MEADOWS P&L - AUG 2026

1/1/2026 through 8/31/2026 (Cash Basis)

Category	8/1/2026-8/31/2026	1/1/2026-8/31/2026
INCOME		
Interest Income - Reserves	0.12	1,926.35
Village Park HOA Dues-Meadows	0.00	81,542.80
TOTAL INCOME	**0.12**	**83,469.15**
EXPENSES		
Meadows Landscaping Expenses		
Meadows Insurance Arbor-Sign-Irrig...	0.00	309.00
Meadows Landscape Contract	3,023.68	24,189.44
Meadows Landscape Special Projects	0.00	387.74
Meadows Mulch	0.00	8,194.34
TruGreen Contract Turf + Love Grass	164.99	644.99
TOTAL Meadows Landscaping Expe...	3,188.67	33,725.51
Meadows Utility Expenses		
Lighting Maintenance & Repairs	0.00	696.14
Meadows Electricity	78.28	626.55
Meadows Scheduled Irrigation Maint...	0.00	462.15
Meadows Water	140.96	618.02
TOTAL Meadows Utility Expenses	219.24	2,402.86
The Meadows Building Maintenance		
Meadows Building Gutters	0.00	2,012.50
Meadows General Maintenance	252.54	1,642.28
Meadows Paint, Deck, Stain Reserves	3,528.12	3,528.12
Meadows Termite Control & Inspection	3,101.00	3,101.00
TOTAL The Meadows Building Maint...	6,881.66	10,283.90
TOTAL EXPENSES	**10,289.57**	**46,412.27**
OVERALL TOTAL	**-10,289.45**	**37,056.88**

VP MEADOWS ACCOUNT BUDGET AT 08/31/26

Category	Actual	Budget	Difference
INCOME			
Interest Income Reserves	$1,926.35	$0.00	$1,926.35
Village Park HOA Dues-Meadows	$81,542.80	$92,276.00	-$10,733.20
TOTAL INCOME	$83,469.15	$92,276.00	-$8,806.85
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	$24,189.44	$36,303.23	$12,113.79
Meadows Landscape Special Projects	$387.74	$2,000.00	$1,612.26
Meadows Mulch	$8,194.34	$8,194.34	$0.00
TruGreen Contract Turf+Love Grass Treatment	$644.99	$2,400.00	$1,755.01
TOTAL Meadows Landscaping Expenses	$33,725.51	$49,245.57	$15,520.06
Meadows Utility Expenses			
Meadows Electricity	$626.55	$1,073.00	$446.45
Lighting Maintenance & Repairs	$696.14	$706.60	$10.46
Meadows Irrigation Repairs	$0.00	$600.00	$600.00
Meadows Scheduled Irrigation Maintenance	$462.15	$457.12	-$5.03
Meadows Water	$618.02	$1,130.00	$511.98
TOTAL Meadows Utility Expenses	$2,402.86	$3,966.72	$1,563.86
The Meadows Building Maintenance			
Meadows Building Gutters	$2,012.50	$4,225.00	$2,212.50
Meadows General Maintenance	$1,642.28	$7,725.00	$6,082.72
Meadows Paint, Deck, Stain Reserves	$3,528.12	$21,630.00	$18,101.88
Meadows Termite Control & Inspection	$3,101.00	$3,225.00	$124.00
Meadows Asset Reserve	$0.00	$2,228.00	$2,228.00
TOTAL MEADOWS BUILDING MAINTENANCE	$10,283.90	$39,033.00	$28,749.10
TOTAL EXPENSES	**$46,412.27**	**$92,280.29**	**$45,868.02**
OVERALL TOTAL	$37,056.88	-$4.29	$37,061.17

MEADOWS BALANCE SHEET - As of 8/31/2026

(Cash Basis)

Account	8/31/2026 Balance
ASSETS	
Cash and Bank Accounts	
Meadows Asset Reserves	6,468.41
Meadows Operating Reserves	13,821.93
Meadows Paint, Deck, Stain Reserves	55,000.00
Village Park HOA Meadows	43,698.30
TOTAL Cash and Bank Accounts	**118,988.64**
TOTAL ASSETS	**118,988.64**
LIABILITIES & EQUITY	
LIABILITIES	**0.00**
EQUITY	**118,988.64**
TOTAL LIABILITIES & EQUITY	**118,988.64**

