

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

**Financial Statements**

**August 31, 2025**

**ACCOUNT NUMBERS HAVE BEEN REDACTED**

# Haile Village Center Owners Association, Inc.

## FUND BALANCE SHEET

As of: 08/31/2025

### Assets

Account	Haile Village Center	Haile Townhomes	Total
<b>Cash</b>			
1001-HVC RSRV - Truist [7995]	\$213,103.63	\$0.00	\$213,103.63
1005-HTH Truist TH Oper [9642] - HTH	\$0.00	\$0.02	\$0.02
1006-HTH Truist TH Rsrv [9650] - HTH	\$0.00	\$1.23	\$1.23
1035-HVC New Ope Truist [9343]	\$69,730.90	\$0.00	\$69,730.90
<b>Cash Total</b>	<b>\$282,834.53</b>	<b>\$1.25</b>	<b>\$282,835.78</b>
<b>Accounts Receivable</b>			
1100-HTH Assessments Receivable - HTH	\$0.00	\$0.70	\$0.70
1100-HVC Assessments Receivable - HVC	\$23,641.44	\$0.00	\$23,641.44
1152-000 AR Miscellaneous - Cost center 000	\$700.00	\$0.00	\$700.00
1153-HVC Late Fee Receivable - HVC	\$3,730.88	\$0.00	\$3,730.88
<b>Accounts Receivable Total</b>	<b>\$28,072.32</b>	<b>\$0.70</b>	<b>\$28,073.02</b>
<b>Other Assets</b>			
1156-HVC Due from VAH to HVC	\$1,969.08	\$0.00	\$1,969.08
1410-HVC Prepaid Insurance - HVC	\$69,462.59	\$0.00	\$69,462.59
1510-HVC Prepaid Expenses - HVC	\$23,600.00	\$0.00	\$23,600.00
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>\$234,569.67</b>	<b>\$0.00</b>	<b>\$234,569.67</b>
<b>Total Assets:</b>	<b>\$545,476.52</b>	<b>\$1.95</b>	<b>\$545,478.47</b>

### Liabilities

Account	Haile Village Center	Haile Townhomes	Total
<b>Liability</b>			
2020-HVC Prepaid Assessments - HVC	\$82,354.77	\$0.00	\$82,354.77
2030-HVC Accrued Expenses - HVC	\$27,675.66	\$0.00	\$27,675.66
2070-HVC M&S Postal Center Loan - HVC	\$26,158.79	\$0.00	\$26,158.79
2080-HVC Insurance Loan - Haile Village Center	\$62,759.70	\$0.00	\$62,759.70
2999-HVC Exchange	\$4,428.53	\$0.00	\$4,428.53
<b>Liability Total</b>	<b>\$203,377.45</b>	<b>\$0.00</b>	<b>\$203,377.45</b>
<b>Total Liabilities:</b>	<b>\$203,377.45</b>	<b>\$0.00</b>	<b>\$203,377.45</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
3005-HVC Reserves - General - HVC	\$358,748.84	\$0.00	\$358,748.84
3007-HTH HTH SA2025 1 Payment	\$0.00	\$82,691.46	\$82,691.46

<b>Account</b>	<b>Haile Village Center</b>	<b>Haile Townhomes</b>	<b>Total</b>
3020-HTH Reserves - Pooled	\$0.00	(\$103,791.32)	(\$103,791.32)
3020-HVC Reserves - Pooled - HVC	(\$55,974.00)	\$0.00	(\$55,974.00)
3310-HTH Reserves - Roofs - HTH	\$0.00	\$516.69	\$516.69
3320-HTH Reserves - Painting - HTH	\$0.00	\$51,179.94	\$51,179.94
3399-HTH Reserves Interest - HTH	\$0.00	\$7,973.44	\$7,973.44
3399-HVC Reserves Interest - HVC	\$9,157.01	\$0.00	\$9,157.01
<b>Reserves Total</b>	<b>\$311,931.85</b>	<b>\$51,345.21</b>	<b>\$363,277.06</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	(\$70,919.80)	\$0.00	(\$70,919.80)
3900-HTH Fund Balance - HTH	\$0.00	\$30,277.93	\$30,277.93
3900-HVC Fund Balance - HVC	(\$6,379.41)	\$0.00	(\$6,379.41)
<b>Equity Total</b>	<b>(\$49,956.08)</b>	<b>\$30,277.93</b>	<b>(\$19,678.15)</b>
Current Year Net Income/(Loss)	(\$1,497.89)	\$0.00	(\$1,497.89)
<b>Total Equity:</b>	<b>\$260,477.88</b>	<b>\$81,623.14</b>	<b>\$342,101.02</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$463,855.33</b>	<b>\$81,623.14</b>	<b>\$545,478.47</b>

