

Haile Village Center Owners Association, Inc.

Financial Statements

June 30, 2025

ACCOUNT NUMBERS HAVE BEEN REDACTED

Haile Village Center Owners Association, Inc.

FUND BALANCE SHEET

Consolidated

As of: 06/30/2025

Assets

Account	Haile Village Center	Haile Townhomes	Total
Cash			
1001 HVC RSRV - Truist [7995]	\$210,013.88	\$0.00	\$210,013.88
1002 HVC Oper - Truist [7987]	\$79,237.85	\$0.00	\$79,237.85
1005 Truist TH Oper [9642]	\$0.00	\$0.02	\$0.02
1006 Truist TH Rsrv [9650]	\$0.00	\$1.23	\$1.23
1035 New Ope Truist [9343]	\$6,558.95	\$0.00	\$6,558.95
Cash Total	\$295,810.68	\$1.25	\$295,811.93
Accounts Receivable			
1100 Assessments Receivable	\$21,506.77	\$1.20	\$21,507.97
1152 AR Miscellaneous	\$700.00	\$0.00	\$700.00
1153 Late Fee Receivable	\$3,009.39	\$0.00	\$3,009.39
Accounts Receivable Total	\$25,216.16	\$1.20	\$25,217.36
Other Assets			
1156 Due from VAH to HVC	\$1,969.08	\$0.00	\$1,969.08
1410 Prepaid Insurance	\$94,479.47	\$0.00	\$94,479.47
1510 Prepaid Expenses	\$24,150.00	\$0.00	\$24,150.00
1610 Postal Center K101	\$167,863.00	\$0.00	\$167,863.00
1620 Postal Center K101 - Land	\$27,977.00	\$0.00	\$27,977.00
1630 Accum Depr - Postal Center	(\$56,302.00)	\$0.00	(\$56,302.00)
Other Assets Total	\$260,136.55	\$0.00	\$260,136.55
Total Assets:	\$581,163.39	\$2.45	\$581,165.84

Liabilities

Account	Haile Village Center	Haile Townhomes	Total
Liability			
2000 Accounts Payable	\$773.00	\$0.00	\$773.00
2020 Prepaid Assessments	\$89,650.74	\$0.00	\$89,650.74
2030 Accrued Expenses	\$60,146.33	\$0.00	\$60,146.33
2070 M&S Postal Center Loan	\$28,211.32	\$0.00	\$28,211.32
2080 Insurance Loan	\$87,863.58	\$0.00	\$87,863.58
2999 Exchange	\$3,928.96	\$0.00	\$3,928.96
Liability Total	\$270,573.93	\$0.00	\$270,573.93
Total Liabilities:	\$270,573.93	\$0.00	\$270,573.93

Equity

Account	Haile Village Center	Haile Townhomes	Total
Reserves			
3005 Reserves - General	\$356,315.51	\$12,775.00	\$369,090.51

Account	Haile Village Center	Haile Townhomes	Total
3007 HTH SA2025 1 Payment	\$0.00	\$82,691.46	\$82,691.46
3020 Reserves - Pooled	(\$55,974.00)	(\$103,791.32)	(\$159,765.32)
3310 Reserves - Roofs	\$0.00	\$516.69	\$516.69
3320 Reserves - Painting	\$0.00	\$51,179.94	\$51,179.94
3399 Reserves Interest	\$8,500.59	\$7,973.44	\$16,474.03
Reserves Total	\$308,842.10	\$51,345.21	\$360,187.31
Equity			
3803 Loan Equity Adjustment - HVC	\$51,342.42	\$0.00	\$51,342.42
3804 Prior Year Adjustment	(\$94,919.09)	\$0.00	(\$94,919.09)
3900 Fund Balance	(\$6,379.41)	\$30,277.93	\$23,898.52
Equity Total	(\$49,956.08)	\$30,277.93	(\$19,678.15)
Current Year Net Income/(Loss)	(\$29,917.25)	\$0.00	(\$29,917.25)
Total Equity:	\$228,968.77	\$81,623.14	\$310,591.91
Total Liabilities & Equity	\$499,542.70	\$81,623.14	\$581,165.84

