

HAILE VILLAGE CENTER OWNERS ASSOCIATION, INC. (HVCOA)
ADOPTED BUDGET
FOR THE PERIOD BEGINNING JANUARY 1 THROUGH DECEMBER 31, 2026

per parcel/per month
\$287

Adopted 2026 Budget

ASSESSMENT & MISCELLEANOUS INCOME

Assessment Income	1,182,661
Total Projected Assessment Income	1,182,661
Miscellaneous Income	14,000
Total Credits All Sources	14,000
Total Association Projected Income:	1,196,661
Revenue Credits	(14,000)
Adjusted Projected Assessment Income	1,182,661

OPERATING EXPENSES

GENERAL & ADMINISTRATIVE

6020 - Accounting Fees / Tax Preparation & Audit (Enumerate)	38,000
6040 - Legal Fees	2,500
6080 - Bank Fees / Coupon Books	500
6090 - Postage / Copies / Supplies- For Collections	2,400
6110 - Insurance	155,000
6160 - Management Support Service Fees	92,700
6200 - VAH Commerical Lease	15,000
6220 - Corporate Annual Report	65
6240 - Bad Debt	250
6260 - Postal Center Loan (2028 Payoff)	14,446
6350 - Meeting Expense	0
6360 - Marketing Expense	2,500

General & Administrative Total	\$ 323,361
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GROUNDS/CONTRACT SERVICES

6510 - Landscape Maintenance	232,800
6550 - Tree Trim / Removal / Replacement	50,000
6560 - Landscaping Replacement / Enhancement	32,000
6680 - Lighting / Electrical - Repairs	30,000
6690 - Fence Repairs / Maintenance	10,000

Grounds & Contract Services Total	\$ 354,800
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REPAIRS & MAINTENANCE

6750 - Maintenance Staff	210,000
6790 - General Repairs / Maintenance	25,000

Repairs & Maintenance Total	\$ 235,000
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POSTAL CENTER - BUILDING K - K101		
6830 - Postal Center Property Taxes		3,500
Postal Center (Building K, Unit 101) Total	\$	3,500
UTILITIES		
7810 - Electricity - Common Areas		36,000
7870 - Refuse Collection		160,000
7875 - Refuse Collection - Roll Offs, Seasonally		
Utilities Total	\$	196,000
TOTAL OPERATING EXPENSE	\$	1,112,661
RESERVES - FUNDING		
8005 - Reserves - General		70,000
Reserves Total	\$	70,000
ANNUAL TOTALS		
TOTAL EXPENSES & ALLOCATIONS	\$	1,182,661
LESS - REVENUE CREDITS	\$	(14,000)
ADJUSTED EXPENSES AFTER REVENUE CREDITS	\$	1,168,661

DISCLAIMER: THE BUDGET AND FIGURES ARE GOOD FAITH ESTIMATES ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.