

Haile Village Center Owners Association, Inc.

Financial Statements

December 31, 2023

ACCOUNT NUMBERS HAVE BEEN REDACTED

Haile Village Center Owners Association, Inc.

FUND BALANCE SHEET

As of: 12/31/2023

Assets

Account	Haile Village Center	Haile Townhomes	Total
Cash			
1001-HVC RSRV - Truist [7995]	\$142,106.74	\$0.00	\$142,106.74
1002-HTH HVC Oper - Truist [7987] - HVC	\$61,707.05	\$0.00	\$61,707.05
1005-HTH Truist TH Oper [9642] - HTH	\$0.00	\$31,793.90	\$31,793.90
1006-HTH Truist TH Rsrv [9650] - HTH	\$0.00	\$232,260.12	\$232,260.12
Cash Total	\$203,813.79	\$264,054.02	\$467,867.81
Accounts Receivable			
1100-HTH Assessments Receivable - HTH	\$0.00	\$305.69	\$305.69
1100-HVC Assessments Receivable - HVC	\$9,084.25	\$0.00	\$9,084.25
1101-HVC HVC - Pool/Gym Assmnt Receivable	\$6,024.27	\$0.00	\$6,024.27
1102-HVC Rental Income Receivable - HVC	\$2,662.50	\$0.00	\$2,662.50
1153-HVC Late Fee Receivable - HVC	\$2,609.95	\$0.00	\$2,609.95
1154-HVC Due from Southbrooke	\$185.03	\$0.00	\$185.03
Accounts Receivable Total	\$20,566.00	\$305.69	\$20,871.69
Other Assets			
1410-HVC Prepaid Insurance 02/23 - HVC	\$27,904.69	\$0.00	\$27,904.69
1510-000 Prepaid Expenses - Cost center 000	\$23,999.29	\$0.00	\$23,999.29
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	\$191,441.98	\$0.00	\$191,441.98
Total Assets:	\$415,821.77	\$264,359.71	\$680,181.48

Liabilities

Account	Haile Village Center	Haile Townhomes	Total
Liability			
2020-HVC Prepaid Assessments - HVC	\$32,866.91	\$0.00	\$32,866.91
2030-000 Accrued Expenses - Cost center 000	\$21,423.00	\$0.00	\$21,423.00
2070-HVC M&S Postal Center Loan - HVC	\$43,750.61	\$0.00	\$43,750.61
2080-HVC Insurance Loan - Haile Village Center	\$5,177.21	\$0.00	\$5,177.21
Liability Total	\$103,217.73	\$0.00	\$103,217.73
Total Liabilities:	\$103,217.73	\$0.00	\$103,217.73

Equity

Account	Haile Village Center	Haile Townhomes	Total
Reserves			
3005-HTH Reserves - General - HTH	\$0.00	\$15,397.00	\$15,397.00
3005-HVC Reserves - General - HVC	\$272,014.98	\$0.00	\$272,014.98
3006-HTH Reserves - General - HTH Expenses	(\$2,622.00)	\$0.00	(\$2,622.00)

Account	Haile Village Center	Haile Townhomes	Total
3006-HVC Reserves - General - HVC Expenses	(\$24,575.58)	\$0.00	(\$24,575.58)
3020-HTH Reserves - Pooled	\$0.00	\$159,103.41	\$159,103.41
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	\$3,494.55	\$3,494.55
3399-HVC Reserves Interest - HVC	\$5,564.88	\$0.00	\$5,564.88
Reserves Total	\$250,382.28	\$229,691.59	\$480,073.87
Equity			
3803-HVC Loan Equity Adjustment - HVC	\$51,342.42	\$0.00	\$51,342.42
3900-HTH Fund Balance - HTH	\$0.00	\$30,277.93	\$30,277.93
3900-HVC Fund Balance - HVC	\$134,003.09	\$0.00	\$134,003.09
Equity Total	\$185,345.51	\$30,277.93	\$215,623.44
Current Year Net Income/(Loss)	(\$118,733.56)	\$0.00	(\$118,733.56)
Total Equity:	\$316,994.23	\$259,969.52	\$576,963.75
Total Liabilities & Equity	\$420,211.96	\$259,969.52	\$680,181.48

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Village Center

Start: 12/01/2023 | End: 12/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4010-HVC Assessment Income - Residential...	59,289.88	59,289.88	0.00	711,479.00	711,479.00	0.00	711,479.00
4015-HVC Assessment Income - Commercial	23,599.34	23,599.34	0.00	283,191.64	283,191.64	0.00	283,191.64
4019-HVC HVC - Pool/Gym Assessment Incom...	0.00	901.00	(901.00)	0.00	10,812.00	(10,812.00)	10,812.00
4020-HVC Vacant Lot Income	768.12	896.13	(128.01)	10,113.79	10,754.00	(640.21)	10,754.00
4060-HVC Late Fee Income	848.65	0.00	848.65	8,697.49	0.00	8,697.49	0.00
4070-HVC Interest on Delinquent Balance ...	15.35	0.00	15.35	118.80	0.00	118.80	0.00
4075-HVC Estoppel Income	0.00	250.00	(250.00)	900.00	3,000.00	(2,100.00)	3,000.00
4170-HVC Event Permit Income	250.00	350.00	(100.00)	12,125.00	4,200.00	7,925.00	4,200.00
4180-HVC Interest on Operating Acct - HV...	0.36	0.00	0.36	16.31	0.00	16.31	0.00
4360-HVC Postal Center K101 Rental Incom...	0.00	646.91	(646.91)	0.00	7,763.36	(7,763.36)	7,763.36
4390-HVC Miscellaneous Income	6,877.69	0.00	6,877.69	13,111.69	0.00	13,111.69	0.00
4400-HVC Prior Year Expense Recovery	0.00	0.00	0.00	10,815.42	0.00	10,815.42	0.00
Income Total	91,649.39	85,933.26	5,716.13	1,050,569.14	1,031,200.00	19,369.14	1,031,200.00
Total Income	91,649.39	85,933.26	5,716.13	1,050,569.14	1,031,200.00	19,369.14	1,031,200.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6020-HVC Accounting Fees / Tax Preparati...	8,750.00	541.63	(8,208.37)	39,345.63	6,500.00	(32,845.63)	6,500.00
6040-HVC Legal Fees - HVC	0.00	333.37	333.37	14,131.86	4,000.00	(10,131.86)	4,000.00
6080-HVC Bank Fees / Coupon Books - HVC	12.00	131.25	119.25	1,974.00	1,575.00	(399.00)	1,575.00
6090-HVC Postage / Copies / Supplies - H...	0.00	125.00	125.00	1,745.78	1,500.00	(245.78)	1,500.00
6110-HVC Insurance	10,992.78	9,406.25	(1,586.53)	108,005.31	112,875.00	4,869.69	112,875.00
6160-HVC Management Fees - HVC	9,357.25	1,076.88	(8,280.37)	84,787.00	12,923.00	(71,864.00)	12,923.00
6161-HVC Association Owned Unit	0.00	0.00	0.00	1,672.34	0.00	(1,672.34)	0.00
6170-HVC Management Payroll - HVC	0.00	6,675.00	6,675.00	0.00	80,100.00	80,100.00	80,100.00
6220-HVC Corporate Annual Report	0.00	5.12	5.12	61.25	61.00	(0.25)	61.00
6230-HVC Activity Expense	973.96	625.00	(348.96)	1,919.02	7,500.00	5,580.98	7,500.00
6240-HVC Bad Debt	0.00	41.63	41.63	75.41	500.00	424.59	500.00
6260-HVC Postal Center Loan	192.72	1,203.87	1,011.15	4,324.29	14,446.00	10,121.71	14,446.00
6350-HVC Meeting Expense	0.00	25.00	25.00	0.00	300.00	300.00	300.00
6360-HVC Marketing Expense - HVMA	2,666.02	41.63	(2,624.39)	13,060.18	500.00	(12,560.18)	500.00
6390-HVC Miscellaneous	0.00	20.87	20.87	4,506.68	250.00	(4,256.68)	250.00
6430-HVC Sales Tax Expense	0.00	33.37	33.37	0.00	400.00	400.00	400.00
General & Administrative Total	32,944.73	20,285.87	(12,658.86)	275,608.75	243,430.00	(32,178.75)	243,430.00

Grounds/Contract Services

6510-HVC Landscape Maintenance	15,188.00	10,827.88	(4,360.12)	191,042.10	129,935.00	(61,107.10)	129,935.00
6550-HVC Tree Trim / Removal / Replaceme...	0.00	3,048.88	3,048.88	28,231.29	36,587.00	8,355.71	36,587.00
6560-HVC Landscaping Replacement / Enhan...	0.00	1,930.63	1,930.63	42.87	23,168.00	23,125.13	23,168.00
6570-HVC Fertilization and Chemicals	0.00	748.50	748.50	1,113.38	8,982.00	7,868.62	8,982.00
6610-HVC Irrigation - Repairs / Maintena...	380.00	1,086.50	706.50	8,987.46	13,038.00	4,050.54	13,038.00
6630-HVC Lakes / Ponds / Maintenance	239.00	941.75	702.75	4,053.17	11,301.00	7,247.83	11,301.00
6660-HVC Leaf Removal	0.00	2,102.12	2,102.12	13,432.01	25,225.00	11,792.99	25,225.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6680-HVC Lighting / Electrical - Repairs	1,447.98	208.37	(1,239.61)	12,923.47	2,500.00	(10,423.47)	2,500.00
6685-HVC Playground Maintenance	0.00	41.63	41.63	903.04	500.00	(403.04)	500.00
6690-HVC Fence Repairs / Maintenance	757.80	125.00	(632.80)	22,239.90	1,500.00	(20,739.90)	1,500.00
6695-HVC Perimeter Fence Replacement	0.00	2,954.50	2,954.50	24,928.97	35,454.00	10,525.03	35,454.00
Grounds/Contract Services Total	18,012.78	24,015.76	6,002.98	307,897.66	288,190.00	(19,707.66)	288,190.00
Repairs & Maintenance							
6720-HVC Pressure Washing - HVC	2,931.88	166.63	(2,765.25)	5,650.37	2,000.00	(3,650.37)	2,000.00
6750-HVC Maintenance Staff	20,890.26	11,652.25	(9,238.01)	212,495.75	139,827.00	(72,668.75)	139,827.00
6760-HVC Vehicle Maintenance	0.00	125.00	125.00	50.00	1,500.00	1,450.00	1,500.00
6775-HVC Tools Expense	1,370.70	41.63	(1,329.07)	7,897.73	500.00	(7,397.73)	500.00
6780-HVC Capital Expense: Waste Station	0.00	416.63	416.63	6,400.00	5,000.00	(1,400.00)	5,000.00
6783-HVC Capital Exp: Tree / Infrastruct...	4,026.11	6,666.63	2,640.52	82,465.99	80,000.00	(2,465.99)	80,000.00
6784-HVC Capital Expense: Sinkhole Mitig...	0.00	1,833.37	1,833.37	0.00	22,000.00	22,000.00	22,000.00
6785-HVC Golf Cart Maintenance	321.73	625.00	303.27	11,385.96	7,500.00	(3,885.96)	7,500.00
6790-HVC General Repairs / Maintenance -...	2,265.90	2,916.63	650.73	30,499.88	35,000.00	4,500.12	35,000.00
6791-HVC Termite Bond	0.00	0.00	0.00	487.00	0.00	(487.00)	0.00
Repairs & Maintenance Total	31,806.58	24,443.77	(7,362.81)	357,332.68	293,327.00	(64,005.68)	293,327.00
Postal Center							
6810-HVC Postal Center Assessment	0.00	248.13	248.13	3,937.12	2,978.00	(959.12)	2,978.00
6820-HVC Postal Center Cleaning	0.00	41.63	41.63	274.21	500.00	225.79	500.00
6830-HVC Postal Center Property Taxes	0.00	257.50	257.50	8,449.71	3,090.00	(5,359.71)	3,090.00
6840-HVC Postal Center Utilities	0.00	257.50	257.50	0.00	3,090.00	3,090.00	3,090.00
6850-HVC Postal Center Repairs I Mainten...	2,270.50	41.63	(2,228.87)	3,396.25	500.00	(2,896.25)	500.00
Postal Center Total	2,270.50	846.39	(1,424.11)	16,057.29	10,158.00	(5,899.29)	10,158.00
Utilities							
7810-HVC Electricity - Common Areas	3,109.76	2,889.00	(220.76)	35,445.46	34,668.00	(777.46)	34,668.00
7870-HVC Refuse Collection	16,529.25	8,817.25	(7,712.00)	120,617.65	105,807.00	(14,810.65)	105,807.00
7875-HVC Refuse Collection - Bulk Pick U...	0.00	500.00	500.00	0.00	6,000.00	6,000.00	6,000.00
Utilities Total	19,639.01	12,206.25	(7,432.76)	156,063.11	146,475.00	(9,588.11)	146,475.00
Reserves							
8005-HVC Reserves - General	4,135.00	4,135.00	0.00	49,620.00	49,620.00	0.00	49,620.00
Reserves Total	4,135.00	4,135.00	0.00	49,620.00	49,620.00	0.00	49,620.00
Total Expense	108,808.60	85,933.04	(22,875.56)	1,162,579.49	1,031,200.00	(131,379.49)	1,031,200.00
Net Income	(17,159.21)	0.22	(17,159.43)	(112,010.35)	0.00	(112,010.35)	0.00

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Townhomes

Start: 12/01/2023 | End: 12/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4018-HTH Assessment Income - Townhomes - ...	7,816.88	7,816.88	0.00	93,803.00	93,803.00	0.00	93,803.00
4180-HTH Interest on Operating Acct - HT...	0.38	0.00	0.38	3.79	0.00	3.79	0.00
Income Total	7,817.26	7,816.88	0.38	93,806.79	93,803.00	3.79	93,803.00
Total Income	7,817.26	7,816.88	0.38	93,806.79	93,803.00	3.79	93,803.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6040-HTH Legal Fees - HTH	0.00	41.63	41.63	0.00	500.00	500.00	500.00
6080-HTH Bank Fees / Coupon Books - HTH	0.00	20.87	20.87	120.00	250.00	130.00	250.00
6090-HTH Postage / Copies / Supplies - H...	0.00	31.25	31.25	0.00	375.00	375.00	375.00
6160-HTH Management Fees - HTH	642.75	133.12	(509.63)	7,713.00	1,597.00	(6,116.00)	1,597.00
6170-HTH Management Payroll - HTH	0.00	825.00	825.00	0.00	9,900.00	9,900.00	9,900.00
General & Administrative Total	642.75	1,051.87	409.12	7,833.00	12,622.00	4,789.00	12,622.00
Repairs & Maintenance							
6720-HTH Pressure Washing - HTH	0.00	520.87	520.87	0.00	6,250.00	6,250.00	6,250.00
6790-HTH General Repairs / Maintenance -...	3,685.00	750.00	(2,935.00)	30,623.00	9,000.00	(21,623.00)	9,000.00
6791-HTH Termite Bond	0.00	435.13	435.13	1,365.00	5,222.00	3,857.00	5,222.00
Repairs & Maintenance Total	3,685.00	1,706.00	(1,979.00)	31,988.00	20,472.00	(11,516.00)	20,472.00
Reserves							
8020-HTH Reserves - Pooled - HTH	3,476.13	3,476.13	0.00	41,714.00	41,714.00	0.00	41,714.00
8320-HTH Reserves - Painting	1,582.88	1,582.88	0.00	18,995.00	18,995.00	0.00	18,995.00
Reserves Total	5,059.01	5,059.01	0.00	60,709.00	60,709.00	0.00	60,709.00
Total Expense	9,386.76	7,816.88	(1,569.88)	100,530.00	93,803.00	(6,727.00)	93,803.00
Net Income	(1,569.50)	0.00	(1,569.50)	(6,723.21)	0.00	(6,723.21)	0.00

Haile Village Center Owners Association, Inc.

Financial Statements

November 30, 2023

ACCOUNT NUMBERS HAVE BEEN REDACTED

Haile Village Center Owners Association, Inc.

FUND BALANCE SHEET

As of: 11/30/2023

Assets

Account	Haile Village Center	Haile Townhomes	Total
Cash			
1001-HVC RSRV - Truist [7995]	\$247,396.89	\$0.00	\$247,396.89
1002-HTH HVC Oper - Truist [7987] - HVC	(\$56,985.26)	\$0.00	(\$56,985.26)
1005-HTH Truist TH Oper [9642] - HTH	\$0.00	\$50,833.31	\$50,833.31
1006-HTH Truist TH Rsrv [9650] - HTH	\$0.00	\$226,719.12	\$226,719.12
Cash Total	\$190,411.63	\$277,552.43	\$467,964.06
Accounts Receivable			
1100-HTH Assessments Receivable - HTH	\$0.00	\$811.47	\$811.47
1100-HVC Assessments Receivable - HVC	\$12,626.97	\$0.00	\$12,626.97
1101-HVC HVC - Pool/Gym Assmnt Receivable	\$6,024.27	\$0.00	\$6,024.27
1102-HVC Rental Income Receivable - HVC	\$2,662.50	\$0.00	\$2,662.50
1153-HVC Late Fee Receivable - HVC	\$2,590.45	\$0.00	\$2,590.45
1154-HVC Due from Southbrooke	\$185.03	\$0.00	\$185.03
Accounts Receivable Total	\$24,089.22	\$811.47	\$24,900.69
Other Assets			
1410-HVC Prepaid Insurance 02/23 - HVC	\$37,516.31	\$0.00	\$37,516.31
1510-000 Prepaid Expenses - Cost center 000	\$23,999.29	\$0.00	\$23,999.29
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	\$201,053.60	\$0.00	\$201,053.60
Total Assets:	\$415,554.45	\$278,363.90	\$693,918.35

Liabilities

Account	Haile Village Center	Haile Townhomes	Total
Liability			
2000-HVC Accounts Payable - HVC	\$975.00	\$0.00	\$975.00
2020-HVC Prepaid Assessments - HVC	\$42,419.76	\$0.00	\$42,419.76
2070-HVC M&S Postal Center Loan - HVC	\$45,965.53	\$0.00	\$45,965.53
2080-HVC Insurance Loan - Haile Village Center	\$14,844.75	\$0.00	\$14,844.75
Liability Total	\$104,205.04	\$0.00	\$104,205.04
Total Liabilities:	\$104,205.04	\$0.00	\$104,205.04

Equity

Account	Haile Village Center	Haile Townhomes	Total
Reserves			
3005-HTH Reserves - General - HTH	\$0.00	\$19,532.00	\$19,532.00
3005-HVC Reserves - General - HVC	\$267,879.98	\$0.00	\$267,879.98
3006-HTH Reserves - General - HTH Expenses	(\$2,622.00)	\$0.00	(\$2,622.00)

Account	Haile Village Center	Haile Townhomes	Total
3006-HVC Reserves - General - HVC Expenses	(\$24,575.58)	\$0.00	(\$24,575.58)
3020-HTH Reserves - Pooled	\$0.00	\$154,044.40	\$154,044.40
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	\$3,012.63	\$3,012.63
3399-HVC Reserves Interest - HVC	\$5,126.66	\$0.00	\$5,126.66
Reserves Total	\$245,809.06	\$228,285.66	\$474,094.72
Equity			
3803-HVC Loan Equity Adjustment - HVC	\$51,342.42	\$0.00	\$51,342.42
3900-HTH Fund Balance - HTH	\$0.00	\$30,277.93	\$30,277.93
3900-HVC Fund Balance - HVC	\$134,003.09	\$0.00	\$134,003.09
Equity Total	\$185,345.51	\$30,277.93	\$215,623.44
Current Year Net Income/(Loss)	(\$100,004.85)	\$0.00	(\$100,004.85)
Total Equity:	\$331,149.72	\$258,563.59	\$589,713.31
Total Liabilities & Equity	\$435,354.76	\$258,563.59	\$693,918.35

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Village Center

Start: 11/01/2023 | End: 11/30/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4010-HVC Assessment Income - Residential...	59,289.92	59,289.92	0.00	652,189.12	652,189.12	0.00	711,479.00
4015-HVC Assessment Income - Commercial	23,599.30	23,599.30	0.00	259,592.30	259,592.30	0.00	283,191.64
4019-HVC HVC - Pool/Gym Assessment Incom...	0.00	901.00	(901.00)	0.00	9,911.00	(9,911.00)	10,812.00
4020-HVC Vacant Lot Income	768.12	896.17	(128.05)	9,345.67	9,857.87	(512.20)	10,754.00
4060-HVC Late Fee Income	798.81	0.00	798.81	7,848.84	0.00	7,848.84	0.00
4070-HVC Interest on Delinquent Balance ...	17.86	0.00	17.86	103.45	0.00	103.45	0.00
4075-HVC Estoppel Income	0.00	250.00	(250.00)	900.00	2,750.00	(1,850.00)	3,000.00
4170-HVC Event Permit Income	0.00	350.00	(350.00)	11,875.00	3,850.00	8,025.00	4,200.00
4180-HVC Interest on Operating Acct - HV...	0.37	0.00	0.37	15.95	0.00	15.95	0.00
4360-HVC Postal Center K101 Rental Incom...	0.00	646.95	(646.95)	0.00	7,116.45	(7,116.45)	7,763.36
4390-HVC Miscellaneous Income	0.00	0.00	0.00	6,234.00	0.00	6,234.00	0.00
4400-HVC Prior Year Expense Recovery	0.00	0.00	0.00	10,815.42	0.00	10,815.42	0.00
Income Total	84,474.38	85,933.34	(1,458.96)	958,919.75	945,266.74	13,653.01	1,031,200.00

Total Income **84,474.38** **85,933.34** **(1,458.96)** **958,919.75** **945,266.74** **13,653.01** **1,031,200.00**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6020-HVC Accounting Fees / Tax Preparati...	2,145.63	541.67	(1,603.96)	30,595.63	5,958.37	(24,637.26)	6,500.00
6040-HVC Legal Fees - HVC	250.00	333.33	83.33	14,131.86	3,666.63	(10,465.23)	4,000.00
6080-HVC Bank Fees / Coupon Books - HVC	16.00	131.25	115.25	1,962.00	1,443.75	(518.25)	1,575.00
6090-HVC Postage / Copies / Supplies - H...	0.00	125.00	125.00	1,745.78	1,375.00	(370.78)	1,500.00
6110-HVC Insurance	10,682.73	9,406.25	(1,276.48)	97,012.53	103,468.75	6,456.22	112,875.00
6160-HVC Management Fees - HVC	6,857.25	1,076.92	(5,780.33)	75,429.75	11,846.12	(63,583.63)	12,923.00
6161-HVC Association Owned Unit	0.00	0.00	0.00	1,672.34	0.00	(1,672.34)	0.00
6170-HVC Management Payroll - HVC	0.00	6,675.00	6,675.00	0.00	73,425.00	73,425.00	80,100.00
6220-HVC Corporate Annual Report	0.00	5.08	5.08	61.25	55.88	(5.37)	61.00
6230-HVC Activity Expense	0.00	625.00	625.00	945.06	6,875.00	5,929.94	7,500.00
6240-HVC Bad Debt	75.41	41.67	(33.74)	75.41	458.37	382.96	500.00
6260-HVC Postal Center Loan	402.27	1,203.83	801.56	4,131.57	13,242.13	9,110.56	14,446.00
6350-HVC Meeting Expense	0.00	25.00	25.00	0.00	275.00	275.00	300.00
6360-HVC Marketing Expense - HVMA	500.00	41.67	(458.33)	10,394.16	458.37	(9,935.79)	500.00
6390-HVC Miscellaneous	0.00	20.83	20.83	4,506.68	229.13	(4,277.55)	250.00
6430-HVC Sales Tax Expense	0.00	33.33	33.33	0.00	366.63	366.63	400.00
General & Administrative Total	20,929.29	20,285.83	(643.46)	242,664.02	223,144.13	(19,519.89)	243,430.00

