

8:32 AM
12/01/25
Accrual Basis

Meadow Walk Homeowners' Association
Balance Sheet
As of November 30, 2025

	Nov 30, 25
ASSETS	
Current Assets	
Checking/Savings	
PNC Operating	26,953.48
PNC Reserves	37,085.00
Total Checking/Savings	64,038.48
Accounts Receivable	
Accounts Receivable	400.00
Total Accounts Receivable	400.00
Total Current Assets	64,438.48
TOTAL ASSETS	64,438.48
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
HOA Dues	3,818.75
Total Other Current Liabilities	3,818.75
Total Current Liabilities	3,818.75
Long Term Liabilities	
Reserves Schedule	
Deferred Maintenance	13,000.00
MRTA	2,000.00
Preserve Maintenance	5,000.00
Wall - Maintenance	12,085.00
Well Pump	5,000.00
Total Reserves Schedule	37,085.00
Total Long Term Liabilities	37,085.00
Total Liabilities	40,903.75
Equity	
Retained Earnings	17,434.21
Net Income	6,100.52
Total Equity	23,534.73
TOTAL LIABILITIES & EQUITY	64,438.48

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12/01/25

Meadow Walk Homeowners' Association
Reconciliation Summary
PNC Operating, Period Ending 11/30/2025

	<u>Nov 30, 25</u>
Beginning Balance	29,260.63
Cleared Transactions	
Checks and Payments - 4 items	<u>-2,307.15</u>
Total Cleared Transactions	<u>-2,307.15</u>
Cleared Balance	<u>26,953.48</u>
Register Balance as of 11/30/2025	26,953.48
Ending Balance	26,953.48

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12/01/25


Meadow Walk Homeowners' Association

Reconciliation Detail

PNC Operating, Period Ending 11/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						29,260.63
Cleared Transactions						
Checks and Payments - 4 items						
Check	11/02/2025	0120...	Peacock Landsc...	X	-1,800.00	-1,800.00
Check	11/14/2025	0120...	Crosscreek Envir...	X	-263.38	-2,063.38
Check	11/15/2025	0120...	FPL	X	-207.40	-2,270.78
Check	11/15/2025	0120...	FPL	X	-36.37	-2,307.15
Total Checks and Payments					-2,307.15	-2,307.15
Total Cleared Transactions					-2,307.15	-2,307.15
Cleared Balance					-2,307.15	26,953.48
Register Balance as of 11/30/2025					-2,307.15	26,953.48
Ending Balance					-2,307.15	26,953.48

Business Checking

 For 24-hour account information, sign-on to
pnc.com/mybusiness/

For the Period 11/01/2025 to 11/28/2025
MEADOW WALK HOME OWNERS ASSOCIATION
Primary Account Number: XX-XXXX-1416
Page 2 of 3

Business Checking Account Number: XX-XXXX-1416 - continued

Changes to the Treasury Management Services Agreement ("Services Agreement") will be effective February 1, 2026. The updated Services Agreement ("Version October 2025") is now available and contains the Terms and Conditions for most Treasury Management services. Please visit PNC's secure website at pnc.com/tmdocuments to view, download, and print the updated "SMB" Services Agreement for your records.

By continuing to use your accounts and Treasury Management services after the effective date, you agree to be bound by the updated Terms and Conditions. If you have any questions or wish to discontinue your services, please contact your Treasury Management Officer.

IMPORTANT ACCOUNT INFORMATION

The information below updates our Virtual Wallet Fine Print, our Account Agreement for Personal Checking, Savings and Money Market Accounts, and our Account Agreement for Business Accounts ("Agreements"). All other information in our Agreements continues to apply to your account. Please read this information and retain it with your records.

In determining whether you have sufficient funds in your Account to pay checks and other withdrawal items, we will consider both of the following: (1) the deposits and withdrawals posted that day to your Account, and (2) pending electronic transactions (including, but not limited to, point of sale transactions) for which PNC has received notice, even if those transactions have not yet posted to your Account.

Business Checking Summary

MEADOW WALK HOME OWNERS ASSOCIATION

Account number: XX-XXXX-1416

Overdraft Protection has not been established for this account.
Please contact us if you would like to set up this service.

Balance Summary

Beginning balance	Deposits and other additions	Checks and other deductions	Ending balance
29,260.63	.00	2,307.15	26,953.48
		Average ledger balance	Average collected balance
		27,912.79	27,912.79

Deposits and Other Additions

Description	Items	Amount
Total	0	.00

Checks and Other Deductions


Description	Items	Amount
Checks	2	2,063.38
ACH Deductions	2	243.77
Total	4	2,307.15

Daily Balance

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
11/01	29,260.63	11/13	27,197.25	11/17	26,953.48
11/12	27,460.63				

Activity Detail

Business Checking

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pnc.com/mybusiness/

For the Period 11/01/2025 to 11/28/2025
MEADOW WALK HOME OWNERS ASSOCIATION
Primary Account Number: XX-XXXX-1416
Page 3 of 3

