

Haile Village Center Owners Association, Inc.

Financial Statements

November 30, 2025

ACCOUNT NUMBERS HAVE BEEN REDACTED

Haile Village Center Owners Association, Inc.

FUND BALANCE SHEET

As of: 11/30/2025

Assets

Account	Haile Village Center	Haile Townhomes	Total
Cash			
1001-HVC RSRV - Truist [7995]	\$212,243.72	\$0.00	\$212,243.72
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]	\$163,516.41	\$0.00	\$163,516.41
Cash Total	\$375,760.13	\$1.25	\$375,761.38
Accounts Receivable			
1100-HTH Assessments Receivable - HTH	\$0.00	\$0.70	\$0.70
1100-HVC Assessments Receivable - HVC	\$20,858.64	\$0.00	\$20,858.64
1152-000 AR Miscellaneous - Cost center 000	\$700.00	\$0.00	\$700.00
1153-HVC Late Fee Receivable - HVC	\$4,170.76	\$0.00	\$4,170.76
Accounts Receivable Total	\$25,729.40	\$0.70	\$25,730.10
Other Assets			
1156-HVC Due from VAH to HVC	\$1,969.08	\$0.00	\$1,969.08
1410-HVC Prepaid Insurance - HVC	\$31,937.27	\$0.00	\$31,937.27
1510-HVC Prepaid Expenses - HVC	\$7,775.00	\$0.00	\$7,775.00
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)
Other Assets Total	\$181,219.35	\$0.00	\$181,219.35
Total Assets:	\$582,708.88	\$1.95	\$582,710.83

Liabilities

Account	Haile Village Center	Haile Townhomes	Total
Liability			
2000-HVC Accounts Payable - HVC	\$249.38	\$0.00	\$249.38
2020-HVC Prepaid Assessments - HVC	\$63,923.17	\$0.00	\$63,923.17
2030-HVC Accrued Expenses - HVC	\$96,509.03	\$0.00	\$96,509.03
2070-HVC M&S Postal Center Loan - HVC	\$22,750.49	\$0.00	\$22,750.49
2080-HVC Insurance Loan - Haile Village Center	\$25,103.88	\$0.00	\$25,103.88
2999-HVC Exchange	\$2,124.57	\$0.00	\$2,124.57
Liability Total	\$210,660.52	\$0.00	\$210,660.52
Total Liabilities:	\$210,660.52	\$0.00	\$210,660.52

Equity

Account	Haile Village Center	Haile Townhomes	Total
Reserves			
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

Account	Haile Village Center	Haile Townhomes	Total
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	\$9,997.10	\$0.00	\$9,997.10
Reserves Total	\$311,071.94	\$51,345.21	\$362,417.15
Equity			
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)
Equity Total	(\$49,956.08)	\$30,277.93	(\$19,678.15)
Current Year Net Income/(Loss)	\$29,311.31	\$0.00	\$29,311.31
Total Equity:	\$290,427.17	\$81,623.14	\$372,050.31
Total Liabilities & Equity	\$501,087.69	\$81,623.14	\$582,710.83