Grounds/Contract Services

6510-HVC Landscape Maintenance	14,603.00	10,827.92	(3,775.08)	175,854.10	119,107.12	(56,746.98)	129,935.00
6550-HVC Tree Trim / Removal / Replaceme...	12,135.00	3,048.92	(9,086.08)	28,231.29	33,538.12	5,306.83	36,587.00
6560-HVC Landscaping Replacement / Enhan...	0.00	1,930.67	1,930.67	42.87	21,237.37	21,194.50	23,168.00
6570-HVC Fertilization and Chemicals	0.00	748.50	748.50	1,113.38	8,233.50	7,120.12	8,982.00
6610-HVC Irrigation - Repairs / Maintena...	0.00	1,086.50	1,086.50	8,607.46	11,951.50	3,344.04	13,038.00
6630-HVC Lakes / Ponds / Maintenance	0.00	941.75	941.75	3,814.17	10,359.25	6,545.08	11,301.00
6660-HVC Leaf Removal	0.00	2,102.08	2,102.08	13,432.01	23,122.88	9,690.87	25,225.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6680-HVC Lighting / Electrical - Repairs	4,247.00	208.33	(4,038.67)	11,475.49	2,291.63	(9,183.86)	2,500.00
6685-HVC Playground Maintenance	0.00	41.67	41.67	903.04	458.37	(444.67)	500.00
6690-HVC Fence Repairs / Maintenance	3,658.70	125.00	(3,533.70)	21,482.10	1,375.00	(20,107.10)	1,500.00
6695-HVC Perimeter Fence Replacement	0.00	2,954.50	2,954.50	24,928.97	32,499.50	7,570.53	35,454.00
Grounds/Contract Services Total	34,643.70	24,015.84	(10,627.86)	289,884.88	264,174.24	(25,710.64)	288,190.00
Repairs & Maintenance							
6720-HVC Pressure Washing - HVC	1,146.25	166.67	(979.58)	2,718.49	1,833.37	(885.12)	2,000.00
6750-HVC Maintenance Staff	22,238.45	11,652.25	(10,586.20)	191,605.49	128,174.75	(63,430.74)	139,827.00
6760-HVC Vehicle Maintenance	0.00	125.00	125.00	50.00	1,375.00	1,325.00	1,500.00
6775-HVC Tools Expense	0.00	41.67	41.67	6,527.03	458.37	(6,068.66)	500.00
6780-HVC Capital Expense: Waste Station	6,400.00	416.67	(5,983.33)	6,400.00	4,583.37	(1,816.63)	5,000.00
6783-HVC Capital Exp: Tree / Infrastruct...	4,680.00	6,666.67	1,986.67	78,439.88	73,333.37	(5,106.51)	80,000.00
6784-HVC Capital Expense: Sinkhole Mitig...	0.00	1,833.33	1,833.33	0.00	20,166.63	20,166.63	22,000.00
6785-HVC Golf Cart Maintenance	0.00	625.00	625.00	11,064.23	6,875.00	(4,189.23)	7,500.00
6790-HVC General Repairs / Maintenance -...	0.00	2,916.67	2,916.67	28,233.98	32,083.37	3,849.39	35,000.00
6791-HVC Termite Bond	0.00	0.00	0.00	487.00	0.00	(487.00)	0.00
Repairs & Maintenance Total	34,464.70	24,443.93	(10,020.77)	325,526.10	268,883.23	(56,642.87)	293,327.00
Postal Center							
6810-HVC Postal Center Assessment	0.00	248.17	248.17	3,937.12	2,729.87	(1,207.25)	2,978.00
6820-HVC Postal Center Cleaning	0.00	41.67	41.67	274.21	458.37	184.16	500.00
6830-HVC Postal Center Property Taxes	6,408.47	257.50	(6,150.97)	8,449.71	2,832.50	(5,617.21)	3,090.00
6840-HVC Postal Center Utilities	0.00	257.50	257.50	0.00	2,832.50	2,832.50	3,090.00
6850-HVC Postal Center Repairs I Mainten...	0.00	41.67	41.67	1,125.75	458.37	(667.38)	500.00
Postal Center Total	6,408.47	846.51	(5,561.96)	13,786.79	9,311.61	(4,475.18)	10,158.00
Utilities							
7810-HVC Electricity - Common Areas	2,747.10	2,889.00	141.90	32,335.70	31,779.00	(556.70)	34,668.00
7870-HVC Refuse Collection	16,274.36	8,817.25	(7,457.11)	104,088.40	96,989.75	(7,098.65)	105,807.00
7875-HVC Refuse Collection - Bulk Pick U...	0.00	500.00	500.00	0.00	5,500.00	5,500.00	6,000.00
Utilities Total	19,021.46	12,206.25	(6,815.21)	136,424.10	134,268.75	(2,155.35)	146,475.00
Reserves							
8005-HVC Reserves - General	4,135.00	4,135.00	0.00	45,485.00	45,485.00	0.00	49,620.00
Reserves Total	4,135.00	4,135.00	0.00	45,485.00	45,485.00	0.00	49,620.00
Total Expense	119,602.62	85,933.36	(33,669.26)	1,053,770.89	945,266.96	(108,503.93)	1,031,200.00
Net Income	(35,128.24)	(0.02)	(35,128.22)	(94,851.14)	(0.22)	(94,850.92)	0.00

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Townhomes

Start: 11/01/2023 | End: 11/30/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4018-HTH Assessment Income - Townhomes - ...	7,816.92	7,816.92	0.00	85,986.12	85,986.12	0.00	93,803.00
4180-HTH Interest on Operating Acct - HT...	0.44	0.00	0.44	3.41	0.00	3.41	0.00
Income Total	7,817.36	7,816.92	0.44	85,989.53	85,986.12	3.41	93,803.00
Total Income	7,817.36	7,816.92	0.44	85,989.53	85,986.12	3.41	93,803.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6040-HTH Legal Fees - HTH	0.00	41.67	41.67	0.00	458.37	458.37	500.00
6080-HTH Bank Fees / Coupon Books - HTH	0.00	20.83	20.83	120.00	229.13	109.13	250.00
6090-HTH Postage / Copies / Supplies - H...	0.00	31.25	31.25	0.00	343.75	343.75	375.00
6160-HTH Management Fees - HTH	642.75	133.08	(509.67)	7,070.25	1,463.88	(5,606.37)	1,597.00
6170-HTH Management Payroll - HTH	0.00	825.00	825.00	0.00	9,075.00	9,075.00	9,900.00
General & Administrative Total	642.75	1,051.83	409.08	7,190.25	11,570.13	4,379.88	12,622.00
Repairs & Maintenance							
6720-HTH Pressure Washing - HTH	0.00	520.83	520.83	0.00	5,729.13	5,729.13	6,250.00
6790-HTH General Repairs / Maintenance -...	0.00	750.00	750.00	26,938.00	8,250.00	(18,688.00)	9,000.00
6791-HTH Termite Bond	0.00	435.17	435.17	1,365.00	4,786.87	3,421.87	5,222.00
Repairs & Maintenance Total	0.00	1,706.00	1,706.00	28,303.00	18,766.00	(9,537.00)	20,472.00
Reserves							
8020-HTH Reserves - Pooled - HTH	3,476.17	3,476.17	0.00	38,237.87	38,237.87	0.00	41,714.00
8320-HTH Reserves - Painting	1,582.92	1,582.92	0.00	17,412.12	17,412.12	0.00	18,995.00
Reserves Total	5,059.09	5,059.09	0.00	55,649.99	55,649.99	0.00	60,709.00
Total Expense	5,701.84	7,816.92	2,115.08	91,143.24	85,986.12	(5,157.12)	93,803.00
Net Income	2,115.52	0.00	2,115.52	(5,153.71)	0.00	(5,153.71)	0.00

Haile Village Center Owners Association, Inc.

Financial Statements

October 31, 2023

ACCOUNT NUMBERS HAVE BEEN REDACTED

Haile Village Center Owners Association, Inc.

FUND BALANCE SHEET

As of: 10/31/2023

Assets

Account	Haile Village Center	Haile Townhomes	Total
Cash			
1001-HVC RSRV - Truist [7995]	\$249,006.84	\$0.00	\$249,006.84
1002-HTH HVC Oper - Truist [7987] - HVC	\$17,898.82	\$0.00	\$17,898.82
1005-HTH Truist TH Oper [9642] - HTH	\$0.00	\$50,271.90	\$50,271.90
1006-HTH Truist TH Rsrv [9650] - HTH	\$0.00	\$221,205.04	\$221,205.04
Cash Total	\$266,905.66	\$271,476.94	\$538,382.60
Accounts Receivable			
1100-HTH Assessments Receivable - HTH	\$0.00	\$586.10	\$586.10
1100-HVC Assessments Receivable - HVC	\$10,358.30	\$0.00	\$10,358.30
1101-HVC HVC - Pool/Gym Assmnt Receivable	\$6,024.27	\$0.00	\$6,024.27
1102-HVC Rental Income Receivable - HVC	\$2,662.50	\$0.00	\$2,662.50
1153-HVC Late Fee Receivable - HVC	\$2,457.47	\$0.00	\$2,457.47
1154-HVC Due from Southbrooke	\$185.03	\$0.00	\$185.03
Accounts Receivable Total	\$21,687.57	\$586.10	\$22,273.67
Other Assets			
1410-HVC Prepaid Insurance 02/23 - HVC	\$46,817.88	\$0.00	\$46,817.88
1510-000 Prepaid Expenses - Cost center 000	\$23,999.29	\$0.00	\$23,999.29
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	\$210,355.17	\$0.00	\$210,355.17
Total Assets:	\$498,948.40	\$272,063.04	\$771,011.44

Liabilities

Account	Haile Village Center	Haile Townhomes	Total
Liability			
2020-HVC Prepaid Assessments - HVC	\$46,544.27	\$0.00	\$46,544.27
2030-HVC Accrued Expenses - HVC	\$33,063.08	\$0.00	\$33,063.08
2070-HVC M&S Postal Center Loan - HVC	\$47,970.90	\$0.00	\$47,970.90
2080-HVC Insurance Loan - Haile Village Center	\$24,512.29	\$0.00	\$24,512.29
Liability Total	\$152,090.54	\$0.00	\$152,090.54
Total Liabilities:	\$152,090.54	\$0.00	\$152,090.54

Equity

Account	Haile Village Center	Haile Townhomes	Total
Reserves			
3005-HTH Reserves - General - HTH	\$0.00	\$15,397.00	\$15,397.00
3005-HVC Reserves - General - HVC	\$274,130.13	\$0.00	\$274,130.13
3006-HTH Reserves - General - HTH Expenses	(\$2,622.00)	\$0.00	(\$2,622.00)

Account	Haile Village Center	Haile Townhomes	Total
3006-HVC Reserves - General - HVC Expenses	(\$24,575.58)	\$0.00	(\$24,575.58)
3020-HTH Reserves - Pooled	\$0.00	\$148,985.32	\$148,985.32
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	\$2,557.63	\$2,557.63
3399-HVC Reserves Interest - HVC	\$4,621.46	\$0.00	\$4,621.46
Reserves Total	\$251,554.01	\$218,636.58	\$470,190.59
Equity			
3803-HVC Loan Equity Adjustment - HVC	\$51,342.42	\$0.00	\$51,342.42
3900-HTH Fund Balance - HTH	\$0.00	\$30,277.93	\$30,277.93
3900-HVC Fund Balance - HVC	\$134,003.09	\$0.00	\$134,003.09
Equity Total	\$185,345.51	\$30,277.93	\$215,623.44
Current Year Net Income/(Loss)	(\$66,893.13)	\$0.00	(\$66,893.13)
Total Equity:	\$370,006.39	\$248,914.51	\$618,920.90
Total Liabilities & Equity	\$522,096.93	\$248,914.51	\$771,011.44

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Village Center

Start: 10/01/2023 | End: 10/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4010-HVC Assessment Income - Residential...	59,289.92	59,289.92	0.00	592,899.20	592,899.20	0.00	711,479.00
4015-HVC Assessment Income - Commercial	23,599.30	23,599.30	0.00	235,993.00	235,993.00	0.00	283,191.64
4019-HVC HVC - Pool/Gym Assessment Incom...	0.00	901.00	(901.00)	0.00	9,010.00	(9,010.00)	10,812.00
4020-HVC Vacant Lot Income	768.12	896.17	(128.05)	8,577.55	8,961.70	(384.15)	10,754.00
4060-HVC Late Fee Income	1,174.78	0.00	1,174.78	7,050.03	0.00	7,050.03	0.00
4070-HVC Interest on Delinquent Balance ...	16.37	0.00	16.37	85.59	0.00	85.59	0.00
4075-HVC Estoppel Income	0.00	250.00	(250.00)	900.00	2,500.00	(1,600.00)	3,000.00
4170-HVC Event Permit Income	5,825.00	350.00	5,475.00	11,875.00	3,500.00	8,375.00	4,200.00
4180-HVC Interest on Operating Acct - HV...	0.85	0.00	0.85	15.58	0.00	15.58	0.00
4360-HVC Postal Center K101 Rental Incom...	0.00	646.95	(646.95)	0.00	6,469.50	(6,469.50)	7,763.36
4390-HVC Miscellaneous Income	1,029.51	0.00	1,029.51	6,234.00	0.00	6,234.00	0.00
4400-HVC Prior Year Expense Recovery	0.00	0.00	0.00	10,815.42	0.00	10,815.42	0.00
Income Total	91,703.85	85,933.34	5,770.51	874,445.37	859,333.40	15,111.97	1,031,200.00
Total Income	91,703.85	85,933.34	5,770.51	874,445.37	859,333.40	15,111.97	1,031,200.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6020-HVC Accounting Fees / Tax Preparati...	2,100.00	541.67	(1,558.33)	28,450.00	5,416.70	(23,033.30)	6,500.00
6040-HVC Legal Fees - HVC	0.00	333.33	333.33	13,881.86	3,333.30	(10,548.56)	4,000.00
6080-HVC Bank Fees / Coupon Books - HVC	16.00	131.25	115.25	1,946.00	1,312.50	(633.50)	1,575.00
6090-HVC Postage / Copies / Supplies - H...	0.00	125.00	125.00	1,745.78	1,250.00	(495.78)	1,500.00
6110-HVC Insurance	9,898.78	9,406.25	(492.53)	86,329.80	94,062.50	7,732.70	112,875.00
6160-HVC Management Fees - HVC	6,857.25	1,076.92	(5,780.33)	68,572.50	10,769.20	(57,803.30)	12,923.00
6161-HVC Association Owned Unit	0.00	0.00	0.00	1,672.34	0.00	(1,672.34)	0.00
6170-HVC Management Payroll - HVC	0.00	6,675.00	6,675.00	0.00	66,750.00	66,750.00	80,100.00
6220-HVC Corporate Annual Report	0.00	5.08	5.08	61.25	50.80	(10.45)	61.00
6230-HVC Activity Expense	603.06	625.00	21.94	945.06	6,250.00	5,304.94	7,500.00
6240-HVC Bad Debt	0.00	41.67	41.67	0.00	416.70	416.70	500.00
6260-HVC Postal Center Loan	199.81	1,203.83	1,004.02	3,729.30	12,038.30	8,309.00	14,446.00
6350-HVC Meeting Expense	0.00	25.00	25.00	0.00	250.00	250.00	300.00
6360-HVC Marketing Expense - HVMA	8,521.38	41.67	(8,479.71)	9,894.16	416.70	(9,477.46)	500.00
6390-HVC Miscellaneous	0.00	20.83	20.83	4,506.68	208.30	(4,298.38)	250.00
6430-HVC Sales Tax Expense	0.00	33.33	33.33	0.00	333.30	333.30	400.00
General & Administrative Total	28,196.28	20,285.83	(7,910.45)	221,734.73	202,858.30	(18,876.43)	243,430.00

Grounds/Contract Services

6510-HVC Landscape Maintenance	15,773.00	10,827.92	(4,945.08)	161,251.10	108,279.20	(52,971.90)	129,935.00
6550-HVC Tree Trim / Removal / Replaceme...	0.00	3,048.92	3,048.92	16,096.29	30,489.20	14,392.91	36,587.00
6560-HVC Landscaping Replacement / Enhan...	0.00	1,930.67	1,930.67	42.87	19,306.70	19,263.83	23,168.00
6570-HVC Fertilization and Chemicals	222.00	748.50	526.50	1,113.38	7,485.00	6,371.62	8,982.00
6610-HVC Irrigation - Repairs / Maintena...	3,633.75	1,086.50	(2,547.25)	8,508.46	10,865.00	2,356.54	13,038.00
6630-HVC Lakes / Ponds / Maintenance	239.00	941.75	702.75	3,814.17	9,417.50	5,603.33	11,301.00
6660-HVC Leaf Removal	0.00	2,102.08	2,102.08	13,432.01	21,020.80	7,588.79	25,225.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6680-HVC Lighting / Electrical - Repairs	1,383.49	208.33	(1,175.16)	7,228.49	2,083.30	(5,145.19)	2,500.00
6685-HVC Playground Maintenance	500.00	41.67	(458.33)	903.04	416.70	(486.34)	500.00
6690-HVC Fence Repairs / Maintenance	1,839.81	125.00	(1,714.81)	17,823.40	1,250.00	(16,573.40)	1,500.00
6695-HVC Perimeter Fence Replacement	(2,631.43)	2,954.50	5,585.93	24,928.97	29,545.00	4,616.03	35,454.00
Grounds/Contract Services Total	20,959.62	24,015.84	3,056.22	255,142.18	240,158.40	(14,983.78)	288,190.00
Repairs & Maintenance							
6720-HVC Pressure Washing - HVC	596.25	166.67	(429.58)	1,572.24	1,666.70	94.46	2,000.00
6750-HVC Maintenance Staff	22,462.50	11,652.25	(10,810.25)	169,367.04	116,522.50	(52,844.54)	139,827.00
6760-HVC Vehicle Maintenance	0.00	125.00	125.00	50.00	1,250.00	1,200.00	1,500.00
6775-HVC Tools Expense	1,234.70	41.67	(1,193.03)	6,527.03	416.70	(6,110.33)	500.00
6780-HVC Capital Expense: Waste Station	0.00	416.67	416.67	0.00	4,166.70	4,166.70	5,000.00
6783-HVC Capital Exp: Tree / Infrastruct...	19,084.64	6,666.67	(12,417.97)	73,759.88	66,666.70	(7,093.18)	80,000.00
6784-HVC Capital Expense: Sinkhole Mitig...	0.00	1,833.33	1,833.33	0.00	18,333.30	18,333.30	22,000.00
6785-HVC Golf Cart Maintenance	321.73	625.00	303.27	11,064.23	6,250.00	(4,814.23)	7,500.00
6790-HVC General Repairs / Maintenance -...	56.02	2,916.67	2,860.65	28,233.98	29,166.70	932.72	35,000.00
6791-HVC Termite Bond	0.00	0.00	0.00	487.00	0.00	(487.00)	0.00
Repairs & Maintenance Total	43,755.84	24,443.93	(19,311.91)	291,061.40	244,439.30	(46,622.10)	293,327.00
Postal Center							
6810-HVC Postal Center Assessment	0.00	248.17	248.17	3,937.12	2,481.70	(1,455.42)	2,978.00
6820-HVC Postal Center Cleaning	0.00	41.67	41.67	274.21	416.70	142.49	500.00
6830-HVC Postal Center Property Taxes	(276.26)	257.50	533.76	2,041.24	2,575.00	533.76	3,090.00
6840-HVC Postal Center Utilities	0.00	257.50	257.50	0.00	2,575.00	2,575.00	3,090.00
6850-HVC Postal Center Repairs I Mainten...	371.75	41.67	(330.08)	1,125.75	416.70	(709.05)	500.00
Postal Center Total	95.49	846.51	751.02	7,378.32	8,465.10	1,086.78	10,158.00
Utilities							
7810-HVC Electricity - Common Areas	4,302.51	2,889.00	(1,413.51)	29,588.60	28,890.00	(698.60)	34,668.00
7870-HVC Refuse Collection	8,826.10	8,817.25	(8.85)	87,814.04	88,172.50	358.46	105,807.00
7875-HVC Refuse Collection - Bulk Pick U...	0.00	500.00	500.00	0.00	5,000.00	5,000.00	6,000.00
Utilities Total	13,128.61	12,206.25	(922.36)	117,402.64	122,062.50	4,659.86	146,475.00
Reserves							
8005-HVC Reserves - General	4,135.00	4,135.00	0.00	41,350.00	41,350.00	0.00	49,620.00
Reserves Total	4,135.00	4,135.00	0.00	41,350.00	41,350.00	0.00	49,620.00
Total Expense	110,270.84	85,933.36	(24,337.48)	934,069.27	859,333.60	(74,735.67)	1,031,200.00
Net Income	(18,566.99)	(0.02)	(18,566.97)	(59,623.90)	(0.20)	(59,623.70)	0.00

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Townhomes

Start: 10/01/2023 | End: 10/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4018-HTH Assessment Income - Townhomes - ...	7,816.92	7,816.92	0.00	78,169.20	78,169.20	0.00	93,803.00
4180-HTH Interest on Operating Acct - HT...	0.45	0.00	0.45	2.97	0.00	2.97	0.00
Income Total	7,817.37	7,816.92	0.45	78,172.17	78,169.20	2.97	93,803.00
Total Income	7,817.37	7,816.92	0.45	78,172.17	78,169.20	2.97	93,803.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6040-HTH Legal Fees - HTH	0.00	41.67	41.67	0.00	416.70	416.70	500.00
6080-HTH Bank Fees / Coupon Books - HTH	0.00	20.83	20.83	120.00	208.30	88.30	250.00
6090-HTH Postage / Copies / Supplies - H...	0.00	31.25	31.25	0.00	312.50	312.50	375.00
6160-HTH Management Fees - HTH	642.75	133.08	(509.67)	6,427.50	1,330.80	(5,096.70)	1,597.00
6170-HTH Management Payroll - HTH	0.00	825.00	825.00	0.00	8,250.00	8,250.00	9,900.00
General & Administrative Total	642.75	1,051.83	409.08	6,547.50	10,518.30	3,970.80	12,622.00
Repairs & Maintenance							
6720-HTH Pressure Washing - HTH	0.00	520.83	520.83	0.00	5,208.30	5,208.30	6,250.00
6790-HTH General Repairs / Maintenance -...	0.00	750.00	750.00	26,938.00	7,500.00	(19,438.00)	9,000.00
6791-HTH Termite Bond	0.00	435.17	435.17	1,365.00	4,351.70	2,986.70	5,222.00
Repairs & Maintenance Total	0.00	1,706.00	1,706.00	28,303.00	17,060.00	(11,243.00)	20,472.00
Reserves							
8020-HTH Reserves - Pooled - HTH	3,476.17	3,476.17	0.00	34,761.70	34,761.70	0.00	41,714.00
8320-HTH Reserves - Painting	1,582.92	1,582.92	0.00	15,829.20	15,829.20	0.00	18,995.00
Reserves Total	5,059.09	5,059.09	0.00	50,590.90	50,590.90	0.00	60,709.00
Total Expense	5,701.84	7,816.92	2,115.08	85,441.40	78,169.20	(7,272.20)	93,803.00
Net Income	2,115.53	0.00	2,115.53	(7,269.23)	0.00	(7,269.23)	0.00

Haile Village Center Owners Association, Inc.

