VETERANS VILLAS - PHASE I
HOMEOWNERS ASSOCIATION
INCOME STATEMENT
January 2026

OPENING BALANCE
$54,887.54

CASH RECEIVED		CASH DISBURSED	
Maintenance Fees	$ 10,200.00	Lawn Maintenance	$ 1,710.00
Late Payment / Misc Fees	40.00	Accounting Services	366.00
Estoppel fees (expense)		Administration	130.50
Bounced Check		Drainage Maintenance	50.00
Transfers		Termite/Pest control	252.00
2026 Fees deposited		Ins Liability & Officer/Dir	
		R&M Property & Contingency	
bank service charges		Utilities, streetlights	
		JD Parker	1,080.00
		Professional Legal services	
		Federal taxes	80.00
Interest Income- MM Svgs #2133	12.20		
TOTAL	$ 10,252.20	TOTAL	$ 3,668.50

Net Income/(Loss) for	January 2026	$6,583.70

			BANK BALANCES		
OPENING BALANCE		$54,887.54			
CASH RECEIVED		10,252.20			
	TOTAL	$ 65,139.74	Suntrust - Cking		$32,725.87
CASH DISBURSED		(3,668.50)	Suntrust - MM		$28,745.37
	TOTAL	$ 61,471.24		TOTAL	$ 61,471.24

RESPECTFULLY SUBMITTED

KAREN WISEMAN
Accountant

VETERANS VILLAS - PHASE I
HOMEOWNERS ASSOCIATION
BUDGET STATUS
For the year 2026

ACCOUNT	2026 Budget	Jan	Feb	Mar	April	May	June	July	August	Sept	Oct	Nov	Dec	Collected/ Spent	Budget Balance Remaining
Reg Maintenance	$ 51,840.00	$ 10,200.00												$ 14,760.00	$ 37,080.00
2026 inc collected 2025		$ 4,560.00													
TOTAL INCOME	**$ 51,840.00**	**$ 14,760.00**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 14,760.00**	**$ 37,080.00**
Expense															
Administration	$ 1,080.00	$ 130.50												$ 130.50	$ 949.50
Drainage Maintenance	$ 1,350.00	$ 50.00												$ 50.00	$ 1,300.00
Insurance Liability & Off/Dir	$ 1,272.00													$ -	$ 1,272.00
Landscaping & Grounds	$ 20,520.00	$ 1,710.00												$ 1,710.00	$ 18,810.00
Termite Maint/Insp	$ 3,306.00	$ 252.00												$ 252.00	$ 3,054.00
Accounting	$ 4,392.00	$ 366.00												$ 366.00	$ 4,026.00
Professional legal services	$ 888.00													$ -	$ 888.00
Property maint repairs & cont	$ 4,744.80													$ -	$ 4,744.80
Utilities, streetlights	$ 120.00													$ -	$ 120.00
JD Parker - trash	$ 13,867.20	$ 1,080.00												$ 1,080.00	$ 12,787.20
Federal taxes IRS	$ 300.00	$ 80.00												$ 80.00	$ 220.00
														$ -	$ -
TOTAL EXPENSES	**$ 51,840.00**	**$ 3,668.50**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,668.50**	**$ 48,171.50**