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Start: 11/01/2025 | End: 11/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4010-HVC Assessment Income - Residential...	69,363.33	69,363.33	0.00	762,996.63	762,996.63	0.00	832,360.00
4015-HVC Assessment Income - Commercial	25,633.67	25,633.67	0.00	281,970.37	281,970.37	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	20,951.00	13,200.00	7,751.00	14,400.00
4030-HVC Haile Farmers Market Fees	0.00	250.00	(250.00)	3,000.00	2,750.00	250.00	3,000.00
4060-HVC Late Fee Income	800.00	291.67	508.33	5,994.44	3,208.37	2,786.07	3,500.00
4061-HVC Commercial Lease - HVC	0.00	1,250.00	(1,250.00)	0.00	13,750.00	(13,750.00)	15,000.00
4070-HVC Interest on Delinquent Balance ...	29.40	11.50	17.90	235.87	126.50	109.37	138.00
4075-HVC Estoppel Income	0.00	125.00	(125.00)	0.00	1,375.00	(1,375.00)	1,500.00
4170-HVC Common Area Permits - Other - H...	0.00	500.00	(500.00)	3,958.58	5,500.00	(1,541.42)	6,000.00
4175-HVC Annual Event Permit - HVC	0.00	1,250.00	(1,250.00)	1,422.89	13,750.00	(12,327.11)	15,000.00
4180-HVC Interest on Operating Acct - HV...	1.44	255.75	(254.31)	7.82	2,813.25	(2,805.43)	3,069.00
4390-HVC Miscellaneous Income	772.71	2,286.75	(1,514.04)	20,483.20	25,154.25	(4,671.05)	27,441.00
Income Total	98,609.55	102,417.67	(3,808.12)	1,107,545.80	1,126,594.37	(19,048.57)	1,229,012.00
Total Income	98,609.55	102,417.67	(3,808.12)	1,107,545.80	1,126,594.37	(19,048.57)	1,229,012.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6020-HVC Accounting Fees / Tax Preparati...	3,351.38	3,234.00	(117.38)	27,418.72	35,574.00	8,155.28	38,808.00
6040-HVC Legal Fees - HVC	0.00	333.33	333.33	6,922.42	3,666.63	(3,255.79)	4,000.00
6080-HVC Bank Fees / Coupon Books - HVC	7.60	0.00	(7.60)	2,213.70	0.00	(2,213.70)	0.00
6090-HVC Postage / Copies / Supplies - H...	629.98	200.00	(429.98)	1,820.87	2,200.00	379.13	2,400.00
6110-HVC Insurance	12,508.44	12,916.67	408.23	137,592.84	142,083.37	4,490.53	155,000.00
6160-HVC Mgmt Support Service Fees - HVC	7,775.00	7,725.00	(50.00)	91,489.00	84,975.00	(6,514.00)	92,700.00
6200-HVC VAH Commercial Lease - HVC	0.00	1,250.00	1,250.00	0.00	13,750.00	13,750.00	15,000.00
6220-HVC Corporate Annual Report	0.00	5.42	5.42	0.00	59.62	59.62	65.00
6230-HVC Activity Expense	4,880.25	0.00	(4,880.25)	4,880.25	0.00	(4,880.25)	0.00
6240-HVC Bad Debt	0.00	41.67	41.67	917.53	458.37	(459.16)	500.00
6260-HVC Postal Center Loan	0.00	1,203.83	1,203.83	1,278.37	13,242.13	11,963.76	14,446.00
6360-HVC Marketing Expense - HVMA	326.88	0.00	(326.88)	7,621.40	0.00	(7,621.40)	0.00
General & Administrative Total	29,479.53	26,909.92	(2,569.61)	282,155.10	296,009.12	13,854.02	322,919.00
Grounds/Contract Services							
6510-HVC Landscape Maintenance	20,349.59	19,400.00	(949.59)	220,172.59	213,400.00	(6,772.59)	232,800.00
6550-HVC Tree Trim / Removal / Replaceme...	0.00	4,166.67	4,166.67	49,546.46	45,833.37	(3,713.09)	50,000.00
6555-HVC Landscape Extras - HVC	0.00	2,970.17	2,970.17	19,123.30	32,671.87	13,548.57	35,642.00
6560-HVC Landscaping Replacement / Enhan...	34.44	1,750.00	1,715.56	26,870.56	19,250.00	(7,620.56)	21,000.00
6610-HVC Irrigation - Repairs / Maintena...	0.00	2,083.33	2,083.33	23,228.94	22,916.63	(312.31)	25,000.00
6630-HVC Lakes / Ponds / Maintenance	248.00	833.33	585.33	2,542.17	9,166.63	6,624.46	10,000.00
6680-HVC Lighting / Electrical - Repairs	1,040.73	833.33	(207.40)	4,289.23	9,166.63	4,877.40	10,000.00
6690-HVC Fence Repairs / Maintenance	0.00	1,250.00	1,250.00	7,386.07	13,750.00	6,363.93	15,000.00
Grounds/Contract Services Total	21,672.76	33,286.83	11,614.07	353,159.32	366,155.13	12,995.81	399,442.00
Repairs & Maintenance							