MEADOWS OPER BANK REC

Village Park HOA Meadows
9/13/2026

Reconciliation Summary

BANK STATEMENT -- CLEARED TRANSACTIONS:			
Previous Balance:			54,066.20
Checks and Payments	8	Items	-7,266.90
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:			46,799.30
YOUR RECORDS -- UNCLEARED TRANSACTIONS:			
Cleared Balance:			46,799.30
Checks and Payments	1	Item	-3,101.00
Deposits and Other Credits	0	Items	0.00
Register Balance as of 8/31/2026:			43,698.30
Checks and Payments	6	Items	-32,690.66
Deposits and Other Credits	0	Items	0.00
Register Ending Balance:			11,007.64

Cleared Transaction Detail

Date	Num	Payee	Memo	Category	Clr	Amount
Cleared Checks and Payments						
7/29/2026	1623	Duke Energy Payment Pro...	Acct #9100 8037 0010 5...	Meadows Utility Expen...	R	-40.09
7/29/2026	1624	Duke Energy Payment Pro...	Acct #9100 8036 9679 4...	Meadows Utility Expen...	R	-38.24
8/9/2026	1625	TPS Landscaping	Inv #13645232 Aug 202...	Meadows Landscaping...	R	-3,023.68
8/9/2026	1626	TruGreen Processing Cent...	Inv #229203293 Meado...	Meadows Landscaping...	R	-164.99
8/11/2026	1627	Robert LeBoeuf	Reimburse - Meadows G...	--Split--	R	-3,780.66
8/25/2026	EFT	City Of Asheville	Bill #6442838 4 Meadow...	Meadows Utility Expen...	R	-35.65
8/25/2026	EFT	City Of Asheville	Bill #6442839	Meadows Utility Expen...	R	-105.31
8/26/2026	EFT	Duke Energy Payment Pro...	4 Meadow Vista & 52 Me...	Meadows Utility Expen...	R	-78.28
Total Cleared Checks and Payments				8 Items		-7,266.90
Cleared Deposits and Other Credits						
Total Cleared Deposits and Other Credits				0 Items		0.00
Total Cleared Transactions				8 Items		-7,266.90

Uncleared Transaction Detail up to 8/31/2026

Date	Num	Payee	Memo	Category	Clr	Amount
Uncleared Checks and Payments						
8/24/2026	1628	Terminix Service, Inc	Inv #26-001009522 202...	The Meadows Building...		-3,101.00
Total Uncleared Checks and Payments				1 Item		-3,101.00
Uncleared Deposits and Other Credits						
Total Uncleared Deposits and Other Credits				0 Items		0.00
Total Uncleared Transactions				1 Item		-3,101.00

Village Park HOA Meadows
9/13/2026

Uncleared Transaction Detail after 8/31/2026

Date	Num	Payee	Memo	Category	Clr	Amount
Uncleared Checks and Payments						
9/3/2026	1629	TPS Landscaping	Inv #13645729 Sep 202...	Meadows Landscaping...		-3,023.68
9/3/2026	1630	BISKIT'S PAINTING LLC	09/03/26 EXTERIOR ST...	The Meadows Building...		-4,605.00
9/7/2026	1631	TruGreen Processing Cent...	Inv #23055208 Fungisid...	Meadows Landscaping...		-246.99
9/7/2026	1632	TruGreen Processing Cent...	Inv #230737973 Lawn S...	Meadows Landscaping...		-164.99
9/7/2026	1633	FRANCISCO JAVIER GO...	2026 Meadows Painting	The Meadows Building...		-12,325.00
9/7/2026	1634	JOSE ABEL GOMEZ HER...	2026 Meadows Painting	The Meadows Building...		-12,325.00
Total Uncleared Checks and Payments				6 Items		-32,690.66
Uncleared Deposits and Other Credits						
Total Uncleared Deposits and Other Credits				0 Items		0.00
Total Uncleared Transactions				6 Items		-32,690.66

