

Haile Village Center Owners Association, Inc.

Financial Statements

September 30, 2025

ACCOUNT NUMBERS HAVE BEEN REDACTED

Haile Village Center Owners Association, Inc.

FUND BALANCE SHEET

As of: 09/30/2025

Assets

Account	Haile Village Center	Haile Townhomes	Total
Cash			
1001-HVC RSRV - Truist [7995]	\$211,706.99	\$0.00	\$211,706.99
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]	\$89,839.27	\$0.00	\$89,839.27
Cash Total	\$301,546.26	\$1.25	\$301,547.51
Accounts Receivable			
1100-HTH Assessments Receivable - HTH	\$0.00	\$0.70	\$0.70
1100-HVC Assessments Receivable - HVC	\$25,697.71	\$0.00	\$25,697.71
1152-000 AR Miscellaneous - Cost center 000	\$700.00	\$0.00	\$700.00
1153-HVC Late Fee Receivable - HVC	\$4,156.43	\$0.00	\$4,156.43
Accounts Receivable Total	\$30,554.14	\$0.70	\$30,554.84
Other Assets			
1156-HVC Due from VAH to HVC	\$1,969.08	\$0.00	\$1,969.08
1410-HVC Prepaid Insurance - HVC	\$56,954.15	\$0.00	\$56,954.15
1510-HVC Prepaid Expenses - HVC	\$15,825.00	\$0.00	\$15,825.00
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	\$214,286.23	\$0.00	\$214,286.23
Total Assets:	\$546,386.63	\$1.95	\$546,388.58

Liabilities

Account	Haile Village Center	Haile Townhomes	Total
Liability			
2020-HVC Prepaid Assessments - HVC	\$82,335.44	\$0.00	\$82,335.44
2030-HVC Accrued Expenses - HVC	\$33,260.99	\$0.00	\$33,260.99
2070-HVC M&S Postal Center Loan - HVC	\$26,158.79	\$0.00	\$26,158.79
2080-HVC Insurance Loan - Haile Village Center	\$50,207.76	\$0.00	\$50,207.76
2999-HVC Exchange	\$499.57	\$0.00	\$499.57
Liability Total	\$192,462.55	\$0.00	\$192,462.55
Total Liabilities:	\$192,462.55	\$0.00	\$192,462.55

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
3006-HVC Reserves - General - HVC Expenses	(\$1,700.00)	\$0.00	(\$1,700.00)

Account	Haile Village Center	Haile Townhomes	Total
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	\$9,460.37	\$0.00	\$9,460.37
Reserves Total	\$310,535.21	\$51,345.21	\$361,880.42
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)	\$11,723.76	\$0.00	\$11,723.76
Total Equity:	\$272,302.89	\$81,623.14	\$353,926.03
Total Liabilities & Equity	\$464,765.44	\$81,623.14	\$546,388.58

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Start: 09/01/2025 | End: 09/30/2025

