

Haile Village Center Owners Association, Inc.

Financial Statements

September 30, 2024

ACCOUNT NUMBERS HAVE BEEN REDACTED

Haile Village Center Owners Association, Inc.

FUND BALANCE SHEET

As of: 09/30/2024

Assets

Account	Haile Village Center	Haile Townhomes	Total
Cash			
1001-HVC RSRV - Truist [7995]	\$204,181.31	\$0.00	\$204,181.31
1002-HTH HVC Oper - Truist [7987] - HVC	\$40,438.79	\$0.00	\$40,438.79
1005-HTH Truist TH Oper [9642] - HTH	\$0.00	\$41,890.73	\$41,890.73
1006-HTH Truist TH Rsrv [9650] - HTH	\$0.00	\$103,112.77	\$103,112.77
Cash Total	\$244,620.10	\$145,003.50	\$389,623.60
Accounts Receivable			
1100-HTH Assessments Receivable - HTH	\$0.00	\$609.10	\$609.10
1100-HVC Assessments Receivable - HVC	\$10,367.70	\$0.00	\$10,367.70
1152-000 AR Miscellaneous - Cost center 000	\$700.00	\$0.00	\$700.00
1153-HVC Late Fee Receivable - HVC	\$2,654.97	\$0.00	\$2,654.97
1154-HVC Due from Southbrooke	\$185.03	\$0.00	\$185.03
Accounts Receivable Total	\$13,907.70	\$609.10	\$14,516.80
Other Assets			
1410-HVC Prepaid Insurance - HVC	\$78,755.02	\$0.00	\$78,755.02
1510-000 Prepaid Expenses - Cost center 000	\$23,999.29	\$0.00	\$23,999.29
1510-HVC Prepaid Expenses - HVC	\$13,775.75	\$0.00	\$13,775.75
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)
Other Assets Total	\$256,068.06	\$0.00	\$256,068.06
Total Assets:	\$514,595.86	\$145,612.60	\$660,208.46

Liabilities

Account	Haile Village Center	Haile Townhomes	Total
Liability			
2000-HVC Accounts Payable - HVC	\$248.00	\$0.00	\$248.00
2020-HVC Prepaid Assessments - HVC	\$65,564.25	\$0.00	\$65,564.25
2030-HVC Accrued Expenses - HVC	\$1,698.33	\$0.00	\$1,698.33
2070-HVC M&S Postal Center Loan - HVC	\$35,433.85	\$0.00	\$35,433.85
2080-HVC Insurance Loan - Haile Village Center	\$48,188.93	\$0.00	\$48,188.93
2999-HTH Exchange	\$0.00	(\$1.01)	(\$1.01)
2999-HVC Exchange	\$143.49	\$0.00	\$143.49
Liability Total	\$151,276.85	(\$1.01)	\$151,275.84
Total Liabilities:	\$151,276.85	(\$1.01)	\$151,275.84

Equity

Account	Haile Village Center	Haile Townhomes	Total
Reserves			

Account	Haile Village Center	Haile Townhomes	Total
3005-HTH Reserves - General - HTH	\$0.00	\$18,608.33	\$18,608.33
3005-HVC Reserves - General - HVC	\$298,727.71	\$0.00	\$298,727.71
3020-HTH Reserves - Pooled	\$0.00	\$44,703.63	\$44,703.63
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	\$7,601.49	\$7,601.49
3399-HVC Reserves Interest - HVC	\$6,525.37	\$0.00	\$6,525.37
Reserves Total	\$305,253.08	\$122,610.08	\$427,863.16
Equity			
3803-HVC Loan Equity Adjustment - HVC	\$51,342.42	\$0.00	\$51,342.42
3804-HVC HVC Prior Year Adjustment	(\$56,452.10)	\$0.00	(\$56,452.10)
3900-HTH Fund Balance - HTH	\$0.00	\$30,277.93	\$30,277.93
3900-HVC Fund Balance - HVC	\$15,269.53	\$0.00	\$15,269.53
Equity Total	\$10,159.85	\$30,277.93	\$40,437.78
Current Year Net Income/(Loss)	\$40,631.68	\$0.00	\$40,631.68
Total Equity:	\$356,044.61	\$152,888.01	\$508,932.62
Total Liabilities & Equity	\$507,321.46	\$152,887.00	\$660,208.46