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 08/31/2026

Contact us

Truist.com

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

■ TRUIST SIMPLE BUSINESS CHECKING

Account summary

Your previous balance as of 07/31/2026	$54,066.20
Checks	- 7,047.66
Other withdrawals, debits and service charges	- 219.24
Deposits, credits and interest	+ 0.00
Your new balance as of 08/31/2026	**= $46,799.30**

Checks

DATE	CHECK #	AMOUNT($)
08/04	1623	40.09
08/04	1624	38.24
08/18	1625	3,023.68
08/17	1626	164.99
08/21	1627	3,780.66
Total checks		= $7,047.66

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT($)
08/26	INTERNET PAYMENT BILLPAY THE CITY OF ASHE CITY OF ASHEVIL	35.65
08/26	INTERNET PAYMENT BILLPAY THE CITY OF ASHE CITY OF ASHEVIL	105.31
08/28	RECURRING INTERNET PAYMENT BILL PAY DUKEENERGY 670004307758	78.28
Total other withdrawals, debits and service charges		= $219.24

Effective September 28, 2026, we have revised our Commercial Services Agreement ("CBSA") governing your account and your relationship with Truist Bank. The revised CBSA will be available for you to review at any Truist branch or online at www.truist.com/Advanced-CBSA starting on August 28, 2026. These revisions include those found under Section A (Legal Agreement), Section E (Account Opening), Section F (Account Types), Section G (Account Rules), Section H (Rules Applicable to Certain Accounts), Section H.2 (Non-Interest Bearing Accounts), Section H.3 (Interest Bearing Accounts), Section I (Certificates of Deposit), Section J (Availability of Funds), and Section K (Commercial Funds Transfers) of the CBSA. The revised CBSA will become effective on September 28, 2026. If you do nothing and continue to use or maintain your account on or after September 28, 2026, your continued use or maintaining of the account will be deemed acceptance of the revised CBSA. If you do not accept the revised CBSA, you may close your account at any time before September 28, 2026. If you have questions about the revised CBSA, contact your Relationship Manager, visit your local Truist branch, or call 844-4TRUIST (844-487-8478). **The revised CBSA contains a mutual arbitration agreement providing that you and we agree to submit certain disputes for resolution by a neutral arbitrator on an individual basis and not to sue**

Meadows Operating Reserves
9/13/2026

Reconciliation Summary

BANK STATEMENT -- CLEARED TRANSACTIONS:			
Previous Balance:			13,821.81
Checks and Payments	0	Items	0.00
Deposits and Other Credits	1	Item	0.12
Service Charge	0	Items	0.00
Interest Earned	0	Items	0.00
Ending Balance of Bank Statement:			13,821.93
YOUR RECORDS -- UNCLEARED TRANSACTIONS:			
Cleared Balance:			13,821.93
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Balance as of 8/31/2026:			13,821.93
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Ending Balance:			13,821.93

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						
8/31/2026		Interest Earned		Interest Income - Rese...	R	0.12
Total Cleared Deposits and Other Credits				1 Item		0.12
Total Cleared Transactions				1 Item		0.12

Uncleared Transaction Detail up to 8/31/2026

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 8/31/2026

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 08/31/2026

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		6,716.54	page 1
TRUIST SIMPLE BUSINESS SAVINGS		13,821.93	page 1
Total checking and money market savings accounts		$20,538.47	

Checking and money market savings accounts

■ TRUIST SIMPLE BUSINESS SAVINGS

Account summary

Your previous balance as of 07/31/2026	$6,716.48
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.06
Your new balance as of 08/31/2026	= $6,716.54

Interest summary

Interest paid this statement period	$0.06
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($)
08/31	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 07/31/2026	$13,821.81
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.12
Your new balance as of 08/31/2026	= $13,821.93

Interest summary

Interest paid this statement period	$0.12
2026 interest paid year-to-date	$0.95
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT($)
08/31	INTEREST PAYMENT	0.12
Total deposits, credits and interest		= $0.12

CD 3636

MEADOWS ASSET RESERVES AT 8-31-26

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 09/13/26

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

MEADOWS PAINT RESERVES
AT 8-31-26

CD 3512

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 09/13/26

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