VETERANS VILLAS - PHASE I
HOMEOWNERS ASSOCIATION
INCOME STATEMENT
July 2026

OPENING BALANCE
$58,801.79

CASH RECEIVED		CASH DISBURSED	
Maintenance Fees	$ 2,940.00	Lawn Maintenance	$ 1,710.00
Late Payment / Misc Fees		Accounting Services	366.00
Estoppel fees	175.00	Administration	89.25
Less Estoppel Expense		Drainage Maintenance	50.00
Bank Svc Charge		Termite/Pest control	252.00
Bounced Check		Ins Liability & Officer/Dir	
Prior Credit Applied		R&M Property & Contingency	
		Utilities, streetlights	
Interest Income- MM Svgs #2133	6.11	JD Parker	1,080.00
		Professional Legal services	
		Federal taxes	
TOTAL	$ 3,121.11	TOTAL	$ 3,547.25

Net Income/(Loss) for July 2026	($426.14)

			BANK BALANCES		
OPENING BALANCE		$58,801.79			
CASH RECEIVED		3,121.11			
	TOTAL	$ 61,922.90	Suntrust - Cking		$29,589.30
CASH DISBURSED		(3,547.25)	Suntrust - MM		$28,786.35
	TOTAL	$ 58,375.65		TOTAL	$ 58,375.65

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	$ 8,100.00	$ 4,200.00	$ 2,700.00	$ 2,400.00	$ 3,045.00	$ 2,940.00						$ 38,145.00	$ 13,695.00
2025 inc collected in 2026															
2026 inc collected 2025		$ 4,560.00													
TOTAL INCOME	$ 51,840.00	$ 14,760.00	$ 8,100.00	$ 4,200.00	$ 2,700.00	$ 2,400.00	$ 3,045.00	$ 2,940.00	$ -	$ -	$ -	$ -	$ -	$ 38,145.00	$ 13,695.00
Expense															
Administration	$ 1,080.00	$ 130.50	$ 135.62	$ 77.88	$ 69.25	$ 69.25	$ 49.25	$ 89.25						$ 621.00	$ 459.00
Drainage Maintenance	$ 1,350.00	$ 50.00	$ 50.00	$ 800.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00						$ 1,100.00	$ 250.00
Insurance Liability & Off/Dir	$ 1,488.00		$ 335.00		$ 1,126.15									$ 1,461.15	$ 26.85
Landscaping & Grounds	$ 20,520.00	$ 1,710.00	$ 1,710.00	$ 1,710.00	$ 1,710.00	$ 1,710.00	$ 1,710.00	$ 1,710.00						$ 11,970.00	$ 8,550.00
Termite Maint/Insp	$ 3,306.00	$ 252.00	$ 1,425.00		$ 427.00		$ 175.00	$ 252.00						$ 2,531.00	$ 775.00
Accounting	$ 4,392.00	$ 366.00	$ 366.00	$ 366.00	$ 366.00	$ 366.00	$ 366.00	$ 366.00						$ 2,562.00	$ 1,830.00
Professional legal services	$ 888.00													$ -	$ 888.00
Property maint repairs & cont	$ 4,744.80				$ 2,572.00		$ 144.00							$ 2,716.00	$ 2,028.80
Utilities, streetlights	$ 120.00						$ 108.92							$ 108.92	$ 11.08
JD Parker - trash	$ 13,867.20	$ 1,080.00	$ 1,080.00	$ 1,080.00	$ 1,080.00	$ 1,080.00	$ 1,080.00	$ 1,080.00						$ 7,560.00	$ 6,307.20
Federal taxes IRS	$ 84.00	$ 80.00												$ 80.00	$ 4.00
														$ -	$ -
TOTAL EXPENSES	$ 51,840.00	$ 3,668.50	$ 5,101.62	$ 4,033.88	$ 7,400.40	$ 3,275.25	$ 3,683.17	$ 3,547.25	$ -	$ -	$ -	$ -	$ -	$ 30,710.07	$ 21,129.93