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Village Center

Start: 09/01/2024 | End: 09/30/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4010-HVC Assessment Income - Residential...	71,120.92	71,120.92	0.00	640,088.28	640,088.28	0.00	853,451.00
4015-HVC Assessment Income - Commercial	30,046.83	30,046.83	0.00	270,421.47	270,421.47	0.00	360,562.00
4020-HVC Vacant Lot Income	1,174.82	1,138.17	36.65	10,015.01	10,243.53	(228.52)	13,658.00
4030-HVC Haile Farmers Market Fees	0.00	250.00	(250.00)	3,000.00	2,250.00	750.00	3,000.00
4060-HVC Late Fee Income	800.00	375.00	425.00	5,653.80	3,375.00	2,278.80	4,500.00
4070-HVC Interest on Delinquent Balance ...	17.15	0.00	17.15	103.31	0.00	103.31	0.00
4075-HVC Estoppel Income	0.00	125.00	(125.00)	999.00	1,125.00	(126.00)	1,500.00
4170-HVC Common Area Permits - Other - H...	1,427.73	500.00	927.73	1,966.55	4,500.00	(2,533.45)	6,000.00
4175-HVC Annual Event Permit - HVC	1,462.64	1,250.00	212.64	1,462.64	11,250.00	(9,787.36)	15,000.00
4180-HVC Interest on Operating Acct - HV...	408.74	0.00	408.74	2,301.65	0.00	2,301.65	0.00
4390-HVC Miscellaneous Income	150.00	375.00	(225.00)	11,475.30	3,375.00	8,100.30	4,500.00
4400-HVC Prior Year Expense Recovery	0.00	0.00	0.00	20,957.60	0.00	20,957.60	0.00
Income Total	106,608.83	105,180.92	1,427.91	968,444.61	946,628.28	21,816.33	1,262,171.00
Total Income	106,608.83	105,180.92	1,427.91	968,444.61	946,628.28	21,816.33	1,262,171.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6020-HVC Accounting Fees / Tax Preparati...	2,100.00	2,916.67	816.67	29,106.12	26,250.03	(2,856.09)	35,000.00
6040-HVC Legal Fees - HVC	1,497.00	333.33	(1,163.67)	8,304.74	2,999.97	(5,304.77)	4,000.00
6080-HVC Bank Fees / Coupon Books - HVC	0.00	41.67	41.67	1,285.76	375.03	(910.73)	500.00
6090-HVC Postage / Copies / Supplies - H...	0.00	200.00	200.00	76.01	1,800.00	1,723.99	2,400.00
6110-HVC Insurance	11,923.05	9,476.33	(2,446.72)	104,406.83	85,286.97	(19,119.86)	113,716.00
6160-HVC Mgmt Support Service Fees - HVC	6,857.25	7,474.42	617.17	51,793.50	67,269.78	15,476.28	89,693.00
6161-HVC Association Owned Unit	155.80	0.00	(155.80)	1,452.61	0.00	(1,452.61)	0.00
6220-HVC Corporate Annual Report	0.00	5.08	5.08	0.00	45.72	45.72	61.00
6230-HVC Activity Expense	0.00	0.00	0.00	11.82	0.00	(11.82)	0.00
6240-HVC Bad Debt	0.00	41.67	41.67	0.00	375.03	375.03	500.00
6260-HVC Postal Center Loan	316.11	1,203.83	887.72	1,313.80	10,834.47	9,520.67	14,446.00
6360-HVC Marketing Expense - HVMA	2,042.50	1,250.00	(792.50)	5,416.83	11,250.00	5,833.17	15,000.00
6390-HVC Miscellaneous	0.00	0.00	0.00	4,807.00	0.00	(4,807.00)	0.00
General & Administrative Total	24,891.71	22,943.00	(1,948.71)	207,975.02	206,487.00	(1,488.02)	275,316.00
Grounds/Contract Services							
6510-HVC Landscape Maintenance	0.00	30,376.00	30,376.00	254,666.00	273,384.00	18,718.00	364,512.00
6550-HVC Tree Trim / Removal / Replaceme...	0.00	1,458.33	1,458.33	12,340.00	13,124.97	784.97	17,500.00
