VETERANS VILLAS - PHASE I
HOMEOWNERS ASSOCIATION
INCOME STATEMENT
September 2026

OPENING BALANCE
$57,281.51

CASH RECEIVED		CASH DISBURSED	
Maintenance Fees	$ 2,460.00	Lawn Maintenance	$ 1,710.00
Late Payment / Misc Fees		Accounting Services	366.00
Estoppel fees		Administration	69.25
Less Estoppel Expense		Drainage Maintenance	50.00
Bank Svc Charge		Termite/Pest control	
Bounced Check		Ins Liability & Officer/Dir	
Prior Credit Applied		R&M Property & Contingency	
		Utilities, streetlights	
Interest Income- MM Svgs #2133	5.92	JD Parker	1,080.00
		Professional Legal services	
		Federal taxes	
TOTAL	$ 2,465.92	TOTAL	$ 3,275.25

Net Income/(Loss) for September 2026	($809.33)

OPENING BALANCE		$57,281.51	BANK BALANCES		
CASH RECEIVED		2,465.92			
	TOTAL	$ 59,747.43	Suntrust - Cking		$27,673.80
CASH DISBURSED		(3,275.25)	Suntrust - MM		$28,798.38
	TOTAL	$ 56,472.18		TOTAL	$ 56,472.18

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	$ 2,400.00	$ 2,460.00				$ 43,005.00	$ 8,835.00
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**	**$ 2,400.00**	**$ 2,460.00**	**$ -**	**$ -**	**$ -**	**$ 43,005.00**	**$ 8,835.00**
Expense															
Administration	$ 1,080.00	$ 130.50	$ 135.62	$ 77.88	$ 69.25	$ 69.25	$ 49.25	$ 89.25	$ 69.25	$ 69.25				$ 759.50	$ 320.50
Drainage Maintenance	$ 1,350.00	$ 50.00	$ 50.00	$ 800.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00				$ 1,200.00	$ 150.00
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	$ 1,710.00	$ 1,710.00				$ 15,390.00	$ 5,130.00
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	$ 366.00	$ 366.00	$ 366.00	$ 366.00	$ 366.00	$ 366.00	$ 366.00	$ 366.00	$ 366.00				$ 3,294.00	$ 1,098.00
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	$ 1,080.00	$ 1,080.00				$ 9,720.00	$ 4,147.20
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**	**$ 3,450.25**	**$ 3,275.25**	**$ -**	**$ -**	**$ -**	**$ 37,435.57**	**$ 14,404.43**