

**HAILE VILLAGE CENTER OWNERS  
ASSOCIATION, INC.**

**AUDITED FINANCIAL STATEMENTS  
AND  
REQUIRED SUPPLEMENTARY INFORMATION**

**AS OF AND FOR THE YEAR ENDED DECEMBER 31, 2023**

**REDDISH & WHITE**  
CERTIFIED PUBLIC ACCOUNTANTS

HAILE VILLAGE CENTER OWNERS ASSOCIATION, INC.

December 31, 2023

TABLE OF CONTENTS

	<u>PAGE</u>
Independent Auditor's Report	1 – 3
Financial Statements	
Balance Sheet	4
Statement of Revenues, Expenses and Changes in Fund Balances	5
Statement of Cash Flows	6
Notes to the Financial Statements	7 – 12
Required Supplementary Information about Future Major Repairs and Replacements	13

# REDDISH & WHITE

CERTIFIED PUBLIC ACCOUNTANTS

P.O Box 307 • 134 East Call Street • Starke, Florida 32091

Phone (904) 964-7555 • Fax (904) 964-3887

*www.reddishandwhite.com*

## **INDEPENDENT AUDITOR'S REPORT**

To the Board of Directors and Management of  
Haile Village Center Owners Association, Inc.

### **Opinion**

We have audited the accompanying financial statements of Haile Village Center Owners Association, Inc. (the "Association"), which comprise the balance sheet as of December 31, 2023, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Association as of December 31, 2023, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinion**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Association, and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Association's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Association's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

### **Disclaimer of Opinion on Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that Future Major Repairs and Replacements on page 13 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*Reddish & White, CPA's*

Starke, Florida

July 29, 2024

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

Balance Sheet

As of December 31, 2023

	Center Operating Fund	Center Replacement Fund	Townhomes Operating Fund	Townhomes Replacement Fund	Total Operating Fund	Total Replacement Total	Total
<b>ASSETS</b>							
Cash and Cash Equivalents	\$ 69,342	\$ 142,107	\$ 41,200	\$ 232,260	\$ 110,542	\$ 374,367	\$ 484,909
Assessment Receivable, Net	23,991	-	-	-	23,991	-	23,991
Interfund Receivable	-	51,418	5,190	-	5,190	51,418	56,608
Prepaid Expenses	30,151	-	-	-	30,151	-	30,151
Property, Net	130,930	-	-	-	130,930	-	130,930
<b>Total Assets</b>	<b>\$ 254,414</b>	<b>\$ 193,525</b>	<b>\$ 46,390</b>	<b>\$ 232,260</b>	<b>\$ 300,804</b>	<b>\$ 425,785</b>	<b>\$ 726,589</b>
<b>LIABILITIES AND FUND BALANCES</b>							
Accounts Payable	\$ 96,660	\$ 16,828	\$ -	\$ -	\$ 96,660	\$ 16,828	\$ 113,488
Insurance Payable	9,667	-	-	-	9,667	-	9,667
Assessments received in Advance - Operating Fund	32,867	-	-	-	32,867	-	32,867
Interfund Payable	51,418	-	-	5,190	51,418	5,190	56,608
Notes Payable	45,965	-	-	-	45,965	-	45,965
Contract Liabilities (Assessments Received in Adv - Replacement fund)	-	176,697	-	227,070	-	403,767	403,767
<b>Total Liabilities</b>	<b>236,577</b>	<b>193,525</b>	<b>-</b>	<b>232,260</b>	<b>236,577</b>	<b>425,785</b>	<b>662,362</b>
<b>Fund Balance</b>	<b>17,837</b>	<b>-</b>	<b>46,390</b>	<b>-</b>	<b>64,227</b>	<b>-</b>	<b>64,227</b>
<b>Total Liabilities and Fund Balance</b>	<b>\$ 254,414</b>	<b>\$ 193,525</b>	<b>\$ 46,390</b>	<b>\$ 232,260</b>	<b>\$ 300,804</b>	<b>\$ 425,785</b>	<b>\$ 726,589</b>

See the accompanying notes to the financial statements.

