MEADOWS P&L - JAN 2026 - Last month

1/1/2026 through 1/31/2026 (Cash Basis)

Category	1/1/2026-1/31/2026
INCOME	
Interest Income - Reserves	0.14
Village Park HOA Dues-Meadows	60,186.00
TOTAL INCOME	**60,186.14**
EXPENSES	
Meadows Landscaping Expenses	
Meadows Insurance Arbor-Sign-Irrig...	309.00
Meadows Landscape Contract	3,023.68
TOTAL Meadows Landscaping Expe...	3,332.68
Meadows Utility Expenses	
Meadows Electricity	79.28
TOTAL Meadows Utility Expenses	79.28
The Meadows Building Maintenance	
Meadows General Maintenance	406.60
TOTAL The Meadows Building Maint...	406.60
TOTAL EXPENSES	**3,818.56**
OVERALL TOTAL	**56,367.58**

MEADOWS BUDGET AT 01/31/26

Category	Actual	Budget	Difference
INCOME			
Interest Income Reserves	$0.14	$0.00	$0.14
Village Park HOA Dues-Meadows	$60,186.00	$92,276.00	-$32,090.00
TOTAL INCOME	$60,186.14	$92,276.00	-$32,089.86
EXPENSES			
Bank Fees	$0.00	$35.00	$35.00
Meadows Landscaping Expenses			
Meadows Insurance Arbor-Sign-Irrigation	$309.00	$348.00	$39.00
Meadows Landscape Contract	$3,023.68	$36,303.23	$33,279.55
Meadows Landscape Special Projects	$0.00	$2,000.00	$2,000.00
Meadows Mulch	$0.00	$8,194.34	$8,194.34
TruGreen Contract Turf+Love Grass Treatment	$0.00	$2,400.00	$2,400.00
TOTAL Meadows Landscaping Expenses	$3,332.68	$49,245.57	$45,912.89
Meadows Utility Expenses			
Meadows Electricity	$79.28	$1,073.00	$993.72
Lighting Maintenance & Repairs	$0.00	$706.60	$706.60
Meadows Irrigation Repairs	$0.00	$600.00	$600.00
Meadows Scheduled Irrigation Maintenance	$0.00	$457.12	$457.12
Meadows Water	$0.00	$1,130.00	$1,130.00
TOTAL Meadows Utility Expenses	$79.28	$3,966.72	$3,887.44
The Meadows Building Maintenance			
Meadows Building Gutters	$0.00	$4,225.00	$4,225.00
Meadows General Maintenance	$406.60	$7,725.00	$7,318.40
Meadows Paint, Deck, Stain Reserves	$0.00	$21,630.00	$21,630.00
Meadows Termite Control & Inspection	$0.00	$3,225.00	$3,225.00
Meadows Asset Reserve	$0.00	$2,228.00	$2,228.00
TOTAL MEADOWS BUILDING MAINTENANCE	$406.60	$39,033.00	$38,626.40
TOTAL EXPENSES	**$3,818.56**	**$92,280.29**	**$88,461.73**
OVERALL TOTAL	$56,367.58	-$4.29	$56,371.87

MEADOWS BALANCE SHEET - As of 1/31/2026

(Cash Basis)

Account	1/31/2026 Balance
ASSETS	
Cash and Bank Accounts	
Meadows Asset Reserves	4,180.01
Meadows Operating Reserves	13,821.12
Meadows Paint, Deck, Stain Reserves	60,000.00
Village Park HOA Meadows	60,298.21
TOTAL Cash and Bank Accounts	**138,299.34**
TOTAL ASSETS	**138,299.34**
LIABILITIES & EQUITY	
LIABILITIES	**0.00**
EQUITY	**138,299.34**
TOTAL LIABILITIES & EQUITY	**138,299.34**