# Haile Village Center Owners Association, Inc.

## INCOME STATEMENT

Start: 08/01/2025 | End: 08/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
4010-HVC Assessment Income - Residential...	69,363.33	69,363.33	0.00	554,906.64	554,906.64	0.00	832,360.00
4015-HVC Assessment Income - Commercial	25,633.67	25,633.67	0.00	205,069.36	205,069.36	0.00	307,604.00
4019-HVC HVC - Pool/Gym Assessment Incom...	425.00	0.00	425.00	6,525.00	0.00	6,525.00	0.00
4020-HVC Vacant Lot Income	2,009.00	1,200.00	809.00	14,924.00	9,600.00	5,324.00	14,400.00
4030-HVC Haile Farmers Market Fees	0.00	250.00	(250.00)	3,000.00	2,000.00	1,000.00	3,000.00
4060-HVC Late Fee Income	775.00	291.67	483.33	4,000.97	2,333.36	1,667.61	3,500.00
4061-HVC Commercial Lease - HVC	0.00	1,250.00	(1,250.00)	0.00	10,000.00	(10,000.00)	15,000.00
4070-HVC Interest on Delinquent Balance ...	31.76	11.50	20.26	138.65	92.00	46.65	138.00
4075-HVC Estoppel Income	0.00	125.00	(125.00)	0.00	1,000.00	(1,000.00)	1,500.00
4170-HVC Common Area Permits - Other - H...	0.00	500.00	(500.00)	3,958.58	4,000.00	(41.42)	6,000.00
4175-HVC Annual Event Permit - HVC	0.00	1,250.00	(1,250.00)	1,422.89	10,000.00	(8,577.11)	15,000.00
4180-HVC Interest on Operating Acct - HV...	0.97	255.75	(254.78)	4.21	2,046.00	(2,041.79)	3,069.00
4390-HVC Miscellaneous Income	3,591.90	2,286.75	1,305.15	14,542.54	18,294.00	(3,751.46)	27,441.00
<b>Income Total</b>	<b>101,830.63</b>	<b>102,417.67</b>	<b>(587.04)</b>	<b>808,492.84</b>	<b>819,341.36</b>	<b>(10,848.52)</b>	<b>1,229,012.00</b>
<b>Total Income</b>	<b>101,830.63</b>	<b>102,417.67</b>	<b>(587.04)</b>	<b>808,492.84</b>	<b>819,341.36</b>	<b>(10,848.52)</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-HVC Accounting Fees / Tax Preparati...	1,821.55	3,234.00	1,412.45	19,853.30	25,872.00	6,018.70	38,808.00
6040-HVC Legal Fees - HVC	0.00	333.33	333.33	6,922.42	2,666.64	(4,255.78)	4,000.00
6080-HVC Bank Fees / Coupon Books - HVC	43.00	0.00	(43.00)	2,178.30	0.00	(2,178.30)	0.00
6090-HVC Postage / Copies / Supplies - H...	0.00	200.00	200.00	1,190.89	1,600.00	409.11	2,400.00
6110-HVC Insurance	12,508.44	12,916.67	408.23	100,067.52	103,333.36	3,265.84	155,000.00
6160-HVC Mgmt Support Service Fees - HVC	7,775.00	7,725.00	(50.00)	61,557.25	61,800.00	242.75	92,700.00
6200-HVC VAH Commercial Lease - HVC	0.00	1,250.00	1,250.00	0.00	10,000.00	10,000.00	15,000.00
6220-HVC Corporate Annual Report	0.00	5.42	5.42	0.00	43.36	43.36	65.00
6240-HVC Bad Debt	601.53	41.67	(559.86)	917.53	333.36	(584.17)	500.00
6260-HVC Postal Center Loan	241.78	1,203.83	962.05	1,015.02	9,630.64	8,615.62	14,446.00
6360-HVC Marketing Expense - HVMA	0.00	0.00	0.00	1,655.89	0.00	(1,655.89)	0.00
<b>General &amp; Administrative Total</b>	<b>22,991.30</b>	<b>26,909.92</b>	<b>3,918.62</b>	<b>195,358.12</b>	<b>215,279.36</b>	<b>19,921.24</b>	<b>322,919.00</b>