Financial Statements

September 30, 2023

ACCOUNT NUMBERS HAVE BEEN REDACTED

Haile Village Center Owners Association, Inc.

FUND BALANCE SHEET

As of: 09/30/2023

Assets

Account	Haile Village Center	Haile Townhomes	Total
Cash			
1001-HVC RSRV - Truist [7995]	\$244,348.81	\$0.00	\$244,348.81
1002-HTH HVC Oper - Truist [7987] - HVC	\$27,644.25	\$0.00	\$27,644.25
1003-HVC Oper - Alliance HVC [2418]	\$70.56	\$0.00	\$70.56
1005-HTH Truist TH Oper [9642] - HTH	\$0.00	\$49,515.95	\$49,515.95
1006-HTH Truist TH Rsrv [9650] - HTH	\$0.00	\$215,686.52	\$215,686.52
Cash Total	\$272,063.62	\$265,202.47	\$537,266.09
Accounts Receivable			
1100-HTH Assessments Receivable - HTH	\$0.00	\$631.51	\$631.51
1100-HVC Assessments Receivable - HVC	\$9,042.05	\$0.00	\$9,042.05
1101-HVC HVC - Pool/Gym Assmnt Receivable	\$6,024.27	\$0.00	\$6,024.27
1102-HVC Rental Income Receivable - HVC	\$2,662.50	\$0.00	\$2,662.50
1153-HVC Late Fee Receivable - HVC	\$1,849.54	\$0.00	\$1,849.54
1154-HVC Due from Southbrooke	\$185.03	\$0.00	\$185.03
Accounts Receivable Total	\$19,763.39	\$631.51	\$20,394.90
Other Assets			
1410-HVC Prepaid Insurance 02/23 - HVC	\$56,429.50	\$0.00	\$56,429.50
1510-000 Prepaid Expenses - Cost center 000	\$23,999.29	\$0.00	\$23,999.29
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	\$219,966.79	\$0.00	\$219,966.79
Total Assets:	\$511,793.80	\$265,833.98	\$777,627.78

Liabilities

Account	Haile Village Center	Haile Townhomes	Total
Liability			
2000-HVC Accounts Payable - HVC	\$9,453.17	\$0.00	\$9,453.17
2020-HVC Prepaid Assessments - HVC	\$50,583.18	\$0.00	\$50,583.18
2030-HVC Accrued Expenses - HVC	\$9,240.88	\$0.00	\$9,240.88
2070-HVC M&S Postal Center Loan - HVC	\$48,974.91	\$0.00	\$48,974.91
2080-HVC Insurance Loan - Haile Village Center	\$34,179.83	\$0.00	\$34,179.83
Liability Total	\$152,431.97	\$0.00	\$152,431.97
Total Liabilities:	\$152,431.97	\$0.00	\$152,431.97

Equity

Account	Haile Village Center	Haile Townhomes	Total
Reserves			
3005-HTH Reserves - General - HTH	\$0.00	\$15,397.00	\$15,397.00

Account	Haile Village Center	Haile Townhomes	Total
3005-HVC Reserves - General - HVC	\$269,995.13	\$0.00	\$269,995.13
3006-HTH Reserves - General - HTH Expenses	(\$2,622.00)	\$0.00	(\$2,622.00)
3006-HVC Reserves - General - HVC Expenses	(\$24,575.58)	\$0.00	(\$24,575.58)
3020-HTH Reserves - Pooled	\$0.00	\$143,926.24	\$143,926.24
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	\$2,098.19	\$2,098.19
3399-HVC Reserves Interest - HVC	\$4,098.43	\$0.00	\$4,098.43
Reserves Total	\$246,895.98	\$213,118.06	\$460,014.04
Equity			
3803-HVC Loan Equity Adjustment - HVC	\$51,342.42	\$0.00	\$51,342.42
3900-HTH Fund Balance - HTH	\$0.00	\$30,277.93	\$30,277.93
3900-HVC Fund Balance - HVC	\$134,003.09	\$0.00	\$134,003.09
Equity Total	\$185,345.51	\$30,277.93	\$215,623.44
Current Year Net Income/(Loss)	(\$50,441.67)	\$0.00	(\$50,441.67)
Total Equity:	\$381,799.82	\$243,395.99	\$625,195.81
Total Liabilities & Equity	\$534,231.79	\$243,395.99	\$777,627.78

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Village Center

Start: 09/01/2023 | End: 09/30/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4010-HVC Assessment Income - Residential...	59,289.92	59,289.92	0.00	533,609.28	533,609.28	0.00	711,479.00
4015-HVC Assessment Income - Commercial	23,599.30	23,599.30	0.00	212,393.70	212,393.70	0.00	283,191.64
4019-HVC HVC - Pool/Gym Assessment Incom...	0.00	901.00	(901.00)	0.00	8,109.00	(8,109.00)	10,812.00
4020-HVC Vacant Lot Income	768.12	896.17	(128.05)	7,809.43	8,065.53	(256.10)	10,754.00
4060-HVC Late Fee Income	971.19	0.00	971.19	5,875.25	0.00	5,875.25	0.00
4070-HVC Interest on Delinquent Balance ...	14.15	0.00	14.15	69.22	0.00	69.22	0.00
4075-HVC Estoppel Income	0.00	250.00	(250.00)	900.00	2,250.00	(1,350.00)	3,000.00
4170-HVC Event Permit Income	1,000.00	350.00	650.00	6,050.00	3,150.00	2,900.00	4,200.00
4180-HVC Interest on Operating Acct - HV...	1.29	0.00	1.29	14.73	0.00	14.73	0.00
4360-HVC Postal Center K101 Rental Incom...	0.00	646.95	(646.95)	0.00	5,822.55	(5,822.55)	7,763.36
4390-HVC Miscellaneous Income	450.00	0.00	450.00	5,204.49	0.00	5,204.49	0.00
4400-HVC Prior Year Expense Recovery	0.00	0.00	0.00	10,815.42	0.00	10,815.42	0.00
Income Total	86,093.97	85,933.34	160.63	782,741.52	773,400.06	9,341.46	1,031,200.00
Total Income	86,093.97	85,933.34	160.63	782,741.52	773,400.06	9,341.46	1,031,200.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6020-HVC Accounting Fees / Tax Preparati...	2,100.00	541.67	(1,558.33)	26,350.00	4,875.03	(21,474.97)	6,500.00
6040-HVC Legal Fees - HVC	0.00	333.33	333.33	13,881.86	2,999.97	(10,881.89)	4,000.00
6080-HVC Bank Fees / Coupon Books - HVC	32.00	131.25	99.25	1,930.00	1,181.25	(748.75)	1,575.00
6090-HVC Postage / Copies / Supplies - H...	169.80	125.00	(44.80)	1,745.78	1,125.00	(620.78)	1,500.00
6110-HVC Insurance	10,682.73	9,406.25	(1,276.48)	76,431.02	84,656.25	8,225.23	112,875.00
6160-HVC Management Fees - HVC	6,857.25	1,076.92	(5,780.33)	61,715.25	9,692.28	(52,022.97)	12,923.00
6161-HVC Association Owned Unit	0.00	0.00	0.00	1,672.34	0.00	(1,672.34)	0.00
6170-HVC Management Payroll - HVC	0.00	6,675.00	6,675.00	0.00	60,075.00	60,075.00	80,100.00
6220-HVC Corporate Annual Report	0.00	5.08	5.08	61.25	45.72	(15.53)	61.00
6230-HVC Activity Expense	0.00	625.00	625.00	342.00	5,625.00	5,283.00	7,500.00
6240-HVC Bad Debt	0.00	41.67	41.67	0.00	375.03	375.03	500.00
6260-HVC Postal Center Loan	219.34	1,203.83	984.49	3,529.49	10,834.47	7,304.98	14,446.00
6350-HVC Meeting Expense	0.00	25.00	25.00	0.00	225.00	225.00	300.00
6360-HVC Marketing Expense - HVMA	71.33	41.67	(29.66)	1,372.78	375.03	(997.75)	500.00
6390-HVC Miscellaneous	0.00	20.83	20.83	4,506.68	187.47	(4,319.21)	250.00
6430-HVC Sales Tax Expense	0.00	33.33	33.33	0.00	299.97	299.97	400.00
General & Administrative Total	20,132.45	20,285.83	153.38	193,538.45	182,572.47	(10,965.98)	243,430.00

Grounds/Contract Services

6510-HVC Landscape Maintenance	31,546.00	10,827.92	(20,718.08)	145,478.10	97,451.28	(48,026.82)	129,935.00
6550-HVC Tree Trim / Removal / Replaceme...	8,650.00	3,048.92	(5,601.08)	16,096.29	27,440.28	11,343.99	36,587.00
6560-HVC Landscaping Replacement / Enhan...	0.00	1,930.67	1,930.67	42.87	17,376.03	17,333.16	23,168.00
6570-HVC Fertilization and Chemicals	0.00	748.50	748.50	891.38	6,736.50	5,845.12	8,982.00
6610-HVC Irrigation - Repairs / Maintena...	34.89	1,086.50	1,051.61	4,874.71	9,778.50	4,903.79	13,038.00
6630-HVC Lakes / Ponds / Maintenance	478.00	941.75	463.75	3,575.17	8,475.75	4,900.58	11,301.00
6660-HVC Leaf Removal	9,359.79	2,102.08	(7,257.71)	13,432.01	18,918.72	5,486.71	25,225.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6680-HVC Lighting / Electrical - Repairs	4,455.00	208.33	(4,246.67)	5,845.00	1,874.97	(3,970.03)	2,500.00
6685-HVC Playground Maintenance	70.58	41.67	(28.91)	403.04	375.03	(28.01)	500.00
6690-HVC Fence Repairs / Maintenance	2,420.97	125.00	(2,295.97)	15,983.59	1,125.00	(14,858.59)	1,500.00
6695-HVC Perimeter Fence Replacement	15,415.14	2,954.50	(12,460.64)	27,560.40	26,590.50	(969.90)	35,454.00
Grounds/Contract Services Total	72,430.37	24,015.84	(48,414.53)	234,182.56	216,142.56	(18,040.00)	288,190.00
Repairs & Maintenance							
6720-HVC Pressure Washing - HVC	0.00	166.67	166.67	975.99	1,500.03	524.04	2,000.00
6750-HVC Maintenance Staff	19,654.14	11,652.25	(8,001.89)	146,904.54	104,870.25	(42,034.29)	139,827.00
6760-HVC Vehicle Maintenance	0.00	125.00	125.00	50.00	1,125.00	1,075.00	1,500.00
6775-HVC Tools Expense	835.05	41.67	(793.38)	5,292.33	375.03	(4,917.30)	500.00
6780-HVC Capital Expense: Waste Station	0.00	416.67	416.67	0.00	3,750.03	3,750.03	5,000.00
6783-HVC Capital Exp: Tree / Infrastruct...	39,882.22	6,666.67	(33,215.55)	54,675.24	60,000.03	5,324.79	80,000.00
6784-HVC Capital Expense: Sinkhole Mitig...	0.00	1,833.33	1,833.33	0.00	16,499.97	16,499.97	22,000.00
6785-HVC Golf Cart Maintenance	0.00	625.00	625.00	10,742.50	5,625.00	(5,117.50)	7,500.00
6790-HVC General Repairs / Maintenance -...	3,669.58	2,916.67	(752.91)	28,177.96	26,250.03	(1,927.93)	35,000.00
6791-HVC Termite Bond	0.00	0.00	0.00	487.00	0.00	(487.00)	0.00
Repairs & Maintenance Total	64,040.99	24,443.93	(39,597.06)	247,305.56	219,995.37	(27,310.19)	293,327.00
Postal Center							
6810-HVC Postal Center Assessment	0.00	248.17	248.17	3,937.12	2,233.53	(1,703.59)	2,978.00
6820-HVC Postal Center Cleaning	102.93	41.67	(61.26)	274.21	375.03	100.82	500.00
6830-HVC Postal Center Property Taxes	257.50	257.50	0.00	2,317.50	2,317.50	0.00	3,090.00
6840-HVC Postal Center Utilities	0.00	257.50	257.50	0.00	2,317.50	2,317.50	3,090.00
6850-HVC Postal Center Repairs I Mainten...	0.00	41.67	41.67	754.00	375.03	(378.97)	500.00
Postal Center Total	360.43	846.51	486.08	7,282.83	7,618.59	335.76	10,158.00
Utilities							
7810-HVC Electricity - Common Areas	2,841.25	2,889.00	47.75	25,286.09	26,001.00	714.91	34,668.00
7870-HVC Refuse Collection	8,562.34	8,817.25	254.91	78,987.94	79,355.25	367.31	105,807.00
7875-HVC Refuse Collection - Bulk Pick U...	0.00	500.00	500.00	0.00	4,500.00	4,500.00	6,000.00
Utilities Total	11,403.59	12,206.25	802.66	104,274.03	109,856.25	5,582.22	146,475.00
Reserves							
8005-HVC Reserves - General	4,135.00	4,135.00	0.00	37,215.00	37,215.00	0.00	49,620.00
Reserves Total	4,135.00	4,135.00	0.00	37,215.00	37,215.00	0.00	49,620.00
Total Expense	172,502.83	85,933.36	(86,569.47)	823,798.43	773,400.24	(50,398.19)	1,031,200.00
Net Income	(86,408.86)	(0.02)	(86,408.84)	(41,056.91)	(0.18)	(41,056.73)	0.00

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Townhomes

Start: 09/01/2023 | End: 09/30/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4018-HTH Assessment Income - Townhomes - ...	7,816.92	7,816.92	0.00	70,352.28	70,352.28	0.00	93,803.00
4180-HTH Interest on Operating Acct - HT...	0.45	0.00	0.45	2.52	0.00	2.52	0.00
Income Total	7,817.37	7,816.92	0.45	70,354.80	70,352.28	2.52	93,803.00
Total Income	7,817.37	7,816.92	0.45	70,354.80	70,352.28	2.52	93,803.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6040-HTH Legal Fees - HTH	0.00	41.67	41.67	0.00	375.03	375.03	500.00
6080-HTH Bank Fees / Coupon Books - HTH	0.00	20.83	20.83	120.00	187.47	67.47	250.00
6090-HTH Postage / Copies / Supplies - H...	0.00	31.25	31.25	0.00	281.25	281.25	375.00
6160-HTH Management Fees - HTH	642.75	133.08	(509.67)	5,784.75	1,197.72	(4,587.03)	1,597.00
6170-HTH Management Payroll - HTH	0.00	825.00	825.00	0.00	7,425.00	7,425.00	9,900.00
General & Administrative Total	642.75	1,051.83	409.08	5,904.75	9,466.47	3,561.72	12,622.00
Repairs & Maintenance							
6720-HTH Pressure Washing - HTH	0.00	520.83	520.83	0.00	4,687.47	4,687.47	6,250.00
6790-HTH General Repairs / Maintenance -...	0.00	750.00	750.00	26,938.00	6,750.00	(20,188.00)	9,000.00
6791-HTH Termite Bond	0.00	435.17	435.17	1,365.00	3,916.53	2,551.53	5,222.00
Repairs & Maintenance Total	0.00	1,706.00	1,706.00	28,303.00	15,354.00	(12,949.00)	20,472.00
Reserves							
8020-HTH Reserves - Pooled - HTH	3,476.17	3,476.17	0.00	31,285.53	31,285.53	0.00	41,714.00
8320-HTH Reserves - Painting	1,582.94	1,582.92	(0.02)	14,246.28	14,246.28	0.00	18,995.00
Reserves Total	5,059.11	5,059.09	(0.02)	45,531.81	45,531.81	0.00	60,709.00
Total Expense	5,701.86	7,816.92	2,115.06	79,739.56	70,352.28	(9,387.28)	93,803.00
Net Income	2,115.51	0.00	2,115.51	(9,384.76)	0.00	(9,384.76)	0.00

Haile Village Center Owners Association, Inc.

Financial Statements

August 31, 2023

ACCOUNT NUMBERS HAVE BEEN REDACTED

Haile Village Center Owners Association, Inc.

FUND BALANCE SHEET

As of: 08/31/2023

Assets

Account	Haile Village Center	Haile Townhomes	Total
Cash			
1001-HVC RSRV - Truist [7995]	\$239,717.75	\$0.00	\$239,717.75
1002-HTH HVC Oper - Truist [7987] - HVC	\$107,949.17	\$0.00	\$107,949.17
1003-HVC Oper - Alliance HVC [2418]	\$70.56	\$0.00	\$70.56
1005-HTH Truist TH Oper [9642] - HTH	\$0.00	\$49,173.52	\$49,173.52
1006-HTH Truist TH Rsrv [9650] - HTH	\$0.00	\$210,194.82	\$210,194.82
1080-HVC Deposit in Transit	\$71.33	\$0.00	\$71.33
Cash Total	\$347,808.81	\$259,368.34	\$607,177.15
Accounts Receivable			
1100-HTH Assessments Receivable - HTH	\$0.00	\$2,449.13	\$2,449.13
1100-HVC Assessments Receivable - HVC	\$7,453.54	\$0.00	\$7,453.54
1101-HVC HVC - Pool/Gym Assmnt Receivable	\$6,024.27	\$0.00	\$6,024.27
1102-HVC Rental Income Receivable - HVC	\$2,662.50	\$0.00	\$2,662.50
1153-HVC Late Fee Receivable - HVC	\$1,739.80	\$0.00	\$1,739.80
1154-HVC Due from Southbrooke	\$185.03	\$0.00	\$185.03
Accounts Receivable Total	\$18,065.14	\$2,449.13	\$20,514.27
Other Assets			
1410-HVC Prepaid Insurance 02/23 - HVC	\$65,731.07	\$0.00	\$65,731.07
1510-000 Prepaid Expenses - Cost center 000	\$23,999.29	\$0.00	\$23,999.29
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	\$229,268.36	\$0.00	\$229,268.36
Total Assets:	\$595,142.31	\$261,817.47	\$856,959.78

Liabilities

Account	Haile Village Center	Haile Townhomes	Total
Liability			
2020-HVC Prepaid Assessments - HVC	\$54,269.48	\$0.00	\$54,269.48
2030-HVC Accrued Expenses - HVC	\$9,517.14	\$0.00	\$9,517.14
2070-HVC M&S Postal Center Loan - HVC	\$49,959.39	\$0.00	\$49,959.39
2080-HVC Insurance Loan - Haile Village Center	\$43,847.37	\$0.00	\$43,847.37
Liability Total	\$157,593.38	\$0.00	\$157,593.38
Total Liabilities:	\$157,593.38	\$0.00	\$157,593.38

Equity

Account	Haile Village Center	Haile Townhomes	Total
Reserves			
3005-HTH Reserves - General - HTH	\$0.00	\$15,397.00	\$15,397.00

Account	Haile Village Center	Haile Townhomes	Total
3005-HVC Reserves - General - HVC	\$265,860.13	\$0.00	\$265,860.13
3006-HTH Reserves - General - HTH Expenses	(\$2,622.00)	\$0.00	(\$2,622.00)
3006-HVC Reserves - General - HVC Expenses	(\$24,575.58)	\$0.00	(\$24,575.58)
3020-HTH Reserves - Pooled	\$0.00	\$138,867.16	\$138,867.16
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	\$1,665.57	\$1,665.57
3399-HVC Reserves Interest - HVC	\$3,602.37	\$0.00	\$3,602.37
Reserves Total	\$242,264.92	\$207,626.36	\$449,891.28
Equity			
3803-HVC Loan Equity Adjustment - HVC	\$51,342.42	\$0.00	\$51,342.42
3900-HTH Fund Balance - HTH	\$0.00	\$30,277.93	\$30,277.93
3900-HVC Fund Balance - HVC	\$134,003.09	\$0.00	\$134,003.09
Equity Total	\$185,345.51	\$30,277.93	\$215,623.44
Current Year Net Income/(Loss)	\$33,851.68	\$0.00	\$33,851.68
Total Equity:	\$461,462.11	\$237,904.29	\$699,366.40
Total Liabilities & Equity	\$619,055.49	\$237,904.29	\$856,959.78

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Village Center

Start: 08/01/2023 | End: 08/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4010-HVC Assessment Income - Residential...	59,289.92	59,289.92	0.00	474,319.36	474,319.36	0.00	711,479.00
4015-HVC Assessment Income - Commercial	23,599.30	23,599.30	0.00	188,794.40	188,794.40	0.00	283,191.64
4019-HVC HVC - Pool/Gym Assessment Incom...	0.00	901.00	(901.00)	0.00	7,208.00	(7,208.00)	10,812.00
4020-HVC Vacant Lot Income	768.12	896.17	(128.05)	7,041.31	7,169.36	(128.05)	10,754.00
4060-HVC Late Fee Income	504.06	0.00	504.06	4,904.06	0.00	4,904.06	0.00
4070-HVC Interest on Delinquent Balance ...	12.89	0.00	12.89	55.07	0.00	55.07	0.00
4075-HVC Estoppel Income	0.00	250.00	(250.00)	900.00	2,000.00	(1,100.00)	3,000.00
4170-HVC Event Permit Income	0.00	350.00	(350.00)	5,050.00	2,800.00	2,250.00	4,200.00
4180-HVC Interest on Operating Acct - HV...	1.31	0.00	1.31	13.44	0.00	13.44	0.00
4360-HVC Postal Center K101 Rental Incom...	0.00	646.95	(646.95)	0.00	5,175.60	(5,175.60)	7,763.36
4390-HVC Miscellaneous Income	(366.00)	0.00	(366.00)	4,754.49	0.00	4,754.49	0.00
4400-HVC Prior Year Expense Recovery	2,291.91	0.00	2,291.91	10,815.42	0.00	10,815.42	0.00
Income Total	86,101.51	85,933.34	168.17	696,647.55	687,466.72	9,180.83	1,031,200.00
Total Income	86,101.51	85,933.34	168.17	696,647.55	687,466.72	9,180.83	1,031,200.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6020-HVC Accounting Fees / Tax Preparati...	2,100.00	541.67	(1,558.33)	24,250.00	4,333.36	(19,916.64)	6,500.00
6040-HVC Legal Fees - HVC	1,741.00	333.33	(1,407.67)	13,881.86	2,666.64	(11,215.22)	4,000.00
6080-HVC Bank Fees / Coupon Books - HVC	8.00	131.25	123.25	1,898.00	1,050.00	(848.00)	1,575.00
6090-HVC Postage / Copies / Supplies - H...	66.38	125.00	58.62	1,575.98	1,000.00	(575.98)	1,500.00
6110-HVC Insurance	10,992.78	9,406.25	(1,586.53)	65,748.29	75,250.00	9,501.71	112,875.00
6160-HVC Management Fees - HVC	6,857.25	1,076.92	(5,780.33)	54,858.00	8,615.36	(46,242.64)	12,923.00
6161-HVC Association Owned Unit	1,416.30	0.00	(1,416.30)	1,672.34	0.00	(1,672.34)	0.00
6170-HVC Management Payroll - HVC	0.00	6,675.00	6,675.00	0.00	53,400.00	53,400.00	80,100.00
6220-HVC Corporate Annual Report	0.00	5.08	5.08	61.25	40.64	(20.61)	61.00
6230-HVC Activity Expense	0.00	625.00	625.00	342.00	5,000.00	4,658.00	7,500.00
6240-HVC Bad Debt	0.00	41.67	41.67	0.00	333.36	333.36	500.00
6260-HVC Postal Center Loan	219.34	1,203.83	984.49	3,310.15	9,630.64	6,320.49	14,446.00
6350-HVC Meeting Expense	0.00	25.00	25.00	0.00	200.00	200.00	300.00
6360-HVC Marketing Expense - HVMA	975.00	41.67	(933.33)	1,301.45	333.36	(968.09)	500.00
6390-HVC Miscellaneous	0.00	20.83	20.83	4,506.68	166.64	(4,340.04)	250.00
6430-HVC Sales Tax Expense	0.00	33.33	33.33	0.00	266.64	266.64	400.00
General & Administrative Total	24,376.05	20,285.83	(4,090.22)	173,406.00	162,286.64	(11,119.36)	243,430.00