MEADOWS OPER BANK REC

Reconciliation Summary

BANK STATEMENT -- CLEARED TRANSACTIONS:			
Previous Balance:			3,747.59
Checks and Payments	8	Items	-6,549.60
Deposits and Other Credits	6	Items	64,517.50
Service Charge	0	Items	0.00
Interest Earned	0	Items	0.00
Ending Balance of Bank Statement:			61,715.49
YOUR RECORDS -- UNCLEARED TRANSACTIONS:			
Cleared Balance:			61,715.49
Checks and Payments	3	Items	-1,417.28
Deposits and Other Credits	0	Items	0.00
Register Balance as of 1/31/2026:			60,298.21
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Ending Balance:			60,298.21

Cleared Transaction Detail

Date	Num	Payee	Memo	Category	Clr	Amount
Cleared Checks and Payments						
12/28/2025	1579	K2 Services, Inc.	Inv #58290 Lighting Rep...	The Meadows Building...	R	-641.57
12/28/2025	1581	Duke Energy Payment Pro...	Acct #9100 8037 0010 5...	Meadows Utility Expen...	R	-39.22
12/28/2025	1582	Duke Energy Payment Pro...	Acct #9100 8036 9679 4...	Meadows Utility Expen...	R	-36.53
12/31/2025	1583	Asheville Gutter Cleaning	Inv #06015 Meadows Gu...	The Meadows Building...	R	-1,782.50
12/31/2025	1584	TruGreen Processing Cent...	Inv #219138775 & 2193...	Meadows Landscaping...	R	-310.50
1/12/2026	1586	K2 Services, Inc.	Inv #58335 Meadows 20...	The Meadows Building...	R	-406.60
1/15/2026	1587	TPS Landscaping	Inv #13642354 Jan 2026...	Meadows Landscaping...	R	-3,023.68
1/27/2026	1589	Village Park Development ...	Reimburse Main Accoun...	Meadows Landscaping...	R	-309.00
Total Cleared Checks and Payments				8 Items		-6,549.60
Cleared Deposits and Other Credits						
1/2/2026	DEP	Deposit	2026 Meadows Dues	Village Park HOA Due...	R	16,048.00
1/9/2026	DEP	Deposit	2026 Meadows Dues	Village Park HOA Due...	R	12,036.00
1/9/2026	DEP	Deposit	2026 Meadows Dues	Village Park HOA Due...	R	1,338.00
1/12/2026	1585	**VOID**K2 Services, Inc.	Inv #58335	The Meadows Building...	R	0.00
1/23/2026	DEP	Deposit	2026 Meadows Dues	Village Park HOA Due...	R	32,102.00
1/30/2026		Transfer To Operating Acc...	To cover 2025 Operating...	[Meadows Operating R...	R	2,993.50
Total Cleared Deposits and Other Credits				6 Items		64,517.50
Total Cleared Transactions				14 Items		57,967.90

Uncleared Transaction Detail up to 1/31/2026

Date	Num	Payee	Memo	Category	Clr	Amount
Uncleared Checks and Payments						
1/18/2026	1588	Jerry Webb	Overpayment of 2026 D...	Village Park HOA Due...		-1,338.00
1/27/2026	1590	Duke Energy Payment Pro...	Acct #9100 8037 0010 5...	Meadows Utility Expen...		-41.27
1/27/2026	1591	Duke Energy Payment Pro...	Acct #9100 8036 9679 4...	Meadows Utility Expen...		-38.01
Total Uncleared Checks and Payments				3 Items		-1,417.28
Uncleared Deposits and Other Credits						
Total Uncleared Deposits and Other Credits				0 Items		0.00
Total Uncleared Transactions				3 Items		-1,417.28

Uncleared Transaction Detail after 1/31/2026

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 8 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 01/30/2026

Contact us

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(844) 487-8478

■ TRUIST SIMPLE BUSINESS CHECKING

Account summary

Your previous balance as of 12/31/2025	$3,747.59
Checks	- 6,549.60
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 64,517.50
Your new balance as of 01/30/2026	**= $61,715.49**

Checks

DATE	CHECK #	AMOUNT($)
01/13	1579	641.57
01/08	*1581	39.22
01/08	1582	36.53
01/09	1583	1,782.50
01/20	1584	310.50
01/20	*1586	406.60
01/20	1587	3,023.68
01/28	*1589	309.00

