

HAILE VILLAGE CENTER OWNERS ASSOCIATION, INC. (HVCOA) **DRAFT 3**
For Period Beginning January 1 through December 31, 2025

	HVCOA Approved Budget 2023	HVCOA Approved Budget 2024	% Change	HVCOA Draft Budget 2025	% Change
ASSESSMENT & MISCELLANEOUS INCOME					
Residential	711,479	853,451	20.0%	831,479	
Commercial	286,388	360,562	25.9%	351,279	
Total Projected Assessment Income	997,867	1,214,013	21.7%	1,182,758	-2.6%
Vacant Lot Fee Income	10,754	13,658	1.27 increase 2024	14,400	
Haile Farmers Market Fees		3,000		3,000	
Late Fee Income		4,500		3,500	
Condo Pool/Gym Assessment (5,183 sq.ft.)	10,812				
Estoppel Revenues (Net)	3,000	1,500	-50.0%	1,500	0.0%
Annual Event Permit Income		15,000		15,000	
Common Area Permits -Other	4,200	6,000	42.9%	6,000	0.0%
Miscellaneous-Income-		4,500		4,500	
K-101-Rental-Income	6,761	-		-	
Commercial-Let-Refuse-Credit	(2,163)	-	-100.0%	0	-100.0%
Total Credits All Sources	33,334	48,158	44.5%	47,900	-0.5%
Total Association Projected Income:	1,031,201	1,262,171	22.4%	1,230,658	-2.5%
Revenue Credits	(33,334)	(48,158)	44.5%	(47,900)	-0.5%
Adjusted Projected Assessment Income	997,867	1,214,013	21.7%	1,182,758	-2.6%
OPERATING EXPENSES					
GENERAL & ADMINISTRATIVE					
6020 - Accounting Fees / Tax Preparation & Audit (Enumerate)	5,500	35,000		38,808	
6040 - Legal Fees	4,000	4,000		4,000	
6080 - Bank Fees / Coupon Books	1,575	500		0	
6090 - Postage / Copies / Supplies - For Collections-Website and systems	1,500	2,400		2,400	
6110 - Insurance	112,875	113,716		155,000	
6180 - Management Fees - HVC	12,923	89,603		92,700	
Pro-rated -HVCOA @ 61.43% and HVCTH @ 6.67%					
6170 - Management Payroll	80,100	0		0	
6220 - Corporate Annual Report	61	61		65	
6290 - Activity Expense/Events	7,500	0		0	
6240 - Bad Debt	500	500		500	
6260 - Postal Center Loan (2028 Payoff)	14,446	14,446		14,446	
6350 - Meeting Expense	300	0		0	
6390 - Marketing Expense	500	15,000		0	
6390 - Miscellaneous	250	0		0	
6430 - Sales Tax Expense	400	0		0	
General & Administrative Total	\$ 243,430	\$ 275,316	13%	\$ 307,919	12%
GROUNDS/CONTRACT SERVICES					
6510 - Landscape Maintenance	129,935	364,512		232,800	
6550 - Tree Trim / Removal / Replacement	36,587	17,500		50,000	
6555 - HVC Landscape Extras & HVC Paver repair/plc, entrance lighting		23,500		35,642	
Irrigation Repairs, Palm Tree Maintenance, Fertilizer & Chemical Application, Mulch/Straw, Flowers/Plantings					
Fertilizer & Chemical Application					
Mulch/straw					
Flowers/plantings					
6560 - Landscaping Replacement / Enhancement Palms,crapes,removals,trees and related hazards	23,168	0		21,000	
6570 - Fertilization and Chemicals	8,982	8,982		0	
6610 - HVC Irrigation - Repairs / Maintenance	13,038	7,500		25,000	
6630 - Kol Pond Maintenance New Fountain/Pump/Filtration	11,301	4,000		10,000	
6660 - Leaf-Removal (in-new-Landscape-Contract)	25,225	0		0	
6680 - Lighting / Electrical - Repairs	2,500	2,500		10,000	
6685 - Playground Maintenance	500	500		0	
6690 - Fence Repairs / Maintenance	1,500	12,500		15,000	
6695 - Fence Repair/Replacement (Contractors)	35,454	0		0	
Grounds & Contract Services Total	\$ 288,190	\$ 432,512	50%	\$ 399,442	-8%
REPAIRS & MAINTENANCE					
6720 - Pressure Washing	2,000	2,000		7,500	
6750 - Maintenance Staff	139,827	146,156		218,000	
6760 - Vehicle Maintenance	1,500	0		0	
6775 - Tools Expense	500	1,500		1,000	
6780 - Capital Expense-Waste Station	5,000	0		0	
6783 - Capital Expense-Tree/Infrastructure-Mitigation	80,000	50,000		0	
6784 - Capital Expense-Soil-Erosion-Mitigation	22,000	22,000		0	
Depending on our approach, consider use of the General Reserve					
6785 - Golf Cart Maintenance	7,500	1,500		1,500	
6790 - General Repairs / Maintenance	35,000	35,000		23,156	
Repairs & Maintenance Total	\$ 293,327	\$ 258,156	-12.0%	\$ 251,156	-2.7%
POSTAL CENTER - BUILDING K - K101					
6810 - Postal Center Assessment	2,978	4,250		0	
6820 - Postal Center Cleaning	500	500		258	
6830 - Postal Center Property Taxes	3,000	3,500		3,500	
6840 - Postal Center Utilities	3,090	0		0	
6850 - Postal Center Repairs / Maintenance	500	500		0	
Postal Center (Building K, Unit 101) Total	\$ 10,068	\$ 8,750	-13.1%	\$ 3,758	-57.1%
UTILITIES					
7810 - Electricity - Common Areas	34,668	39,646		36,918	
7870 - Refuse Collection/ Roll offs and special pickups seasonally	105,807	146,475		161,465	
Utilities Total	\$ 140,475	\$ 186,121	32.5%	\$ 198,383	6.6%
TOTAL OPERATING EXPENSE	\$ 975,490	\$ 1,160,855	19.0%	\$ 1,160,658	0.0%
RESERVES - FUNDING					
8005 - Reserves - General	49,620	70,000	41.1%	70,000	0.0%

