

Haile Village Center Owners Association, Inc.

Financial Statements

January 31, 2025

ACCOUNT NUMBERS HAVE BEEN REDACTED

Haile Village Center Owners Association, Inc.

FUND BALANCE SHEET

As of: 01/31/2025

Assets

Account	Haile Village Center	Haile Townhomes	Total
Cash			
1001-HVC RSRV - Truist [7995]	\$188,312.82	\$0.00	\$188,312.82
1002-HTH HVC Oper - Truist [7987] - HVC	\$24,153.47	\$0.00	\$24,153.47
1005-HTH Truist TH Oper [9642] - HTH	\$0.00	\$29,905.63	\$29,905.63
1006-HTH Truist TH Rsrv [9650] - HTH	\$0.00	\$70,045.63	\$70,045.63
Cash Total	\$212,466.29	\$99,951.26	\$312,417.55
Accounts Receivable			
1100-HTH Assessments Receivable - HTH	\$0.00	\$421.85	\$421.85
1100-HVC Assessments Receivable - HVC	\$19,350.15	\$0.00	\$19,350.15
1103-HTH SA2025 1 Payment	\$0.00	\$24,452.43	\$24,452.43
1152-000 AR Miscellaneous - Cost center 000	\$700.00	\$0.00	\$700.00
1153-HVC Late Fee Receivable - HVC	\$3,465.62	\$0.00	\$3,465.62
Accounts Receivable Total	\$23,515.77	\$24,874.28	\$48,390.05
Other Assets			
1410-HVC Prepaid Insurance - HVC	\$6,667.11	\$0.00	\$6,667.11
1510-HVC Prepaid Expenses - HVC	\$10,790.00	\$0.00	\$10,790.00
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	\$156,995.11	\$0.00	\$156,995.11
Total Assets:	\$392,977.17	\$124,825.54	\$517,802.71

Liabilities

Account	Haile Village Center	Haile Townhomes	Total
Liability			
2020-HVC Prepaid Assessments - HVC	\$89,570.33	\$0.00	\$89,570.33
2030-HVC Accrued Expenses - HVC	\$29,733.17	\$0.00	\$29,733.17
2070-HVC M&S Postal Center Loan - HVC	\$32,511.53	\$0.00	\$32,511.53
Liability Total	\$151,815.03	\$0.00	\$151,815.03
Total Liabilities:	\$151,815.03	\$0.00	\$151,815.03

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	\$327,894.36	\$0.00	\$327,894.36
3007-HTH HTH SA2025 1 Payment	\$0.00	\$82,691.46	\$82,691.46
3020-HTH Reserves - Pooled	\$0.00	(\$45,788.63)	(\$45,788.63)
3020-HVC Reserves - Pooled - HVC	(\$50,974.00)	\$0.00	(\$50,974.00)

Account	Haile Village Center	Haile Townhomes	Total
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	\$7,890.98	\$7,890.98
3399-HVC Reserves Interest - HVC	\$6,827.94	\$0.00	\$6,827.94
Reserves Total	\$283,748.30	\$109,265.44	\$393,013.74
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	(\$64,173.46)	\$0.00	(\$64,173.46)
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	(\$43,209.74)	\$30,277.93	(\$12,931.81)
Current Year Net Income/(Loss)	(\$14,094.25)	\$0.00	(\$14,094.25)
Total Equity:	\$226,444.31	\$139,543.37	\$365,987.68
Total Liabilities & Equity	\$378,259.34	\$139,543.37	\$517,802.71