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

Statement of Revenues, Expenses, and Changes in Fund Balances  
For the Year Ended December 31, 2023

	Center Operating Fund	Center Replacement Fund	Townhomes Operating Fund	Townhomes Replacement Fund	Total Operating Fund	Total Replacement Total	Total
<b>REVENUES</b>							
Regular Assessments	\$ 955,292	\$ 105,703	\$ 33,094	\$ -	\$ 988,386	\$ 105,703	\$ 1,094,089
Other Income	35,307	5,565	4	2,622	35,311	8,187	43,498
<b>Total Revenues</b>	<b>990,599</b>	<b>111,268</b>	<b>33,098</b>	<b>2,622</b>	<b>1,023,697</b>	<b>113,890</b>	<b>1,137,587</b>
<b>EXPENSES</b>							
Professional Fees	44,609	-	-	-	44,609	-	44,609
Administrative Expense	19,838	-	120	-	19,958	-	19,958
Office Supplies and Expense	1,746	-	-	-	1,746	-	1,746
Insurance	125,250	-	-	-	125,250	-	125,250
Management Fees and Payroll	84,787	-	7,713	-	92,500	-	92,500
Activity Expense	1,670	-	-	-	1,670	-	1,670
Depreciation Expense	4,304	-	-	-	4,304	-	4,304
Interest Expense	2,749	-	-	-	2,749	-	2,749
Landscaping Expense	294,469	-	-	-	294,469	-	294,469
Repairs and Maintenance	110,071	111,268	31,988	2,622	142,059	113,890	255,949
Maintenance Staff	209,986	-	-	-	209,986	-	209,986
Tree and Infrastructure Mitigation	28,541	-	-	-	28,541	-	28,541
Waste Station	6,400	-	-	-	6,400	-	6,400
Association Owned Units Expense	16,850	-	-	-	16,850	-	16,850
Utilities	180,343	-	-	-	180,343	-	180,343
<b>Total Expenses</b>	<b>1,131,613</b>	<b>111,268</b>	<b>39,821</b>	<b>2,622</b>	<b>1,171,434</b>	<b>113,890</b>	<b>1,285,324</b>
Excess (Deficiency) of Revenues over Expenses	(141,014)	-	(6,723)	-	(147,737)	-	(147,737)
Fund Balance, Beginning of Year	148,867	-	53,113	-	201,980	-	201,980
Prior Period Adjustment	9,984	-	-	-	9,984	-	9,984
<b>Fund Balance, End of Year</b>	<b>\$ 17,837</b>	<b>\$ -</b>	<b>\$ 46,390</b>	<b>\$ -</b>	<b>\$ 64,227</b>	<b>\$ -</b>	<b>\$ 64,227</b>

See the accompanying notes to the financial statements.