6555-HVC Landscape Extras - HVC	0.00	1,958.33	1,958.33	26,731.46	17,624.97	(9,106.49)	23,500.00
6560-HVC Landscaping Replacement / Enhan...	0.00	0.00	0.00	6,475.00	0.00	(6,475.00)	0.00
6610-HVC Irrigation - Repairs / Maintena...	1,227.50	625.00	(602.50)	9,194.26	5,625.00	(3,569.26)	7,500.00
6630-HVC Lakes / Ponds / Maintenance	496.00	333.33	(162.67)	2,453.00	2,999.97	546.97	4,000.00
6680-HVC Lighting / Electrical - Repairs	2,448.50	208.33	(2,240.17)	5,153.78	1,874.97	(3,278.81)	2,500.00
6685-HVC Playground Maintenance	0.00	41.67	41.67	0.00	375.03	375.03	500.00
6690-HVC Fence Repairs / Maintenance	4,560.31	1,041.67	(3,518.64)	15,091.73	9,375.03	(5,716.70)	12,500.00
6695-HVC Perimeter Fence Replacement	0.00	0.00	0.00	837.88	0.00	(837.88)	0.00
Grounds/Contract Services Total	8,732.31	36,042.66	27,310.35	332,943.11	324,383.94	(8,559.17)	432,512.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Repairs & Maintenance							
6720-HVC Pressure Washing - HVC	0.00	166.67	166.67	295.63	1,500.03	1,204.40	2,000.00
6750-HVC Maintenance Staff	17,621.15	12,179.67	(5,441.48)	148,592.28	109,617.03	(38,975.25)	146,156.00
6775-HVC Tools Expense	0.00	125.00	125.00	0.00	1,125.00	1,125.00	1,500.00
6783-HVC Capital Exp: Tree / Infrastruct...	0.00	4,166.67	4,166.67	16,184.65	37,500.03	21,315.38	50,000.00
6784-HVC Capital Expense: Sinkhole Mitig...	0.00	1,833.33	1,833.33	0.00	16,499.97	16,499.97	22,000.00
6785-HVC Golf Cart Maintenance	0.00	125.00	125.00	0.00	1,125.00	1,125.00	1,500.00
6790-HVC General Repairs / Maintenance - ...	1,126.71	2,916.67	1,789.96	5,986.85	26,250.03	20,263.18	35,000.00
Repairs & Maintenance Total	18,747.86	21,513.01	2,765.15	171,059.41	193,617.09	22,557.68	258,156.00
Postal Center							
6810-HVC Postal Center Assessment	0.00	354.17	354.17	0.00	3,187.53	3,187.53	4,250.00
6820-HVC Postal Center Cleaning	0.00	41.67	41.67	0.00	375.03	375.03	500.00
6830-HVC Postal Center Property Taxes	0.00	291.67	291.67	0.00	2,625.03	2,625.03	3,500.00
6850-HVC Postal Center Repairs I Mainten...	0.00	41.67	41.67	0.00	375.03	375.03	500.00
Postal Center Total	0.00	729.18	729.18	0.00	6,562.62	6,562.62	8,750.00
Utilities							
7810-HVC Electricity - Common Areas	3,113.95	3,303.83	189.88	27,688.75	29,734.47	2,045.72	39,646.00
7870-HVC Refuse Collection	16,575.95	14,565.92	(2,010.03)	130,098.68	131,093.28	994.60	174,791.00
7875-HVC Refuse Collection - Bulk Pick U...	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00
Utilities Total	19,689.90	18,119.75	(1,570.15)	157,787.43	163,077.75	5,290.32	217,437.00
Reserves							
8005-HVC Reserves - General	5,833.33	5,833.33	0.00	52,499.97	52,499.97	0.00	70,000.00
Reserves Total	5,833.33	5,833.33	0.00	52,499.97	52,499.97	0.00	70,000.00
Total Expense	77,895.11	105,180.93	27,285.82	922,264.94	946,628.37	24,363.43	1,262,171.00
Net Income	28,713.72	(0.01)	28,713.73	46,179.67	(0.09)	46,179.76	0.00