Grounds/Contract Services

6510-HVC Landscape Maintenance	59.94	10,827.92	10,767.98	117,782.10	86,623.36	(31,158.74)	129,935.00
6550-HVC Tree Trim / Removal / Replaceme...	3,060.00	3,048.92	(11.08)	7,446.29	24,391.36	16,945.07	36,587.00
6560-HVC Landscaping Replacement / Enhan...	0.00	1,930.67	1,930.67	42.87	15,445.36	15,402.49	23,168.00
6570-HVC Fertilization and Chemicals	0.00	748.50	748.50	891.38	5,988.00	5,096.62	8,982.00
6610-HVC Irrigation - Repairs / Maintena...	129.75	1,086.50	956.75	4,839.82	8,692.00	3,852.18	13,038.00
6630-HVC Lakes / Ponds / Maintenance	0.00	941.75	941.75	3,097.17	7,534.00	4,436.83	11,301.00
6660-HVC Leaf Removal	0.00	2,102.08	2,102.08	222.22	16,816.64	16,594.42	25,225.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6680-HVC Lighting / Electrical - Repairs	0.00	208.33	208.33	1,390.00	1,666.64	276.64	2,500.00
6685-HVC Playground Maintenance	0.00	41.67	41.67	332.46	333.36	0.90	500.00
6690-HVC Fence Repairs / Maintenance	5,156.02	125.00	(5,031.02)	13,562.62	1,000.00	(12,562.62)	1,500.00
6695-HVC Perimeter Fence Replacement	0.00	2,954.50	2,954.50	12,145.26	23,636.00	11,490.74	35,454.00
Grounds/Contract Services Total	8,405.71	24,015.84	15,610.13	161,752.19	192,126.72	30,374.53	288,190.00
Repairs & Maintenance							
6720-HVC Pressure Washing - HVC	0.00	166.67	166.67	975.99	1,333.36	357.37	2,000.00
6750-HVC Maintenance Staff	19,191.78	11,652.25	(7,539.53)	127,250.40	93,218.00	(34,032.40)	139,827.00
6760-HVC Vehicle Maintenance	0.00	125.00	125.00	50.00	1,000.00	950.00	1,500.00
6775-HVC Tools Expense	1,184.30	41.67	(1,142.63)	4,457.28	333.36	(4,123.92)	500.00
6780-HVC Capital Expense: Waste Station	0.00	416.67	416.67	0.00	3,333.36	3,333.36	5,000.00
6783-HVC Capital Exp: Tree / Infrastruct...	14,793.02	6,666.67	(8,126.35)	14,793.02	53,333.36	38,540.34	80,000.00
6784-HVC Capital Expense: Sinkhole Mitig...	0.00	1,833.33	1,833.33	0.00	14,666.64	14,666.64	22,000.00
6785-HVC Golf Cart Maintenance	0.00	625.00	625.00	10,742.50	5,000.00	(5,742.50)	7,500.00
6790-HVC General Repairs / Maintenance -...	1,381.47	2,916.67	1,535.20	24,508.38	23,333.36	(1,175.02)	35,000.00
6791-HVC Termite Bond	0.00	0.00	0.00	487.00	0.00	(487.00)	0.00
Repairs & Maintenance Total	36,550.57	24,443.93	(12,106.64)	183,264.57	195,551.44	12,286.87	293,327.00
Postal Center							
6810-HVC Postal Center Assessment	0.00	248.17	248.17	3,937.12	1,985.36	(1,951.76)	2,978.00
6820-HVC Postal Center Cleaning	0.00	41.67	41.67	171.28	333.36	162.08	500.00
6830-HVC Postal Center Property Taxes	7.58	257.50	249.92	2,060.00	2,060.00	0.00	3,090.00
6840-HVC Postal Center Utilities	0.00	257.50	257.50	0.00	2,060.00	2,060.00	3,090.00
6850-HVC Postal Center Repairs I Mainten...	0.00	41.67	41.67	754.00	333.36	(420.64)	500.00
Postal Center Total	7.58	846.51	838.93	6,922.40	6,772.08	(150.32)	10,158.00
Utilities							
7810-HVC Electricity - Common Areas	2,813.78	2,889.00	75.22	22,444.84	23,112.00	667.16	34,668.00
7870-HVC Refuse Collection	8,486.06	8,817.25	331.19	70,425.60	70,538.00	112.40	105,807.00
7875-HVC Refuse Collection - Bulk Pick U...	0.00	500.00	500.00	0.00	4,000.00	4,000.00	6,000.00
Utilities Total	11,299.84	12,206.25	906.41	92,870.44	97,650.00	4,779.56	146,475.00
Reserves							
8005-HVC Reserves - General	4,135.00	4,135.00	0.00	33,080.00	33,080.00	0.00	49,620.00
Reserves Total	4,135.00	4,135.00	0.00	33,080.00	33,080.00	0.00	49,620.00
Total Expense	84,774.75	85,933.36	1,158.61	651,295.60	687,466.88	36,171.28	1,031,200.00
Net Income	1,326.76	(0.02)	1,326.78	45,351.95	(0.16)	45,352.11	0.00

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Townhomes

Start: 08/01/2023 | End: 08/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4018-HTH Assessment Income - Townhomes - ...	7,816.92	7,816.92	0.00	62,535.36	62,535.36	0.00	93,803.00
4180-HTH Interest on Operating Acct - HT...	0.45	0.00	0.45	2.07	0.00	2.07	0.00
Income Total	7,817.37	7,816.92	0.45	62,537.43	62,535.36	2.07	93,803.00
Total Income	7,817.37	7,816.92	0.45	62,537.43	62,535.36	2.07	93,803.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6040-HTH Legal Fees - HTH	0.00	41.67	41.67	0.00	333.36	333.36	500.00
6080-HTH Bank Fees / Coupon Books - HTH	0.00	20.83	20.83	120.00	166.64	46.64	250.00
6090-HTH Postage / Copies / Supplies - H...	0.00	31.25	31.25	0.00	250.00	250.00	375.00
6160-HTH Management Fees - HTH	642.75	133.08	(509.67)	5,142.00	1,064.64	(4,077.36)	1,597.00
6170-HTH Management Payroll - HTH	0.00	825.00	825.00	0.00	6,600.00	6,600.00	9,900.00
General & Administrative Total	642.75	1,051.83	409.08	5,262.00	8,414.64	3,152.64	12,622.00
Repairs & Maintenance							
6720-HTH Pressure Washing - HTH	0.00	520.83	520.83	0.00	4,166.64	4,166.64	6,250.00
6790-HTH General Repairs / Maintenance -...	750.00	750.00	0.00	26,938.00	6,000.00	(20,938.00)	9,000.00
6791-HTH Termite Bond	0.00	435.17	435.17	1,365.00	3,481.36	2,116.36	5,222.00
Repairs & Maintenance Total	750.00	1,706.00	956.00	28,303.00	13,648.00	(14,655.00)	20,472.00
Reserves							
8020-HTH Reserves - Pooled - HTH	3,476.17	3,476.17	0.00	27,809.36	27,809.36	0.00	41,714.00
8320-HTH Reserves - Painting	1,582.90	1,582.92	0.02	12,663.34	12,663.36	0.02	18,995.00
Reserves Total	5,059.07	5,059.09	0.02	40,472.70	40,472.72	0.02	60,709.00
Total Expense	6,451.82	7,816.92	1,365.10	74,037.70	62,535.36	(11,502.34)	93,803.00
Net Income	1,365.55	0.00	1,365.55	(11,500.27)	0.00	(11,500.27)	0.00

Haile Village Center Owners Association, Inc.

Financial Statements

July 31, 2023

ACCOUNT NUMBERS HAVE BEEN REDACTED

Haile Village Center Owners Association, Inc.

FUND BALANCE SHEET

As of: 07/31/2023

Assets

Account	Haile Village Center	Haile Townhomes	Total
Cash			
1001-HVC RSRV - Truist [7995]	\$234,373.02	\$0.00	\$234,373.02
1002-HTH Oper - Truist [7987] - HVC	\$109,505.16	\$0.00	\$109,505.16
1003-HVC Oper - Alliance HVC [2418]	(\$2,221.35)	\$0.00	(\$2,221.35)
1005-HTH Truist TH Oper [9642] - HTH	\$0.00	\$57,335.65	\$57,335.65
1006-HTH Truist TH Rsrv [9650] - HTH	\$0.00	\$199,642.01	\$199,642.01
1080-HVC Deposit in Transit	\$71.33	\$0.00	\$71.33
Cash Total	\$341,728.16	\$256,977.66	\$598,705.82
Accounts Receivable			
1100-HTH Assessments Receivable - HTH	\$0.00	\$3,623.99	\$3,623.99
1100-HVC Assessments Receivable - HVC	\$9,771.75	\$0.00	\$9,771.75
1101-HVC HVC - Pool/Gym Assmnt Receivable	\$6,024.27	\$0.00	\$6,024.27
1102-HVC Rental Income Receivable - HVC	\$2,662.50	\$0.00	\$2,662.50
1153-HVC Late Fee Receivable - HVC	\$1,873.22	\$0.00	\$1,873.22
1154-HVC Due from Southbrooke	\$185.03	\$0.00	\$185.03
Accounts Receivable Total	\$20,516.77	\$3,623.99	\$24,140.76
Other Assets			
1410-HVC Prepaid Insurance 02/23 - HVC	\$75,342.69	\$0.00	\$75,342.69
1510-000 Prepaid Expenses - Cost center 000	\$23,999.29	\$0.00	\$23,999.29
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	\$238,879.98	\$0.00	\$238,879.98
Total Assets:	\$601,124.91	\$260,601.65	\$861,726.56

Liabilities

Account	Haile Village Center	Haile Townhomes	Total
Liability			
2020-HVC Prepaid Assessments - HVC	\$58,608.26	\$0.00	\$58,608.26
2030-HTH Accrued Expenses - HTH	\$5,059.09	\$0.00	\$5,059.09
2030-HVC Accrued Expenses - HVC	\$13,644.56	\$0.00	\$13,644.56
2070-HVC M&S Postal Center Loan - HVC	\$50,943.87	\$0.00	\$50,943.87
2080-HVC Insurance Loan - Haile Village Center	\$53,514.91	\$0.00	\$53,514.91
Liability Total	\$181,770.69	\$0.00	\$181,770.69
Total Liabilities:	\$181,770.69	\$0.00	\$181,770.69

Equity

Account	Haile Village Center	Haile Townhomes	Total
Reserves			

Account	Haile Village Center	Haile Townhomes	Total
3005-HTH Reserves - General - HTH	\$0.00	\$15,397.00	\$15,397.00
3005-HVC Reserves - General - HVC	\$257,590.13	\$0.00	\$257,590.13
3006-HVC Reserves - General - HVC Expenses	(\$24,575.58)	\$0.00	(\$24,575.58)
3020-HTH Reserves - Pooled	\$0.00	\$128,749.00	\$128,749.00
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	\$1,230.92	\$1,230.92
3399-HVC Reserves Interest - HVC	\$3,084.96	\$0.00	\$3,084.96
Reserves Total	\$236,099.51	\$197,073.55	\$433,173.06
Equity			
3803-HVC Loan Equity Adjustment - HVC	\$51,342.42	\$0.00	\$51,342.42
3900-HTH Fund Balance - HTH	\$0.00	\$30,277.93	\$30,277.93
3900-HVC Fund Balance - HVC	\$134,003.09	\$0.00	\$134,003.09
Equity Total	\$185,345.51	\$30,277.93	\$215,623.44
Current Year Net Income/(Loss)	\$31,159.37	\$0.00	\$31,159.37
Total Equity:	\$452,604.39	\$227,351.48	\$679,955.87

Net Income

	Haile Village Center	Haile Townhomes	Total
Net Income Haile Townhomes	(\$13,508.57)		(\$13,508.57)
Net Income Haile Village Center	\$44,667.94		\$44,667.94
Total Liabilities & Equity	\$634,375.08	\$227,351.48	\$861,726.56

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Village Center

Start: 07/01/2023 | End: 07/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4010-HVC Assessment Income - Residential...	59,289.92	59,289.92	0.00	415,029.44	415,029.44	0.00	711,479.00
4015-HVC Assessment Income - Commercial	23,599.30	23,599.30	0.00	165,195.10	165,195.10	0.00	283,191.64
4019-HVC HVC - Pool/Gym Assessment Incom...	0.00	901.00	(901.00)	0.00	6,307.00	(6,307.00)	10,812.00
4020-HVC Vacant Lot Income	896.17	896.17	0.00	6,273.19	6,273.19	0.00	10,754.00
4060-HVC Late Fee Income	1,250.41	0.00	1,250.41	4,400.00	0.00	4,400.00	0.00
4070-HVC Interest on Delinquent Balance ...	17.81	0.00	17.81	42.18	0.00	42.18	0.00
4075-HVC Estoppel Income	400.00	250.00	150.00	900.00	1,750.00	(850.00)	3,000.00
4170-HVC Event Permit Income	3,375.00	350.00	3,025.00	5,050.00	2,450.00	2,600.00	4,200.00
4180-HVC Interest on Operating Acct - HV...	1.61	0.00	1.61	12.13	0.00	12.13	0.00
4360-HVC Postal Center K101 Rental Incom...	0.00	646.95	(646.95)	0.00	4,528.65	(4,528.65)	7,763.36
4390-HVC Miscellaneous Income	336.00	0.00	336.00	5,120.49	0.00	5,120.49	0.00
4400-HVC Prior Year Expense Recovery	0.00	0.00	0.00	8,523.51	0.00	8,523.51	0.00
Income Total	89,166.22	85,933.34	3,232.88	610,546.04	601,533.38	9,012.66	1,031,200.00
Total Income	89,166.22	85,933.34	3,232.88	610,546.04	601,533.38	9,012.66	1,031,200.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6020-HVC Accounting Fees / Tax Preparati...	2,100.00	541.67	(1,558.33)	22,150.00	3,791.69	(18,358.31)	6,500.00
6040-HVC Legal Fees - HVC	1,248.60	333.33	(915.27)	12,140.86	2,333.31	(9,807.55)	4,000.00
6080-HVC Bank Fees / Coupon Books - HVC	16.00	131.25	115.25	1,890.00	918.75	(971.25)	1,575.00
6090-HVC Postage / Copies / Supplies - H...	62.74	125.00	62.26	1,509.60	875.00	(634.60)	1,500.00
6110-HVC Insurance	10,992.78	9,406.25	(1,586.53)	54,755.51	65,843.75	11,088.24	112,875.00
6160-HVC Management Fees - HVC	6,214.50	1,076.92	(5,137.58)	47,358.00	7,538.44	(39,819.56)	12,923.00
6161-HVC Association Owned Unit	256.04	0.00	(256.04)	256.04	0.00	(256.04)	0.00
6170-HVC Management Payroll - HVC	0.00	6,675.00	6,675.00	0.00	46,725.00	46,725.00	80,100.00
6220-HVC Corporate Annual Report	0.00	5.08	5.08	61.25	35.56	(25.69)	61.00
6230-HVC Activity Expense	342.00	625.00	283.00	342.00	4,375.00	4,033.00	7,500.00
6240-HVC Bad Debt	0.00	41.67	41.67	0.00	291.69	291.69	500.00
6260-HVC Postal Center Loan	1,823.31	1,203.83	(619.48)	3,090.81	8,426.81	5,336.00	14,446.00
6350-HVC Meeting Expense	0.00	25.00	25.00	0.00	175.00	175.00	300.00
6360-HVC Marketing Expense - HVMA	0.00	41.67	41.67	326.45	291.69	(34.76)	500.00
6390-HVC Miscellaneous	1,485.58	20.83	(1,464.75)	4,506.68	145.81	(4,360.87)	250.00
6430-HVC Sales Tax Expense	0.00	33.33	33.33	0.00	233.31	233.31	400.00
General & Administrative Total	24,541.55	20,285.83	(4,255.72)	148,387.20	142,000.81	(6,386.39)	243,430.00

Grounds/Contract Services

6510-HVC Landscape Maintenance	15,773.00	10,827.92	(4,945.08)	117,722.16	75,795.44	(41,926.72)	129,935.00
6550-HVC Tree Trim / Removal / Replaceme...	0.00	3,048.92	3,048.92	4,386.29	21,342.44	16,956.15	36,587.00
6560-HVC Landscaping Replacement / Enhan...	0.00	1,930.67	1,930.67	42.87	13,514.69	13,471.82	23,168.00
6570-HVC Fertilization and Chemicals	0.00	748.50	748.50	891.38	5,239.50	4,348.12	8,982.00
6610-HVC Irrigation - Repairs / Maintena...	3,448.85	1,086.50	(2,362.35)	4,710.07	7,605.50	2,895.43	13,038.00
6630-HVC Lakes / Ponds / Maintenance	239.00	941.75	702.75	3,097.17	6,592.25	3,495.08	11,301.00
6660-HVC Leaf Removal	0.00	2,102.08	2,102.08	222.22	14,714.56	14,492.34	25,225.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6680-HVC Lighting / Electrical - Repairs	0.00	208.33	208.33	1,390.00	1,458.31	68.31	2,500.00
6685-HVC Playground Maintenance	0.00	41.67	41.67	332.46	291.69	(40.77)	500.00
6690-HVC Fence Repairs / Maintenance	423.02	125.00	(298.02)	8,406.60	875.00	(7,531.60)	1,500.00
6695-HVC Perimeter Fence Replacement	10,800.00	2,954.50	(7,845.50)	12,145.26	20,681.50	8,536.24	35,454.00
Grounds/Contract Services Total	30,683.87	24,015.84	(6,668.03)	153,346.48	168,110.88	14,764.40	288,190.00
Repairs & Maintenance							
6720-HVC Pressure Washing - HVC	0.00	166.67	166.67	975.99	1,166.69	190.70	2,000.00
6750-HVC Maintenance Staff	17,724.60	11,652.25	(6,072.35)	108,058.62	81,565.75	(26,492.87)	139,827.00
6760-HVC Vehicle Maintenance	0.00	125.00	125.00	50.00	875.00	825.00	1,500.00
6775-HVC Tools Expense	2,538.22	41.67	(2,496.55)	3,272.98	291.69	(2,981.29)	500.00
6780-HVC Capital Expense: Waste Station	0.00	416.67	416.67	0.00	2,916.69	2,916.69	5,000.00
6783-HVC Capital Exp: Tree / Infrastruct...	0.00	6,666.67	6,666.67	0.00	46,666.69	46,666.69	80,000.00
6784-HVC Capital Expense: Sinkhole Mitig...	0.00	1,833.33	1,833.33	0.00	12,833.31	12,833.31	22,000.00
6785-HVC Golf Cart Maintenance	2,042.50	625.00	(1,417.50)	10,742.50	4,375.00	(6,367.50)	7,500.00
6790-HVC General Repairs / Maintenance -...	794.42	2,916.67	2,122.25	23,126.91	20,416.69	(2,710.22)	35,000.00
6791-HVC Termite Bond	0.00	0.00	0.00	487.00	0.00	(487.00)	0.00
Repairs & Maintenance Total	23,099.74	24,443.93	1,344.19	146,714.00	171,107.51	24,393.51	293,327.00
Postal Center							
6810-HVC Postal Center Assessment	0.00	248.17	248.17	3,937.12	1,737.19	(2,199.93)	2,978.00
6820-HVC Postal Center Cleaning	0.00	41.67	41.67	171.28	291.69	120.41	500.00
6830-HVC Postal Center Property Taxes	0.00	257.50	257.50	2,052.42	1,802.50	(249.92)	3,090.00
6840-HVC Postal Center Utilities	0.00	257.50	257.50	0.00	1,802.50	1,802.50	3,090.00
6850-HVC Postal Center Repairs I Mainten...	0.00	41.67	41.67	754.00	291.69	(462.31)	500.00
Postal Center Total	0.00	846.51	846.51	6,914.82	5,925.57	(989.25)	10,158.00
Utilities							
7810-HVC Electricity - Common Areas	2,936.25	2,889.00	(47.25)	19,631.06	20,223.00	591.94	34,668.00
7870-HVC Refuse Collection	8,486.06	8,817.25	331.19	61,939.54	61,720.75	(218.79)	105,807.00
7875-HVC Refuse Collection - Bulk Pick U...	0.00	500.00	500.00	0.00	3,500.00	3,500.00	6,000.00
Utilities Total	11,422.31	12,206.25	783.94	81,570.60	85,443.75	3,873.15	146,475.00
Reserves							
8005-HVC Reserves - General	4,135.00	4,135.00	0.00	28,945.00	28,945.00	0.00	49,620.00
Reserves Total	4,135.00	4,135.00	0.00	28,945.00	28,945.00	0.00	49,620.00
Total Expense	93,882.47	85,933.36	(7,949.11)	565,878.10	601,533.52	35,655.42	1,031,200.00
Net Income	(4,716.25)	(0.02)	(4,716.23)	44,667.94	(0.14)	44,668.08	0.00

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Townhomes

Start: 07/01/2023 | End: 07/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4018-HTH Assessment Income - Townhomes - ...	7,816.92	7,816.92	0.00	54,718.44	54,718.44	0.00	93,803.00
4180-HTH Interest on Operating Acct - HT...	0.50	0.00	0.50	1.62	0.00	1.62	0.00
Income Total	7,817.42	7,816.92	0.50	54,720.06	54,718.44	1.62	93,803.00
Total Income	7,817.42	7,816.92	0.50	54,720.06	54,718.44	1.62	93,803.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6040-HTH Legal Fees - HTH	0.00	41.67	41.67	0.00	291.69	291.69	500.00
6080-HTH Bank Fees / Coupon Books - HTH	0.00	20.83	20.83	120.00	145.81	25.81	250.00
6090-HTH Postage / Copies / Supplies - H...	0.00	31.25	31.25	0.00	218.75	218.75	375.00
6160-HTH Management Fees - HTH	1,285.50	133.08	(1,152.42)	5,142.00	931.56	(4,210.44)	1,597.00
6170-HTH Management Payroll - HTH	0.00	825.00	825.00	0.00	5,775.00	5,775.00	9,900.00
General & Administrative Total	1,285.50	1,051.83	(233.67)	5,262.00	7,362.81	2,100.81	12,622.00
Repairs & Maintenance							
6720-HTH Pressure Washing - HTH	0.00	520.83	520.83	0.00	3,645.81	3,645.81	6,250.00
6790-HTH General Repairs / Maintenance -...	1,400.00	750.00	(650.00)	26,188.00	5,250.00	(20,938.00)	9,000.00
6791-HTH Termite Bond	0.00	435.17	435.17	1,365.00	3,046.19	1,681.19	5,222.00
Repairs & Maintenance Total	1,400.00	1,706.00	306.00	27,553.00	11,942.00	(15,611.00)	20,472.00
Reserves							
8020-HTH Reserves - Pooled - HTH	3,476.17	3,476.17	0.00	24,333.19	24,333.19	0.00	41,714.00
8320-HTH Reserves - Painting	1,582.92	1,582.92	0.00	11,080.44	11,080.44	0.00	18,995.00
Reserves Total	5,059.09	5,059.09	0.00	35,413.63	35,413.63	0.00	60,709.00
Total Expense	7,744.59	7,816.92	72.33	68,228.63	54,718.44	(13,510.19)	93,803.00
Net Income	72.83	0.00	72.83	(13,508.57)	0.00	(13,508.57)	0.00

Haile Village Center Owners Association, Inc.

