HAILE VILLAGE CENTER OWNERS ASSOCIATION, INC. (HVCOA)
APPROVED BUDGET
FOR THE PERIOD BEGINNING JANUARY 1 THROUGH DECEMBER 31, 2024

	HVCOA Approved Budget 2023	HVCOA Approved Budget 2024	% Change
ASSESSMENT & MISCELLEANOUS INCOME			**% Change**
Residential Lot Assessment Income	**711,479**	**853,451**	**20.0%**
Mixed Use			
Commercial Lot Assessment Income	**286,388**	**360,562**	**25.9%**
Total Projected Assessment Income	**997,867**	**1,214,013**	**21.7%**
Vacant Lot Fee Income	**10,754**	**13,658**	
Haile Farmers Market Fees		**3,000**	
Late Fee Income		**4,500**	
Condo Pool/Gym Assessment (5,183 sq.ft.)	**10,812**		
Estoppel Revenues (Net)	**3,000**	**1,500**	**-50.0%**
Annual Event Permit Income		**15,000**	
Common Area Permits -Other	**4,200**	**6,000**	**42.9%**
Miscellaneous Income		**4,500**	
K-101 Rental Income	**6,761**	**-**	
Commercial Lot Refuse Credit	(2,193)	**-**	**-100.0%**
Total Credits All Sources	**33,334**	**48,158**	**44.5%**
Total Association Projected Income:	**1,031,201**	**1,262,171**	**22.4%**
Revenue Credits	**(33,334)**	**(48,158)**	**44.5%**
Adjusted Projected Assessment Income	**997,867**	**1,214,013**	**21.7%**

OPERATING EXPENSES

	HVCOA Approved Budget 2023	HVCOA Approved Budget 2024	% Change
GENERAL & ADMINISTRATIVE			
6020 - Accounting Fees / Tax Preparation & Audit (Enumerate)	6,500	35,000	
6040 - Legal Fees	4,000	4,000	
6080 - Bank Fees / Coupon Books	1,575	500	
6090 - Postage / Copies / Supplies- For Collections	1,500	2,400	
6110 - Insurance	112,875	113,716	
6160 - Management Fees - HVC	12,923	89,693	
Pro-rated - HVCOA @ 91.43% and HVCTH @ 8.57%			
6170 - Management Payroll	80,100	0	
6220 - Corporate Annual Report	61	61	
6230 - Activity Expense/Events	7,500	0	
6240 - Bad Debt	500	500	
6260 - Postal Center Loan (2028 Payoff)	14,446	14,446	
6350 - Meeting Expense	300	0	
6360 - Marketing Expense	500	15,000	
6390 - Miscellaneous	250	0	
6430 - Sales Tax Expense	400	0	
General & Administrative Total	**$ 243,430**	**$ 275,316**	**13%**
GROUNDS/CONTRACT SERVICES			

6510 - Landscape Maintenance	129,935	364,512	
6550 - Tree Trim / Removal / Replacement	36,587	17,500	
Not in new Landscape Contract		23,500	
Irrigation Repairs, Palm Tree Maintenance, Fertilizer &			
Chemical Application, Mulch/Straw, Flowers/Plantings			
Fertilizer & Chemical Application			
Mulch/straw			
Flowers/plantings			
6560 - Landscaping Replacement / Enhancement	23,168	0	
6570 - Fertilization and Chemicals	8,982	0	
6610 - Irrigation - Inspections -20 hrs./mo.	13,038	7,500	
6630 - Lakes / Ponds / Waterways	11,301	4,000	
6660 - Leaf Removal (in new Landscape Contract)	25,225	0	
6680 - Lighting / Electrical - Repairs	2,500	2,500	
6685 - Playground Maintenance	500	500	
6690 - Fence Repairs / Maintenance	1,500	12,500	
6695 - Fence Repair/Replacement (Contractors)	35,454	0	
Grounds & Contract Services Total	**$ 288,190**	**$ 432,512**	**50%**
REPAIRS & MAINTENANCE			
6720 - Pressure Washing	2,000	2,000	
6750 - Maintenance Staff	139,827	146,156	
6760 - Vehicle Maintenance	1,500	0	
6775 - Tools Expense	500	1,500	
6780 - Capital Expense: Waste Station	5,000	0	
6783 - Capital Expense: Tree/Infrastructure Mitigation	80,000	50,000	
6784 - Capital Expense: Soil Erosion Mitigation	22,000	22,000	
Depending on our approach, consider use of the General Reserve			
6785 - Golf Cart Maintenance	7,500	1,500	
6790 - General Repairs / Maintenance	35,000	35,000	
Repairs & Maintenance Total	**$ 293,327**	**$ 258,156**	**-12.0%**
POSTAL CENTER - BUILDING K - K101			
6810 - Postal Center Assessment	2,978	4,250	
6820 - Postal Center Cleaning	500	500	
6830 - Postal Center Property Taxes	3,000	3,500	
6840 - Postal Center Utilities	3,090	0	
6850 - Postal Center Repairs / Maintenance	500	500	
Postal Center (Building K, Unit 101) Total	**$ 10,068**	**$ 8,750**	**-13.1%**
UTILITIES			
7810 - Electricity - Common Areas	34,668	39,646	
7870 - Refuse Collection - new GFL relationship as of 10/1/2023	105,807		
Contract A - Commercial		43,672	
Contract B - Residential		127,506	
Contract C - Other		3,613	
7875 - Refuse Collection - Bulk Pick Up Expense	6,000	3,000	
Utilities Total	**$ 146,475**	**$ 217,437**	**48.4%**

TOTAL OPERATING EXPENSE	***$ 981,490***	***$ 1,192,171***	**21.5%**
RESERVES - FUNDING			
8005 - Reserves - General	49,620	70,000	**41.1%**
Reserves Total	**$ 49,620**	**$ 70,000**	**41.1%**
ANNUAL TOTALS			
TOTAL EXPENSES & ALLOCATIONS	**$ 1,031,110**	**$ 1,262,171**	**22.4%**
LESS - REVENUE CREDITS	**$ (33,334)**	**$ (48,158)**	**44.5%**
ADJUSTED EXPENSES AFTER REVENUE CREDITS	**$ 997,867**	**$ 1,214,013**	**21.7%**
ANNUALIZED SUPRLUS AND/OR DEFICIT (Projected)	**$ (70,863)**	**$ -**	