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Consolidated

Start: 06/01/2025 | End: 06/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4010 Assessment Income - Residential/Vac...	69,363.33	69,363.33	0.00	416,179.98	416,179.98	0.00	832,360.00
4015 Assessment Income - Commercial	25,633.67	25,633.67	0.00	153,802.02	153,802.02	0.00	307,604.00
4019 HVC - Pool/Gym Assessment Income	0.00	0.00	0.00	6,100.00	0.00	6,100.00	0.00
4020 Vacant Lot Income	2,009.00	1,200.00	809.00	12,341.00	7,200.00	5,141.00	14,400.00
4030 Haile Farmers Market Fees	0.00	250.00	(250.00)	3,000.00	1,500.00	1,500.00	3,000.00
4060 Late Fee Income	(853.30)	291.67	(1,144.97)	2,608.39	1,750.02	858.37	3,500.00
4061 Commercial Lease - HVC	0.00	1,250.00	(1,250.00)	0.00	7,500.00	(7,500.00)	15,000.00
4070 Interest on Delinquent Balance	(18.44)	11.50	(29.94)	79.17	69.00	10.17	138.00
4075 Estoppel Income	0.00	125.00	(125.00)	0.00	750.00	(750.00)	1,500.00
4170 Common Area Permits - Other	0.00	500.00	(500.00)	3,958.58	3,000.00	958.58	6,000.00
4175 Annual Event Permit - HVC	0.00	1,250.00	(1,250.00)	1,422.89	7,500.00	(6,077.11)	15,000.00
4180 Interest on Operating Acct	0.61	255.75	(255.14)	2.65	1,534.50	(1,531.85)	3,069.00
4390 Miscellaneous Income	5,479.71	2,286.75	3,192.96	7,915.17	13,720.50	(5,805.33)	27,441.00
Income Total	101,614.58	102,417.67	(803.09)	607,409.85	614,506.02	(7,096.17)	1,229,012.00
Total Income	101,614.58	102,417.67	(803.09)	607,409.85	614,506.02	(7,096.17)	1,229,012.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6020 Accounting Fees / Tax Preparation	2,100.69	3,234.00	1,133.31	13,156.06	19,404.00	6,247.94	38,808.00
6040 Legal Fees	0.00	333.33	333.33	6,922.42	1,999.98	(4,922.44)	4,000.00
6080 Bank Fees / Coupon Books	19.60	0.00	(19.60)	2,131.50	0.00	(2,131.50)	0.00
6090 Postage / Copies / Supplies	0.00	200.00	200.00	1,190.89	1,200.00	9.11	2,400.00
6110 Insurance	12,508.44	12,916.67	408.23	75,050.64	77,500.02	2,449.38	155,000.00
6160 Mgmt Support Service Fees	7,775.00	7,725.00	(50.00)	46,007.25	46,350.00	342.75	92,700.00
6200 VAH Commercial Lease	0.00	1,250.00	1,250.00	0.00	7,500.00	7,500.00	15,000.00
6220 Corporate Annual Report	0.00	5.42	5.42	0.00	32.52	32.52	65.00
6240 Bad Debt	0.00	41.67	41.67	29.00	250.02	221.02	500.00
6260 Postal Center Loan	122.05	1,203.83	1,081.78	659.91	7,222.98	6,563.07	14,446.00
6360 Marketing Expense - HVMA	0.00	0.00	0.00	1,655.89	0.00	(1,655.89)	0.00
General & Administrative Total	22,525.78	26,909.92	4,384.14	146,803.56	161,459.52	14,655.96	322,919.00
Grounds/Contract Services							
6510 Landscape Maintenance	20,283.68	19,400.00	(883.68)	119,705.94	116,400.00	(3,305.94)	232,800.00
6550 Tree Trim / Removal / Replacement	0.00	4,166.67	4,166.67	48,490.26	25,000.02	(23,490.24)	50,000.00
6555 Landscape Extras - HVC	0.00	2,970.17	2,970.17	18,723.61	17,821.02	(902.59)	35,642.00
6560 Landscaping Replacement / Enhanceme...	0.00	1,750.00	1,750.00	20,270.88	10,500.00	(9,770.88)	21,000.00
6610 Irrigation - Repairs / Maintenance	4,615.40	2,083.33	(2,532.07)	21,964.28	12,499.98	(9,464.30)	25,000.00
6630 Lakes / Ponds / Maintenance	273.00	833.33	560.33	1,513.00	4,999.98	3,486.98	10,000.00
6680 Lighting / Electrical - Repairs	0.00	833.33	833.33	1,925.50	4,999.98	3,074.48	10,000.00
6690 Fence Repairs / Maintenance	129.50	1,250.00	1,120.50	4,991.15	7,500.00	2,508.85	15,000.00
Grounds/Contract Services Total	25,301.58	33,286.83	7,985.25	237,584.62	199,720.98	(37,863.64)	399,442.00
Repairs & Maintenance							

