

**Haile Village Center Owners Association, Inc.**

**Financial Statements**

**October 31, 2025**

**ACCOUNT NUMBERS HAVE BEEN REDACTED**

# Haile Village Center Owners Association, Inc.

## FUND BALANCE SHEET

As of: 10/31/2025

### Assets

Account	Haile Village Center	Haile Townhomes	Total
<b>Cash</b>			
1001-HVC RSRV - Truist [7995]	\$211,996.15	\$0.00	\$211,996.15
1005-HTH Truist TH Oper [9642] - HTH	\$0.00	\$0.02	\$0.02
1006-HTH Truist TH Rsrv [9650] - HTH	\$0.00	\$1.23	\$1.23
1035-HVC New Ope Truist [9343]	\$130,890.94	\$0.00	\$130,890.94
<b>Cash Total</b>	<b>\$342,887.09</b>	<b>\$1.25</b>	<b>\$342,888.34</b>
<b>Accounts Receivable</b>			
1100-HTH Assessments Receivable - HTH	\$0.00	\$0.70	\$0.70
1100-HVC Assessments Receivable - HVC	\$21,069.40	\$0.00	\$21,069.40
1152-000 AR Miscellaneous - Cost center 000	\$700.00	\$0.00	\$700.00
1153-HVC Late Fee Receivable - HVC	\$4,042.02	\$0.00	\$4,042.02
<b>Accounts Receivable Total</b>	<b>\$25,811.42</b>	<b>\$0.70</b>	<b>\$25,812.12</b>
<b>Other Assets</b>			
1156-HVC Due from VAH to HVC	\$1,969.08	\$0.00	\$1,969.08
1410-HVC Prepaid Insurance - HVC	\$44,445.71	\$0.00	\$44,445.71
1510-HVC Prepaid Expenses - HVC	\$8,050.00	\$0.00	\$8,050.00
1610-HVC Postal Center K101 - HVC	\$167,863.00	\$0.00	\$167,863.00
1620-HVC Postal Center K101 - Land - HVC	\$27,977.00	\$0.00	\$27,977.00
1630-HVC Accum Depr - Postal Center - HVC	(\$56,302.00)	\$0.00	(\$56,302.00)
<b>Other Assets Total</b>	<b>\$194,002.79</b>	<b>\$0.00</b>	<b>\$194,002.79</b>
<b>Total Assets:</b>	<b>\$562,701.30</b>	<b>\$1.95</b>	<b>\$562,703.25</b>

### Liabilities

Account	Haile Village Center	Haile Townhomes	Total
<b>Liability</b>			
2000-HVC Accounts Payable - HVC	\$1,013.73	\$0.00	\$1,013.73
2020-HVC Prepaid Assessments - HVC	\$77,660.25	\$0.00	\$77,660.25
2030-HVC Accrued Expenses - HVC	\$58,494.32	\$0.00	\$58,494.32
2070-HVC M&S Postal Center Loan - HVC	\$22,857.25	\$0.00	\$22,857.25
2080-HVC Insurance Loan - Haile Village Center	\$37,655.82	\$0.00	\$37,655.82
2999-HVC Exchange	\$2,124.57	\$0.00	\$2,124.57
<b>Liability Total</b>	<b>\$199,805.94</b>	<b>\$0.00</b>	<b>\$199,805.94</b>
<b>Total Liabilities:</b>	<b>\$199,805.94</b>	<b>\$0.00</b>	<b>\$199,805.94</b>

### Equity

Account	Haile Village Center	Haile Townhomes	Total
<b>Reserves</b>			
3005-HTH Reserves - General - HTH	\$0.00	\$12,775.00	\$12,775.00
3005-HVC Reserves - General - HVC	\$358,748.84	\$0.00	\$358,748.84

<b>Account</b>	<b>Haile Village Center</b>	<b>Haile Townhomes</b>	<b>Total</b>
3006-HVC Reserves - General - HVC Expenses	(\$1,700.00)	\$0.00	(\$1,700.00)
3007-HTH HTH SA2025 1 Payment	\$0.00	\$82,691.46	\$82,691.46
3020-HTH Reserves - Pooled	\$0.00	(\$103,791.32)	(\$103,791.32)
3020-HVC Reserves - Pooled - HVC	(\$55,974.00)	\$0.00	(\$55,974.00)
3310-HTH Reserves - Roofs - HTH	\$0.00	\$516.69	\$516.69
3320-HTH Reserves - Painting - HTH	\$0.00	\$51,179.94	\$51,179.94
3399-HTH Reserves Interest - HTH	\$0.00	\$7,973.44	\$7,973.44
3399-HVC Reserves Interest - HVC	\$9,749.53	\$0.00	\$9,749.53
<b>Reserves Total</b>	<b>\$310,824.37</b>	<b>\$51,345.21</b>	<b>\$362,169.58</b>
<b>Equity</b>			
3803-HVC Loan Equity Adjustment - HVC	\$51,342.42	\$0.00	\$51,342.42
3804-000 Prior Year Adjustment	(\$23,999.29)	\$0.00	(\$23,999.29)
3804-HVC HVC Prior Year Adjustment	(\$70,919.80)	\$0.00	(\$70,919.80)
3900-HTH Fund Balance - HTH	\$0.00	\$30,277.93	\$30,277.93
3900-HVC Fund Balance - HVC	(\$6,379.41)	\$0.00	(\$6,379.41)
<b>Equity Total</b>	<b>(\$49,956.08)</b>	<b>\$30,277.93</b>	<b>(\$19,678.15)</b>
Current Year Net Income/(Loss)	\$20,405.88	\$0.00	\$20,405.88
<b>Total Equity:</b>	<b>\$281,274.17</b>	<b>\$81,623.14</b>	<b>\$362,897.31</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$481,080.11</b>	<b>\$81,623.14</b>	<b>\$562,703.25</b>

