MEADOWS P&L - FEB 2026

1/1/2026 through 2/28/2026 (Cash Basis)

Category	2/1/2026-2/28/2026	1/1/2026-2/28/2026
INCOME		
Interest Income - Reserves	1,925.51	1,925.65
Village Park HOA Dues-Meadows	0.00	60,186.00
TOTAL INCOME	**1,925.51**	**62,111.65**
EXPENSES		
Meadows Landscaping Expenses		
Meadows Insurance Arbor-Sign-Irrig...	0.00	309.00
Meadows Landscape Contract	3,023.68	6,047.36
TOTAL Meadows Landscaping Expe...	3,023.68	6,356.36
Meadows Utility Expenses		
Meadows Electricity	78.75	158.03
TOTAL Meadows Utility Expenses	78.75	158.03
The Meadows Building Maintenance		
Meadows General Maintenance	0.00	406.60
TOTAL The Meadows Building Maint...	0.00	406.60
TOTAL EXPENSES	**3,102.43**	**6,920.99**
OVERALL TOTAL	**-1,176.92**	**55,190.66**

MEADOWS ACCOUNT BUDGET AT 02/28/26

Category	Actual	Budget	Difference
INCOME			
Interest Income Reserves	$1,925.65	$0.00	$1,925.65
Village Park HOA Dues-Meadows	$60,186.00	$92,276.00	-$32,090.00
TOTAL INCOME	$62,111.65	$92,276.00	-$30,164.35
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	$6,047.36	$36,303.23	$30,255.87
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	$6,356.36	$49,245.57	$42,889.21
Meadows Utility Expenses			
Meadows Electricity	$158.03	$1,073.00	$914.97
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	$158.03	$3,966.72	$3,808.69
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	**$6,920.99**	**$92,280.29**	**$85,359.30**
OVERALL TOTAL	$55,190.66	-$4.29	$55,194.95

MEADOWS BALANCE SHEET - As of 2/28/2026

(Cash Basis)

Account	2/28/2026 Balance
ASSETS	
Cash and Bank Accounts	
Meadows Asset Reserves	6,468.41
Meadows Operating Reserves	13,821.23
Meadows Paint, Deck, Stain Reserves	55,000.00
Village Park HOA Meadows	61,832.78
TOTAL Cash and Bank Accounts	**137,122.42**
TOTAL ASSETS	**137,122.42**
LIABILITIES & EQUITY	
LIABILITIES	**0.00**
EQUITY	**137,122.42**
TOTAL LIABILITIES & EQUITY	**137,122.42**

02/26 MEADOWS BANK REC

Village Park HOA Meadows
3/8/2026

Reconciliation Summary

BANK STATEMENT -- CLEARED TRANSACTIONS:			
Previous Balance:			61,715.49
Checks and Payments	5	Items	-6,603.96
Deposits and Other Credits	1	Item	6,800.00
Service Charge	0	Items	0.00
Interest Earned	0	Items	0.00
Ending Balance of Bank Statement:			61,911.53
YOUR RECORDS -- UNCLEARED TRANSACTIONS:			
Cleared Balance:			61,911.53
Checks and Payments	2	Items	-78.75
Deposits and Other Credits	0	Items	0.00
Register Balance as of 2/28/2026:			61,832.78
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Ending Balance:			61,832.78

Village Park HOA Meadows
3/8/2026

Cleared Transaction Detail

Date	Num	Payee	Memo	Category	Clr	Amount
Cleared Checks and Payments						
1/18/2026	1588	Jerry Webb	Overpayment of 2026 D...	Village Park HOA Due...	R	-1,338.00
1/27/2026	1590	Duke Energy Payment Pro...	Acct #9100 8037 0010 5...	Meadows Utility Expen...	R	-41.27
1/27/2026	1591	Duke Energy Payment Pro...	Acct #9100 8036 9679 4...	Meadows Utility Expen...	R	-38.01
2/6/2026	1592	TPS Landscaping	Inv #13642533 Feb 202...	Meadows Landscaping...	R	-3,023.68
2/12/2026	TXFR	To Asset Reserves	2025 Asset Reserves	[Meadows Asset Reser...	R	-2,163.00
Total Cleared Checks and Payments				5 Items		-6,603.96
Cleared Deposits and Other Credits						
2/11/2026	TXFR	From Paint Reserves	To Cover 2026 Reserves...	[Meadows Paint, Deck,...	R	6,800.00
Total Cleared Deposits and Other Credits				1 Item		6,800.00
Total Cleared Transactions				6 Items		196.04

Village Park HOA Meadows
3/8/2026

Uncleared Transaction Detail up to 2/28/2026

Date	Num	Payee	Memo	Category	Clr	Amount
Uncleared Checks and Payments						
2/23/2026	1593	Duke Energy Payment Pro...	Acct #9100 8037 0010 5...	Meadows Utility Expen...		-40.32
2/23/2026	1594	Duke Energy Payment Pro...	Acct #9100 8036 9679 4...	Meadows Utility Expen...		-38.43
Total Uncleared Checks and Payments				2 Items		-78.75
Uncleared Deposits and Other Credits						
Total Uncleared Deposits and Other Credits				0 Items		0.00
Total Uncleared Transactions				2 Items		-78.75

Village Park HOA Meadows
3/8/2026

Uncleared Transaction Detail after 2/28/2026

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 5 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 02/27/2026

Contact us

Truist.com

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

■ TRUIST SIMPLE BUSINESS CHECKING

Account summary

Your previous balance as of 01/30/2026	$61,715.49
Checks	- 6,603.96
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 6,800.00
Your new balance as of 02/27/2026	**= $61,911.53**

