MEADOWS P&L - APR 2026

1/1/2026 through 4/30/2026 (Cash Basis)

Category	4/1/2026-4/30/2026	1/1/2026-4/30/2026
INCOME		
Interest Income - Reserves	0.11	1,925.88
Village Park HOA Dues-Meadows	2,674.80	68,210.80
TOTAL INCOME	**2,674.91**	**70,136.68**
EXPENSES		
Meadows Landscaping Expenses		
Meadows Insurance Arbor-Sign-Irrig...	0.00	309.00
Meadows Landscape Contract	3,023.68	12,094.72
Meadows Landscape Special Projects	185.73	185.73
Meadows Mulch	8,194.34	8,194.34
TruGreen Contract Turf + Love Grass	0.00	160.00
TOTAL Meadows Landscaping Expe...	11,403.75	20,943.79
Meadows Utility Expenses		
Lighting Maintenance & Repairs	406.60	406.60
Meadows Electricity	78.78	315.36
Meadows Scheduled Irrigation Maint...	0.00	462.15
Meadows Water	102.26	142.60
TOTAL Meadows Utility Expenses	587.64	1,326.71
The Meadows Building Maintenance		
Meadows General Maintenance	309.19	715.79
TOTAL The Meadows Building Maint...	309.19	715.79
TOTAL EXPENSES	**12,300.58**	**22,986.29**
OVERALL TOTAL	**-9,625.67**	**47,150.39**

VP MEADOWS ACCOUNT BUDGET AT 04/30/26

Category	Actual	Budget	Difference
INCOME			
Interest Income Reserves	$1,925.88	$0.00	$1,925.88
Village Park HOA Dues-Meadows	$68,210.80	$92,276.00	-$24,065.20
TOTAL INCOME	$70,136.68	$92,276.00	-$22,139.32
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	$12,094.72	$36,303.23	$24,208.51
Meadows Landscape Special Projects	$185.73	$2,000.00	$1,814.27
Meadows Mulch	$8,194.34	$8,194.34	$0.00
TruGreen Contract Turf+Love Grass Treatment	$160.00	$2,400.00	$2,240.00
TOTAL Meadows Landscaping Expenses	$20,943.79	$49,245.57	$28,301.78
Meadows Utility Expenses			
Meadows Electricity	$315.36	$1,073.00	$757.64
Lighting Maintenance & Repairs	$406.60	$706.60	$300.00
Meadows Irrigation Repairs	$0.00	$600.00	$600.00
Meadows Scheduled Irrigation Maintenance	$462.15	$457.12	-$5.03
Meadows Water	$142.60	$1,130.00	$987.40
TOTAL Meadows Utility Expenses	$1,326.71	$3,966.72	$2,640.01
The Meadows Building Maintenance			
Meadows Building Gutters	$0.00	$4,225.00	$4,225.00
Meadows General Maintenance	$715.79	$7,725.00	$7,009.21
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	$715.79	$39,033.00	$38,317.21
TOTAL EXPENSES	**$22,986.29**	**$92,280.29**	**$69,294.00**
OVERALL TOTAL	$47,150.39	-$4.29	$47,154.68

MEADOWS BALANCE SHEET - As of 4/30/2026

(Cash Basis)

Account	4/30/2026 Balance
ASSETS	
Cash and Bank Accounts	
Meadows Asset Reserves	6,468.41
Meadows Operating Reserves	13,821.46
Meadows Paint, Deck, Stain Reserves	55,000.00
Village Park HOA Meadows	53,792.28
TOTAL Cash and Bank Accounts	**129,082.15**
TOTAL ASSETS	**129,082.15**
LIABILITIES & EQUITY	
LIABILITIES	**0.00**
EQUITY	**129,082.15**
TOTAL LIABILITIES & EQUITY	**129,082.15**

MEADOWS BANK REC

Village Park HOA Meadows
5/8/2026

Reconciliation Summary

BANK STATEMENT -- CLEARED TRANSACTIONS:

Previous Balance:			63,496.61
Checks and Payments	9	Items	-12,706.95
Deposits and Other Credits	2	Items	3,081.40
Service Charge	0	Items	0.00
Interest Earned	0	Items	0.00
Ending Balance of Bank Statement:			53,871.06

YOUR RECORDS -- UNCLEARED TRANSACTIONS:

Cleared Balance:			53,871.06
Checks and Payments	2	Items	-78.78
Deposits and Other Credits	0	Items	0.00
Register Balance as of 4/30/2026:			53,792.28
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Ending Balance:			53,792.28

