	2,125.00
Service Charge	0	Items	0.00
Interest Earned	0	Items	0.00
Ending Balance of Bank Statement:			3,747.59

YOUR RECORDS -- UNCLEARED TRANSACTIONS:

Cleared Balance:			3,747.59
Checks and Payments	5	Items	-2,810.32
Deposits and Other Credits	0	Items	0.00
Register Balance as of 12/31/2025:			937.27
Checks and Payments	2	Items	-3,430.28
Deposits and Other Credits	3	Items	28,084.00
Register Ending Balance:			25,590.99

Cleared Transaction Detail

Date	Num	Payee	Memo	Category	Clr	Amount
Cleared Checks and Payments						
11/30/2025	1572	Duke Energy Payment Pro...	Acct #9100 8037 0010 5...	Meadows Utility Expen...	R	-37.41
11/30/2025	1573	Duke Energy Payment Pro...	Acct #9100 8036 9679 4...	Meadows Utility Expen...	R	-35.60
11/30/2025	1574	Terminix Service, Inc	Acct #1232052 2025 Ter...	The Meadows Building...	R	-3,101.00
12/8/2025	1575	Robert LeBoeuf	Reimburse - Meadows G...	--Split--	R	-138.03
12/8/2025	1576	TPS Landscaping	Inv #13641914 Dec 202...	Meadows Landscaping...	R	-1,561.83
12/20/2025	1577	City Of Asheville	Bill #6178872 52 Meado...	Meadows Utility Expen...	R	-74.35
12/20/2025	1578	City Of Asheville	Bill #6178871 4 Meadow...	Meadows Utility Expen...	R	-51.13
12/28/2025	AJE	Earthworks Tree Service, I...	Reclass Inv #2716	The Meadows Building...	R	-2,125.00
Total Cleared Checks and Payments				8 Items		-7,124.35
Cleared Deposits and Other Credits						
12/28/2025	AJE	Earthworks Tree Service, I...	Reclass Inv #2716	The Meadows Building...	R	2,125.00
Total Cleared Deposits and Other Credits				1 Item		2,125.00
Total Cleared Transactions				9 Items		-4,999.35

Uncleared Transaction Detail up to 12/31/2025

Date	Num	Payee	Memo	Category	Clr	Amount
Uncleared Checks and Payments						
12/28/2025	1579	K2 Services, Inc.	Inv #58290 Lighting Rep...	The Meadows Building...		-641.57
12/28/2025	1581	Duke Energy Payment Pro...	Acct #9100 8037 0010 5...	Meadows Utility Expen...		-39.22
12/28/2025	1582	Duke Energy Payment Pro...	Acct #9100 8036 9679 4...	Meadows Utility Expen...		-36.53
12/31/2025	1583	Asheville Gutter Cleaning	Inv #06015 Meadows Gu...	The Meadows Building...		-1,782.50
12/31/2025	1584	TruGreen Processing Cent...	Inv #219138775 & 2193...	Meadows Landscaping...		-310.50
Total Uncleared Checks and Payments				5 Items		-2,810.32
Uncleared Deposits and Other Credits						
Total Uncleared Deposits and Other Credits				0 Items		0.00
Total Uncleared Transactions				5 Items		-2,810.32

Uncleared Transaction Detail after 12/31/2025

Date	Num	Payee	Memo	Category	Clr	Amount
Uncleared Checks and Payments						
1/12/2026	1586	K2 Services, Inc.	Inv #58335 Meadows 20...	The Meadows Building...		-406.60
1/15/2026	1587	TPS Landscaping	Inv #13642354 Jan 2026...	Meadows Landscaping...		-3,023.68
Total Uncleared Checks and Payments				2 Items		-3,430.28
Uncleared Deposits and Other Credits						
1/2/2026	DEP	Deposit	2026 Meadows Dues	Village Park HOA Due...		16,048.00
1/9/2026	DEP	Deposit	2026 Meadows Dues	Village Park HOA Due...		12,036.00
1/12/2026	1585	**VOID**K2 Services, Inc.	Inv #58335	The Meadows Building...	c	0.00
Total Uncleared Deposits and Other Credits				3 Items		28,084.00
Total Uncleared Transactions				5 Items		24,653.72

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 12/31/2025

Contact us

Truist.com

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

■ TRUIST SIMPLE BUSINESS CHECKING

Account summary

Your previous balance as of 11/28/2025	$8,746.94
Checks	- 4,999.35
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.00
Your new balance as of 12/31/2025	**= $3,747.59**

Checks

DATE	CHECK #	AMOUNT($)
12/04	1572	37.41
12/04	1573	35.60
12/11	1574	3,101.00
12/10	1575	138.03
12/16	1576	1,561.83
12/29	1577	74.35
12/29	1578	51.13

Total checks **= $4,999.35**

Reconciliation Summary

BANK STATEMENT -- CLEARED TRANSACTIONS:

Previous Balance:			16,814.34
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:			16,814.48

YOUR RECORDS -- UNCLEARED TRANSACTIONS:

Cleared Balance:			16,814.48
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Balance as of 12/31/2025:			16,814.48
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Ending Balance:			16,814.48

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						
12/31/2024		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 12/31/2025

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 12/31/2025

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 12/31/2025

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	[illegible]	8,058.81	page 1
TRUIST SIMPLE BUSINESS SAVINGS	[illegible]	[illegible]	page [illegible]
Total checking and money market savings accounts		$24,873.29	

Checking and money market savings accounts

▪ TRUIST SIMPLE BUSINESS SAVINGS

Account summary

Your previous balance as of 11/30/2025	$8,058.74
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.07
Your new balance as of 12/31/2025	= $8,058.81

Interest summary

Interest paid this statement period	$0.07
2025 interest paid year-to-date	$0.83
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT($)
12/31	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 11/30/2025	$16,814.34
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.14
Your new balance as of 12/31/2025	= $16,814.48

Interest summary

Interest paid this statement period	$0.14
2025 interest paid year-to-date	$1.62
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT($)
12/31	INTEREST PAYMENT	0.14
Total deposits, credits and interest		= $0.14

CD 3512

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

MEADOWS PAINT RESERVES AT 12-31-25

BUSINESS CD SPECIAL < 100,000

Account number	xxxxxxx93512 Show

As of 01/18/26

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

Money and Mindset

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CD 3636

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MEADOWS ASSET RESERVES AT 12-31-25

BUSINESS CD SPECIAL < 100,000

Account number	xxxxxxx93636 Show

As of 01/18/26

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

Money and Mindset

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