

**Haile Village Center Owners Association, Inc.**

**Financial Statements**

**April 30, 2025**

**ACCOUNT NUMBERS HAVE BEEN REDACTED**

# Haile Village Center Owners Association, Inc.

## FUND BALANCE SHEET

As of: 04/30/2025

### Assets

Account	Haile Village Center	Haile Townhomes	Total
<b>Cash</b>			
1001-HVC RSRV - Truist [7995]	\$223,391.56	\$0.00	\$223,391.56
1002-HTH HVC Oper - Truist [7987] - HVC	(\$4,621.84)	\$0.00	(\$4,621.84)
1005-HTH Truist TH Oper [9642] - HTH	\$0.00	\$3,322.15	\$3,322.15
1006-HTH Truist TH Rsrv [9650] - HTH	\$0.00	\$2,663.29	\$2,663.29
<b>Cash Total</b>	<b>\$218,769.72</b>	<b>\$5,985.44</b>	<b>\$224,755.16</b>
<b>Accounts Receivable</b>			
1100-HTH Assessments Receivable - HTH	\$0.00	\$51.44	\$51.44
1100-HVC Assessments Receivable - HVC	\$18,389.51	\$0.00	\$18,389.51
1103-HTH SA2025 1 Payment	\$0.00	\$1,486.74	\$1,486.74
1152-000 AR Miscellaneous - Cost center 000	\$700.00	\$0.00	\$700.00
1153-HVC Late Fee Receivable - HVC	\$4,234.90	\$0.00	\$4,234.90
<b>Accounts Receivable Total</b>	<b>\$23,324.41</b>	<b>\$1,538.18</b>	<b>\$24,862.59</b>
<b>Other Assets</b>			
1410-HVC Prepaid Insurance - HVC	\$119,496.35	\$0.00	\$119,496.35
1510-HVC Prepaid Expenses - HVC	\$24,700.00	\$0.00	\$24,700.00
1610-HVC Postal Center K101 - HVC	\$167,863.00	\$0.00	\$167,863.00
1620-HVC Postal Center K101 - Land - HVC	\$27,977.00	\$0.00	\$27,977.00
1630-HVC Accum Depr - Postal Center - HVC	(\$56,302.00)	\$0.00	(\$56,302.00)
<b>Other Assets Total</b>	<b>\$283,734.35</b>	<b>\$0.00</b>	<b>\$283,734.35</b>
<b>Total Assets:</b>	<b>\$525,828.48</b>	<b>\$7,523.62</b>	<b>\$533,352.10</b>

### Liabilities

Account	Haile Village Center	Haile Townhomes	Total
<b>Liability</b>			
2000-HVC Accounts Payable - HVC	\$19,648.00	\$0.00	\$19,648.00
2020-HVC Prepaid Assessments - HVC	\$104,200.67	\$0.00	\$104,200.67
2030-HVC Accrued Expenses - HVC	\$21,098.33	\$0.00	\$21,098.33
2070-HVC M&S Postal Center Loan - HVC	\$29,293.09	\$0.00	\$29,293.09
2080-HVC Insurance Loan - Haile Village Center	\$112,967.46	\$0.00	\$112,967.46
2103-HVC Due to SBK from HVC	\$646.96	\$0.00	\$646.96
2999-HVC Exchange	(\$150.00)	\$0.00	(\$150.00)
<b>Liability Total</b>	<b>\$287,704.51</b>	<b>\$0.00</b>	<b>\$287,704.51</b>
<b>Total Liabilities:</b>	<b>\$287,704.51</b>	<b>\$0.00</b>	<b>\$287,704.51</b>

### Equity

Account	Haile Village Center	Haile Townhomes	Total
<b>Reserves</b>			
3005-HTH Reserves - General - HTH	\$0.00	\$12,775.00	\$12,775.00

<b>Account</b>	<b>Haile Village Center</b>	<b>Haile Townhomes</b>	<b>Total</b>
3005-HVC Reserves - General - HVC	\$345,394.35	\$0.00	\$345,394.35
3007-HTH HTH SA2025 1 Payment	\$0.00	\$82,691.46	\$82,691.46
3020-HTH Reserves - Pooled	\$0.00	(\$102,419.35)	(\$102,419.35)
3020-HVC Reserves - Pooled - HVC	(\$55,974.00)	\$0.00	(\$55,974.00)
3310-HTH Reserves - Roofs - HTH	\$0.00	\$516.69	\$516.69
3320-HTH Reserves - Painting - HTH	\$0.00	\$51,179.94	\$51,179.94
3399-HTH Reserves Interest - HTH	\$0.00	\$7,968.84	\$7,968.84
3399-HVC Reserves Interest - HVC	\$7,847.48	\$0.00	\$7,847.48
<b>Reserves Total</b>	<b>\$297,267.83</b>	<b>\$52,712.58</b>	<b>\$349,980.41</b>
<b>Equity</b>			
3803-HVC Loan Equity Adjustment - HVC	\$51,342.42	\$0.00	\$51,342.42
3804-000 Prior Year Adjustment	(\$23,999.29)	\$0.00	(\$23,999.29)
3804-HVC HVC Prior Year Adjustment	(\$64,953.06)	\$0.00	(\$64,953.06)
3900-HTH Fund Balance - HTH	\$0.00	\$30,277.93	\$30,277.93
3900-HVC Fund Balance - HVC	(\$6,379.41)	\$0.00	(\$6,379.41)
<b>Equity Total</b>	<b>(\$43,989.34)</b>	<b>\$30,277.93</b>	<b>(\$13,711.41)</b>
Current Year Net Income/(Loss)	(\$90,621.41)	\$0.00	(\$90,621.41)
<b>Total Equity:</b>	<b>\$162,657.08</b>	<b>\$82,990.51</b>	<b>\$245,647.59</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$450,361.59</b>	<b>\$82,990.51</b>	<b>\$533,352.10</b>

