VETERANS VILLAS - PHASE I
HOMEOWNERS ASSOCIATION
INCOME STATEMENT
September 2025

OPENING BALANCE
$53,031.81

CASH RECEIVED			CASH DISBURSED		
Maintenance Fees	$	2,285.00	Lawn Maintenance	$	1,710.00
Late Payment / Misc Fees			Accounting Services		366.00
Estoppel fees			Administration		69.25
Bounced Check	$	(60.00)	Drainage Maintenance		50.00
Transfers			Termite/Pest control		
			Ins Liability & Officer/Dir		
			R&M Property & Contingency		
bank service charges			Utilities, streetlights		
			JD Parker		1,080.00
			Professional Legal services		41.60
Interest Income- MM Svgs #2133		28.62			
TOTAL	$	2,253.62	TOTAL	$	3,316.85

Net Income/(Loss) for	September 2025	($1,063.23)

OPENING BALANCE		$53,031.81	BANK BALANCES		
CASH RECEIVED		2,253.62			
	TOTAL	$ 55,285.43	Suntrust - Cking		$23,294.42
CASH DISBURSED		(3,316.85)	Suntrust - MM		$28,674.16
	TOTAL	$ 51,968.58		TOTAL	$ 51,968.58

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				$ 37,665.00	$ 7,640.00
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**	**$ -**	**$ -**	**$ -**	**$ 44,200.00**	**$ 7,640.00**
Expense															
Administration	$ 1,080.00	$ 147.62	$ 70.00	$ 69.25	$ 104.75	$ 69.25	$ 69.25	$ 69.25	$ 69.25	$ 69.25				$ 737.87	$ 342.13
Drainage Maintenance	$ 1,350.00			$ 750.00		$ 100.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00				$ 1,050.00	$ 300.00
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				$ 15,265.00	$ 5,255.00
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	$ 366.00				$ 3,294.00	$ 1,098.00
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				$ 9,360.00	$ 3,600.00
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**	**$ -**	**$ -**	**$ -**	**$ 34,820.18**	**$ 17,019.82**