Financial Statements

June 30, 2023

ACCOUNT NUMBERS HAVE BEEN REDACTED

Haile Village Center Owners Association, Inc.

FUND BALANCE SHEET

As of: 06/30/2023

Assets

Account	Haile Village Center	Haile Townhomes	Total
Cash			
1001-HVC RSRV - Truist [7995]	\$221,927.77	\$0.00	\$221,927.77
1002-HTH Oper - Truist [7987] - HVC	\$165,739.58	\$0.00	\$165,739.58
1003-HVC Oper - Alliance HVC [2418]	(\$2,221.35)	\$0.00	(\$2,221.35)
1005-HTH Truist TH Oper [9642] - HTH	\$0.00	\$60,307.53	\$60,307.53
1006-HTH Truist TH Rsrv [9650] - HTH	\$0.00	\$199,223.65	\$199,223.65
1080-HVC Deposit in Transit	\$71.33	\$0.00	\$71.33
Cash Total	\$385,517.33	\$259,531.18	\$645,048.51
Accounts Receivable			
1100-HTH Assessments Receivable - HTH	\$0.00	\$4,538.16	\$4,538.16
1100-HVC Assessments Receivable - HVC	\$12,950.52	\$0.00	\$12,950.52
1101-HVC HVC - Pool/Gym Assmnt Receivable	\$6,024.27	\$0.00	\$6,024.27
1102-HVC Rental Income Receivable - HVC	\$2,662.50	\$0.00	\$2,662.50
1153-HVC Late Fee Receivable - HVC	\$1,475.68	\$0.00	\$1,475.68
1154-HVC Due from Southbrooke	\$185.03	\$0.00	\$185.03
Accounts Receivable Total	\$23,298.00	\$4,538.16	\$27,836.16
Other Assets			
1301-HVC Due from Operating to Reserves - HVC	\$35,000.00	\$0.00	\$35,000.00
1410-HVC Prepaid Insurance 02/23 - HVC	\$84,954.31	\$0.00	\$84,954.31
1510-000 Prepaid Expenses - Cost center 000	\$23,999.29	\$0.00	\$23,999.29
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	\$283,491.60	\$0.00	\$283,491.60
Total Assets:	\$692,306.93	\$264,069.34	\$956,376.27

Liabilities

Account	Haile Village Center	Haile Townhomes	Total
Liability			
2020-HVC Prepaid Assessments - HVC	\$65,152.99	\$0.00	\$65,152.99
2030-HVC Accrued Expenses - HVC	\$19,095.95	\$0.00	\$19,095.95
2070-HVC M&S Postal Center Loan - HVC	\$50,324.38	\$0.00	\$50,324.38
2080-HVC Insurance Loan - Haile Village Center	\$63,182.45	\$0.00	\$63,182.45
2101-HVC Due to Reserves from Operating - HVC	\$35,000.00	\$0.00	\$35,000.00
Liability Total	\$232,755.77	\$0.00	\$232,755.77
Total Liabilities:	\$232,755.77	\$0.00	\$232,755.77

Equity

Account	Haile Village Center	Haile Townhomes	Total
Reserves			
3005-HTH Reserves - General - HTH	\$0.00	\$15,397.00	\$15,397.00
3005-HVC Reserves - General - HVC	\$257,590.13	\$0.00	\$257,590.13
3020-HTH Reserves - Pooled	\$0.00	\$128,749.00	\$128,749.00
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	\$812.56	\$812.56
3399-HVC Reserves Interest - HVC	\$2,585.71	\$0.00	\$2,585.71
Reserves Total	\$260,175.84	\$196,655.19	\$456,831.03
Equity			
3803-HVC Loan Equity Adjustment - HVC	\$51,342.42	\$0.00	\$51,342.42
3900-HTH Fund Balance - HTH	\$0.00	\$30,277.93	\$30,277.93
3900-HVC Fund Balance - HVC	\$134,003.09	\$0.00	\$134,003.09
Equity Total	\$185,345.51	\$30,277.93	\$215,623.44
Current Year Net Income/(Loss)	\$51,166.03	\$0.00	\$51,166.03
Total Equity:	\$496,687.38	\$226,933.12	\$723,620.50

Net Income

	Haile Village Center	Haile Townhomes	Total
Net Income Haile Townhomes	(\$6,461.40)		(\$6,461.40)
Net Income Haile Village Center	\$57,627.43		\$57,627.43
Total Liabilities & Equity	\$729,443.15	\$226,933.12	\$956,376.27

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Village Center

Start: 06/01/2023 | End: 06/30/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4010-HVC Assessment Income - Residential...	59,289.92	59,289.92	0.00	355,739.52	355,739.52	0.00	711,479.00
4015-HVC Assessment Income - Commercial	23,599.30	23,599.30	0.00	141,595.80	141,595.80	0.00	283,191.64
4019-HVC HVC - Pool/Gym Assessment Incom...	0.00	901.00	(901.00)	0.00	5,406.00	(5,406.00)	10,812.00
4020-HVC Vacant Lot Income	896.17	896.17	0.00	5,377.02	5,377.02	0.00	10,754.00
4060-HVC Late Fee Income	1,224.59	0.00	1,224.59	3,149.59	0.00	3,149.59	0.00
4070-HVC Interest on Delinquent Balance ...	24.37	0.00	24.37	24.37	0.00	24.37	0.00
4075-HVC Estoppel Income	500.00	250.00	250.00	500.00	1,500.00	(1,000.00)	3,000.00
4170-HVC Event Permit Income	575.00	350.00	225.00	1,675.00	2,100.00	(425.00)	4,200.00
4180-HVC Interest on Operating Acct - HV...	1.37	0.00	1.37	10.52	0.00	10.52	0.00
4360-HVC Postal Center K101 Rental Incom...	0.00	646.95	(646.95)	0.00	3,881.70	(3,881.70)	7,763.36
4390-HVC Miscellaneous Income	432.98	0.00	432.98	4,784.49	0.00	4,784.49	0.00
4400-HVC Prior Year Expense Recovery	0.00	0.00	0.00	8,523.51	0.00	8,523.51	0.00
Income Total	86,543.70	85,933.34	610.36	521,379.82	515,600.04	5,779.78	1,031,200.00
Total Income	86,543.70	85,933.34	610.36	521,379.82	515,600.04	5,779.78	1,031,200.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6020-HVC Accounting Fees / Tax Preparati...	4,950.00	541.67	(4,408.33)	17,200.00	3,250.02	(13,949.98)	6,500.00
6040-HVC Legal Fees - HVC	2,206.38	333.33	(1,873.05)	8,685.88	1,999.98	(6,685.90)	4,000.00
6080-HVC Bank Fees / Coupon Books - HVC	24.00	131.25	107.25	1,874.00	787.50	(1,086.50)	1,575.00
6090-HVC Postage / Copies / Supplies - H...	0.00	125.00	125.00	1,431.85	750.00	(681.85)	1,500.00
6110-HVC Insurance	10,682.72	9,406.25	(1,276.47)	43,762.73	56,437.50	12,674.77	112,875.00
6160-HVC Management Fees - HVC	8,622.40	1,076.92	(7,545.48)	41,143.50	6,461.52	(34,681.98)	12,923.00
6170-HVC Management Payroll - HVC	0.00	6,675.00	6,675.00	0.00	40,050.00	40,050.00	80,100.00
6220-HVC Corporate Annual Report	0.00	5.08	5.08	61.25	30.48	(30.77)	61.00
6230-HVC Activity Expense	0.00	625.00	625.00	0.00	3,750.00	3,750.00	7,500.00
6240-HVC Bad Debt	0.00	41.67	41.67	0.00	250.02	250.02	500.00
6260-HVC Postal Center Loan	241.78	1,203.83	962.05	1,267.50	7,222.98	5,955.48	14,446.00
6350-HVC Meeting Expense	0.00	25.00	25.00	0.00	150.00	150.00	300.00
6360-HVC Marketing Expense - HVMA	0.00	41.67	41.67	326.45	250.02	(76.43)	500.00
6390-HVC Miscellaneous	0.00	20.83	20.83	3,021.10	124.98	(2,896.12)	250.00
6430-HVC Sales Tax Expense	0.00	33.33	33.33	0.00	199.98	199.98	400.00
General & Administrative Total	26,727.28	20,285.83	(6,441.45)	118,774.26	121,714.98	2,940.72	243,430.00

Grounds/Contract Services

6510-HVC Landscape Maintenance	15,206.96	10,827.92	(4,379.04)	101,949.16	64,967.52	(36,981.64)	129,935.00
6550-HVC Tree Trim / Removal / Replaceme...	711.29	3,048.92	2,337.63	4,386.29	18,293.52	13,907.23	36,587.00
6560-HVC Landscaping Replacement / Enhan...	0.00	1,930.67	1,930.67	42.87	11,584.02	11,541.15	23,168.00
6570-HVC Fertilization and Chemicals	137.67	748.50	610.83	891.38	4,491.00	3,599.62	8,982.00
6610-HVC Irrigation - Repairs / Maintena...	0.00	1,086.50	1,086.50	0.00	6,519.00	6,519.00	13,038.00
6630-HVC Lakes / Ponds / Maintenance	1,556.17	941.75	(614.42)	2,858.17	5,650.50	2,792.33	11,301.00
6660-HVC Leaf Removal	0.00	2,102.08	2,102.08	0.00	12,612.48	12,612.48	25,225.00
6680-HVC Lighting / Electrical - Repairs	0.00	208.33	208.33	1,390.00	1,249.98	(140.02)	2,500.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6685-HVC Playground Maintenance	0.00	41.67	41.67	332.46	250.02	(82.44)	500.00
6690-HVC Fence Repairs / Maintenance	361.76	125.00	(236.76)	7,983.58	750.00	(7,233.58)	1,500.00
6695-HVC Perimeter Fence Replacement	0.00	2,954.50	2,954.50	1,345.26	17,727.00	16,381.74	35,454.00
Grounds/Contract Services Total	17,973.85	24,015.84	6,041.99	121,179.17	144,095.04	22,915.87	288,190.00
Repairs & Maintenance							
6720-HVC Pressure Washing - HVC	0.00	166.67	166.67	387.99	1,000.02	612.03	2,000.00
6750-HVC Maintenance Staff	17,209.28	11,652.25	(5,557.03)	90,334.02	69,913.50	(20,420.52)	139,827.00
6760-HVC Vehicle Maintenance	0.00	125.00	125.00	0.00	750.00	750.00	1,500.00
6775-HVC Tools Expense	720.28	41.67	(678.61)	734.76	250.02	(484.74)	500.00
6780-HVC Capital Expense: Waste Station	0.00	416.67	416.67	0.00	2,500.02	2,500.02	5,000.00
6783-HVC Capital Expense: Tree / Infrast...	0.00	6,666.67	6,666.67	0.00	40,000.02	40,000.02	80,000.00
6784-HVC Capital Expense: Sinkhole Mitig...	0.00	1,833.33	1,833.33	0.00	10,999.98	10,999.98	22,000.00
6785-HVC Golf Cart Maintenance	0.00	625.00	625.00	8,700.00	3,750.00	(4,950.00)	7,500.00
6790-HVC General Repairs / Maintenance -...	2,663.36	2,916.67	253.31	22,276.50	17,500.02	(4,776.48)	35,000.00
Repairs & Maintenance Total	20,592.92	24,443.93	3,851.01	122,433.27	146,663.58	24,230.31	293,327.00
Postal Center							
6810-HVC Postal Center Assessment	1,332.50	248.17	(1,084.33)	3,937.12	1,489.02	(2,448.10)	2,978.00
6820-HVC Postal Center Cleaning	171.28	41.67	(129.61)	171.28	250.02	78.74	500.00
6830-HVC Postal Center Property Taxes	257.50	257.50	0.00	1,545.00	1,545.00	0.00	3,090.00
6840-HVC Postal Center Utilities	0.00	257.50	257.50	0.00	1,545.00	1,545.00	3,090.00
6850-HVC Postal Center Repairs I Mainten...	0.00	41.67	41.67	754.00	250.02	(503.98)	500.00
Postal Center Total	1,761.28	846.51	(914.77)	6,407.40	5,079.06	(1,328.34)	10,158.00
Utilities							
7810-HVC Electricity - Common Areas	2,828.04	2,889.00	60.96	16,694.81	17,334.00	639.19	34,668.00
7870-HVC Refuse Collection	17,550.95	8,817.25	(8,733.70)	53,453.48	52,903.50	(549.98)	105,807.00
7875-HVC Refuse Collection - Bulk Pick U...	0.00	500.00	500.00	0.00	3,000.00	3,000.00	6,000.00
Utilities Total	20,378.99	12,206.25	(8,172.74)	70,148.29	73,237.50	3,089.21	146,475.00
Reserves							
8005-HVC Reserves - General	4,135.00	4,135.00	0.00	24,810.00	24,810.00	0.00	49,620.00
Reserves Total	4,135.00	4,135.00	0.00	24,810.00	24,810.00	0.00	49,620.00
Total Expense	91,569.32	85,933.36	(5,635.96)	463,752.39	515,600.16	51,847.77	1,031,200.00
Net Income	(5,025.62)	(0.02)	(5,025.60)	57,627.43	(0.12)	57,627.55	0.00

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Townhomes

Start: 06/01/2023 | End: 06/30/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4018-HTH Assessment Income - Townhomes - ...	7,816.92	7,816.92	0.00	46,901.52	46,901.52	0.00	93,803.00
4180-HTH Interest on Operating Acct - HT...	0.50	0.00	0.50	1.12	0.00	1.12	0.00
Income Total	7,817.42	7,816.92	0.50	46,902.64	46,901.52	1.12	93,803.00
Total Income	7,817.42	7,816.92	0.50	46,902.64	46,901.52	1.12	93,803.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6040-HTH Legal Fees - HTH	0.00	41.67	41.67	0.00	250.02	250.02	500.00
6080-HTH Bank Fees / Coupon Books - HTH	0.00	20.83	20.83	120.00	124.98	4.98	250.00
6090-HTH Postage / Copies / Supplies - H...	0.00	31.25	31.25	0.00	187.50	187.50	375.00
6160-HTH Management Fees - HTH	3,856.50	133.08	(3,723.42)	3,856.50	798.48	(3,058.02)	1,597.00
6170-HTH Management Payroll - HTH	0.00	825.00	825.00	0.00	4,950.00	4,950.00	9,900.00
General & Administrative Total	3,856.50	1,051.83	(2,804.67)	3,976.50	6,310.98	2,334.48	12,622.00
Repairs & Maintenance							
6720-HTH Pressure Washing - HTH	0.00	520.83	520.83	0.00	3,124.98	3,124.98	6,250.00
6790-HTH General Repairs / Maintenance -...	50.00	750.00	700.00	17,668.00	4,500.00	(13,168.00)	9,000.00
6791-HTH Termite Bond	920.00	435.17	(484.83)	1,365.00	2,611.02	1,246.02	5,222.00
Repairs & Maintenance Total	970.00	1,706.00	736.00	19,033.00	10,236.00	(8,797.00)	20,472.00
Reserves							
8020-HTH Reserves - Pooled - HTH	3,476.17	3,476.17	0.00	20,857.02	20,857.02	0.00	41,714.00
8320-HTH Reserves - Painting	1,582.92	1,582.92	0.00	9,497.52	9,497.52	0.00	18,995.00
Reserves Total	5,059.09	5,059.09	0.00	30,354.54	30,354.54	0.00	60,709.00
Total Expense	9,885.59	7,816.92	(2,068.67)	53,364.04	46,901.52	(6,462.52)	93,803.00
Net Income	(2,068.17)	0.00	(2,068.17)	(6,461.40)	0.00	(6,461.40)	0.00

Haile Village Center Owners Association, Inc.

Financial Statements

May 31, 2023

ACCOUNT NUMBERS HAVE BEEN REDACTED

Haile Village Center Owners Association, Inc.

FUND BALANCE SHEET

As of: 05/31/2023

Assets

Account	Haile Village Center	Haile Townhomes	Total
Cash			
1001-HVC RSRV - Truist [7995]	\$217,346.33	\$0.00	\$217,346.33
1002-HTH Oper - Truist [7987] - HVC	\$147,702.98	\$0.00	\$147,702.98
1003-HVC Oper - Alliance HVC [2418]	(\$2,221.35)	\$0.00	(\$2,221.35)
1005-HTH Truist TH Oper [9642] - HTH	\$0.00	\$59,037.20	\$59,037.20
1006-HTH Truist TH Rsrv [9650] - HTH	\$0.00	\$193,764.99	\$193,764.99
1080-HVC Deposit in Transit	\$71.33	\$0.00	\$71.33
Cash Total	\$362,899.29	\$252,802.19	\$615,701.48
Accounts Receivable			
1100-HTH Assessments Receivable - HTH	\$0.00	\$6,752.02	\$6,752.02
1100-HVC Assessments Receivable - HVC	\$27,947.40	\$0.00	\$27,947.40
1101-HVC HVC - Pool/Gym Assmnt Receivable	\$6,024.27	\$0.00	\$6,024.27
1102-HVC Rental Income Receivable - HVC	\$2,662.50	\$0.00	\$2,662.50
1105-HVC Allowance for Bad Debt - HVC	(\$132.95)	\$0.00	(\$132.95)
1153-HVC Late Fee Receivable - HVC	\$1,373.17	\$0.00	\$1,373.17
1154-HVC Due from Southbrooke	\$185.03	\$0.00	\$185.03
Accounts Receivable Total	\$38,059.42	\$6,752.02	\$44,811.44
Other Assets			
1301-HVC Due from Operating to Reserves - HVC	\$35,000.00	\$0.00	\$35,000.00
1410-HVC Prepaid Insurance 02/23 - HVC	\$94,255.87	\$0.00	\$94,255.87
1510-000 Prepaid Expenses - Cost center 000	\$31,499.29	\$0.00	\$31,499.29
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	\$300,293.16	\$0.00	\$300,293.16
Total Assets:	\$701,251.87	\$259,554.21	\$960,806.08

Liabilities

Account	Haile Village Center	Haile Townhomes	Total
Liability			
2000-HVC Accounts Payable - HVC	\$15,773.00	\$0.00	\$15,773.00
2020-HVC Prepaid Assessments - HVC	\$61,413.88	\$0.00	\$61,413.88
2030-HVC Accrued Expenses - HVC	\$1,287.50	\$0.00	\$1,287.50
2070-HVC M&S Postal Center Loan - HVC	\$51,286.42	\$0.00	\$51,286.42
2080-HVC Insurance Loan - Haile Village Center	\$72,849.99	\$0.00	\$72,849.99
2101-HVC Due to Reserves from Operating - HVC	\$35,000.00	\$0.00	\$35,000.00
2999-HVC Exchange	\$2,521.10	\$0.00	\$2,521.10
Liability Total	\$240,131.89	\$0.00	\$240,131.89
Total Liabilities:	\$240,131.89	\$0.00	\$240,131.89

Equity

Account	Haile Village Center	Haile Townhomes	Total
Reserves			
3005-HTH Reserves - General - HTH	\$0.00	\$15,397.00	\$15,397.00
3005-HVC Reserves - General - HVC	\$253,455.13	\$0.00	\$253,455.13
3020-HTH Reserves - Pooled	\$0.00	\$123,689.92	\$123,689.92
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	\$412.98	\$412.98
3399-HVC Reserves Interest - HVC	\$2,139.27	\$0.00	\$2,139.27
Reserves Total	\$255,594.40	\$191,196.53	\$446,790.93
Equity			
3803-HVC Loan Equity Adjustment - HVC	\$51,342.42	\$0.00	\$51,342.42
3900-HTH Fund Balance - HTH	\$0.00	\$30,277.93	\$30,277.93
3900-HVC Fund Balance - HVC	\$134,003.09	\$0.00	\$134,003.09
Equity Total	\$185,345.51	\$30,277.93	\$215,623.44
Current Year Net Income/(Loss)	\$58,259.82	\$0.00	\$58,259.82
Total Equity:	\$499,199.73	\$221,474.46	\$720,674.19

Net Income

	Haile Village Center	Haile Townhomes	Total
Net Income Haile Townhomes	(\$4,393.23)		(\$4,393.23)
Net Income Haile Village Center	\$62,652.80		\$62,652.80
Net Income Cost center 000	\$0.25		\$0.25
Total Liabilities & Equity	\$739,331.62	\$221,474.46	\$960,806.08

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Village Center

Start: 05/01/2023 | End: 05/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4010-HVC Assessment Income - Residential...	55,705.28	59,289.92	(3,584.64)	296,449.60	296,449.60	0.00	711,479.00
4015-HVC Assessment Income - Commercial	23,599.20	23,599.30	(0.10)	117,996.50	117,996.50	0.00	283,191.64
4019-HVC HVC - Pool/Gym Assessment Incom...	0.00	901.00	(901.00)	0.00	4,505.00	(4,505.00)	10,812.00
4020-HVC Vacant Lot Income	4,350.11	896.17	3,453.94	4,350.11	4,480.85	(130.74)	10,754.00
4060-HVC Late Fee Income	1,850.00	0.00	1,850.00	1,925.00	0.00	1,925.00	0.00
4075-HVC Estoppel Income	0.00	250.00	(250.00)	0.00	1,250.00	(1,250.00)	3,000.00
4170-HVC Event Permit Income	0.00	350.00	(350.00)	1,100.00	1,750.00	(650.00)	4,200.00
4180-HVC Interest on Operating Acct - HV...	2.19	0.00	2.19	9.15	0.00	9.15	0.00
4360-HVC Postal Center K101 Rental Incom...	0.00	646.95	(646.95)	0.00	3,234.75	(3,234.75)	7,763.36
4390-HVC Miscellaneous Income	450.00	0.00	450.00	4,482.00	0.00	4,482.00	0.00
4400-HVC Prior Year Expense Recovery	0.00	0.00	0.00	8,523.51	0.00	8,523.51	0.00
Income Total	85,956.78	85,933.34	23.44	434,835.87	429,666.70	5,169.17	1,031,200.00
Total Income	85,956.78	85,933.34	23.44	434,835.87	429,666.70	5,169.17	1,031,200.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6020-HVC Accounting Fees / Tax Preparati...	2,100.00	541.67	(1,558.33)	12,250.00	2,708.35	(9,541.65)	6,500.00
6040-HVC Legal Fees - HVC	1,084.00	333.33	(750.67)	6,479.50	1,666.65	(4,812.85)	4,000.00
6080-HVC Bank Fees / Coupon Books - HVC	56.00	131.25	75.25	1,850.00	656.25	(1,193.75)	1,575.00
6090-HVC Postage / Copies / Supplies - H...	0.00	125.00	125.00	1,431.85	625.00	(806.85)	1,500.00
6110-HVC Insurance	10,992.78	9,406.25	(1,586.53)	33,080.01	47,031.25	13,951.24	112,875.00
6160-HVC Management Fees - HVC	7,500.00	1,076.92	(6,423.08)	32,521.10	5,384.60	(27,136.50)	12,923.00
6170-HVC Management Payroll - HVC	0.00	6,675.00	6,675.00	0.00	33,375.00	33,375.00	80,100.00
6220-HVC Corporate Annual Report	0.00	5.08	5.08	61.25	25.40	(35.85)	61.00
6230-HVC Activity Expense	0.00	625.00	625.00	0.00	3,125.00	3,125.00	7,500.00
6240-HVC Bad Debt	0.10	41.67	41.57	0.00	208.35	208.35	500.00
6260-HVC Postal Center Loan	331.27	1,203.83	872.56	1,025.72	6,019.15	4,993.43	14,446.00
6350-HVC Meeting Expense	0.00	25.00	25.00	0.00	125.00	125.00	300.00
6360-HVC Marketing Expense - HVMA	0.00	41.67	41.67	326.45	208.35	(118.10)	500.00
6390-HVC Miscellaneous	0.00	20.83	20.83	3,021.10	104.15	(2,916.95)	250.00
6430-HVC Sales Tax Expense	0.00	33.33	33.33	0.00	166.65	166.65	400.00
General & Administrative Total	22,064.15	20,285.83	(1,778.32)	92,046.98	101,429.15	9,382.17	243,430.00