# Haile Village Center Owners Association, Inc.

## INCOME STATEMENT

Consolidated

Start: 04/01/2025 | End: 04/30/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
4010 Assessment Income - Residential/Vac...	69,363.33	69,363.33	0.00	277,453.32	277,453.32	0.00	832,360.00
4015 Assessment Income - Commercial	25,633.67	25,633.67	0.00	102,534.68	102,534.68	0.00	307,604.00
4019 HVC - Pool/Gym Assessment Income	6,100.00	0.00	6,100.00	6,100.00	0.00	6,100.00	0.00
4020 Vacant Lot Income	2,009.00	1,200.00	809.00	8,323.00	4,800.00	3,523.00	14,400.00
4030 Haile Farmers Market Fees	3,000.00	250.00	2,750.00	3,000.00	1,000.00	2,000.00	3,000.00
4060 Late Fee Income	(162.31)	291.67	(453.98)	2,661.93	1,166.68	1,495.25	3,500.00
4061 Commercial Lease - HVC	0.00	1,250.00	(1,250.00)	0.00	5,000.00	(5,000.00)	15,000.00
4070 Interest on Delinquent Balance	2.95	11.50	(8.55)	65.28	46.00	19.28	138.00
4075 Estoppel Income	0.00	125.00	(125.00)	0.00	500.00	(500.00)	1,500.00
4170 Common Area Permits - Other	0.00	500.00	(500.00)	3,958.58	2,000.00	1,958.58	6,000.00
4175 Annual Event Permit - HVC	1,422.89	1,250.00	172.89	1,422.89	5,000.00	(3,577.11)	15,000.00
4180 Interest on Operating Acct	0.20	255.75	(255.55)	1.88	1,023.00	(1,021.12)	3,069.00
4390 Miscellaneous Income	(3,584.75)	2,286.75	(5,871.50)	0.00	9,147.00	(9,147.00)	27,441.00
<b>Income Total</b>	<b>103,784.98</b>	<b>102,417.67</b>	<b>1,367.31</b>	<b>405,521.56</b>	<b>409,670.68</b>	<b>(4,149.12)</b>	<b>1,229,012.00</b>
<b>Total Income</b>	<b>103,784.98</b>	<b>102,417.67</b>	<b>1,367.31</b>	<b>405,521.56</b>	<b>409,670.68</b>	<b>(4,149.12)</b>	<b>1,229,012.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
6020 Accounting Fees / Tax Preparation	2,100.69	3,234.00	1,133.31	8,891.38	12,936.00	4,044.62	38,808.00
6040 Legal Fees	0.00	333.33	333.33	1,922.42	1,333.32	(589.10)	4,000.00
6080 Bank Fees / Coupon Books	47.40	0.00	(47.40)	1,847.90	0.00	(1,847.90)	0.00
6090 Postage / Copies / Supplies	0.00	200.00	200.00	1,190.89	800.00	(390.89)	2,400.00
6110 Insurance	12,508.44	12,916.67	408.23	50,033.76	51,666.68	1,632.92	155,000.00
6160 Mgmt Support Service Fees	7,775.00	7,725.00	(50.00)	30,457.25	30,900.00	442.75	92,700.00
6200 VAH Commercial Lease	(9.12)	1,250.00	1,259.12	0.00	5,000.00	5,000.00	15,000.00
6220 Corporate Annual Report	0.00	5.42	5.42	0.00	21.68	21.68	65.00
6240 Bad Debt	29.00	41.67	12.67	29.00	166.68	137.68	500.00
6260 Postal Center Loan	253.04	1,203.83	950.79	537.86	4,815.32	4,277.46	14,446.00
6360 Marketing Expense - HVMA	659.40	0.00	(659.40)	1,655.89	0.00	(1,655.89)	0.00
<b>General &amp; Administrative Total</b>	<b>23,363.85</b>	<b>26,909.92</b>	<b>3,546.07</b>	<b>96,566.35</b>	<b>107,639.68</b>	<b>11,073.33</b>	<b>322,919.00</b>
<b>Grounds/Contract Services</b>							
6510 Landscape Maintenance	13,741.12	19,400.00	5,658.88	77,600.00	77,600.00	0.00	232,800.00
6550 Tree Trim / Removal / Replacement	4,521.91	4,166.67	(355.24)	48,490.26	16,666.68	(31,823.58)	50,000.00
6555 Landscape Extras - HVC	16,842.61	2,970.17	(13,872.44)	18,723.61	11,880.68	(6,842.93)	35,642.00
6560 Landscaping Replacement / Enhanceme...	0.00	1,750.00	1,750.00	20,270.88	7,000.00	(13,270.88)	21,000.00
6610 Irrigation - Repairs / Maintenance	11,348.88	2,083.33	(9,265.55)	17,348.88	8,333.32	(9,015.56)	25,000.00
6630 Lakes / Ponds / Maintenance	248.00	833.33	585.33	992.00	3,333.32	2,341.32	10,000.00
6680 Lighting / Electrical - Repairs	0.00	833.33	833.33	1,270.50	3,333.32	2,062.82	10,000.00
6690 Fence Repairs / Maintenance	1,112.72	1,250.00	137.28	4,348.02	5,000.00	651.98	15,000.00
<b>Grounds/Contract Services Total</b>	<b>47,815.24</b>	<b>33,286.83</b>	<b>(14,528.41)</b>	<b>189,044.15</b>	<b>133,147.32</b>	<b>(55,896.83)</b>	<b>399,442.00</b>