31,512

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Reserves Total	\$ 49,620	\$ 70,000	41.1%	\$ 70,000	0.0%
ANNUAL TOTALS					
TOTAL EXPENSES & ALLOCATIONS	\$ 1,025,110	\$ 1,230,855	20.1%	\$ 1,230,658	0.0%
LESS - REVENUE CREDITS	\$ (33,334)	\$ (48,158)	44.5%	\$ (47,900)	-0.5%
ADJUSTED EXPENSES AFTER REVENUE CREDITS	\$ 997,867	\$ 1,182,697	18.5%	\$ 1,182,758	0.0%
ANNUALIZED SUPRPLUS AND/OR DEFICIT (Projected)	\$ (70,863)	\$ -		\$ -	

2025 DRAFT ASSESSMENT ALLOCATIONS					
COMMERCIAL @ 29.7%	\$ 286,388	\$ 351,251	22.7%	\$ 351,279	0.0%
RESIDENTIAL @ 70.3%	\$ 711,479	\$ 831,436	16.9%	\$ 831,479	0.0%
TOTAL	\$ 997,867	\$ 1,182,697	18.5%	\$ 1,182,758	0.0%
ANNUAL ASSESSMENT RATE PER SQ. FT. @ 581.376					
	\$ 1.716	\$ 2.034	18.5%	\$ 2.034	0.0%
COMMERCIAL	\$ 2.086	\$ 2.558	22.7%	\$ 2.559	0.0%
RESIDENTIAL	\$ 1.602	\$ 1.871	16.8%	\$ 1.871	0.0%

This would be all owners' rates if not "grouped."

Incl 23 units that are both resid & comm

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