Grounds/Contract Services

6510-HVC Landscape Maintenance	15,773.00	10,827.92	(4,945.08)	82,892.20	54,139.60	(28,752.60)	129,935.00
6550-HVC Tree Trim / Removal / Replaceme...	1,925.00	3,048.92	1,123.92	3,675.00	15,244.60	11,569.60	36,587.00
6560-HVC Landscaping Replacement / Enhan...	0.00	1,930.67	1,930.67	42.87	9,653.35	9,610.48	23,168.00
6570-HVC Fertilization and Chemicals	753.71	748.50	(5.21)	753.71	3,742.50	2,988.79	8,982.00
6610-HVC Irrigation - Repairs / Maintena...	0.00	1,086.50	1,086.50	0.00	5,432.50	5,432.50	13,038.00
6630-HVC Lakes / Ponds / Maintenance	717.00	941.75	224.75	1,302.00	4,708.75	3,406.75	11,301.00
6660-HVC Leaf Removal	0.00	2,102.08	2,102.08	0.00	10,510.40	10,510.40	25,225.00
6680-HVC Lighting / Electrical - Repairs	5,240.00	208.33	(5,031.67)	5,240.00	1,041.65	(4,198.35)	2,500.00
6685-HVC Playground Maintenance	0.00	41.67	41.67	332.46	208.35	(124.11)	500.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6690-HVC Fence Repairs / Maintenance	2,040.40	125.00	(1,915.40)	7,621.82	625.00	(6,996.82)	1,500.00
6695-HVC Perimeter Fence Replacement	0.00	2,954.50	2,954.50	1,345.26	14,772.50	13,427.24	35,454.00
Grounds/Contract Services Total	26,449.11	24,015.84	(2,433.27)	103,205.32	120,079.20	16,873.88	288,190.00
Repairs & Maintenance							
6720-HVC Pressure Washing - HVC	0.00	166.67	166.67	387.99	833.35	445.36	2,000.00
6750-HVC Maintenance Staff	19,081.31	11,652.25	(7,429.06)	73,124.74	58,261.25	(14,863.49)	139,827.00
6760-HVC Vehicle Maintenance	0.00	125.00	125.00	0.00	625.00	625.00	1,500.00
6775-HVC Tools Expense	0.00	41.67	41.67	14.48	208.35	193.87	500.00
6780-HVC Capital Expense: Waste Station	0.00	416.67	416.67	0.00	2,083.35	2,083.35	5,000.00
6783-HVC Capital Expense: Tree / Infrast...	0.00	6,666.67	6,666.67	0.00	33,333.35	33,333.35	80,000.00
6784-HVC Capital Expense: Sinkhole Mitig...	0.00	1,833.33	1,833.33	0.00	9,166.65	9,166.65	22,000.00
6785-HVC Golf Cart Maintenance	0.00	625.00	625.00	8,700.00	3,125.00	(5,575.00)	7,500.00
6790-HVC General Repairs / Maintenance -...	15,873.18	2,916.67	(12,956.51)	19,613.14	14,583.35	(5,029.79)	35,000.00
Repairs & Maintenance Total	34,954.49	24,443.93	(10,510.56)	101,840.35	122,219.65	20,379.30	293,327.00
Postal Center							
6810-HVC Postal Center Assessment	2,604.62	248.17	(2,356.45)	2,604.62	1,240.85	(1,363.77)	2,978.00
6820-HVC Postal Center Cleaning	0.00	41.67	41.67	0.00	208.35	208.35	500.00
6830-HVC Postal Center Property Taxes	257.50	257.50	0.00	1,287.50	1,287.50	0.00	3,090.00
6840-HVC Postal Center Utilities	0.00	257.50	257.50	0.00	1,287.50	1,287.50	3,090.00
6850-HVC Postal Center Repairs I Mainten...	0.00	41.67	41.67	754.00	208.35	(545.65)	500.00
Postal Center Total	2,862.12	846.51	(2,015.61)	4,646.12	4,232.55	(413.57)	10,158.00
Utilities							
7810-HVC Electricity - Common Areas	2,592.90	2,889.00	296.10	13,866.77	14,445.00	578.23	34,668.00
7870-HVC Refuse Collection	18,268.53	8,817.25	(9,451.28)	35,902.53	44,086.25	8,183.72	105,807.00
7875-HVC Refuse Collection - Bulk Pick U...	0.00	500.00	500.00	0.00	2,500.00	2,500.00	6,000.00
Utilities Total	20,861.43	12,206.25	(8,655.18)	49,769.30	61,031.25	11,261.95	146,475.00
Reserves							
8005-HVC Reserves - General	4,135.00	4,135.00	0.00	20,675.00	20,675.00	0.00	49,620.00
Reserves Total	4,135.00	4,135.00	0.00	20,675.00	20,675.00	0.00	49,620.00
Total Expense	111,326.30	85,933.36	(25,392.94)	372,183.07	429,666.80	57,483.73	1,031,200.00
Net Income	(25,369.52)	(0.02)	(25,369.50)	62,652.80	(0.10)	62,652.90	0.00

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Townhomes

Start: 05/01/2023 | End: 05/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4018-HTH Assessment Income - Townhomes - ...	7,816.92	7,816.92	0.00	39,084.60	39,084.60	0.00	93,803.00
4180-HTH Interest on Operating Acct - HT...	0.00	0.00	0.00	0.62	0.00	0.62	0.00
Income Total	7,816.92	7,816.92	0.00	39,085.22	39,084.60	0.62	93,803.00
Total Income	7,816.92	7,816.92	0.00	39,085.22	39,084.60	0.62	93,803.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6040-HTH Legal Fees - HTH	0.00	41.67	41.67	0.00	208.35	208.35	500.00
6080-HTH Bank Fees / Coupon Books - HTH	0.00	20.83	20.83	120.00	104.15	(15.85)	250.00
6090-HTH Postage / Copies / Supplies - H...	0.00	31.25	31.25	0.00	156.25	156.25	375.00
6160-HTH Management Fees - HTH	0.00	133.08	133.08	0.00	665.40	665.40	1,597.00
6170-HTH Management Payroll - HTH	0.00	825.00	825.00	0.00	4,125.00	4,125.00	9,900.00
General & Administrative Total	0.00	1,051.83	1,051.83	120.00	5,259.15	5,139.15	12,622.00
Repairs & Maintenance							
6720-HTH Pressure Washing - HTH	0.00	520.83	520.83	0.00	2,604.15	2,604.15	6,250.00
6790-HTH General Repairs / Maintenance -...	6,758.00	750.00	(6,008.00)	17,618.00	3,750.00	(13,868.00)	9,000.00
6791-HTH Termite Bond	445.00	435.17	(9.83)	445.00	2,175.85	1,730.85	5,222.00
Repairs & Maintenance Total	7,203.00	1,706.00	(5,497.00)	18,063.00	8,530.00	(9,533.00)	20,472.00
Reserves							
8020-HTH Reserves - Pooled - HTH	3,476.17	3,476.17	0.00	17,380.85	17,380.85	0.00	41,714.00
8320-HTH Reserves - Painting	1,582.95	1,582.92	(0.03)	7,914.60	7,914.60	0.00	18,995.00
Reserves Total	5,059.12	5,059.09	(0.03)	25,295.45	25,295.45	0.00	60,709.00
Total Expense	12,262.12	7,816.92	(4,445.20)	43,478.45	39,084.60	(4,393.85)	93,803.00
Net Income	(4,445.20)	0.00	(4,445.20)	(4,393.23)	0.00	(4,393.23)	0.00

Haile Village Center Owners Association, Inc.

Financial Statements

April 30, 2023

ACCOUNT NUMBERS HAVE BEEN REDACTED

Haile Village Center Owners Association, Inc.

FUND BALANCE SHEET

As of: 04/30/2023

Assets

Account	Haile Village Center	Haile Townhomes	Total
Cash			
1001-HVC RSRV - Truist [7995]	\$208,683.55	\$0.00	\$208,683.55
1002-HTH Oper - Truist [7987] - HVC	\$200,152.88	\$0.00	\$200,152.88
1003-HVC Oper - Alliance HVC [2418]	(\$2,221.35)	\$0.00	(\$2,221.35)
1005-HTH Truist TH Oper [9642] - HTH	\$0.00	\$69,405.89	\$69,405.89
1006-HTH Truist TH Rsrv [9650] - HTH	\$0.00	\$181,443.21	\$181,443.21
Cash Total	\$406,615.08	\$250,849.10	\$657,464.18
Accounts Receivable			
1100-HTH Assessments Receivable - HTH	\$0.00	\$9,584.96	\$9,584.96
1100-HVC Assessments Receivable - HVC	\$37,498.87	\$0.00	\$37,498.87
1101-HVC HVC - Pool/Gym Assmnt Receivable	\$6,024.27	\$0.00	\$6,024.27
1102-HVC Rental Income Receivable - HVC	\$2,662.50	\$0.00	\$2,662.50
1105-HVC Allowance for Bad Debt - HVC	(\$132.95)	\$0.00	(\$132.95)
1153-HVC Late Fee Receivable - HVC	\$25.00	\$0.00	\$25.00
1154-HVC Due from Southbrooke	\$124.03	\$0.00	\$124.03
Accounts Receivable Total	\$46,201.72	\$9,584.96	\$55,786.68
Other Assets			
1301-HVC Due from Operating to Reserves - HVC	\$35,000.00	\$0.00	\$35,000.00
1410-HVC Prepaid Insurance 02/23 - HVC	\$103,867.49	\$0.00	\$103,867.49
1510-HVC Prepaid Expenses - HVC	\$31,499.29	\$0.00	\$31,499.29
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	\$309,904.78	\$0.00	\$309,904.78
Total Assets:	\$762,721.58	\$260,434.06	\$1,023,155.64

Liabilities

Account	Haile Village Center	Haile Townhomes	Total
Liability			
2000-HVC Accounts Payable - HVC	\$47,818.58	\$0.00	\$47,818.58
2020-HVC Prepaid Assessments - HVC	\$61,551.94	\$0.00	\$61,551.94
2030-HVC Accrued Expenses - HVC	\$92,459.09	\$0.00	\$92,459.09
2070-HVC M&S Postal Center Loan - HVC	\$52,279.35	\$0.00	\$52,279.35
2080-HVC Insurance Loan - Haile Village Center	\$82,517.53	\$0.00	\$82,517.53
2101-HVC Due to Reserves from Operating - HVC	\$35,000.00	\$0.00	\$35,000.00
Liability Total	\$371,626.49	\$0.00	\$371,626.49
Total Liabilities:	\$371,626.49	\$0.00	\$371,626.49

Equity

Account	Haile Village Center	Haile Townhomes	Total
Reserves			
3005-HTH Reserves - General - HTH	\$0.00	\$15,397.00	\$15,397.00
3005-HVC Reserves - General - HVC	\$232,780.13	\$0.00	\$232,780.13
3020-HTH Reserves - Pooled	\$0.00	\$121,486.31	\$121,486.31
3020-HVC Reserves - Pooled - HVC	\$12,405.00	\$0.00	\$12,405.00
3310-HTH Reserves - Roofs - HTH	\$0.00	\$516.69	\$516.69
3320-HTH Reserves - Painting - HTH	\$0.00	\$43,265.34	\$43,265.34
3399-HTH Reserves Interest - HTH	\$0.00	\$412.98	\$412.98
3399-HVC Reserves Interest - HVC	\$1,281.87	\$0.00	\$1,281.87
Reserves Total	\$246,467.00	\$181,078.32	\$427,545.32
Equity			
3803-HVC Loan Equity Adjustment - HVC	\$51,342.42	\$0.00	\$51,342.42
3900-HTH Fund Balance - HTH	\$0.00	\$30,277.93	\$30,277.93
3900-HVC Fund Balance - HVC	\$134,003.09	\$0.00	\$134,003.09
Equity Total	\$185,345.51	\$30,277.93	\$215,623.44
Current Year Net Income/(Loss)	\$8,360.39	\$0.00	\$8,360.39
Total Equity:	\$440,172.90	\$211,356.25	\$651,529.15

Net Income

	Haile Village Center	Haile Townhomes	Total
Net Income Haile Townhomes	\$51.97		\$51.97
Net Income Haile Village Center	\$8,308.42		\$8,308.42
Total Liabilities & Equity	\$811,799.39	\$211,356.25	\$1,023,155.64

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Townhomes

Start: 04/01/2023 | End: 04/30/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4018-HTH Assessment Income - Townhomes - ...	7,816.92	7,816.92	0.00	31,267.68	31,267.68	0.00	93,803.00
4180-HTH Interest on Operating Acct - HT...	0.00	0.00	0.00	0.62	0.00	0.62	0.00
Income Total	7,816.92	7,816.92	0.00	31,268.30	31,267.68	0.62	93,803.00
Total Income	7,816.92	7,816.92	0.00	31,268.30	31,267.68	0.62	93,803.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6040-HTH Legal Fees - HTH	0.00	41.67	41.67	0.00	166.68	166.68	500.00
6080-HTH Bank Fees / Coupon Books - HTH	0.00	20.83	20.83	120.00	83.32	(36.68)	250.00
6090-HTH Postage / Copies / Supplies - H...	0.00	31.25	31.25	0.00	125.00	125.00	375.00
6160-HTH Management Fees - HTH	0.00	133.08	133.08	0.00	532.32	532.32	1,597.00
6170-HTH Management Payroll - HTH	0.00	825.00	825.00	0.00	3,300.00	3,300.00	9,900.00
General & Administrative Total	0.00	1,051.83	1,051.83	120.00	4,207.32	4,087.32	12,622.00
Repairs & Maintenance							
6720-HTH Pressure Washing - HTH	0.00	520.83	520.83	0.00	2,083.32	2,083.32	6,250.00
6790-HTH General Repairs / Maintenance -...	4,320.00	750.00	(3,570.00)	10,860.00	3,000.00	(7,860.00)	9,000.00
6791-HTH Termite Bond	0.00	435.17	435.17	0.00	1,740.68	1,740.68	5,222.00
Repairs & Maintenance Total	4,320.00	1,706.00	(2,614.00)	10,860.00	6,824.00	(4,036.00)	20,472.00
Reserves							
8020-HTH Reserves - Pooled - HTH	3,476.17	3,476.17	0.00	13,904.68	13,904.68	0.00	41,714.00
8320-HTH Reserves - Painting	1,582.89	1,582.92	0.03	6,331.65	6,331.68	0.03	18,995.00
Reserves Total	5,059.06	5,059.09	0.03	20,236.33	20,236.36	0.03	60,709.00
Total Expense	9,379.06	7,816.92	(1,562.14)	31,216.33	31,267.68	51.35	93,803.00
Net Income	(1,562.14)	0.00	(1,562.14)	51.97	0.00	51.97	0.00

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Village Center

Start: 04/01/2023 | End: 04/30/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4010-HVC Assessment Income - Residential...	60,186.08	60,186.08	0.00	240,744.32	240,744.32	0.00	722,233.00
4015-HVC Assessment Income - Commercial	23,865.67	23,865.67	0.00	95,462.68	95,462.68	0.00	286,388.00
4019-HVC HVC - Pool/Gym Assessment Incom...	0.00	901.00	(901.00)	0.00	3,604.00	(3,604.00)	10,812.00
4060-HVC Late Fee Income	25.00	0.00	25.00	75.00	0.00	75.00	0.00
4075-HVC Estoppel Income	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00
4170-HVC Event Permit Income	0.00	350.00	(350.00)	1,100.00	1,400.00	(300.00)	4,200.00
4180-HVC Interest on Operating Acct - HV...	2.12	0.00	2.12	6.96	0.00	6.96	0.00
4360-HVC Postal Center K101 Rental Incom...	0.00	563.42	(563.42)	0.00	2,253.68	(2,253.68)	6,761.00
4390-HVC Miscellaneous Income	300.00	0.00	300.00	2,032.00	0.00	2,032.00	0.00
4400-HVC Prior Year Expense Recovery	0.00	0.00	0.00	8,523.51	0.00	8,523.51	0.00
Income Total	84,378.87	86,116.17	(1,737.30)	347,944.47	344,464.68	3,479.79	1,033,394.00
Total Income	84,378.87	86,116.17	(1,737.30)	347,944.47	344,464.68	3,479.79	1,033,394.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6020-HVC Accounting Fees / Tax Preparati...	5,950.00	541.67	(5,408.33)	10,150.00	2,166.68	(7,983.32)	6,500.00
6040-HVC Legal Fees - HVC	0.00	333.33	333.33	4,445.50	1,333.32	(3,112.18)	4,000.00
6080-HVC Bank Fees / Coupon Books - HVC	16.00	131.25	115.25	1,794.00	525.00	(1,269.00)	1,575.00
6090-HVC Postage / Copies / Supplies - H...	0.00	125.00	125.00	1,431.85	500.00	(931.85)	1,500.00
6110-HVC Insurance	8,974.65	9,406.25	431.60	22,087.23	37,625.00	15,537.77	112,875.00
6160-HVC Management Fees - HVC	7,190.00	1,076.92	(6,113.08)	22,500.00	4,307.68	(18,192.32)	12,923.00
6170-HVC Management Payroll - HVC	6,675.00	6,675.00	0.00	26,700.00	26,700.00	0.00	80,100.00
6220-HVC Corporate Annual Report	0.00	5.08	5.08	61.25	20.32	(40.93)	61.00
6230-HVC Activity Expense	0.00	625.00	625.00	0.00	2,500.00	2,500.00	7,500.00
6240-HVC Bad Debt	266.32	41.67	(224.65)	1,065.28	166.68	(898.60)	500.00
6260-HVC Postal Center Loan	0.00	1,203.83	1,203.83	694.45	4,815.32	4,120.87	14,446.00
6350-HVC Meeting Expense	0.00	25.00	25.00	0.00	100.00	100.00	300.00
6360-HVC Marketing Expense - HVMA	1,024.40	41.67	(982.73)	1,095.73	166.68	(929.05)	500.00
6390-HVC Miscellaneous	2,701.82	20.83	(2,680.99)	3,201.82	83.32	(3,118.50)	250.00
6430-HVC Sales Tax Expense	0.00	33.33	33.33	0.00	133.32	133.32	400.00
General & Administrative Total	32,798.19	20,285.83	(12,512.36)	95,227.11	81,143.32	(14,083.79)	243,430.00

Grounds/Contract Services

6510-HVC Landscape Maintenance	20,499.58	10,827.92	(9,671.66)	67,119.20	43,311.68	(23,807.52)	129,935.00
6550-HVC Tree Trim / Removal / Replaceme...	3,000.00	3,048.92	48.92	10,750.00	12,195.68	1,445.68	36,587.00
6560-HVC Landscaping Replacement / Enhan...	1,942.87	1,930.67	(12.20)	7,642.87	7,722.68	79.81	23,168.00
6570-HVC Fertilization and Chemicals	740.00	748.50	8.50	2,960.00	2,994.00	34.00	8,982.00
6610-HVC Irrigation - Repairs / Maintena...	1,080.00	1,086.50	6.50	4,320.00	4,346.00	26.00	13,038.00
6630-HVC Lakes / Ponds / Maintenance	940.00	941.75	1.75	3,405.00	3,767.00	362.00	11,301.00
6660-HVC Leaf Removal	2,100.00	2,102.08	2.08	8,400.00	8,408.32	8.32	25,225.00
6680-HVC Lighting / Electrical - Repairs	200.00	208.33	8.33	800.00	833.32	33.32	2,500.00
6685-HVC Playground Maintenance	0.00	41.67	41.67	332.46	166.68	(165.78)	500.00
6690-HVC Fence Repairs / Maintenance	3,506.10	125.00	(3,381.10)	5,581.42	500.00	(5,081.42)	1,500.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6695-HVC Perimeter Fence Replacement	1,345.26	2,954.50	1,609.24	1,345.26	11,818.00	10,472.74	35,454.00
Grounds/Contract Services Total	35,353.81	24,015.84	(11,337.97)	112,656.21	96,063.36	(16,592.85)	288,190.00
Repairs & Maintenance							
6720-HVC Pressure Washing - HVC	0.00	166.67	166.67	387.99	666.68	278.69	2,000.00
6750-HVC Maintenance Staff	14,491.05	11,652.33	(2,838.72)	54,043.43	46,609.32	(7,434.11)	139,828.00
6760-HVC Vehicle Maintenance	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
6775-HVC Tools Expense	14.48	41.67	27.19	14.48	166.68	152.20	500.00
6780-HVC Capital Expense: Waste Station	0.00	416.67	416.67	0.00	1,666.68	1,666.68	5,000.00
6783-HVC Capital Expense: Tree / Infrast...	0.00	6,666.67	6,666.67	0.00	26,666.68	26,666.68	80,000.00
6784-HVC Capital Expense: Sinkhole Mitig...	0.00	1,833.33	1,833.33	0.00	7,333.32	7,333.32	22,000.00
6785-HVC Golf Cart Maintenance	0.00	625.00	625.00	8,700.00	2,500.00	(6,200.00)	7,500.00
6790-HVC General Repairs / Maintenance -...	420.10	2,916.67	2,496.57	3,739.96	11,666.68	7,926.72	35,000.00
Repairs & Maintenance Total	14,925.63	24,444.01	9,518.38	66,885.86	97,776.04	30,890.18	293,328.00
Postal Center							
6810-HVC Postal Center Assessment	0.00	248.17	248.17	0.00	992.68	992.68	2,978.00
6820-HVC Postal Center Cleaning	0.00	41.67	41.67	0.00	166.68	166.68	500.00
6830-HVC Postal Center Property Taxes	257.50	257.50	0.00	1,030.00	1,030.00	0.00	3,090.00
6840-HVC Postal Center Utilities	0.00	257.50	257.50	0.00	1,030.00	1,030.00	3,090.00
6850-HVC Postal Center Repairs I Mainten...	0.00	41.67	41.67	754.00	166.68	(587.32)	500.00
Postal Center Total	257.50	846.51	589.01	1,784.00	3,386.04	1,602.04	10,158.00
Utilities							
7810-HVC Electricity - Common Areas	2,778.07	2,889.00	110.93	11,273.87	11,556.00	282.13	34,668.00
7870-HVC Refuse Collection	8,817.75	8,817.25	(0.50)	35,269.00	35,269.00	0.00	105,807.00
7871-HVC Refuse Credit - Commercial	0.00	182.75	182.75	0.00	731.00	731.00	2,193.00
7875-HVC Refuse Collection - Bulk Pick U...	0.00	500.00	500.00	0.00	2,000.00	2,000.00	6,000.00
Utilities Total	11,595.82	12,389.00	793.18	46,542.87	49,556.00	3,013.13	148,668.00
Reserves							
8005-HVC Reserves - General	4,135.00	4,135.00	0.00	16,540.00	16,540.00	0.00	49,620.00
Reserves Total	4,135.00	4,135.00	0.00	16,540.00	16,540.00	0.00	49,620.00
Total Expense	99,065.95	86,116.19	(12,949.76)	339,636.05	344,464.76	4,828.71	1,033,394.00
Net Income	(14,687.08)	(0.02)	(14,687.06)	8,308.42	(0.08)	8,308.50	0.00

Haile Village Center Owners Association, Inc.