Checks

DATE	CHECK #	AMOUNT($)
02/02	1588	1,338.00
02/05	*1590	41.27
02/05	1591	38.01
02/17	1592	3,023.68
02/12	*7006852	2,163.00
		Total checks = $6,603.96

* indicates a skip in sequential check numbers above this item

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT($)
02/11	COUNTER DEPOSIT	6,800.00
	Total deposits, credits and interest	**= $6,800.00**

2/26 MEAD OP RES BANK REC

Meadows Operating Reserves
3/8/2026

Reconciliation Summary

BANK STATEMENT -- CLEARED TRANSACTIONS:			
Previous Balance:			13,821.12
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	0.11
Ending Balance of Bank Statement:			13,821.23
YOUR RECORDS -- UNCLEARED TRANSACTIONS:			
Cleared Balance:			13,821.23
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Balance as of 2/28/2026:			13,821.23
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Ending Balance:			13,821.23

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						
2/27/2026		Interest Earned		Interest Income - Rese...	R	0.11
Total Cleared Deposits and Other Credits				1 Item		0.11
Total Cleared Transactions				1 Item		0.11

Uncleared Transaction Detail up to 2/28/2026

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

Meadows Operating Reserves
3/8/2026

Uncleared Transaction Detail after 2/28/2026

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 02/27/2026

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		6,716.18	page 1
TRUIST SIMPLE BUSINESS SAVINGS		13,821.23	page 1
Total checking and money market savings accounts		**$20,537.41**	

Checking and money market savings accounts

■ TRUIST SIMPLE BUSINESS SAVINGS

Account summary

Your previous balance as of 01/31/2026	$6,716.13
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.05
Your new balance as of 02/27/2026	**= $6,716.18**

Interest summary

Interest paid this statement period	$0.05
2026 interest paid year-to-date	$0.12
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT($)
02/27	EFFECTIVE DATE 2-28-26 INTEREST PAYMENT	0.05
Total deposits, credits and interest		**= $0.05**

■ TRUIST SIMPLE BUSINESS SAVINGS - MEADOWS OPERATING RESERVES

Account summary

Your previous balance as of 01/31/2026	$13,821.12
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.11
Your new balance as of 02/27/2026	**= $13,821.23**

Interest summary

Interest paid this statement period	$0.11
2026 interest paid year-to-date	$0.25
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT($)
02/27	EFFECTIVE DATE 2-28-26 INTEREST PAYMENT	0.11
Total deposits, credits and interest		**= $0.11**

FEB MEAD AST RES BNK REC

Meadows Asset Reserves
3/8/2026

Reconciliation Summary

BANK STATEMENT -- CLEARED TRANSACTIONS:			
Previous Balance:			4,180.01
Checks and Payments	0	Items	0.00
Deposits and Other Credits	1	Item	2,163.00
Service Charge	0	Items	0.00
Interest Earned	1	Item	125.40
Ending Balance of Bank Statement:			6,468.41
YOUR RECORDS -- UNCLEARED TRANSACTIONS:			
Cleared Balance:			6,468.41
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Balance as of 2/28/2026:			6,468.41
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Ending Balance:			6,468.41

Meadows Asset Reserves
3/8/2026

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						
2/4/2026	Interest Earned			Interest Income - Rese...	R	125.40
2/12/2026	To Asset Reserves		2025 Asset Reserves	[Village Park HOA Mea...	R	2,163.00
Total Cleared Deposits and Other Credits				2 Items		2,288.40
Total Cleared Transactions				2 Items		2,288.40

Meadows Asset Reserves
3/8/2026

Uncleared Transaction Detail up to 2/28/2026

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

Meadows Asset Reserves
3/8/2026

Uncleared Transaction Detail after 2/28/2026

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

CD 3636

MEADOWS ASSET RESERVES AT 2-28-26

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 03/08/26

Current balance	$6,468.41
Interest rate	3.200%
Annual percentage yield (APY)	3.25%
Interest paid (YTD)	$125.40
Maturity date	02/11/27

FEB MEAD PNT RES BNK REC

Meadows Paint, Deck, Stain Reserves
3/8/2026

Reconciliation Summary

BANK STATEMENT -- CLEARED TRANSACTIONS:			
Previous Balance:			60,000.00
Checks and Payments	1	Item	-6,800.00
Deposits and Other Credits	0	Items	0.00
Service Charge	0	Items	0.00
Interest Earned	1	Item	1,800.00
Ending Balance of Bank Statement:			55,000.00
YOUR RECORDS -- UNCLEARED TRANSACTIONS:			
Cleared Balance:			55,000.00
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Balance as of 2/28/2026:			55,000.00
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Ending Balance:			55,000.00

Meadows Paint, Deck, Stain Reserves
3/8/2026

Cleared Transaction Detail

Date	Num	Payee	Memo	Category	Clr	Amount
Cleared Checks and Payments						
2/11/2026		From Paint Reserves	To Cover 2026 Reserves...	[Village Park HOA Mea...	R	-6,800.00
Total Cleared Checks and Payments				1 Item		-6,800.00
Cleared Deposits and Other Credits						
2/4/2026		Interest Earned		Interest Income - Rese...	R	1,800.00
Total Cleared Deposits and Other Credits				1 Item		1,800.00
Total Cleared Transactions				2 Items		-5,000.00

Meadows Paint, Deck, Stain Reserves
3/8/2026

Uncleared Transaction Detail up to 2/28/2026

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

Meadows Paint, Deck, Stain Reserves
3/8/2026

Uncleared Transaction Detail after 2/28/2026

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

CD 3512

MEADOWS PAINT RESERVES AT 2-28-26

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 03/08/26

Current balance	$55,000.00
Interest rate	3.200%
Annual percentage yield (APY)	3.25%
Interest paid (YTD)	$1,800.00
Maturity date	02/11/27