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6720 Pressure Washing	0.00	625.00	625.00	0.00	3,750.00	3,750.00	7,500.00
6750 Maintenance Staff	13,800.29	18,023.83	4,223.54	100,937.11	108,142.98	7,205.87	216,286.00
6775 Tools Expense	0.00	125.00	125.00	1,500.00	750.00	(750.00)	1,500.00
6785 Golf Cart Maintenance	0.00	125.00	125.00	1,500.00	750.00	(750.00)	1,500.00
6790 General Repairs / Maintenance	(1,021.85)	665.17	1,687.02	27,805.71	3,991.02	(23,814.69)	7,982.00
Repairs & Maintenance Total	12,778.44	19,564.00	6,785.56	131,742.82	117,384.00	(14,358.82)	234,768.00
Postal Center							
6830 Postal Center Property Taxes	0.00	291.67	291.67	0.00	1,750.02	1,750.02	3,500.00
Postal Center Total	0.00	291.67	291.67	0.00	1,750.02	1,750.02	3,500.00
Utilities							
7810 Electricity - Common Areas	2,220.59	3,076.50	855.91	16,368.45	18,459.00	2,090.55	36,918.00
7870 Refuse Collection	(28,815.22)	13,455.42	42,270.64	69,827.67	80,732.52	10,904.85	161,465.00
Utilities Total	(26,594.63)	16,531.92	43,126.55	86,196.12	99,191.52	12,995.40	198,383.00
Reserves							
8005 Reserves - General	5,833.33	5,833.33	0.00	34,999.98	34,999.98	0.00	70,000.00
Reserves Total	5,833.33	5,833.33	0.00	34,999.98	34,999.98	0.00	70,000.00
Total Expense	39,844.50	102,417.67	62,573.17	637,327.10	614,506.02	(22,821.08)	1,229,012.00
Net Income	61,770.08	0.00	61,770.08	(29,917.25)	0.00	(29,917.25)	0.00

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Townhomes

Start: 06/01/2025 | End: 06/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4060-HTH Late Fee Income - HTH	(1.34)	0.00	(1.34)	(1.34)	0.00	(1.34)	0.00
4180-HTH Interest on Operating Acct - HT...	0.00	0.00	0.00	0.63	0.00	0.63	0.00
Income Total	(1.34)	0.00	(1.34)	(0.71)	0.00	(0.71)	0.00
Total Income	(1.34)	0.00	(1.34)	(0.71)	0.00	(0.71)	0.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	(1.34)	0.00	(1.34)	(0.71)	0.00	(0.71)	0.00