* indicates a skip in sequential check numbers above this item

Total checks **= $6,549.60**

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT($)
01/02	DEPOSIT	16,048.00
01/09	DEPOSIT	1,338.00
01/09	DEPOSIT	12,036.00
01/23	DEPOSIT	32,102.00
01/30	TRUIST ONLINE TRANSFER ONLINE FROM ****1066 -	2,993.50
Total deposits, credits and interest		**= $64,517.50**

MEADOWS OPER RES BANK REC

Reconciliation Summary

BANK STATEMENT -- CLEARED TRANSACTIONS:

Previous Balance:			16,814.48
Checks and Payments	1	Item	-2,993.50
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:			13,821.12

YOUR RECORDS -- UNCLEARED TRANSACTIONS:

Cleared Balance:			13,821.12
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Balance as of 1/31/2026:			13,821.12
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Ending Balance:			13,821.12

Cleared Transaction Detail

Date	Num	Payee	Memo	Category	Clr	Amount
Cleared Checks and Payments						
1/30/2026		Transfer To Operating Acc...	To cover 2025 Operating...	[Village Park HOA Mea...	R	-2,993.50
Total Cleared Checks and Payments				1 Item		-2,993.50
Cleared Deposits and Other Credits						
1/30/2026		Interest Earned		Interest Income - Rese...	R	0.14
Total Cleared Deposits and Other Credits				1 Item		0.14
Total Cleared Transactions				2 Items		-2,993.36

Uncleared Transaction Detail up to 1/31/2026

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 1/31/2026

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 01/30/2026

Contact us

Truist.com

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(844) 487-8478

Summary of your accounts

ACCOUNT NAME	ACCOUNT NUMBER	BALANCE($)	DETAILS ON
TRUIST SIMPLE BUSINESS SAVINGS		6,716.13	page 1
TRUIST SIMPLE BUSINESS SAVINGS		13,821.12	page 1
Total checking and money market savings accounts		**$20,537.25**	

Checking and money market savings accounts

■ TRUIST SIMPLE BUSINESS SAVINGS

Account summary

Your previous balance as of 12/31/2025	$8,058.81
Checks	- 0.00
Other withdrawals, debits and service charges	- 1,342.75
Deposits, credits and interest	+ 0.07
Your new balance as of 01/30/2026	**= $6,716.13**

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%

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT($)
01/30	TRUIST ONLINE TRANSFER ONLINE TO ****9770 -	1,342.75
Total other withdrawals, debits and service charges		**= $1,342.75**

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT($)
01/30	EFFECTIVE DATE 1-31-26 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 12/31/2025	$16,814.48
Checks	- 0.00
Other withdrawals, debits and service charges	- 2,993.50
Deposits, credits and interest	+ 0.14
Your new balance as of 01/30/2026	**= $13,821.12**

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%

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT($)
01/30	TRUIST ONLINE TRANSFER ONLINE TO ****9789 -	2,993.50
Total other withdrawals, debits and service charges		**= $2,993.50**

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT($)
01/30	EFFECTIVE DATE 1-31-26 INTEREST PAYMENT	0.14
Total deposits, credits and interest		**= $0.14**

MEADOWS PAINT RESERVES AT 1-31-26 $60,000

CD 3512

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

BUSI

Account number	xxxxxxx93512 Show

As of 02/05/26

Current balance	**$61,800.00**
Interest rate	0.050%
Annual percentage yield (APY)	0.05%
Interest paid (YTD)	$1,800.00
Maturity date	02/04/27

Money and Mindset

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CD 3636

MEADOWS ASSET RESERVES AT 1-31-26 $4180.01

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

BUSI

Account number	xxxxxxx93636 Show

As of 02/05/26

Current balance	**$4,305.41**
Interest rate	0.050%
Annual percentage yield (APY)	0.05%
Interest paid (YTD)	$125.40
Maturity date	02/04/27

Money and Mindset

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