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	624,269.97	624,269.97	0.00	832,360.00
4015-HVC Assessment Income - Commercial	25,633.67	25,633.67	0.00	230,703.03	230,703.03	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	16,933.00	10,800.00	6,133.00	14,400.00
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	543.75	291.67	252.08	4,544.72	2,625.03	1,919.69	3,500.00
4061-HVC Commercial Lease - HVC	0.00	1,250.00	(1,250.00)	0.00	11,250.00	(11,250.00)	15,000.00
4070-HVC Interest on Delinquent Balance ...	37.56	11.50	26.06	176.21	103.50	72.71	138.00
4075-HVC Estoppel Income	0.00	125.00	(125.00)	0.00	1,125.00	(1,125.00)	1,500.00
4170-HVC Common Area Permits - Other - H...	0.00	500.00	(500.00)	3,958.58	4,500.00	(541.42)	6,000.00
4175-HVC Annual Event Permit - HVC	0.00	1,250.00	(1,250.00)	1,422.89	11,250.00	(9,827.11)	15,000.00
4180-HVC Interest on Operating Acct - HV...	0.93	255.75	(254.82)	5.14	2,301.75	(2,296.61)	3,069.00
4390-HVC Miscellaneous Income	1,561.90	2,286.75	(724.85)	16,104.44	20,580.75	(4,476.31)	27,441.00
Income Total	99,150.14	102,417.67	(3,267.53)	907,642.98	921,759.03	(14,116.05)	1,229,012.00
Total Income	99,150.14	102,417.67	(3,267.53)	907,642.98	921,759.03	(14,116.05)	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...	2,114.04	3,234.00	1,119.96	21,967.34	29,106.00	7,138.66	38,808.00
6040-HVC Legal Fees - HVC	0.00	333.33	333.33	6,922.42	2,999.97	(3,922.45)	4,000.00
6080-HVC Bank Fees / Coupon Books - HVC	12.00	0.00	(12.00)	2,190.30	0.00	(2,190.30)	0.00
6090-HVC Postage / Copies / Supplies - H...	0.00	200.00	200.00	1,190.89	1,800.00	609.11	2,400.00
6110-HVC Insurance	12,508.44	12,916.67	408.23	112,575.96	116,250.03	3,674.07	155,000.00
6160-HVC Mgmt Support Service Fees - HVC	11,375.00	7,725.00	(3,650.00)	72,932.25	69,525.00	(3,407.25)	92,700.00
6200-HVC VAH Commercial Lease - HVC	0.00	1,250.00	1,250.00	0.00	11,250.00	11,250.00	15,000.00
6220-HVC Corporate Annual Report	0.00	5.42	5.42	0.00	48.78	48.78	65.00
6240-HVC Bad Debt	0.00	41.67	41.67	917.53	375.03	(542.50)	500.00
6260-HVC Postal Center Loan	0.00	1,203.83	1,203.83	1,015.02	10,834.47	9,819.45	14,446.00
6360-HVC Marketing Expense - HVMA	0.00	0.00	0.00	1,655.89	0.00	(1,655.89)	0.00
General & Administrative Total	26,009.48	26,909.92	900.44	221,367.60	242,189.28	20,821.68	322,919.00
Grounds/Contract Services							
6510-HVC Landscape Maintenance	19,587.78	19,400.00	(187.78)	178,413.72	174,600.00	(3,813.72)	232,800.00
6550-HVC Tree Trim / Removal / Replaceme...	181.20	4,166.67	3,985.47	48,671.46	37,500.03	(11,171.43)	50,000.00
6555-HVC Landscape Extras - HVC	0.00	2,970.17	2,970.17	18,973.61	26,731.53	7,757.92	35,642.00
6560-HVC Landscaping Replacement / Enhan...	1,820.00	1,750.00	(70.00)	22,090.88	15,750.00	(6,340.88)	21,000.00
6610-HVC Irrigation - Repairs / Maintena...	155.00	2,083.33	1,928.33	23,079.28	18,749.97	(4,329.31)	25,000.00
6630-HVC Lakes / Ponds / Maintenance	285.17	833.33	548.16	2,294.17	7,499.97	5,205.80	10,000.00
6680-HVC Lighting / Electrical - Repairs	0.00	833.33	833.33	2,562.50	7,499.97	4,937.47	10,000.00
6690-HVC Fence Repairs / Maintenance	170.92	1,250.00	1,079.08	7,241.02	11,250.00	4,008.98	15,000.00
Grounds/Contract Services Total	22,200.07	33,286.83	11,086.76	303,326.64	299,581.47	(3,745.17)	399,442.00
Repairs & Maintenance							
6720-HVC Pressure Washing - HVC	0.00	625.00	625.00	0.00	5,625.00	5,625.00	7,500.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6750-HVC Maintenance Staff	13,544.81	18,023.83	4,479.02	150,509.54	162,214.47	11,704.93	216,286.00
6775-HVC Tools Expense	0.00	125.00	125.00	1,500.00	1,125.00	(375.00)	1,500.00
6785-HVC Golf Cart Maintenance	0.00	125.00	125.00	1,500.00	1,125.00	(375.00)	1,500.00
6790-HVC General Repairs / Maintenance -...	3,947.48	665.17	(3,282.31)	34,805.73	5,986.53	(28,819.20)	7,982.00
Repairs & Maintenance Total	17,492.29	19,564.00	2,071.71	188,315.27	176,076.00	(12,239.27)	234,768.00
Postal Center							
6830-HVC Postal Center Property Taxes	0.00	291.67	291.67	55.19	2,625.03	2,569.84	3,500.00
Postal Center Total	0.00	291.67	291.67	55.19	2,625.03	2,569.84	3,500.00
Utilities							
7810-HVC Electricity - Common Areas	2,820.08	3,076.50	256.42	24,569.59	27,688.50	3,118.91	36,918.00
7870-HVC Refuse Collection	11,573.24	13,455.42	1,882.18	105,784.96	121,098.78	15,313.82	161,465.00
Utilities Total	14,393.32	16,531.92	2,138.60	130,354.55	148,787.28	18,432.73	198,383.00
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	85,928.49	102,417.67	16,489.18	895,919.22	921,759.03	25,839.81	1,229,012.00
Net Income	13,221.65	0.00	13,221.65	11,723.76	0.00	11,723.76	0.00