VETERANS VILLAS - PHASE I
HOMEOWNERS ASSOCIATION
INCOME STATEMENT
October 2025

OPENING BALANCE
$51,968.58

CASH RECEIVED		CASH DISBURSED	
Maintenance Fees	$ 2,530.00	Lawn Maintenance	$ 1,710.00
Late Payment / Misc Fees		Accounting Services	366.00
Estoppel fees		Administration	154.84
Bounced Check		Drainage Maintenance	50.00
Transfers		Termite/Pest control	427.00
		Ins Liability & Officer/Dir	
		R&M Property & Contingency	
bank service charges		Utilities, streetlights	
		JD Parker	1,080.00
		Professional Legal services	
Interest Income- MM Svgs #2133	24.94		
TOTAL	$ 2,554.94	TOTAL	$ 3,787.84

Net Income/(Loss) for	October 2025	($1,232.90)

OPENING BALANCE		$51,968.58	BANK BALANCES		
CASH RECEIVED		2,554.94			
	TOTAL	$ 54,523.52	Suntrust - Cking		$22,036.58
CASH DISBURSED		(3,787.84)	Suntrust - MM		$28,699.10
	TOTAL	$ 50,735.68		TOTAL	$ 50,735.68

RESPECTFULLY SUBMITTED

KAREN WISEMAN
Accountant

VETERANS VILLAS - PHASE I
HOMEOWNERS ASSOCIATION
BUDGET STATUS
For the year 2025

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ACCOUNT	2025 Budget	Jan	Feb	Mar	April	May	June	July	August	Sept	Oct	Nov	Dec	Collected/ Spent	Budget Balance Remaining
Reg Maintenance	$ 51,840.00	$ 11,840.00	$ 5,125.00	$ 3,700.00	$ 2,460.00	$ 2,345.00	$ 2,805.00	$ 4,080.00	$ 3,085.00	$ 2,225.00	$ 2,530.00			$ 40,195.00	$ 5,110.00
2025 inc collected 2024														$ 6,535.00	
TOTAL INCOME	**$ 51,840.00**	**$ 11,840.00**	**$ 5,125.00**	**$ 3,700.00**	**$ 2,460.00**	**$ 2,345.00**	**$ 2,805.00**	**$ 4,080.00**	**$ 3,085.00**	**$ 2,225.00**	**$ 2,530.00**	**$ -**	**$ -**	**$ 46,730.00**	**$ 5,110.00**
Expense															
Administration	$ 1,080.00	$ 147.62	$ 70.00	$ 69.25	$ 104.75	$ 69.25	$ 69.25	$ 69.25	$ 69.25	$ 69.25	$ 154.84			$ 892.71	$ 187.29
Drainage Maintenance	$ 1,350.00			$ 750.00		$ 100.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00			$ 1,100.00	$ 250.00
Insurance Liability & Off/Dir	$ 1,152.00		$ 335.00		$ 806.99									$ 1,141.99	$ 10.01
Landscaping & Grounds	$ 20,520.00	$ 1,685.00	$ 1,685.00	$ 1,685.00	$ 1,685.00	$ 1,685.00	$ 1,710.00	$ 1,710.00	$ 1,710.00	$ 1,710.00	$ 1,710.00			$ 16,975.00	$ 3,545.00
Termite Maint/Insp	$ 3,306.00	$ 252.00		$ 1,425.00	$ 427.00		$ 175.00	$ 252.00	$ 175.00		$ 427.00			$ 3,133.00	$ 173.00
Accounting	$ 4,392.00	$ 360.00	$ 366.00	$ 372.00	$ 366.00	$ 366.00	$ 366.00	$ 366.00	$ 366.00	$ 366.00	$ 366.00			$ 3,660.00	$ 732.00
Professional legal services	$ 888.00									$ 41.60				$ 41.60	$ 846.40
Property maint repairs & cont	$ 5,796.00								$ 825.00					$ 825.00	$ 4,971.00
Utilities, streetlights	$ 96.00				$ 111.72									$ 111.72	$ (15.72)
JD Parker - trash	$ 12,960.00	$ 1,080.00	$ 720.00	$ 1,080.00	$ 1,080.00	$ 1,080.00	$ 1,080.00	$ 1,080.00	$ 1,080.00	$ 1,080.00	$ 1,080.00			$ 10,440.00	$ 2,520.00
Federal taxes IRS	$ 300.00	$ 287.00												$ 287.00	$ 13.00
														$ -	$ -
TOTAL EXPENSES	**$ 51,840.00**	**$ 3,811.62**	**$ 3,176.00**	**$ 5,381.25**	**$ 4,581.46**	**$ 3,300.25**	**$ 3,450.25**	**$ 3,527.25**	**$ 4,275.25**	**$ 3,316.85**	**$ 3,787.84**	**$ -**	**$ -**	**$ 38,608.02**	**$ 13,231.98**