### Repairs & Maintenance

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6720 Pressure Washing	0.00	625.00	625.00	0.00	2,500.00	2,500.00	7,500.00
6750 Maintenance Staff	11,442.97	18,023.83	6,580.86	72,003.53	72,095.32	91.79	216,286.00
6775 Tools Expense	1,500.00	125.00	(1,375.00)	1,500.00	500.00	(1,000.00)	1,500.00
6783 Capital Exp: Tree / Infrast Mit	(5,400.00)	0.00	5,400.00	0.00	0.00	0.00	0.00
6785 Golf Cart Maintenance	1,500.00	125.00	(1,375.00)	1,500.00	500.00	(1,000.00)	1,500.00
6790 General Repairs / Maintenance	(2,000.00)	665.17	2,665.17	20,903.23	2,660.68	(18,242.55)	7,982.00
<b>Repairs &amp; Maintenance Total</b>	<b>7,042.97</b>	<b>19,564.00</b>	<b>12,521.03</b>	<b>95,906.76</b>	<b>78,256.00</b>	<b>(17,650.76)</b>	<b>234,768.00</b>
<b>Postal Center</b>							
6830 Postal Center Property Taxes	0.00	291.67	291.67	0.00	1,166.68	1,166.68	3,500.00
<b>Postal Center Total</b>	<b>0.00</b>	<b>291.67</b>	<b>291.67</b>	<b>0.00</b>	<b>1,166.68</b>	<b>1,166.68</b>	<b>3,500.00</b>
<b>Utilities</b>							
7810 Electricity - Common Areas	2,862.85	3,076.50	213.65	12,213.36	12,306.00	92.64	36,918.00
7870 Refuse Collection	19,563.86	13,455.42	(6,108.44)	79,079.03	53,821.68	(25,257.35)	161,465.00
<b>Utilities Total</b>	<b>22,426.71</b>	<b>16,531.92</b>	<b>(5,894.79)</b>	<b>91,292.39</b>	<b>66,127.68</b>	<b>(25,164.71)</b>	<b>198,383.00</b>
<b>Reserves</b>							
8005 Reserves - General	5,833.33	5,833.33	0.00	23,333.32	23,333.32	0.00	70,000.00
<b>Reserves Total</b>	<b>5,833.33</b>	<b>5,833.33</b>	<b>0.00</b>	<b>23,333.32</b>	<b>23,333.32</b>	<b>0.00</b>	<b>70,000.00</b>
<b>Total Expense</b>	<b>106,482.10</b>	<b>102,417.67</b>	<b>(4,064.43)</b>	<b>496,142.97</b>	<b>409,670.68</b>	<b>(86,472.29)</b>	<b>1,229,012.00</b>
<b>Net Income</b>	<b>(2,697.12)</b>	<b>0.00</b>	<b>(2,697.12)</b>	<b>(90,621.41)</b>	<b>0.00</b>	<b>(90,621.41)</b>	<b>0.00</b>

# Haile Village Center Owners Association, Inc.

## INCOME STATEMENT

Haile Townhomes

Start: 04/01/2025 | End: 04/30/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
4180-HTH Interest on Operating Acct - HT...	0.03	0.00	0.03	0.61	0.00	0.61	0.00
<b>Income Total</b>	<b>0.03</b>	<b>0.00</b>	<b>0.03</b>	<b>0.61</b>	<b>0.00</b>	<b>0.61</b>	<b>0.00</b>
<b>Total Income</b>	<b>0.03</b>	<b>0.00</b>	<b>0.03</b>	<b>0.61</b>	<b>0.00</b>	<b>0.61</b>	<b>0.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Total Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>0.03</b>	<b>0.00</b>	<b>0.03</b>	<b>0.61</b>	<b>0.00</b>	<b>0.61</b>	<b>0.00</b>