### Grounds/Contract Services

6510-HVC Landscape Maintenance	19,400.00	19,400.00	0.00	158,825.94	155,200.00	(3,625.94)	232,800.00
6550-HVC Tree Trim / Removal / Replaceme...	0.00	4,166.67	4,166.67	48,490.26	33,333.36	(15,156.90)	50,000.00
6555-HVC Landscape Extras - HVC	250.00	2,970.17	2,720.17	18,973.61	23,761.36	4,787.75	35,642.00
6560-HVC Landscaping Replacement / Enhan...	0.00	1,750.00	1,750.00	20,270.88	14,000.00	(6,270.88)	21,000.00
6610-HVC Irrigation - Repairs / Maintena...	960.00	2,083.33	1,123.33	22,924.28	16,666.64	(6,257.64)	25,000.00
6630-HVC Lakes / Ponds / Maintenance	248.00	833.33	585.33	2,009.00	6,666.64	4,657.64	10,000.00
6680-HVC Lighting / Electrical - Repairs	(2,500.00)	833.33	3,333.33	2,562.50	6,666.64	4,104.14	10,000.00
6690-HVC Fence Repairs / Maintenance	0.00	1,250.00	1,250.00	7,070.10	10,000.00	2,929.90	15,000.00
<b>Grounds/Contract Services Total</b>	<b>18,358.00</b>	<b>33,286.83</b>	<b>14,928.83</b>	<b>281,126.57</b>	<b>266,294.64</b>	<b>(14,831.93)</b>	<b>399,442.00</b>

### Repairs & Maintenance

6720-HVC Pressure Washing - HVC	0.00	625.00	625.00	0.00	5,000.00	5,000.00	7,500.00
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Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6750-HVC Maintenance Staff	19,162.53	18,023.83	(1,138.70)	136,964.73	144,190.64	7,225.91	216,286.00
6775-HVC Tools Expense	0.00	125.00	125.00	1,500.00	1,000.00	(500.00)	1,500.00
6785-HVC Golf Cart Maintenance	0.00	125.00	125.00	1,500.00	1,000.00	(500.00)	1,500.00
6790-HVC General Repairs / Maintenance -...	2,574.59	665.17	(1,909.42)	30,858.25	5,321.36	(25,536.89)	7,982.00
<b>Repairs &amp; Maintenance Total</b>	<b>21,737.12</b>	<b>19,564.00</b>	<b>(2,173.12)</b>	<b>170,822.98</b>	<b>156,512.00</b>	<b>(14,310.98)</b>	<b>234,768.00</b>
<b>Postal Center</b>							
6830-HVC Postal Center Property Taxes	0.00	291.67	291.67	55.19	2,333.36	2,278.17	3,500.00
<b>Postal Center Total</b>	<b>0.00</b>	<b>291.67</b>	<b>291.67</b>	<b>55.19</b>	<b>2,333.36</b>	<b>2,278.17</b>	<b>3,500.00</b>
<b>Utilities</b>							
7810-HVC Electricity - Common Areas	2,916.43	3,076.50	160.07	21,749.51	24,612.00	2,862.49	36,918.00
7870-HVC Refuse Collection	10,344.17	13,455.42	3,111.25	94,211.72	107,643.36	13,431.64	161,465.00
<b>Utilities Total</b>	<b>13,260.60</b>	<b>16,531.92</b>	<b>3,271.32</b>	<b>115,961.23</b>	<b>132,255.36</b>	<b>16,294.13</b>	<b>198,383.00</b>
<b>Reserves</b>							
8005-HVC Reserves - General	5,833.33	5,833.33	0.00	46,666.64	46,666.64	0.00	70,000.00
<b>Reserves Total</b>	<b>5,833.33</b>	<b>5,833.33</b>	<b>0.00</b>	<b>46,666.64</b>	<b>46,666.64</b>	<b>0.00</b>	<b>70,000.00</b>
<b>Total Expense</b>	<b>82,180.35</b>	<b>102,417.67</b>	<b>20,237.32</b>	<b>809,990.73</b>	<b>819,341.36</b>	<b>9,350.63</b>	<b>1,229,012.00</b>
<b>Net Income</b>	<b>19,650.28</b>	<b>0.00</b>	<b>19,650.28</b>	<b>(1,497.89)</b>	<b>0.00</b>	<b>(1,497.89)</b>	<b>0.00</b>