HAILE VILLAGE CENTER OWNERS ASSOCIATION, INC. (HVCOA)
ADOPTED BUDGET
FOR THE PERIOD BEGINNING JANUARY 1 THROUGH DECEMBER 31, 2025

	HVCOA Approved Budget 2024	HVCOA Approved Budget 2025	
		2.008	
ASSESSMENT & MISCELLEANOUS INCOME			**% Change**
Residential Lot Assessment Income	865,591	832,360	-3.8%
Commercial Lot Assessment Income	348,422	335,045	-3.8%
Total Projected Assessment Income	1,214,013	1,167,405	-3.8%
Vacant Lot Fee Income	13,658	14,400	
Haile Farmers Market Fees	3,000	3,000	
Late Fee Income	4,500	3,500	
Commerical Lease		15,000	
Interest on Deliquent Balance		138	
Estoppel Revenues (Net)	1,500	1,500	
Common Area Permits -Other	6,000	6,000	
Annual Event Permit Income	15,000	15,000	
Interest on Operating Account		3,069	
Miscellaneous Income	4,500	-	
		-	
Total Credits All Sources	48,158	61,607	27.9%
Total Association Projected Income:	1,262,171	1,229,012	-2.6%
Revenue Credits	(48,158)	(61,607)	27.9%
Adjusted Projected Assessment Income	1,214,013	1,167,405	-3.8%

OPERATING EXPENSES			**% Change**
GENERAL & ADMINISTRATIVE			
6020 - Accounting Fees / Tax Preparation & Audit (Enumerate)	35,000	38,808	
6040 - Legal Fees	4,000	4,000	

6080 - Bank Fees / Coupon Books	500	0	
6090 - Postage / Copies / Supplies- For Collections	2,400	2,400	
6110 - Insurance	113,716	155,000	
6160 - Management Support Service Fees	89,693	92,700	
6200 - VAH Commerical Lease		15,000	
6220 - Corporate Annual Report	61	65	
6240 - Bad Debt	500	500	
6260 - Postal Center Loan (2028 Payoff)	14,446	14,446	
6350 - Meeting Expense	0	0	
6360 - Marketing Expense	15,000	0	
6390 - Miscellaneous	0	0	
6430 - Sales Tax Expense	0	0	
General & Administrative Total	**$ 275,316**	**$ 322,919**	**17%**
GROUNDS/CONTRACT SERVICES			
6510 - Landscape Maintenance	129,935	232,800	
6550 - Tree Trim / Removal / Replacement	36,587	50,000	
6555 - Landscape Extras		35,642	
6560 - Landscaping Replacement / Enhancement	23,168	21,000	
6570 - Fertilization and Chemicals	8,982	0	
6610 - Irrigation - Repairs/Maintenance	13,038	25,000	
6630 - Lakes / Ponds / Waterways (Koi Pond & Gasebo)	11,301	10,000	
6680 - Lighting / Electrical - Repairs	2,500	10,000	
6685 - Playground Maintenance	500	0	
6690 - Fence Repairs / Maintenance	1,500	15,000	
6695 - Fence Repair/Replacement (Contractors)	35,454	0	
Grounds & Contract Services Total	**$ 262,965**	**$ 399,442**	**52%**
REPAIRS & MAINTENANCE			
6720 - Pressure Washing	2,000	7,500	
6750 - Maintenance Staff	139,827	216,286	
6760 - Vehicle Maintenance	1,500	0	
6775 - Tools Expense	500	1,500	
6780 - Capital Expense: Waste Station	5,000	0	
6783 - Capital Expense: Tree/Infrastructure Mitigation	80,000	0	
6784 - Capital Expense: Soil Erosion Mitigation	22,000	0	

6785 - Golf Cart Maintenance	7,500	1,500	
6790 - General Repairs / Maintenance	35,000	7,982	
Repairs & Maintenance Total	**$ 293,327**	**$ 234,768**	**-20.0%**
POSTAL CENTER - BUILDING K - K101			
6810 - Postal Center Assessment	2,978	0	
6820 - Postal Center Cleaning	500	0	
6830 - Postal Center Property Taxes	3,000	3,500	
6840 - Postal Center Utilities	3,090	0	
6850 - Postal Center Repairs / Maintenance	500	0	
Postal Center (Building K, Unit 101) Total	**$ 10,068**	**$ 3,500**	**-65.2%**
UTILITIES			
7810 - Electricity - Common Areas	34,668	36,918	
7870 - Refuse Collection - new GFL relationship as of 10/1/2023	105,807	161,465	
7875 - Refuse Collection - Bulk Pick Up Expense	6,000	0	
Utilities Total	**$ 146,475**	**$ 198,383**	**35.4%**
TOTAL OPERATING EXPENSE	***$ 988,151***	***$ 1,159,012***	**17.3%**
RESERVES - FUNDING			
8005 - Reserves - General	49,620	70,000	**41.1%**
Reserves Total	**$ 49,620**	**$ 70,000**	**41.1%**

ANNUAL TOTALS

TOTAL EXPENSES & ALLOCATIONS	**$ 1,037,771**	**$ 1,229,012**	**18.4%**

LESS - REVENUE CREDITS	**$ (48,158)**	**$ (61,607)**	**27.9%**
ADJUSTED EXPENSES AFTER REVENUE CREDITS	**$ 1,214,013**	**$ 1,167,405**	**-3.8%**
ANNUALIZED SUPRLUS AND/OR DEFICIT (Projected)	**$ (70,863)**	**$ -**	

DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COSTS OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.