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Townhomes

Start: 09/01/2024 | End: 09/30/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4018-HTH Assessment Income - Townhomes - ...	8,650.00	8,650.00	0.00	77,850.00	77,850.00	0.00	103,800.00
4060-HTH Late Fee Income - HTH	0.01	0.00	0.01	(75.33)	0.00	(75.33)	0.00
4180-HTH Interest on Operating Acct - HT...	0.35	0.00	0.35	29.72	0.00	29.72	0.00
Income Total	8,650.36	8,650.00	0.36	77,804.39	77,850.00	(45.61)	103,800.00
Total Income	8,650.36	8,650.00	0.36	77,804.39	77,850.00	(45.61)	103,800.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6040-HTH Legal Fees - HTH	0.00	291.67	291.67	0.00	2,625.03	2,625.03	3,500.00
6080-HTH Bank Fees / Coupon Books - HTH	0.00	20.83	20.83	149.50	187.47	37.97	250.00
6090-HTH Postage / Copies / Supplies - H...	0.00	31.25	31.25	0.00	281.25	281.25	375.00
6160-HTH Mgmt Support Service Fees - HTH	0.00	139.58	139.58	0.00	1,256.22	1,256.22	1,675.00
6170-HTH Mgmt Services and Fees - HTH	0.00	899.25	899.25	5,142.00	8,093.25	2,951.25	10,791.00
General & Administrative Total	0.00	1,382.58	1,382.58	5,291.50	12,443.22	7,151.72	16,591.00
Repairs & Maintenance							
6720-HTH Pressure Washing - HTH	0.00	666.67	666.67	0.00	6,000.03	6,000.03	8,000.00
6790-HTH General Repairs / Maintenance -...	0.00	1,083.33	1,083.33	10,695.00	9,749.97	(945.03)	13,000.00
6791-HTH Termite Bond	0.00	458.33	458.33	2,995.66	4,124.97	1,129.31	5,500.00
Repairs & Maintenance Total	0.00	2,208.33	2,208.33	13,690.66	19,874.97	6,184.31	26,500.00
Reserves							
8020-HTH Reserves - Pooled - HTH	5,059.08	5,059.08	0.00	45,531.72	45,531.72	0.00	60,709.00
8320-HTH Reserves - Painting	0.00	0.00	0.00	18,838.50	0.00	(18,838.50)	0.00
Reserves Total	5,059.08	5,059.08	0.00	64,370.22	45,531.72	(18,838.50)	60,709.00
Total Expense	5,059.08	8,649.99	3,590.91	83,352.38	77,849.91	(5,502.47)	103,800.00
Net Income	3,591.28	0.01	3,591.27	(5,547.99)	0.09	(5,548.08)	0.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6695 Perimeter Fence Replacement	0.00	0.00	0.00	837.88	0.00	(837.88)	0.00
Grounds/Contract Services Total	8,732.31	36,042.66	27,310.35	332,943.11	324,383.94	(8,559.17)	432,512.00
Repairs & Maintenance							
6720 Pressure Washing	0.00	833.34	833.34	295.63	7,500.06	7,204.43	10,000.00
6750 Maintenance Staff	17,621.15	12,179.67	(5,441.48)	148,592.28	109,617.03	(38,975.25)	146,156.00
6775 Tools Expense	0.00	125.00	125.00	0.00	1,125.00	1,125.00	1,500.00
6783 Capital Exp: Tree / Infrast Mit	0.00	4,166.67	4,166.67	16,184.65	37,500.03	21,315.38	50,000.00
6784 Capital Expense: Sinkhole Mitigatio...	0.00	1,833.33	1,833.33	0.00	16,499.97	16,499.97	22,000.00
6785 Golf Cart Maintenance	0.00	125.00	125.00	0.00	1,125.00	1,125.00	1,500.00
6790 General Repairs / Maintenance	1,126.71	4,000.00	2,873.29	16,681.85	36,000.00	19,318.15	48,000.00
6791 Termite Bond	0.00	458.33	458.33	2,995.66	4,124.97	1,129.31	5,500.00
Repairs & Maintenance Total	18,747.86	23,721.34	4,973.48	184,750.07	213,492.06	28,741.99	284,656.00
Postal Center							
6810 Postal Center Assessment	0.00	354.17	354.17	0.00	3,187.53	3,187.53	4,250.00
6820 Postal Center Cleaning	0.00	41.67	41.67	0.00	375.03	375.03	500.00
6830 Postal Center Property Taxes	0.00	291.67	291.67	0.00	2,625.03	2,625.03	3,500.00
6850 Postal Center Repairs I Maintenance	0.00	41.67	41.67	0.00	375.03	375.03	500.00
Postal Center Total	0.00	729.18	729.18	0.00	6,562.62	6,562.62	8,750.00
Utilities							
7810 Electricity - Common Areas	3,113.95	3,303.83	189.88	27,688.75	29,734.47	2,045.72	39,646.00
7870 Refuse Collection	16,575.95	14,565.92	(2,010.03)	130,098.68	131,093.28	994.60	174,791.00
7875 Refuse Collection - Bulk Pick Up Ex...	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00
Utilities Total	19,689.90	18,119.75	(1,570.15)	157,787.43	163,077.75	5,290.32	217,437.00
Reserves							
8005 Reserves - General	5,833.33	5,833.33	0.00	52,499.97	52,499.97	0.00	70,000.00
8020 Reserves - Pooled	5,059.08	5,059.08	0.00	45,531.72	45,531.72	0.00	60,709.00
8320 Reserves - Painting	0.00	0.00	0.00	18,838.50	0.00	(18,838.50)	0.00
Reserves Total	10,892.41	10,892.41	0.00	116,870.19	98,031.69	(18,838.50)	130,709.00
Total Expense	82,954.19	113,830.92	30,876.73	1,005,617.32	1,024,478.28	18,860.96	1,365,971.00
Net Income	32,305.00	0.00	32,305.00	40,631.68	0.00	40,631.68	0.00