Financial Statements

March 31, 2023

ACCOUNT NUMBERS HAVE BEEN REDACTED

Haile Village Center Owners Association, Inc.

FUND BALANCE SHEET

As of: 03/31/2023

Assets

Account	Haile Village Center	Haile Townhomes	Total
Cash			
1001-HVC RSRV - Truist [7995]	\$195,981.78	\$0.00	\$195,981.78
1002-HTH Oper - Truist [7987] - HVC	\$153,716.06	\$0.00	\$153,716.06
1003-HVC Oper - Alliance HVC [2418]	(\$2,221.35)	\$0.00	(\$2,221.35)
1005-HTH Truist TH Oper [9642] - HTH	\$0.00	\$79,704.86	\$79,704.86
1006-HTH Truist TH Rsrv [9650] - HTH	\$0.00	\$165,901.08	\$165,901.08
Cash Total	\$347,476.49	\$245,605.94	\$593,082.43
Accounts Receivable			
1100-HTH Assessments Receivable - HTH	\$0.00	\$14,609.43	\$14,609.43
1100-HVC Assessments Receivable - HVC	\$54,405.31	\$0.00	\$54,405.31
1101-HVC HVC - Pool/Gym Assmnt Receivable	\$6,024.27	\$0.00	\$6,024.27
1102-HVC Rental Income Receivable - HVC	\$2,662.50	\$0.00	\$2,662.50
1105-HVC Allowance for Bad Debt - HVC	(\$132.95)	\$0.00	(\$132.95)
1153-HVC Late Fee Receivable - HVC	\$25.00	\$0.00	\$25.00
Accounts Receivable Total	\$62,984.13	\$14,609.43	\$77,593.56
Other Assets			
1301-HVC Due from Operating to Reserves - HVC	\$35,000.00	\$0.00	\$35,000.00
1410-HVC Prepaid Insurance 02/23 - HVC	\$113,169.06	\$0.00	\$113,169.06
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	\$287,707.06	\$0.00	\$287,707.06
Total Assets:	\$698,167.68	\$260,215.37	\$958,383.05

Liabilities

Account	Haile Village Center	Haile Townhomes	Total
Liability			
2000-HVC Accounts Payable - HVC	\$20,369.09	\$0.00	\$20,369.09
2020-HVC Prepaid Assessments - HVC	\$63,606.57	\$0.00	\$63,606.57
2030-HVC Accrued Expenses - HVC	\$93,910.52	\$0.00	\$93,910.52
2070-HVC M&S Postal Center Loan - HVC	\$52,279.35	\$0.00	\$52,279.35
2080-HVC Insurance Loan - Haile Village Center	\$92,185.07	\$0.00	\$92,185.07
2101-HVC Due to Reserves from Operating - HVC	\$35,000.00	\$0.00	\$35,000.00
2999-HVC Exchange	\$11,349.51	\$0.00	\$11,349.51
Liability Total	\$368,700.11	\$0.00	\$368,700.11
Total Liabilities:	\$368,700.11	\$0.00	\$368,700.11

Equity

Account	Haile Village Center	Haile Townhomes	Total
Reserves			
3005-HTH Reserves - General - HTH	\$0.00	\$15,397.00	\$15,397.00
3005-HVC Reserves - General - HVC	\$232,780.13	\$0.00	\$232,780.13
3020-HTH Reserves - Pooled	\$0.00	\$106,309.07	\$106,309.07
3310-HTH Reserves - Roofs - HTH	\$0.00	\$516.69	\$516.69
3320-HTH Reserves - Painting - HTH	\$0.00	\$43,265.34	\$43,265.34
3399-HTH Reserves Interest - HTH	\$0.00	\$412.98	\$412.98
3399-HVC Reserves Interest - HVC	\$496.18	\$0.00	\$496.18
Reserves Total	\$233,276.31	\$165,901.08	\$399,177.39
Equity			
3801-HVC Suspense - HVC	(\$50,250.00)	\$0.00	(\$50,250.00)
3802-HTH Suspense - HVH	\$0.00	(\$250.00)	(\$250.00)
3803-HVC Loan Equity Adjustment - HVC	\$51,342.42	\$0.00	\$51,342.42
3900-HTH Fund Balance - HTH	\$0.00	\$30,277.93	\$30,277.93
3900-HVC Fund Balance - HVC	\$134,003.09	\$0.00	\$134,003.09
Equity Total	\$135,095.51	\$30,027.93	\$165,123.44
Current Year Net Income/(Loss)	\$25,382.11	\$0.00	\$25,382.11
Total Equity:	\$393,753.93	\$195,929.01	\$589,682.94

Net Income

	Haile Village Center	Haile Townhomes	Total
Net Income Haile Townhomes	\$1,614.11		\$1,614.11
Net Income Haile Village Center	\$23,768.00		\$23,768.00
Total Liabilities & Equity	\$762,454.04	\$195,929.01	\$958,383.05

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Village Center

Start: 03/01/2023 | End: 03/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4010-HVC Assessment Income - Residential...	60,186.08	60,186.08	0.00	180,558.24	180,558.24	0.00	722,233.00
4015-HVC Assessment Income - Commercial	23,865.67	23,865.67	0.00	71,597.01	71,597.01	0.00	286,388.00
4019-HVC HVC - Pool/Gym Assessment Incom...	0.00	901.00	(901.00)	0.00	2,703.00	(2,703.00)	10,812.00
4060-HVC Late Fee Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
4075-HVC Estoppel Income	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00
4170-HVC Event Permit Income	450.00	350.00	100.00	1,100.00	1,050.00	50.00	4,200.00
4180-HVC Interest on Operating Acct - HV...	1.38	0.00	1.38	4.84	0.00	4.84	0.00
4360-HVC Postal Center K101 Rental Incom...	0.00	563.42	(563.42)	0.00	1,690.26	(1,690.26)	6,761.00
4390-HVC Miscellaneous Income	1,732.00	0.00	1,732.00	1,732.00	0.00	1,732.00	0.00
4400-HVC Prior Year Expense Recovery	8,523.51	0.00	8,523.51	8,523.51	0.00	8,523.51	0.00
Income Total	94,758.64	86,116.17	8,642.47	263,565.60	258,348.51	5,217.09	1,033,394.00
Total Income	94,758.64	86,116.17	8,642.47	263,565.60	258,348.51	5,217.09	1,033,394.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6020-HVC Accounting Fees / Tax Preparati...	3,116.66	541.67	(2,574.99)	4,200.00	1,625.01	(2,574.99)	6,500.00
6040-HVC Legal Fees - HVC	0.00	333.33	333.33	4,445.50	999.99	(3,445.51)	4,000.00
6080-HVC Bank Fees / Coupon Books - HVC	426.00	131.25	(294.75)	1,778.00	393.75	(1,384.25)	1,575.00
6090-HVC Postage / Copies / Supplies - H...	254.54	125.00	(129.54)	1,431.85	375.00	(1,056.85)	1,500.00
6110-HVC Insurance	8,642.18	9,406.25	764.07	13,112.58	28,218.75	15,106.17	112,875.00
6160-HVC Management Fees - HVC	7,500.00	1,076.92	(6,423.08)	15,310.00	3,230.76	(12,079.24)	12,923.00
6170-HVC Management Payroll - HVC	6,675.00	6,675.00	0.00	20,025.00	20,025.00	0.00	80,100.00
6220-HVC Corporate Annual Report	61.25	5.08	(56.17)	61.25	15.24	(46.01)	61.00
6230-HVC Activity Expense	0.00	625.00	625.00	0.00	1,875.00	1,875.00	7,500.00
6240-HVC Bad Debt	266.32	41.67	(224.65)	798.96	125.01	(673.95)	500.00
6260-HVC Postal Center Loan	452.67	1,203.83	751.16	694.45	3,611.49	2,917.04	14,446.00
6350-HVC Meeting Expense	0.00	25.00	25.00	0.00	75.00	75.00	300.00
6360-HVC Marketing Expense - HVMA	71.33	41.67	(29.66)	71.33	125.01	53.68	500.00
6390-HVC Miscellaneous	0.00	20.83	20.83	500.00	62.49	(437.51)	250.00
6430-HVC Sales Tax Expense	0.00	33.33	33.33	0.00	99.99	99.99	400.00
General & Administrative Total	27,465.95	20,285.83	(7,180.12)	62,428.92	60,857.49	(1,571.43)	243,430.00

Grounds/Contract Services

6510-HVC Landscape Maintenance	26,619.62	10,827.92	(15,791.70)	46,619.62	32,483.76	(14,135.86)	129,935.00
6550-HVC Tree Trim / Removal / Replaceme...	1,750.00	3,048.92	1,298.92	7,750.00	9,146.76	1,396.76	36,587.00
6560-HVC Landscaping Replacement / Enhan...	1,900.00	1,930.67	30.67	5,700.00	5,792.01	92.01	23,168.00
6570-HVC Fertilization and Chemicals	740.00	748.50	8.50	2,220.00	2,245.50	25.50	8,982.00
6610-HVC Irrigation - Repairs / Maintena...	1,080.00	1,086.50	6.50	3,240.00	3,259.50	19.50	13,038.00
6630-HVC Lakes / Ponds / Maintenance	585.00	941.75	356.75	2,465.00	2,825.25	360.25	11,301.00
6660-HVC Leaf Removal	2,100.00	2,102.08	2.08	6,300.00	6,306.24	6.24	25,225.00
6680-HVC Lighting / Electrical - Repairs	200.00	208.33	8.33	600.00	624.99	24.99	2,500.00
6685-HVC Playground Maintenance	252.46	41.67	(210.79)	332.46	125.01	(207.45)	500.00
6690-HVC Fence Repairs / Maintenance	2,075.32	125.00	(1,950.32)	2,075.32	375.00	(1,700.32)	1,500.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6695-HVC Perimeter Fence Replacement	0.00	2,954.50	2,954.50	0.00	8,863.50	8,863.50	35,454.00
Grounds/Contract Services Total	37,302.40	24,015.84	(13,286.56)	77,302.40	72,047.52	(5,254.88)	288,190.00
Repairs & Maintenance							
6720-HVC Pressure Washing - HVC	387.99	166.67	(221.32)	387.99	500.01	112.02	2,000.00
6750-HVC Maintenance Staff	14,507.33	11,652.33	(2,855.00)	39,552.38	34,956.99	(4,595.39)	139,828.00
6760-HVC Vehicle Maintenance	0.00	125.00	125.00	0.00	375.00	375.00	1,500.00
6775-HVC Tools Expense	0.00	41.67	41.67	0.00	125.01	125.01	500.00
6780-HVC Capital Expense: Waste Station	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000.00
6783-HVC Capital Expense: Tree / Infrast...	0.00	6,666.67	6,666.67	0.00	20,000.01	20,000.01	80,000.00
6784-HVC Capital Expense: Sinkhole Mitig...	0.00	1,833.33	1,833.33	0.00	5,499.99	5,499.99	22,000.00
6785-HVC Golf Cart Maintenance	8,700.00	625.00	(8,075.00)	8,700.00	1,875.00	(6,825.00)	7,500.00
6790-HVC General Repairs / Maintenance -...	3,319.86	2,916.67	(403.19)	3,319.86	8,750.01	5,430.15	35,000.00
Repairs & Maintenance Total	26,915.18	24,444.01	(2,471.17)	51,960.23	73,332.03	21,371.80	293,328.00
Postal Centrer							
6810-HVC Postal Center Assessment	0.00	248.17	248.17	0.00	744.51	744.51	2,978.00
6820-HVC Postal Center Cleaning	0.00	41.67	41.67	0.00	125.01	125.01	500.00
6830-HVC Postal Center Property Taxes	0.00	257.50	257.50	0.00	772.50	772.50	3,090.00
6840-HVC Postal Center Utilities	0.00	257.50	257.50	0.00	772.50	772.50	3,090.00
6850-HVC Postal Center Repairs I Mainten...	754.00	41.67	(712.33)	754.00	125.01	(628.99)	500.00
Postal Centrer Total	754.00	846.51	92.51	754.00	2,539.53	1,785.53	10,158.00
Utilities							
7810-HVC Electricity - Common Areas	3,390.15	2,889.00	(501.15)	8,495.80	8,667.00	171.20	34,668.00
7870-HVC Refuse Collection	8,816.75	8,817.25	0.50	26,451.25	26,451.75	0.50	105,807.00
7871-HVC Refuse Credit - Commercial	0.00	182.75	182.75	0.00	548.25	548.25	2,193.00
7875-HVC Refuse Collection - Bulk Pick U...	0.00	500.00	500.00	0.00	1,500.00	1,500.00	6,000.00
Utilities Total	12,206.90	12,389.00	182.10	34,947.05	37,167.00	2,219.95	148,668.00
Reserves							
8005-HVC Reserves - General	4,135.00	4,135.00	0.00	12,405.00	12,405.00	0.00	49,620.00
Reserves Total	4,135.00	4,135.00	0.00	12,405.00	12,405.00	0.00	49,620.00
Total Expense	108,779.43	86,116.19	(22,663.24)	239,797.60	258,348.57	18,550.97	1,033,394.00
Net Income	(14,020.79)	(0.02)	(14,020.77)	23,768.00	(0.06)	23,768.06	0.00

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Townhomes

Start: 03/01/2023 | End: 03/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4018-HTH Assessment Income - Townhomes - ...	7,816.92	7,816.92	0.00	23,450.76	23,450.76	0.00	93,803.00
4180-HTH Interest on Operating Acct - HT...	0.59	0.00	0.59	0.62	0.00	0.62	0.00
Income Total	7,817.51	7,816.92	0.59	23,451.38	23,450.76	0.62	93,803.00
Total Income	7,817.51	7,816.92	0.59	23,451.38	23,450.76	0.62	93,803.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6040-HTH Legal Fees - HTH	0.00	41.67	41.67	0.00	125.01	125.01	500.00
6080-HTH Bank Fees / Coupon Books - HTH	120.00	20.83	(99.17)	120.00	62.49	(57.51)	250.00
6090-HTH Postage / Copies / Supplies - H...	0.00	31.25	31.25	0.00	93.75	93.75	375.00
6160-HTH Management Fees - HTH	0.00	133.08	133.08	0.00	399.24	399.24	1,597.00
6170-HTH Management Payroll - HTH	0.00	825.00	825.00	0.00	2,475.00	2,475.00	9,900.00
General & Administrative Total	120.00	1,051.83	931.83	120.00	3,155.49	3,035.49	12,622.00
Repairs & Maintenance							
6720-HTH Pressure Washing - HTH	0.00	520.83	520.83	0.00	1,562.49	1,562.49	6,250.00
6790-HTH General Repairs / Maintenance -...	6,540.00	750.00	(5,790.00)	6,540.00	2,250.00	(4,290.00)	9,000.00
6791-HTH Termite Bond	0.00	435.17	435.17	0.00	1,305.51	1,305.51	5,222.00
Repairs & Maintenance Total	6,540.00	1,706.00	(4,834.00)	6,540.00	5,118.00	(1,422.00)	20,472.00
Reserves							
8020-HTH Reserves - Pooled - HTH	3,476.17	3,476.17	0.00	10,428.51	10,428.51	0.00	41,714.00
8320-HTH Reserves - Painting	1,582.92	1,582.92	0.00	4,748.76	4,748.76	0.00	18,995.00
Reserves Total	5,059.09	5,059.09	0.00	15,177.27	15,177.27	0.00	60,709.00
Total Expense	11,719.09	7,816.92	(3,902.17)	21,837.27	23,450.76	1,613.49	93,803.00
Net Income	(3,901.58)	0.00	(3,901.58)	1,614.11	0.00	1,614.11	0.00

Haile Village Center Owners Association, Inc.

Financial Statements

February 28, 2023

ACCOUNT NUMBERS HAVE BEEN REDACTED

Haile Village Center Owners Association, Inc.

Run Date: 05/06/2023

Run Time: 03:03 PM

FUND BALANCE SHEET

As of: 02/28/2023

Assets

Account	Haile Village Center	Haile Townhomes	Total
Cash			
1001-HVC RSRV - Truist [7995]	\$195,642.30	\$0.00	\$195,642.30
1002-HTH Oper - Truist [7987] - HVC	\$115,942.77	\$0.00	\$115,942.77
1003-HVC Oper - Alliance HVC [2418]	(\$21,180.55)	\$0.00	(\$21,180.55)
1005-HTH Truist TH Oper [9642] - HTH	\$0.00	\$61,933.19	\$61,933.19
1006-HTH Truist TH Rsrv [9650] - HTH	\$0.00	\$165,553.43	\$165,553.43
Cash Total	\$290,404.52	\$227,486.62	\$517,891.14
Accounts Receivable			
1100-HTH Assessments Receivable - HTH	\$0.00	\$21,268.08	\$21,268.08
1100-HVC Assessments Receivable - HVC	\$90,266.97	\$0.00	\$90,266.97
1101-HVC HVC - Pool/Gym Assmnt Receivable	\$6,024.27	\$0.00	\$6,024.27
1102-HVC Rental Income Receivable - HVC	\$2,662.50	\$0.00	\$2,662.50
1105-HVC Allowance for Bad Debt - HVC	(\$132.95)	\$0.00	(\$132.95)
1153-HVC Late Fee Receivable - HVC	\$50.00	\$0.00	\$50.00
Accounts Receivable Total	\$98,870.79	\$21,268.08	\$120,138.87
Other Assets			
1301-HVC Due from Operating to Reserves - HVC	\$35,000.00	\$0.00	\$35,000.00
1410-HVC Prepaid Insurance 02/23 - HVC	\$6,580.72	\$0.00	\$6,580.72
1430-HVC Prepaid Insurance : D&O 2/23 - HVC	\$420.46	\$0.00	\$420.46
1510-HVC Prepaid Expenses - HVC	\$16,499.29	\$0.00	\$16,499.29
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	\$198,038.47	\$0.00	\$198,038.47
Total Assets:	\$587,313.78	\$248,754.70	\$836,068.48

Liabilities

Account	Haile Village Center	Haile Townhomes	Total
Liability			
2000-HVC Accounts Payable - HVC	\$310.00	\$0.00	\$310.00
2020-HVC Prepaid Assessments - HVC	\$32,998.94	\$0.00	\$32,998.94
2030-HVC Accrued Expenses - HVC	\$90,456.02	\$0.00	\$90,456.02
2070-HVC M&S Postal Center Loan - HVC	\$54,234.32	\$0.00	\$54,234.32
2101-HVC Due to Reserves from Operating - HVC	\$35,000.00	\$0.00	\$35,000.00
2999-HVC Exchange	\$23,093.30	\$0.00	\$23,093.30
Liability Total	\$236,092.58	\$0.00	\$236,092.58
Total Liabilities:	\$236,092.58	\$0.00	\$236,092.58

Equity

Account	Haile Village Center	Haile Townhomes	Total
Reserves			
3005-HTH Reserves - General - HTH	\$0.00	\$15,397.00	\$15,397.00
3005-HVC Reserves - General - HVC	\$232,780.13	\$0.00	\$232,780.13
3020-HTH Reserves - Pooled	\$0.00	\$106,309.07	\$106,309.07
3310-HTH Reserves - Roofs - HTH	\$0.00	\$516.69	\$516.69
3320-HTH Reserves - Painting - HTH	\$0.00	\$43,265.34	\$43,265.34
3399-HTH Reserves Interest - HTH	\$0.00	\$65.33	\$65.33
3399-HVC Reserves Interest - HVC	\$85.37	\$0.00	\$85.37
Reserves Total	\$232,865.50	\$165,553.43	\$398,418.93
Equity			
3801-HVC Suspense - HVC	(\$50,250.00)	\$0.00	(\$50,250.00)
3802-HTH Suspense - HVH	\$0.00	(\$250.00)	(\$250.00)
3803-HVC Loan Equity Adjustment - HVC	\$51,342.42	\$0.00	\$51,342.42
3900-HTH Fund Balance - HTH	\$0.00	\$30,277.93	\$30,277.93
3900-HVC Fund Balance - HVC	\$134,003.09	\$0.00	\$134,003.09
Equity Total	\$135,095.51	\$30,027.93	\$165,123.44
Current Year Net Income/(Loss)	\$36,433.53	\$0.00	\$36,433.53
Total Equity:	\$404,394.54	\$195,581.36	\$599,975.90

Net Income

	Haile Village Center	Haile Townhomes	Total
Net Income Haile Townhomes	\$5,515.69		\$5,515.69
Net Income Haile Village Center	\$30,917.84		\$30,917.84
Total Liabilities & Equity	\$640,487.12	\$195,581.36	\$836,068.48