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6720-HVC Pressure Washing - HVC	45.89	625.00	579.11	45.89	6,875.00	6,829.11	7,500.00
6750-HVC Maintenance Staff	13,942.33	18,023.83	4,081.50	188,365.25	198,262.13	9,896.88	216,286.00
6775-HVC Tools Expense	0.00	125.00	125.00	1,500.00	1,375.00	(125.00)	1,500.00
6785-HVC Golf Cart Maintenance	0.00	125.00	125.00	1,500.00	1,375.00	(125.00)	1,500.00
6790-HVC General Repairs / Maintenance -...	665.33	665.17	(0.16)	38,482.81	7,316.87	(31,165.94)	7,982.00
Repairs & Maintenance Total	14,653.55	19,564.00	4,910.45	229,893.95	215,204.00	(14,689.95)	234,768.00
Postal Center							
6830-HVC Postal Center Property Taxes	37.59	291.67	254.08	92.78	3,208.37	3,115.59	3,500.00
Postal Center Total	37.59	291.67	254.08	92.78	3,208.37	3,115.59	3,500.00
Utilities							
7810-HVC Electricity - Common Areas	5,352.74	3,076.50	(2,276.24)	30,200.37	33,841.50	3,641.13	36,918.00
7870-HVC Refuse Collection	12,781.38	13,455.42	674.04	118,566.34	148,009.62	29,443.28	161,465.00
Utilities Total	18,134.12	16,531.92	(1,602.20)	148,766.71	181,851.12	33,084.41	198,383.00
Reserves							
8005-HVC Reserves - Non SIRS	5,833.33	5,833.33	0.00	64,166.63	64,166.63	0.00	70,000.00
Reserves Total	5,833.33	5,833.33	0.00	64,166.63	64,166.63	0.00	70,000.00
Total Expense	89,810.88	102,417.67	12,606.79	1,078,234.49	1,126,594.37	48,359.88	1,229,012.00
Net Income	8,798.67	0.00	8,798.67	29,311.31	0.00	29,311.31	0.00

AMERIS BANK
LOANS
P O BOX 105075
ATLANTA GA 30348

LOAN STATEMENT

00000373 IBSP1018250928190493 000001 000000 0M

HAILE VILLAGE CENTER OWNERS ASSOC INC
3363 W COMMERCIAL BLVD SUITE 105
FT LAUDERDALE FL 33309-3470

Account/Note Number	00200810007-00001
Statement Date	10/17/25
Officer	ZACK WATSON
Branch Number	450
Current Balance	\$22,750.49
Payment Due Date	10/31/25
Amount Due	\$1,203.82

*Your Account Number XXXXXXXXXXXXX9343 Will Be Charged
 Call 866 616-6020 with questions on your bill.*

SUMMARY					
Note/Category	Current Balance	Interest Rate	Maturity Date	Description	Amount Due
00001/C	22,750.49	5.000000	12/31/28	Principal Payment	1,105.26
				Interest To 10/31/25	98.56
				Total Due On 10/31/25	\$1,203.82

YEAR-TO-DATE SUMMARY			
Interest Paid	1,073.34	Escrow Interest Paid	0.00
Unapplied Funds	0.00	Escrow Balance	0.00
Taxes Disbursed	0.00		

Please return the bottom portion if you are making an additional loan payment.

HAILE VILLAGE CENTER OWNERS ASSOC INC
 3363 W COMMERCIAL BLVD SUITE 105
 FT LAUDERDALE FL 33309-3470

A late fee of \$60.19 will be imposed if payment is not received by 11/10/25.

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Please remit and make check payable to:

Account/Note Number	00200810007-00001
Payment Due Date	10/31/25
Amount Due	\$1,203.82
Additional Prin, Int, Escrow, Fees:	
_____	_____
_____	_____
Amount Enclosed	_____

AMERIS BANK- LOAN SERVICE CENTER
P O BOX 105690
ATLANTA GA 30348

Check here for change of address or phone number and indicate changes.

⑆5466⑆ 3333⑆ 00 2008 1000 7⑆ 0000 1

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