MEADOWS BANK REC

Village Park HOA Meadows
5/8/2026

Cleared Transaction Detail

Date	Num	Payee	Memo	Category	Clr	Amount
Cleared Checks and Payments						
3/30/2026	1598	Duke Energy Payment Pro...	Acct #9100 8037 0010 5...	Meadows Utility Expen...	R	-40.23
3/30/2026	1599	Duke Energy Payment Pro...	Acct #9100 8036 9679 4...	Meadows Utility Expen...	R	-38.32
4/14/2026	1600	TPS Landscaping	Inv #13643430 Apr 2026...	Meadows Landscaping...	R	-3,023.68
4/14/2026	1601	TPS Landscaping	Inv #13643533 2026 Mul...	Meadows Landscaping...	R	-8,194.34
4/14/2026	1602	Jill Tourtellot	Reimbursement - Home ...	Meadows Landscaping...	R	-87.63
4/14/2026	1603	Robert LeBoeuf	Reimburse - Meadows M...	--Split--	R	-813.89
4/15/2026	JE	Journal Entry	Reclass Lighting Contract	Meadows Utility Expen...	R	-406.60
4/26/2026	EFT	City Of Asheville	Bill #6311920 4 Meadow...	Meadows Utility Expen...	R	-27.91
4/26/2026	EFT	City Of Asheville	Bill #6311921 51 Meado...	Meadows Utility Expen...	R	-74.35
Total Cleared Checks and Payments				9 Items		-12,706.95
Cleared Deposits and Other Credits						
4/15/2026	JE	Journal Entry	Reclass Lighting Contract	The Meadows Building...	R	406.60
4/30/2026	DEP	Depost	2026 Meadows Dues	Village Park HOA Due...	R	2,674.80
Total Cleared Deposits and Other Credits				2 Items		3,081.40
Total Cleared Transactions				11 Items		-9,625.55

Village Park HOA Meadows
5/8/2026

Uncleared Transaction Detail up to 4/30/2026

Date	Num	Payee	Memo	Category	Clr	Amount
Uncleared Checks and Payments						
4/26/2026	1604	Duke Energy Payment Pro...	Acct #9100 8037 0010 5...	Meadows Utility Expen...		-40.40
4/26/2026	1605	Duke Energy Payment Pro...	Acct #910080369679 4 ...	Meadows Utility Expen...		-38.38
Total Uncleared Checks and Payments				2 Items		-78.78
Uncleared Deposits and Other Credits						
Total Uncleared Deposits and Other Credits				0 Items		0.00
Total Uncleared Transactions				2 Items		-78.78

MEADOWS BANK REC

Village Park HOA Meadows
5/8/2026

Uncleared Transaction Detail after 4/30/2026

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 6 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 04/30/2026

Contact us

Truist.com

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

■ TRUIST SIMPLE BUSINESS CHECKING

Account summary

Your previous balance as of 03/31/2026	$63,496.61
Checks	- 12,198.09
Other withdrawals, debits and service charges	- 102.26
Deposits, credits and interest	+ 2,674.80
Your new balance as of 04/30/2026	**= $53,871.06**

Checks

DATE	CHECK #	AMOUNT($)
04/02	1598	40.23
04/02	1599	38.32
04/21	1600	3,023.68
04/21	1601	8,194.34
04/20	1602	87.63
04/17	1603	813.89
Total checks		**= $12,198.09**

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT($)
04/27	INTERNET PAYMENT BILLPAY THE CITY OF ASHE CITY OF ASHEVIL	27.91
04/27	INTERNET PAYMENT BILLPAY THE CITY OF ASHE CITY OF ASHEVIL	74.35
Total other withdrawals, debits and service charges		**= $102.26**

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT($)
04/30	DEPOSIT	2,674.80
Total deposits, credits and interest		**= $2,674.80**

MEADOWS OP RES BANK REC

Meadows Operating Reserves
5/8/2026

Reconciliation Summary

BANK STATEMENT -- CLEARED TRANSACTIONS:			
Previous Balance:			13,821.35
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:			13,821.46
YOUR RECORDS -- UNCLEARED TRANSACTIONS:			
Cleared Balance:			13,821.46
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Balance as of 4/30/2026:			13,821.46
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Ending Balance:			13,821.46

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						
4/30/2026		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 4/30/2026

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 4/30/2026

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 04/30/2026

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	[redacted]	6,716.30	page 1
TRUIST SIMPLE BUSINESS SAVINGS	[redacted]	13,821.46	page 1
Total checking and money market savings accounts		$20,537.76	

Checking and money market savings accounts

■ TRUIST SIMPLE BUSINESS SAVINGS [redacted]

Account summary

Your previous balance as of 03/31/2026	$6,716.24
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.06
Your new balance as of 04/30/2026	= $6,716.30

Interest summary

Interest paid this statement period	$0.06
2026 interest paid year-to-date	$0.24
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT($)
04/30	INTEREST PAYMENT	0.06
Total deposits, credits and interest		= $0.06

■ TRUIST SIMPLE BUSINESS SAVINGS MEADOWS OPERATING RESERVES

Account summary

Your previous balance as of 03/31/2026	$13,821.35
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.11
Your new balance as of 04/30/2026	= $13,821.46

Interest summary

Interest paid this statement period	$0.11
2026 interest paid year-to-date	$0.48
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT($)
04/30	INTEREST PAYMENT	0.11
Total deposits, credits and interest		= $0.11

CD 3512

MEADOWS PAINT RESERVES AT 4-30-26

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 05/08/26

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

CD 3636

MEADOWS ASSET RESERVES AT 4-30-26

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 05/08/26

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