VETERANS VILLAS - PHASE I
HOMEOWNERS ASSOCIATION
INCOME STATEMENT
August 2025

OPENING BALANCE
$53,031.81

CASH RECEIVED		CASH DISBURSED	
Maintenance Fees	$ 3,085.00	Lawn Maintenance	$ 1,710.00
Late Payment / Misc Fees	100.00	Accounting Services	366.00
Estoppel fees		Administration	69.25
Bounced Check		Drainage Maintenance	50.00
Transfers		Termite/Pest control	175.00
		Ins Liability & Officer/Dir	
		R&M Property & Contingency	825.00
bank service charges		Utilities, streetlights	
		JD Parker	1,080.00
Interest Income- MM Svgs #2133	35.98		
TOTAL	$ 3,220.98	TOTAL	$ 4,275.25

Net Income/(Loss) for August 2025	($1,054.27)

			BANK BALANCES		
OPENING BALANCE		$54,086.08			
CASH RECEIVED		3,220.98			
	TOTAL	$ 57,307.06	Suntrust - Cking		$24,386.27
CASH DISBURSED		(4,275.25)	Suntrust - MM		$28,645.54
	TOTAL	$ 53,031.81		TOTAL	$ 53,031.81

RESPECTFULLY SUBMITTED

KAREN WISEMAN
Accountant

* R&M expenses were to remove a maple tree and trim an oak tree.

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

0

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					$ 35,440.00	$ 9,865.00
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**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 41,975.00**	**$ 9,865.00**
Expense															
Administration	$ 1,080.00	$ 147.62	$ 70.00	$ 69.25	$ 104.75	$ 69.25	$ 69.25	$ 69.25	$ 69.25					$ 668.62	$ 411.38
Drainage Maintenance	$ 1,350.00			$ 750.00		$ 100.00	$ 50.00	$ 50.00	$ 50.00					$ 1,000.00	$ 350.00
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					$ 13,555.00	$ 6,965.00
Termite Maint/Insp	$ 3,306.00	$ 252.00		$ 1,425.00	$ 427.00		$ 175.00	$ 252.00	$ 175.00					$ 2,706.00	$ 600.00
Accounting	$ 4,392.00	$ 360.00	$ 366.00	$ 372.00	$ 366.00	$ 366.00	$ 366.00	$ 366.00	$ 366.00					$ 2,928.00	$ 1,464.00
Professional legal services	$ 888.00													$ -	$ 888.00
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					$ 8,280.00	$ 4,680.00
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**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 31,503.33**	**$ 20,336.67**