# Haile Village Center Owners Association, Inc.

## INCOME STATEMENT

Start: 10/01/2025 | End: 10/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
4010-HVC Assessment Income - Residential...	69,363.33	69,363.33	0.00	693,633.30	693,633.30	0.00	832,360.00
4015-HVC Assessment Income - Commercial	25,633.67	25,633.67	0.00	256,336.70	256,336.70	0.00	307,604.00
4019-HVC HVC - Pool/Gym Assessment Incom...	0.00	0.00	0.00	6,525.00	0.00	6,525.00	0.00
4020-HVC Vacant Lot Income	2,009.00	1,200.00	809.00	18,942.00	12,000.00	6,942.00	14,400.00
4030-HVC Haile Farmers Market Fees	0.00	250.00	(250.00)	3,000.00	2,500.00	500.00	3,000.00
4060-HVC Late Fee Income	649.72	291.67	358.05	5,194.44	2,916.70	2,277.74	3,500.00
4061-HVC Commercial Lease - HVC	0.00	1,250.00	(1,250.00)	0.00	12,500.00	(12,500.00)	15,000.00
4070-HVC Interest on Delinquent Balance ...	30.26	11.50	18.76	206.47	115.00	91.47	138.00
4075-HVC Estoppel Income	0.00	125.00	(125.00)	0.00	1,250.00	(1,250.00)	1,500.00
4170-HVC Common Area Permits - Other - H...	0.00	500.00	(500.00)	3,958.58	5,000.00	(1,041.42)	6,000.00
4175-HVC Annual Event Permit - HVC	0.00	1,250.00	(1,250.00)	1,422.89	12,500.00	(11,077.11)	15,000.00
4180-HVC Interest on Operating Acct - HV...	1.24	255.75	(254.51)	6.38	2,557.50	(2,551.12)	3,069.00
4390-HVC Miscellaneous Income	3,606.05	2,286.75	1,319.30	19,710.49	22,867.50	(3,157.01)	27,441.00
<b>Income Total</b>	<b>101,293.27</b>	<b>102,417.67</b>	<b>(1,124.40)</b>	<b>1,008,936.25</b>	<b>1,024,176.70</b>	<b>(15,240.45)</b>	<b>1,229,012.00</b>
<b>Total Income</b>	<b>101,293.27</b>	<b>102,417.67</b>	<b>(1,124.40)</b>	<b>1,008,936.25</b>	<b>1,024,176.70</b>	<b>(15,240.45)</b>	<b>1,229,012.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
6020-HVC Accounting Fees / Tax Preparati...	2,100.00	3,234.00	1,134.00	24,067.34	32,340.00	8,272.66	38,808.00
6040-HVC Legal Fees - HVC	0.00	333.33	333.33	6,922.42	3,333.30	(3,589.12)	4,000.00
6080-HVC Bank Fees / Coupon Books - HVC	15.80	0.00	(15.80)	2,206.10	0.00	(2,206.10)	0.00
6090-HVC Postage / Copies / Supplies - H...	0.00	200.00	200.00	1,190.89	2,000.00	809.11	2,400.00
6110-HVC Insurance	12,508.44	12,916.67	408.23	125,084.40	129,166.70	4,082.30	155,000.00
6160-HVC Mgmt Support Service Fees - HVC	10,781.75	7,725.00	(3,056.75)	83,714.00	77,250.00	(6,464.00)	92,700.00
6200-HVC VAH Commercial Lease - HVC	0.00	1,250.00	1,250.00	0.00	12,500.00	12,500.00	15,000.00
6220-HVC Corporate Annual Report	0.00	5.42	5.42	0.00	54.20	54.20	65.00
6240-HVC Bad Debt	0.00	41.67	41.67	917.53	416.70	(500.83)	500.00
6260-HVC Postal Center Loan	370.11	1,203.83	833.72	1,385.13	12,038.30	10,653.17	14,446.00
6360-HVC Marketing Expense - HVMA	5,638.63	0.00	(5,638.63)	7,294.52	0.00	(7,294.52)	0.00
<b>General &amp; Administrative Total</b>	<b>31,414.73</b>	<b>26,909.92</b>	<b>(4,504.81)</b>	<b>252,782.33</b>	<b>269,099.20</b>	<b>16,316.87</b>	<b>322,919.00</b>
