VP MEADOWS ACCOUNT P&L - SEP 2026

1/1/2026 through 9/30/2026 (Cash Basis)

Category	9/1/2026-9/30/2026	1/1/2026-9/30/2026
INCOME		
Interest Income - Reserves	0.11	1,926.46
Village Park HOA Dues-Meadows	7,984.00	89,526.80
TOTAL INCOME	**7,984.11**	**91,453.26**
EXPENSES		
Meadows Landscaping Expenses		
Meadows Insurance Arbor-Sign-Irrig...	0.00	309.00
Meadows Landscape Contract	3,023.68	27,213.12
Meadows Landscape Special Projects	89.17	476.91
Meadows Mulch	0.00	8,194.34
TruGreen Contract Turf + Love Grass	658.97	1,303.96
TOTAL Meadows Landscaping Expe...	3,771.82	37,497.33
Meadows Utility Expenses		
Lighting Maintenance & Repairs	0.00	696.14
Meadows Electricity	79.11	705.66
Meadows Scheduled Irrigation Maint...	0.00	462.15
Meadows Water	0.00	618.02
TOTAL Meadows Utility Expenses	79.11	2,481.97
The Meadows Building Maintenance		
Meadows Building Gutters	0.00	2,012.50
Meadows General Maintenance	433.42	2,075.70
Meadows Paint, Deck, Stain Reserves	29,469.91	32,998.03
Meadows Termite Control & Inspection	0.00	3,101.00
TOTAL The Meadows Building Maint...	29,903.33	40,187.23
TOTAL EXPENSES	**33,754.26**	**80,166.53**
OVERALL TOTAL	**-25,770.15**	**11,286.73**

VP MEADOWS BUDGET AT 09/30/26

Category	Actual	Budget	Difference
INCOME			
Interest Income Reserves	$1,926.46	$0.00	$1,926.46
Village Park HOA Dues-Meadows	$89,526.80	$92,276.00	-$2,749.20
TOTAL INCOME	$91,453.26	$92,276.00	-$822.74
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	$27,213.12	$36,303.23	$9,090.11
Meadows Landscape Special Projects	$476.91	$2,000.00	$1,523.09
Meadows Mulch	$8,194.34	$8,194.34	$0.00
TruGreen Contract Turf+Love Grass Treatment	$1,303.96	$2,400.00	$1,096.04
TOTAL Meadows Landscaping Expenses	$37,497.33	$49,245.57	$11,748.24
Meadows Utility Expenses			
Meadows Electricity	$705.66	$1,073.00	$367.34
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	$2,481.97	$3,966.72	$1,484.75
The Meadows Building Maintenance			
Meadows Building Gutters	$2,012.50	$4,225.00	$2,212.50
Meadows General Maintenance	$2,075.70	$7,725.00	$5,649.30
Meadows Paint, Deck, Stain Reserves	$32,998.03	$21,630.00	-$11,368.03
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	$40,187.23	$39,033.00	-$1,154.23
TOTAL EXPENSES	**$80,166.53**	**$92,280.29**	**$12,113.76**
OVERALL TOTAL	$11,286.73	-$4.29	$11,291.02

MEADOWS BALANCE SHEET - As of 9/30/2026

(Cash Basis)

Account	9/30/2026 Balance
ASSETS	
Cash and Bank Accounts	
Meadows Asset Reserves	6,468.41
Meadows Operating Reserves	13,822.04
Meadows Paint, Deck, Stain Reserves	55,000.00
Village Park HOA Meadows	17,928.04
TOTAL Cash and Bank Accounts	**93,218.49**
TOTAL ASSETS	**93,218.49**
LIABILITIES & EQUITY	
LIABILITIES	**0.00**
EQUITY	**93,218.49**
TOTAL LIABILITIES & EQUITY	**93,218.49**

MEADOWS OPER BANK REC

Village Park HOA Meadows
10/4/2026

Reconciliation Summary

BANK STATEMENT -- CLEARED TRANSACTIONS:			
Previous Balance:			46,799.30
Checks and Payments	13	Items	-36,855.26
Deposits and Other Credits	2	Items	7,984.00
Service Charge	0	Items	0.00
Interest Earned	0	Items	0.00
Ending Balance of Bank Statement:			17,928.04
YOUR RECORDS -- UNCLEARED TRANSACTIONS:			
Cleared Balance:			17,928.04
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Balance as of 9/30/2026:			17,928.04
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Ending Balance:			17,928.04