Business Checking Account Number: XX-XXXX-1416 - continued

Checks and Other Deductions

Checks and Substitute Checks

* Gap in check sequence

Date posted	Check number	Amount	Reference number	Date posted	Check number	Amount	Reference number
11/12	7628 *	1,800.00	016209898	11/13	7629	263.38	016823076

ACH Deductions

Date posted	Amount	Transaction description	Reference number
11/17	207.40	ACH Debit Elec Pymt	00025318902746662
		Fpl Direct Debit XXXXXX3196 Ppda	
11/17	36.37	ACH Debit Elec Pymt	00025318902745940
		Fpl Direct Debit XXXXXX6507 Ppda	

Detail of Services Used During Current Period

Note: The total charge for the following services will be posted to your account on 12/01/2025 and will appear on your next statement as a single line item entitled Service Charge Period Ending 11/28/2025.

** Combined Transactions include ACH Credits, ACH Debits, Checks Paid, Deposited Item - Consolidated, Deposit Tickets Processed


Description	Volume	Amount	
Monthly Account Maintenance Fee		.00	Requirements Met
Monthly Combined Transactions	4	.00	Included in Account
ACH Debits	2	.00	
Checks Paid	2	.00	
Total For Services Used This Period		.00	
Total Service Charge		.00	

8:30 AM
12/01/25

Meadow Walk Homeowners' Association
Reconciliation Summary
PNC Reserves, Period Ending 11/30/2025

	<u>Nov 30, 25</u>
Beginning Balance	37,085.00
Cleared Balance	37,085.00
Register Balance as of 11/30/2025	37,085.00
Ending Balance	37,085.00

Business Checking

 For 24-hour account information, sign-on to
pnc.com/mybusiness/

For the Period 11/01/2025 to 11/28/2025
MEADOW WALK HOME OWNERS ASSOC
Primary Account Number: XX-XXXX-3314
Page 2 of 2

Business Checking Account Number: XX-XXXX-3314 - continued

Changes to the Treasury Management Services Agreement ("Services Agreement") will be effective February 1, 2026. The updated Services Agreement ("Version October 2025") is now available and contains the Terms and Conditions for most Treasury Management services. Please visit PNC's secure website at pnc.com/tmdocuments to view, download, and print the updated "SMB" Services Agreement for your records.

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Business Checking Summary

Account number: XX-XXXX-3314

MEADOW WALK HOME OWNERS ASSOC
RESERVE ACCOUNT

Overdraft Protection has not been established for this account.
Please contact us if you would like to set up this service.

Balance Summary

Beginning balance	Deposits and other additions	Checks and other deductions	Ending balance
37,085.00	.00	.00	37,085.00
		Average ledger balance	Average collected balance
		37,085.00	37,085.00

Deposits and Other Additions

Description	Items	Amount
Total	0	.00

Checks and Other Deductions

Description	Items	Amount
Total	0	.00

Detail of Services Used During Current Period

Note: The total charge for the following services will be posted to your account on 12/01/2025 and will appear on your next statement as a single line item entitled Service Charge Period Ending 11/28/2025.

Description	Volume	Amount	
Monthly Account Maintenance Fee		.00	Requirements Met
Total For Services Used This Period		.00	
Total Service Charge		.00	

8:33 AM
12/01/25
Accrual Basis

Meadow Walk Homeowners' Association
Profit & Loss Budget vs. Actual
January through November 2025

	Jan - Nov 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Collection Fees			
Merchant services charges	30.00		
Total Collection Fees	30.00		
HOA Annual Assessments	40,532.01	40,218.75	313.26
Transfer Fee	100.00		
Total Income	40,662.01	40,218.75	443.26
Gross Profit	40,662.01	40,218.75	443.26
Expense			
Computer and Internet Expenses	330.00	400.00	-70.00
Dues & Fees	61.25	100.00	-38.75
Insurance Expense	2,998.00	3,200.00	-202.00
Landscaping and Groundskeeping			
Irrigation	1,616.00	1,237.50	378.50
Lawn Maintenance Contract	19,400.00	19,800.00	-400.00
Plants & Lights	0.00	2,000.00	-2,000.00
Power washing curbs & gutters	0.00	2,800.00	-2,800.00
Tree Trimming	0.00	3,000.00	-3,000.00
Wetlands	2,879.95	2,860.00	19.95
Total Landscaping and Groundskeeping	23,895.95	31,697.50	-7,801.55
Merchant deposit fees	0.00	200.00	-200.00
Office Supplies	118.50	200.00	-81.50
Postage and Delivery	192.00	200.00	-8.00
Professional Fees			
Lawyer	0.00	1,000.00	-1,000.00
Total Professional Fees	0.00	1,000.00	-1,000.00
Repairs and Maintenance	0.00	200.00	-200.00
Reserves	4,305.00	4,305.00	0.00
Utilities	2,660.79	2,920.00	-259.21
Total Expense	34,561.49	44,422.50	-9,861.01
Net Ordinary Income	6,100.52	-4,203.75	10,304.27
Net Income	6,100.52	-4,203.75	10,304.27