<b>Grounds/Contract Services</b>							
6510-HVC Landscape Maintenance	21,409.28	19,400.00	(2,009.28)	199,823.00	194,000.00	(5,823.00)	232,800.00
6550-HVC Tree Trim / Removal / Replaceme...	875.00	4,166.67	3,291.67	49,546.46	41,666.70	(7,879.76)	50,000.00
6555-HVC Landscape Extras - HVC	149.69	2,970.17	2,820.48	19,123.30	29,701.70	10,578.40	35,642.00
6560-HVC Landscaping Replacement / Enhan...	4,745.24	1,750.00	(2,995.24)	26,836.12	17,500.00	(9,336.12)	21,000.00
6610-HVC Irrigation - Repairs / Maintena...	149.66	2,083.33	1,933.67	23,228.94	20,833.30	(2,395.64)	25,000.00
6630-HVC Lakes / Ponds / Maintenance	0.00	833.33	833.33	2,294.17	8,333.30	6,039.13	10,000.00
6680-HVC Lighting / Electrical - Repairs	686.00	833.33	147.33	3,248.50	8,333.30	5,084.80	10,000.00
6690-HVC Fence Repairs / Maintenance	145.05	1,250.00	1,104.95	7,386.07	12,500.00	5,113.93	15,000.00
<b>Grounds/Contract Services Total</b>	<b>28,159.92</b>	<b>33,286.83</b>	<b>5,126.91</b>	<b>331,486.56</b>	<b>332,868.30</b>	<b>1,381.74</b>	<b>399,442.00</b>
<b>Repairs &amp; Maintenance</b>							
6720-HVC Pressure Washing - HVC	0.00	625.00	625.00	0.00	6,250.00	6,250.00	7,500.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6750-HVC Maintenance Staff	23,913.38	18,023.83	(5,889.55)	174,422.92	180,238.30	5,815.38	216,286.00
6775-HVC Tools Expense	0.00	125.00	125.00	1,500.00	1,250.00	(250.00)	1,500.00
6785-HVC Golf Cart Maintenance	0.00	125.00	125.00	1,500.00	1,250.00	(250.00)	1,500.00
6790-HVC General Repairs / Maintenance -...	3,011.75	665.17	(2,346.58)	37,817.48	6,651.70	(31,165.78)	7,982.00
<b>Repairs &amp; Maintenance Total</b>	<b>26,925.13</b>	<b>19,564.00</b>	<b>(7,361.13)</b>	<b>215,240.40</b>	<b>195,640.00</b>	<b>(19,600.40)</b>	<b>234,768.00</b>
<b>Postal Center</b>							
6830-HVC Postal Center Property Taxes	0.00	291.67	291.67	55.19	2,916.70	2,861.51	3,500.00
<b>Postal Center Total</b>	<b>0.00</b>	<b>291.67</b>	<b>291.67</b>	<b>55.19</b>	<b>2,916.70</b>	<b>2,861.51</b>	<b>3,500.00</b>
<b>Utilities</b>							
7810-HVC Electricity - Common Areas	278.04	3,076.50	2,798.46	24,847.63	30,765.00	5,917.37	36,918.00
7870-HVC Refuse Collection	0.00	13,455.42	13,455.42	105,784.96	134,554.20	28,769.24	161,465.00
<b>Utilities Total</b>	<b>278.04</b>	<b>16,531.92</b>	<b>16,253.88</b>	<b>130,632.59</b>	<b>165,319.20</b>	<b>34,686.61</b>	<b>198,383.00</b>
<b>Reserves</b>							
8005-HVC Reserves - General	5,833.33	5,833.33	0.00	58,333.30	58,333.30	0.00	70,000.00
<b>Reserves Total</b>	<b>5,833.33</b>	<b>5,833.33</b>	<b>0.00</b>	<b>58,333.30</b>	<b>58,333.30</b>	<b>0.00</b>	<b>70,000.00</b>
<b>Total Expense</b>	<b>92,611.15</b>	<b>102,417.67</b>	<b>9,806.52</b>	<b>988,530.37</b>	<b>1,024,176.70</b>	<b>35,646.33</b>	<b>1,229,012.00</b>
<b>Net Income</b>	<b>8,682.12</b>	<b>0.00</b>	<b>8,682.12</b>	<b>20,405.88</b>	<b>0.00</b>	<b>20,405.88</b>	<b>0.00</b>