Cleared Transaction Detail

Date	Num	Payee	Memo	Category	Clr	Amount
Cleared Checks and Payments						
8/24/2026	1628	Terminix Service, Inc	Inv #26-001009522 202...	The Meadows Building...	R	-3,101.00
9/3/2026	1629	TPS Landscaping	Inv #13645729 Sep 202...	Meadows Landscaping...	R	-3,023.68
9/3/2026	1630	BISKIT'S PAINTING LLC	09/03/26 EXTERIOR ST...	The Meadows Building...	R	-4,605.00
9/7/2026	1631	TruGreen Processing Cent...	Inv #23055208 Fungisid...	Meadows Landscaping...	R	-246.99
9/7/2026	1632	TruGreen Processing Cent...	Inv #230737973 Lawn S...	Meadows Landscaping...	R	-164.99
9/7/2026	1633	FRANCISCO JAVIER GO...	2026 Meadows Painting	The Meadows Building...	R	-12,325.00
9/7/2026	1634	JOSE ABEL GOMEZ HER...	2026 Meadows Painting	The Meadows Building...	R	-12,325.00
9/20/2026	1635	Robert LeBoeuf	Reimburse - Meadows G...	The Meadows Building...	R	-283.42
9/20/2026	1636	TruGreen Processing Cent...	inv #231803026 Fungici...	Meadows Landscaping...	R	-246.99
9/20/2026	1637	SIGNATURE STUCCO & ...	46 Meadow Village Lane...	The Meadows Building...	R	-150.00
9/20/2026	1638	Jill Tourtellot	Reimbursement - Lowes...	Meadows Landscaping...	R	-89.17
9/25/2026	1639	Robert LeBoeuf	Reimburse - Meadows G...	The Meadows Building...	R	-214.91
9/28/2026	EFT	Duke Energy Payment Pro...	4 Meadow Vista & 52 Me...	Meadows Utility Expen...	R	-79.11
Total Cleared Checks and Payments				13 Items		-36,855.26
Cleared Deposits and Other Credits						
9/10/2026	DEP	Deposit	2026 Meadows Dues	Village Park HOA Due...	R	5,310.00
9/23/2026	DEP	Deposit	2026 Meadows Dues	Village Park HOA Due...	R	2,674.00
Total Cleared Deposits and Other Credits				2 Items		7,984.00
Total Cleared Transactions				15 Items		-28,871.26

Village Park HOA Meadows
10/4/2026

Uncleared Transaction Detail up to 9/30/2026

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

Village Park HOA Meadows
10/4/2026

Uncleared Transaction Detail after 9/30/2026

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 12 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 09/30/2026

Contact us

Truist.com

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

■ TRUIST SIMPLE BUSINESS CHECKING

Account summary

Your previous balance as of 08/31/2026	$46,799.30
Checks	- 36,776.15
Other withdrawals, debits and service charges	- 79.11
Deposits, credits and interest	+ 7,984.00
Your new balance as of 09/30/2026	**= $17,928.04**

Checks

DATE	CHECK #	AMOUNT($)
09/01	1628	3,101.00
09/11	1629	3,023.68
09/04	1630	4,605.00
09/17	1631	246.99
09/17	1632	164.99
09/14	1633	12,325.00
09/14	1634	12,325.00
09/24	1635	283.42
09/30	1636	246.99
09/28	1637	150.00
09/25	1638	89.17
09/30	1639	214.91
Total checks		**= $36,776.15**

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT($)
09/30	RECURRING INTERNET PAYMENT BILL PAY DUKEENERGY 670005770665	79.11
Total other withdrawals, debits and service charges		**= $79.11**

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT($)
09/10	DEPOSIT	5,310.00
09/23	DEPOSIT	2,674.00
Total deposits, credits and interest		**= $7,984.00**

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

Meadows Operating Reserves
10/4/2026

Reconciliation Summary

BANK STATEMENT -- CLEARED TRANSACTIONS:			
Previous Balance:			13,821.93
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:			13,822.04
YOUR RECORDS -- UNCLEARED TRANSACTIONS:			
Cleared Balance:			13,822.04
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Balance as of 9/30/2026:			13,822.04
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Ending Balance:			13,822.04

Meadows Operating Reserves
10/4/2026

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						
9/30/2026		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 9/30/2026

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 9/30/2026

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 09/30/2026

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	--	6,716.60	page 1
TRUIST SIMPLE BUSINESS SAVINGS	--	13,822.04	page 1
Total checking and money market savings accounts		$20,538.64	

Checking and money market savings accounts

■ TRUIST SIMPLE BUSINESS SAVINGS

Account summary

Your previous balance as of 08/31/2026	$6,716.54
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.06
Your new balance as of 09/30/2026	= $6,716.60

Interest summary

Interest paid this statement period	$0.06
2026 interest paid year-to-date	$0.54
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT($)
09/30	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 08/31/2026	$13,821.93
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.11
Your new balance as of 09/30/2026	= $13,822.04

Interest summary

Interest paid this statement period	$0.11
2026 interest paid year-to-date	$1.06
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT($)
09/30	INTEREST PAYMENT	0.11
Total deposits, credits and interest		= $0.11

CD 3636

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

MEADOWS ASSET RESERVES AT 9-30-26

BUSINESS CD SPECIAL < 100,000

Account number	xxxxxxx93636 Show

As of 10/04/26

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

CD 3512

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

MEADOWS PAINT RESERVES AT 9-30-26

BUSINESS CD SPECIAL < 100,000

Account number	xxxxxxx93512 Show

As of 10/04/26

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