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Village Center

Start: 02/01/2023 | End: 02/28/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4010-HVC Assessment Income - Residential...	60,186.08	60,186.08	0.00	120,372.16	120,372.16	0.00	722,233.00
4015-HVC Assessment Income - Commercial	23,865.67	23,865.67	0.00	47,731.34	47,731.34	0.00	286,388.00
4019-HVC HVC - Pool/Gym Assessment	0.00	901.00	(901.00)	0.00	1,802.00	(1,802.00)	10,812.00
Income...							
4060-HVC Late Fee Income	50.00	0.00	50.00	50.00	0.00	50.00	0.00
4075-HVC Estoppel Income	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00
4170-HVC Event Permit Income	650.00	350.00	300.00	650.00	700.00	(50.00)	4,200.00
4180-HVC Interest on Operating Acct - HV...	0.22	0.00	0.22	3.46	0.00	3.46	0.00
4360-HVC Postal Center K101 Rental Incom...	0.00	563.42	(563.42)	0.00	1,126.84	(1,126.84)	6,761.00
Income Total	84,751.97	86,116.17	(1,364.20)	168,806.96	172,232.34	(3,425.38)	1,033,394.00
Total Income	84,751.97	86,116.17	(1,364.20)	168,806.96	172,232.34	(3,425.38)	1,033,394.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6020-HVC Accounting Fees / Tax Preparati...	541.67	541.67	0.00	1,083.34	1,083.34	0.00	6,500.00
6040-HVC Legal Fees - HVC	0.00	333.33	333.33	0.00	666.66	666.66	4,000.00
6080-HVC Bank Fees / Coupon Books - HVC	1,352.00	131.25	(1,220.75)	1,352.00	262.50	(1,089.50)	1,575.00
6090-HVC Postage / Copies / Supplies - H...	1,177.31	125.00	(1,052.31)	1,177.31	250.00	(927.31)	1,500.00
6110-HVC Insurance	6,386.85	9,406.25	3,019.40	15,786.85	18,812.50	3,025.65	112,875.00
6160-HVC Management Fees - HVC	6,740.00	1,076.92	(5,663.08)	7,810.00	2,153.84	(5,656.16)	12,923.00
6170-HVC Management Payroll - HVC	6,675.00	6,675.00	0.00	13,350.00	13,350.00	0.00	80,100.00
6220-HVC Corporate Annual Report	0.00	5.08	5.08	0.00	10.16	10.16	61.00
6230-HVC Activity Expense	0.00	625.00	625.00	0.00	1,250.00	1,250.00	7,500.00
6240-HVC Bad Debt	266.32	41.67	(224.65)	532.64	83.34	(449.30)	500.00
6260-HVC Postal Center Loan	0.00	1,203.83	1,203.83	241.78	2,407.66	2,165.88	14,446.00
6350-HVC Meeting Expense	0.00	25.00	25.00	0.00	50.00	50.00	300.00
6360-HVC Marketing Expense - HVMA	0.00	41.67	41.67	0.00	83.34	83.34	500.00
6390-HVC Miscellaneous	500.00	20.83	(479.17)	500.00	41.66	(458.34)	250.00
6430-HVC Sales Tax Expense	0.00	33.33	33.33	0.00	66.66	66.66	400.00
General & Administrative Total	23,639.15	20,285.83	(3,353.32)	41,833.92	40,571.66	(1,262.26)	243,430.00
Grounds/Contract Services							
6510-HVC Landscape Maintenance	10,000.00	10,827.92	827.92	20,000.00	21,655.84	1,655.84	129,935.00
6550-HVC Tree Trim / Removal / Replaceme...	3,000.00	3,048.92	48.92	6,000.00	6,097.84	97.84	36,587.00
6560-HVC Landscaping Replacement / Enhan...	1,900.00	1,930.67	30.67	3,800.00	3,861.34	61.34	23,168.00
6570-HVC Fertilization and Chemicals	740.00	748.50	8.50	1,480.00	1,497.00	17.00	8,982.00
6610-HVC Irrigation - Repairs / Maintena...	1,080.00	1,086.50	6.50	2,160.00	2,173.00	13.00	13,038.00
6630-HVC Lakes / Ponds / Maintenance	940.00	941.75	1.75	1,880.00	1,883.50	3.50	11,301.00
6660-HVC Leaf Removal	2,100.00	2,102.08	2.08	4,200.00	4,204.16	4.16	25,225.00
6680-HVC Lighting / Electrical - Repairs	200.00	208.33	8.33	400.00	416.66	16.66	2,500.00
6685-HVC Playground Maintenance	40.00	41.67	1.67	80.00	83.34	3.34	500.00
6690-HVC Fence Repairs / Maintenance	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
6695-HVC Perimeter Fence Replacement	0.00	2,954.50	2,954.50	0.00	5,909.00	5,909.00	35,454.00
Grounds/Contract Services Total	20,000.00	24,015.84	4,015.84	40,000.00	48,031.68	8,031.68	288,190.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Repairs & Maintenance							
6720-HVC Pressure Washing - HVC	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
6750-HVC Maintenance Staff	13,642.28	11,652.33	(1,989.95)	25,045.05	23,304.66	(1,740.39)	139,828.00
6760-HVC Vehicle Maintenance	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
6775-HVC Tools Expense	0.00	41.67	41.67	0.00	83.34	83.34	500.00
6780-HVC Capital Expense: Waste Station	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
6783-HVC Capital Expense: Tree / Infrast...	0.00	6,666.67	6,666.67	0.00	13,333.34	13,333.34	80,000.00
6784-HVC Capital Expense: Sinkhole Mitig...	0.00	1,833.33	1,833.33	0.00	3,666.66	3,666.66	22,000.00
6785-HVC Golf Cart Maintenance	0.00	625.00	625.00	0.00	1,250.00	1,250.00	7,500.00
6790-HVC General Repairs / Maintenance -...	0.00	2,916.67	2,916.67	0.00	5,833.34	5,833.34	35,000.00
Repairs & Maintenance Total	13,642.28	24,444.01	10,801.73	25,045.05	48,888.02	23,842.97	293,328.00
Postal Centrer							
6810-HVC Postal Center Assessment	0.00	248.17	248.17	0.00	496.34	496.34	2,978.00
6820-HVC Postal Center Cleaning	0.00	41.67	41.67	0.00	83.34	83.34	500.00
6830-HVC Postal Center Property Taxes	0.00	257.50	257.50	0.00	515.00	515.00	3,090.00
6840-HVC Postal Center Utilities	0.00	257.50	257.50	0.00	515.00	515.00	3,090.00
6850-HVC Postal Center Repairs I Mainten...	0.00	41.67	41.67	0.00	83.34	83.34	500.00
Postal Centrer Total	0.00	846.51	846.51	0.00	1,693.02	1,693.02	10,158.00
Utilities							
7810-HVC Electricity - Common Areas	195.68	2,889.00	2,693.32	5,105.65	5,778.00	672.35	34,668.00
7870-HVC Refuse Collection	8,817.25	8,817.25	0.00	17,634.50	17,634.50	0.00	105,807.00
7871-HVC Refuse Credit - Commercial	0.00	182.75	182.75	0.00	365.50	365.50	2,193.00
7875-HVC Refuse Collection - Bulk Pick U...	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
Utilities Total	9,012.93	12,389.00	3,376.07	22,740.15	24,778.00	2,037.85	148,668.00
Reserves							
8005-HVC Reserves - General	4,135.00	4,135.00	0.00	8,270.00	8,270.00	0.00	49,620.00
Reserves Total	4,135.00	4,135.00	0.00	8,270.00	8,270.00	0.00	49,620.00
Total Expense	70,429.36	86,116.19	15,686.83	137,889.12	172,232.38	34,343.26	1,033,394.00
Net Income	14,322.61	(0.02)	14,322.63	30,917.84	(0.04)	30,917.88	0.00

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Townhomes

Start: 02/01/2023 | End: 02/28/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4018-HTH Assessment Income - Townhomes - ...	7,816.92	7,816.92	0.00	15,633.84	15,633.84	0.00	93,803.00
4180-HTH Interest on Operating Acct - HT...	0.03	0.00	0.03	0.03	0.00	0.03	0.00
Income Total	7,816.95	7,816.92	0.03	15,633.87	15,633.84	0.03	93,803.00
Total Income	7,816.95	7,816.92	0.03	15,633.87	15,633.84	0.03	93,803.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6040-HTH Legal Fees - HTH	0.00	41.67	41.67	0.00	83.34	83.34	500.00
6080-HTH Bank Fees / Coupon Books - HTH	0.00	20.83	20.83	0.00	41.66	41.66	250.00
6090-HTH Postage / Copies / Supplies - H...	0.00	31.25	31.25	0.00	62.50	62.50	375.00
6160-HTH Management Fees - HTH	0.00	133.08	133.08	0.00	266.16	266.16	1,597.00
6170-HTH Management Payroll - HTH	0.00	825.00	825.00	0.00	1,650.00	1,650.00	9,900.00
General & Administrative Total	0.00	1,051.83	1,051.83	0.00	2,103.66	2,103.66	12,622.00
Repairs & Maintenance							
6720-HTH Pressure Washing - HTH	0.00	520.83	520.83	0.00	1,041.66	1,041.66	6,250.00
6790-HTH General Repairs / Maintenance -...	0.00	750.00	750.00	0.00	1,500.00	1,500.00	9,000.00
6791-HTH Termite Bond	0.00	435.17	435.17	0.00	870.34	870.34	5,222.00
Repairs & Maintenance Total	0.00	1,706.00	1,706.00	0.00	3,412.00	3,412.00	20,472.00
Reserves							
8020-HTH Reserves - Pooled - HTH	3,476.17	3,476.17	0.00	6,952.34	6,952.34	0.00	41,714.00
8320-HTH Reserves - Painting	1,582.92	1,582.92	0.00	3,165.84	3,165.84	0.00	18,995.00
Reserves Total	5,059.09	5,059.09	0.00	10,118.18	10,118.18	0.00	60,709.00
Total Expense	5,059.09	7,816.92	2,757.83	10,118.18	15,633.84	5,515.66	93,803.00
Net Income	2,757.86	0.00	2,757.86	5,515.69	0.00	5,515.69	0.00

Haile Village Center Owners Association, Inc.

Financial Statements

January 31, 2023

ACCOUNT NUMBERS HAVE BEEN REDACTED

Haile Village Center Owners Association, Inc.

FUND BALANCE SHEET

As of: 01/31/2023

Assets

Account	Haile Village Center	Haile Townhomes	Total
Cash - Operating			
1001-HVC RSRV - Truist [7995]	(\$37.85)	\$0.00	(\$37.85)
1002-HTH Oper - Truist [7987] - HVC	\$21,247.52	\$0.00	\$21,247.52
1003-HVC Oper - Alliance HVC [2418]	\$28,000.67	\$0.00	\$28,000.67
1004-HVC Oper - Alliance HTH [3623] - HTH	\$0.00	\$61,933.04	\$61,933.04
1007-HVC Oper - Alliance HTH [1803]	\$0.00	\$0.12	\$0.12
Cash - Operating Total	\$49,210.34	\$61,933.16	\$111,143.50
Cash - Reserves			
1031-HVC Rsv MM - Alliance HVC [4712]	\$197,837.16	\$0.00	\$197,837.16
1033-HTH Rsv MM - Alliance HTH [1752]	\$0.00	\$165,531.03	\$165,531.03
Cash - Reserves Total	\$197,837.16	\$165,531.03	\$363,368.19
Accounts Receivable			
1100-HTH Assessments Receivable - HTH	\$0.00	\$16,777.03	\$16,777.03
1100-HVC Assessments Receivable - HVC	\$82,831.02	\$0.00	\$82,831.02
1101-HVC HVC - Pool/Gym Assmnt Receivable	\$6,024.27	\$0.00	\$6,024.27
1102-HVC Rental Income Receivable - HVC	\$2,662.50	\$0.00	\$2,662.50
1105-HVC Allowance for Bad Debt - HVC	(\$132.95)	\$0.00	(\$132.95)
Accounts Receivable Total	\$91,384.84	\$16,777.03	\$108,161.87
Other Assets			
1301-HVC Due from Operating to Reserves - HVC	\$35,000.00	\$0.00	\$35,000.00
1410-HVC Prepaid Insurance 02/23 - HVC	\$6,580.72	\$0.00	\$6,580.72
1430-HVC Prepaid Insurance : D&O 2/23 - HVC	\$420.46	\$0.00	\$420.46
1510-HVC Prepaid Expenses - HVC	\$16,499.29	\$0.00	\$16,499.29
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	\$198,038.47	\$0.00	\$198,038.47
Total Assets:	\$536,470.81	\$244,241.22	\$780,712.03

Liabilities

Account	Haile Village Center	Haile Townhomes	Total
Liability			
2000-HVC Accounts Payable - HVC	\$310.00	\$0.00	\$310.00
2020-HVC Prepaid Assessments - HVC	\$17,624.06	\$0.00	\$17,624.06
2030-HVC Accrued Expenses - HVC	\$55,698.01	\$0.00	\$55,698.01
2070-HVC M&S Postal Center Loan - HVC	\$54,234.32	\$0.00	\$54,234.32
2101-HVC Due to Reserves from Operating - HVC	\$35,000.00	\$0.00	\$35,000.00
2999-HVC Exchange	\$35,038.80	\$0.00	\$35,038.80
Liability Total	\$197,905.19	\$0.00	\$197,905.19

Account	Haile Village Center	Haile Townhomes	Total
Total Liabilities:	\$197,905.19	\$0.00	\$197,905.19

Equity

Account	Haile Village Center	Haile Townhomes	Total
Reserves			
3005-HTH Reserves - General - HTH	\$0.00	\$15,397.00	\$15,397.00
3005-HVC Reserves - General - HVC	\$232,780.13	\$0.00	\$232,780.13
3020-HTH Reserves - Pooled	\$0.00	\$106,309.07	\$106,309.07
3310-HTH Reserves - Roofs - HTH	\$0.00	\$516.69	\$516.69
3320-HTH Reserves - Painting - HTH	\$0.00	\$43,265.34	\$43,265.34
3399-HTH Reserves Interest - HTH	\$0.00	\$42.93	\$42.93
3399-HVC Reserves Interest - HVC	\$19.18	\$0.00	\$19.18
Reserves Total	\$232,799.31	\$165,531.03	\$398,330.34

Equity

3801-HVC Suspense - HVC	(\$50,250.00)	\$0.00	(\$50,250.00)
3802-HTH Suspense - HVH	\$0.00	(\$250.00)	(\$250.00)
3803-HVC Loan Equity Adjustment - HVC	\$51,342.42	\$0.00	\$51,342.42
3900-HTH Fund Balance - HTH	\$0.00	\$30,277.93	\$30,277.93
3900-HVC Fund Balance - HVC	\$134,003.09	\$0.00	\$134,003.09
Equity Total	\$135,095.51	\$30,027.93	\$165,123.44
Current Year Net Income/(Loss)	\$19,353.06	\$0.00	\$19,353.06
Total Equity:	\$387,247.88	\$195,558.96	\$582,806.84

Net Income

	Haile Village Center	Haile Townhomes	Total
Net Income Haile Townhomes	\$2,757.83		\$2,757.83
Net Income Haile Village Center	\$16,595.23		\$16,595.23
Total Liabilities & Equity	\$585,153.07	\$195,558.96	\$780,712.03

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Village Center

Start: 01/01/2023 | End: 01/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4010-HVC Assessment Income - Residential...	60,186.08	60,186.08	0.00	60,186.08	60,186.08	0.00	722,233.00
4015-HVC Assessment Income - Commercial	23,865.67	23,865.67	0.00	23,865.67	23,865.67	0.00	286,388.00
4019-HVC HVC - Pool/Gym Assessment	0.00	901.00	(901.00)	0.00	901.00	(901.00)	10,812.00
Incom...							
4075-HVC Estoppel Income	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
4170-HVC Event Permit Income	0.00	350.00	(350.00)	0.00	350.00	(350.00)	4,200.00
4180-HVC Interest on Operating Acct - HV...	3.24	0.00	3.24	3.24	0.00	3.24	0.00
4360-HVC Postal Center K101 Rental Incom...	0.00	563.42	(563.42)	0.00	563.42	(563.42)	6,761.00
Income Total	84,054.99	86,116.17	(2,061.18)	84,054.99	86,116.17	(2,061.18)	1,033,394.00
Total Income	84,054.99	86,116.17	(2,061.18)	84,054.99	86,116.17	(2,061.18)	1,033,394.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6020-HVC Accounting Fees / Tax Preparati...	541.67	541.67	0.00	541.67	541.67	0.00	6,500.00
6040-HVC Legal Fees - HVC	0.00	333.33	333.33	0.00	333.33	333.33	4,000.00
6080-HVC Bank Fees / Coupon Books - HVC	0.00	131.25	131.25	0.00	131.25	131.25	1,575.00
6090-HVC Postage / Copies / Supplies - H...	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
6110-HVC Insurance	9,400.00	9,406.25	6.25	9,400.00	9,406.25	6.25	112,875.00
6160-HVC Management Fees - HVC	1,070.00	1,076.92	6.92	1,070.00	1,076.92	6.92	12,923.00
6170-HVC Management Payroll - HVC	6,675.00	6,675.00	0.00	6,675.00	6,675.00	0.00	80,100.00
6220-HVC Corporate Annual Report	0.00	5.08	5.08	0.00	5.08	5.08	61.00
6230-HVC Activity Expense	0.00	625.00	625.00	0.00	625.00	625.00	7,500.00
6240-HVC Bad Debt	266.32	41.67	(224.65)	266.32	41.67	(224.65)	500.00
6260-HVC Postal Center Loan	241.78	1,203.83	962.05	241.78	1,203.83	962.05	14,446.00
6350-HVC Meeting Expense	0.00	25.00	25.00	0.00	25.00	25.00	300.00
6360-HVC Marketing Expense - HVMA	0.00	41.67	41.67	0.00	41.67	41.67	500.00
6390-HVC Miscellaneous	0.00	20.83	20.83	0.00	20.83	20.83	250.00
6430-HVC Sales Tax Expense	0.00	33.33	33.33	0.00	33.33	33.33	400.00
General & Administrative Total	18,194.77	20,285.83	2,091.06	18,194.77	20,285.83	2,091.06	243,430.00

Grounds/Contract Services

6510-HVC Landscape Maintenance	10,000.00	10,827.92	827.92	10,000.00	10,827.92	827.92	129,935.00
6550-HVC Tree Trim / Removal / Replaceme...	3,000.00	3,048.92	48.92	3,000.00	3,048.92	48.92	36,587.00
6560-HVC Landscaping Replacement / Enhanc...	1,900.00	1,930.67	30.67	1,900.00	1,930.67	30.67	23,168.00
6570-HVC Fertilization and Chemicals	740.00	748.50	8.50	740.00	748.50	8.50	8,982.00
6610-HVC Irrigation - Repairs / Maintena...	1,080.00	1,086.50	6.50	1,080.00	1,086.50	6.50	13,038.00
6630-HVC Lakes / Ponds / Maintenance	940.00	941.75	1.75	940.00	941.75	1.75	11,301.00
6660-HVC Leaf Removal	2,100.00	2,102.08	2.08	2,100.00	2,102.08	2.08	25,225.00
6680-HVC Lighting / Electrical - Repairs	200.00	208.33	8.33	200.00	208.33	8.33	2,500.00
6685-HVC Playground Maintenance	40.00	41.67	1.67	40.00	41.67	1.67	500.00
6690-HVC Fence Repairs / Maintenance	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
6695-HVC Perimeter Fence Replacement	0.00	2,954.50	2,954.50	0.00	2,954.50	2,954.50	35,454.00
Grounds/Contract Services Total	20,000.00	24,015.84	4,015.84	20,000.00	24,015.84	4,015.84	288,190.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Repairs & Maintenance							
6720-HVC Pressure Washing - HVC	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
6750-HVC Maintenance Staff	11,402.77	11,652.33	249.56	11,402.77	11,652.33	249.56	139,828.00
6760-HVC Vehicle Maintenance	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
6775-HVC Tools Expense	0.00	41.67	41.67	0.00	41.67	41.67	500.00
6780-HVC Capital Expense: Waste Station	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
6783-HVC Capital Expense: Tree / Infrast...	0.00	6,666.67	6,666.67	0.00	6,666.67	6,666.67	80,000.00
6784-HVC Capital Expense: Sinkhole Mitig...	0.00	1,833.33	1,833.33	0.00	1,833.33	1,833.33	22,000.00
6785-HVC Golf Cart Maintenance	0.00	625.00	625.00	0.00	625.00	625.00	7,500.00
6790-HVC General Repairs / Maintenance -...	0.00	2,916.67	2,916.67	0.00	2,916.67	2,916.67	35,000.00
Repairs & Maintenance Total	11,402.77	24,444.01	13,041.24	11,402.77	24,444.01	13,041.24	293,328.00
Postal Centrer							
6810-HVC Postal Center Assessment	0.00	248.17	248.17	0.00	248.17	248.17	2,978.00
6820-HVC Postal Center Cleaning	0.00	41.67	41.67	0.00	41.67	41.67	500.00
6830-HVC Postal Center Property Taxes	0.00	257.50	257.50	0.00	257.50	257.50	3,090.00
6840-HVC Postal Center Utilities	0.00	257.50	257.50	0.00	257.50	257.50	3,090.00
6850-HVC Postal Center Repairs I Mainten...	0.00	41.67	41.67	0.00	41.67	41.67	500.00
Postal Centrer Total	0.00	846.51	846.51	0.00	846.51	846.51	10,158.00
Utilities							
7810-HVC Electricity - Common Areas	4,909.97	2,889.00	(2,020.97)	4,909.97	2,889.00	(2,020.97)	34,668.00
7870-HVC Refuse Collection	8,817.25	8,817.25	0.00	8,817.25	8,817.25	0.00	105,807.00
7871-HVC Refuse Credit - Commercial	0.00	182.75	182.75	0.00	182.75	182.75	2,193.00
7875-HVC Refuse Collection - Bulk Pick U...	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
Utilities Total	13,727.22	12,389.00	(1,338.22)	13,727.22	12,389.00	(1,338.22)	148,668.00
Reserves							
8005-HVC Reserves - General	4,135.00	4,135.00	0.00	4,135.00	4,135.00	0.00	49,620.00
Reserves Total	4,135.00	4,135.00	0.00	4,135.00	4,135.00	0.00	49,620.00
Total Expense	67,459.76	86,116.19	18,656.43	67,459.76	86,116.19	18,656.43	1,033,394.00
Net Income	16,595.23	(0.02)	16,595.25	16,595.23	(0.02)	16,595.25	0.00

Haile Village Center Owners Association, Inc.

INCOME STATEMENT

Haile Townhomes

Start: 01/01/2023 | End: 01/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4018-HTH Assessment Income - Townhomes - ...	7,816.92	7,816.92	0.00	7,816.92	7,816.92	0.00	93,803.00
Income Total	7,816.92	7,816.92	0.00	7,816.92	7,816.92	0.00	93,803.00
Total Income	7,816.92	7,816.92	0.00	7,816.92	7,816.92	0.00	93,803.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
6040-HTH Legal Fees - HTH	0.00	41.67	41.67	0.00	41.67	41.67	500.00
6080-HTH Bank Fees / Coupon Books - HTH	0.00	20.83	20.83	0.00	20.83	20.83	250.00
6090-HTH Postage / Copies / Supplies - H...	0.00	31.25	31.25	0.00	31.25	31.25	375.00
6160-HTH Management Fees - HTH	0.00	133.08	133.08	0.00	133.08	133.08	1,597.00
6170-HTH Management Payroll - HTH	0.00	825.00	825.00	0.00	825.00	825.00	9,900.00
General & Administrative Total	0.00	1,051.83	1,051.83	0.00	1,051.83	1,051.83	12,622.00
Repairs & Maintenance							
6720-HTH Pressure Washing - HTH	0.00	520.83	520.83	0.00	520.83	520.83	6,250.00
6790-HTH General Repairs / Maintenance -...	0.00	750.00	750.00	0.00	750.00	750.00	9,000.00
6791-HTH Termite Bond	0.00	435.17	435.17	0.00	435.17	435.17	5,222.00
Repairs & Maintenance Total	0.00	1,706.00	1,706.00	0.00	1,706.00	1,706.00	20,472.00
Reserves							
8020-HTH Reserves - Pooled - HTH	3,476.17	3,476.17	0.00	3,476.17	3,476.17	0.00	41,714.00
8320-HTH Reserves - Painting	1,582.92	1,582.92	0.00	1,582.92	1,582.92	0.00	18,995.00
Reserves Total	5,059.09	5,059.09	0.00	5,059.09	5,059.09	0.00	60,709.00
Total Expense	5,059.09	7,816.92	2,757.83	5,059.09	7,816.92	2,757.83	93,803.00
Net Income	2,757.83	0.00	2,757.83	2,757.83	0.00	2,757.83	0.00