## Haile Village Center Owners Association, Inc.

Statement of Cash Flows  
For the Year Ended December 31, 2023

	Center Operating Fund	Center Replacement Fund	Townhomes Operating Fund	Townhomes Replacement Fund	Total Operating Fund	Total Replacement Total	Total
Cash Flows from Operating Activities							
Excess (Deficiency) of Revenues over Expenses	\$ (141,014)	\$ -	\$ (6,723)	\$ -	\$ (147,737)	\$ -	\$ (147,737)
Adjustments to Reconcile Excess (Deficiency) of Revenues Over Expenses to Net Cash Provided (Used) by Operating Activities							
Depreciation Expense	4,304	-	-	-	4,304	-	4,304
Prior Period Adjustment	9,984	-	-	-	9,984	-	9,984
(Increase) Decrease in Current Assets:							
Assessments Receivable	(6,477)	-	-	-	(6,477)	-	(6,477)
Prepaid and Other Assets	(6,651)	-	-	-	(6,651)	-	(6,651)
Interfund Receivable	-	(16,418)	(5,190)	-	(5,190)	(16,418)	(21,608)
Increase (Decrease) in Current Liabilities:							
Accounts Payable	87,969	16,828	-	-	87,969	16,828	104,797
Insurance Payable	9,667	-	-	-	9,667	-	9,667
Prepaid Assessments	14,289	-	-	-	14,289	-	14,289
Interfund Payable	16,418	-	-	5,190	16,418	5,190	21,608
Contract Liabilities (Assessments Received in Advance - Replacement Fund)	-	(56,083)	-	61,582	-	5,499	5,499
Net Cash Provided (Used) by Operating Activities	(11,511)	(55,673)	(11,913)	66,772	(23,424)	11,099	(12,325)
Cash Flows from Financing Activities							
Principal Payments on Note	(10,190)	-	-	-	(10,190)	-	(10,190)
Net Cash Provided (Used) by Financing Activities	(10,190)	-	-	-	(10,190)	-	(10,190)
Net Increase (Decrease) in Cash and Cash Equivalents	(21,701)	(55,673)	(11,913)	66,772	(33,614)	11,099	(22,515)
Cash and Cash Equivalents, Beginning of Year	91,043	197,780	53,113	165,488	144,156	363,268	507,424
Cash and Cash Equivalents, End of Year	\$ 69,342	\$ 142,107	\$ 41,200	\$ 232,260	\$ 110,542	\$ 374,367	\$ 484,909
Cash Paid for Interest Expense	\$ 2,749	\$ -	\$ -	\$ -	\$ 2,749	\$ -	\$ 2,749

See the accompanying notes to the financial statements.

## Haile Village Center Owners Association, Inc.

Notes to the Financial Statements  
For the Year Ended December 31, 2023

---

### NOTE 1 – NATURE OF ORGANIZATION

Haile Village Center Owners Association, Inc. (the “Association”) was incorporated as a not-for-profit organization on January 28, 1993, in the State of Florida. The Association consists of residential and commercial lots located in Gainesville, Florida. The Association is responsible for the operation and maintenance of the common property within the development.

### NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### Fund Accounting

The Association’s governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Operating Fund — This fund is used to account for financial resources available for the general operations of the Association. This fund also includes an amount designated for emergency purposes.

Replacement Fund—This fund is used to accumulate financial resources designated for future major repairs and replacements. Disbursements from the replacement fund may only be utilized in accordance with the established purposes for accumulation.

#### Property, Common Areas, and Equipment

Each unit owner owns an undivided share in the real property and common elements of the Association. Accordingly, real property and common property including buildings, parking lots and sidewalks are not recognized as assets in the accompanying financial statements (with the exception of one commercial unit acquired by the Association in 2008, see Note 6 that follows).

#### Estimates

The preparation of financial statements in accordance with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Member Assessments

Association members are subject to monthly assessments to provide funds for the Association's operating expenses, and future major repairs and replacements. Assessment charges are divided among the individual units based on their relative size and type. For the year ended December 31, 2023, the average monthly assessments by lot type are as follows:

Haile Village Center Residential Lots	\$208
Haile Village Center Commercial Lots	332
Haile Village Center Vacant Lots	128

Haile Village Townhome's (32 units) have a separate, additional monthly assessment for the maintenance and upkeep of the Townhomes only. For the year ended December 31, 2023, the Townhome's average additional monthly assessment is \$244.

The Association is dependent upon the receipt of members' monthly assessments for operating and reserve expenditures. Assessments receivable at the balance sheet date represent fees due from unit owners. Assessments received in advance at the balance sheet date represent operating fees paid in advance by unit owners.

Assessment revenue is recognized as the related performance obligations are satisfied at transaction amounts expected to be collected. The Association's performance obligations related to its operating assessments are satisfied over time on a daily pro-rata basis using the input method. The performance obligations related to the replacement fund assessments are satisfied when these funds are expended for their designated purpose.

Assessments receivable at the balance sheet date are stated at the amounts expected to be collected from outstanding assessments from unit owners. The balances of assessments receivable as of the beginning and end of the year are \$14,984 and \$12,000, respectively. As of December 31, 2023, the allowance for doubtful accounts was \$0.