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Consolidated

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

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	69,363.33	69,363.33	0.00	832,360.00
4015 Assessment Income - Commercial	25,633.67	27,920.42	(2,286.75)	25,633.67	27,920.42	(2,286.75)	335,045.00
4020 Vacant Lot Income	2,296.00	1,200.00	1,096.00	2,296.00	1,200.00	1,096.00	14,400.00
4030 Haile Farmers Market Fees	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
4060 Late Fee Income	50.00	291.67	(241.67)	50.00	291.67	(241.67)	3,500.00
4061 Commercial Lease - HVC	0.00	1,250.00	(1,250.00)	0.00	1,250.00	(1,250.00)	15,000.00
4070 Interest on Delinquent Balance	(0.12)	11.50	(11.62)	(0.12)	11.50	(11.62)	138.00
4075 Estoppel Income	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00
4170 Common Area Permits - Other	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00
4175 Annual Event Permit - HVC	0.00	1,250.00	(1,250.00)	0.00	1,250.00	(1,250.00)	15,000.00
4180 Interest on Operating Acct	0.69	255.75	(255.06)	0.69	255.75	(255.06)	3,069.00
4390 Miscellaneous Income	150.00	0.00	150.00	150.00	0.00	150.00	0.00
Income Total	97,493.57	102,417.67	(4,924.10)	97,493.57	102,417.67	(4,924.10)	1,229,012.00
Total Income	97,493.57	102,417.67	(4,924.10)	97,493.57	102,417.67	(4,924.10)	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	2,350.00	3,234.00	884.00	2,350.00	3,234.00	884.00	38,808.00
6040 Legal Fees	1,922.42	333.33	(1,589.09)	1,922.42	333.33	(1,589.09)	4,000.00
6080 Bank Fees / Coupon Books	1,216.90	0.00	(1,216.90)	1,216.90	0.00	(1,216.90)	0.00
6090 Postage / Copies / Supplies	0.00	200.00	200.00	0.00	200.00	200.00	2,400.00
6110 Insurance	12,198.39	12,916.67	718.28	12,198.39	12,916.67	718.28	155,000.00
6160 Mgmt Support Service Fees	14,632.25	7,725.00	(6,907.25)	14,632.25	7,725.00	(6,907.25)	92,700.00
6200 VAH Commercial Lease	0.00	1,250.00	1,250.00	0.00	1,250.00	1,250.00	15,000.00
6220 Corporate Annual Report	0.00	5.42	5.42	0.00	5.42	5.42	65.00
6240 Bad Debt	0.00	41.67	41.67	0.00	41.67	41.67	500.00
6260 Postal Center Loan	144.84	1,203.83	1,058.99	144.84	1,203.83	1,058.99	14,446.00
6360 Marketing Expense - HVMA	462.25	0.00	(462.25)	462.25	0.00	(462.25)	0.00
General & Administrative Total	32,927.05	26,909.92	(6,017.13)	32,927.05	26,909.92	(6,017.13)	322,919.00
Grounds/Contract Services							
6510 Landscape Maintenance	19,843.15	19,400.00	(443.15)	19,843.15	19,400.00	(443.15)	232,800.00
6550 Tree Trim / Removal / Replacement	4,166.67	4,166.67	0.00	4,166.67	4,166.67	0.00	50,000.00
6555 Landscape Extras - HVC	0.00	2,970.17	2,970.17	0.00	2,970.17	2,970.17	35,642.00
6560 Landscaping Replacement / Enhanceme...	2,970.17	1,750.00	(1,220.17)	2,970.17	1,750.00	(1,220.17)	21,000.00
6610 Irrigation - Repairs / Maintenance	0.00	2,083.33	2,083.33	0.00	2,083.33	2,083.33	25,000.00
6630 Lakes / Ponds / Maintenance	248.00	833.33	585.33	248.00	833.33	585.33	10,000.00
6680 Lighting / Electrical - Repairs	0.00	833.33	833.33	0.00	833.33	833.33	10,000.00
6690 Fence Repairs / Maintenance	1,250.00	1,250.00	0.00	1,250.00	1,250.00	0.00	15,000.00
Grounds/Contract Services Total	28,477.99	33,286.83	4,808.84	28,477.99	33,286.83	4,808.84	399,442.00
Repairs & Maintenance							
6720 Pressure Washing	0.00	625.00	625.00	0.00	625.00	625.00	7,500.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6750 Maintenance Staff	21,073.40	18,023.83	(3,049.57)	21,073.40	18,023.83	(3,049.57)	216,286.00
6775 Tools Expense	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
6785 Golf Cart Maintenance	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
6790 General Repairs / Maintenance	453.78	665.17	211.39	453.78	665.17	211.39	7,982.00
Repairs & Maintenance Total	21,527.18	19,564.00	(1,963.18)	21,527.18	19,564.00	(1,963.18)	234,768.00
Postal Center							
6830 Postal Center Property Taxes	0.00	291.67	291.67	0.00	291.67	291.67	3,500.00
Postal Center Total	0.00	291.67	291.67	0.00	291.67	291.67	3,500.00
Utilities							
7810 Electricity - Common Areas	3,179.11	3,076.50	(102.61)	3,179.11	3,076.50	(102.61)	36,918.00
7870 Refuse Collection	19,643.16	13,455.42	(6,187.74)	19,643.16	13,455.42	(6,187.74)	161,465.00
Utilities Total	22,822.27	16,531.92	(6,290.35)	22,822.27	16,531.92	(6,290.35)	198,383.00
Reserves							
8005 Reserves - General	5,833.33	5,833.33	0.00	5,833.33	5,833.33	0.00	70,000.00
Reserves Total	5,833.33	5,833.33	0.00	5,833.33	5,833.33	0.00	70,000.00
Total Expense	111,587.82	102,417.67	(9,170.15)	111,587.82	102,417.67	(9,170.15)	1,229,012.00
Net Income	(14,094.25)	0.00	(14,094.25)	(14,094.25)	0.00	(14,094.25)	0.00

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Townhomes

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

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4180-HTH Interest on Operating Acct - HT...	0.27	0.00	0.27	0.27	0.00	0.27	0.00
Income Total	0.27	0.00	0.27	0.27	0.00	0.27	0.00
Total Income	0.27	0.00	0.27	0.27	0.00	0.27	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	0.27	0.00	0.27	0.27	0.00	0.27	0.00

Haile Village Center Owners Association, Inc.

BANK RECONCILIATION

Statement Date: 1/31/2025

Reconciliation Summary: TFC - Truist		GL Account: 1001 - HVC RSRV - Truist [7995]	
Bank Statement Balance	\$188,312.82	Account Balance	\$188,312.82
GL Account Balance	\$188,312.82	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$188,312.82
		- Statement Balance	\$188,312.82
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
				Totals	\$0.00
					\$0.00