VETERANS VILLAS - PHASE I
HOMEOWNERS ASSOCIATION
INCOME STATEMENT
February 2026

OPENING BALANCE
$61,471.24

CASH RECEIVED		CASH DISBURSED	
Maintenance Fees	$ 8,160.00	Lawn Maintenance	$ 1,710.00
Late Payment / Misc Fees	140.00	Accounting Services	366.00
Estoppel fees (expense)		Administration	135.62
Bounced Check	$ (60.00)	Drainage Maintenance	50.00
Transfers		Termite/Pest control	1,425.00
2026 Fees deposited		Ins Liability & Officer/Dir	335.00
		R&M Property & Contingency	
bank service charges		Utilities, streetlights	
		JD Parker	1,080.00
		Professional Legal services	
		Federal taxes	
Interest Income- MM Svgs #2133	9.53		
TOTAL	$ 8,249.53	TOTAL	$ 5,101.62

Net Income/(Loss) for	February 2026	$3,147.91

			BANK BALANCES		
OPENING BALANCE		$61,471.24			
CASH RECEIVED		8,249.53			
	TOTAL	$ 69,720.77	Suntrust - Cking		$35,864.25
CASH DISBURSED		(5,101.62)	Suntrust - MM		$28,754.90
	TOTAL	$ 64,619.15		TOTAL	$ 64,619.15

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	$ 8,160.00											$ 22,920.00	$ 28,920.00
2026 inc collected 2025		$ 4,560.00													
TOTAL INCOME	**$ 51,840.00**	**$ 14,760.00**	**$ 8,160.00**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 22,920.00**	**$ 28,920.00**
Expense															
Administration	$ 1,080.00	$ 130.50	$ 135.62											$ 266.12	$ 813.88
Drainage Maintenance	$ 1,350.00	$ 50.00	$ 50.00											$ 100.00	$ 1,250.00
Insurance Liability & Off/Dir	$ 1,272.00		$ 335.00											$ 335.00	$ 937.00
Landscaping & Grounds	$ 20,520.00	$ 1,710.00	$ 1,710.00											$ 3,420.00	$ 17,100.00
Termite Maint/Insp	$ 3,306.00	$ 252.00	$ 1,425.00											$ 1,677.00	$ 1,629.00
Accounting	$ 4,392.00	$ 366.00	$ 366.00											$ 732.00	$ 3,660.00
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											$ 2,160.00	$ 11,707.20
Federal taxes IRS	$ 300.00	$ 80.00												$ 80.00	$ 220.00
														$ -	$ -
TOTAL EXPENSES	**$ 51,840.00**	**$ 3,668.50**	**$ 5,101.62**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 8,770.12**	**$ 43,069.88**