The Association's policy is to assess a \$25 late fee after the fifteenth day of the month for any balances exceeding \$50. After the fifteenth day, a late statement is sent to the property owner. Interest shall accrue at a rate of 18% per annum on the last date of the month, after thirty days on all past due balances. Thirty days after the late notice is sent, an intent to lien notice is sent. The Association's collection policy provides for various collection remedies for delinquent assessments including the filing of liens, foreclosing on the unit owner and obtaining judgment on other assets of the unit owner whose assessments are 90 days or more delinquent.

The Association treats uncollectible assessments as variable consideration. Methods, inputs, and assumptions used to evaluate whether an estimate of variable consideration is constrained include consideration of past experiences and susceptibility to factors outside the Association's control.

## NOTE 2—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (concluded)

### Contract Liabilities (Assessments received in advance – replacement fund)

The Association recognizes revenue from members as the related performance obligations are satisfied. A contract liability (assessments received in advance – replacement fund) is recorded when the Association has the right to receive payment in advance of the satisfaction of performance obligations related to replacement fund assessments. The total balances of contract liabilities (assessments received in advance – replacement fund) as of the beginning and end of the year are \$398,268 and \$403,767, respectively. The year-end balance consists of \$176,697 for the Association and \$227,070 for the Townhomes.

### Income Taxes

The Association may be taxed either as a Homeowners' Association or as a regular corporation. For the year ended December 31, 2023, Association is taxed as a Homeowners' Association and filed Form 1120-H, Income Tax Return for Homeowners Associations in the U.S. federal jurisdiction.

Consequently, membership income is exempt from taxation if certain elections are made. The Association is taxed only on its non-membership income, such as interest earnings from bank and investment accounts and non-membership income offset by any related deductions. The net income from unrelated membership income is taxed at a 30% rate. For the year ended December 31, 2023, the Association incurred no income tax expense. With few exceptions, the Organization is no longer subject to U.S. federal income tax examinations by federal taxing authorities for years before 2021.

The Association has reviewed and evaluated the relevant tax merits of each of its tax positions in accordance with accounting principles generally accepted in the United States of America for accounting for uncertainty in income taxes and determined that there are no uncertain tax positions that would have a material impact on the financial statements of the Association.

### Subsequent Events

The Association has evaluated subsequent events and transactions for potential recognition or disclosure in the financial statements through July 29, 2024, the date the financial statements were available to be issued. The following subsequent event has been identified.

The Association is reviewing the possibility of the Townhomes becoming a separate Association with their legal counsel. The matter is currently pending, and the outcome is unknown.

## NOTE 3 – CASH AND CASH EQUIVALENTS

For the purpose of the statement of cash flows, the Association considers all highly liquid investments available for current use with an initial maturity of three months or less to be cash equivalents.

#### NOTE 4 – CONCENTRATIONS OF CREDIT RISK

As of December 31, 2023, the Association has demand deposits in a local bank for operations and reserves with a bank balance of \$234,934 for the Haile Village Center Association and \$264,696 for the Townhomes, for a total of \$499,630. All bank accounts are established under the Association's identification number. The Association has no policy requiring collateral or other security to support its deposits, although all demand deposits with banks are federally insured up to the FDIC limit of \$250,000. As of December 31, 2023, the balance in one financial institution under the same identification number exceeded the FDIC limit by \$249,630.

The Townhomes have been accumulating funds for anticipated large projects to be completed during the next fiscal year. As of the date of the audit report, the expected projects are in progress.

#### NOTE 5 – MAJOR REPAIRS AND REPLACEMENTS RESERVES

Florida Statutes require the Association to accumulate funds for future major repairs and replacements. Accumulated funds, which total \$403,767 as of December 31, 2023, are held in separate accounts and are generally not available for operating purposes and are comprised of \$176,697 for the Association and \$227,070 for the Townhomes. For the year ended December 31, 2023, the Association levied additional assessments of \$49,620, earned interest of \$5,565 and incurred expenditures of \$111,268. For the year ended December 31, 2023, the Townhomes levied additional assessments of \$60,709, earned interest of \$3,495 and incurred expenditures of \$2,622.

In 2019, the Board of Directors adopted a reserve study and removed large expense elements recommended by the inspectors for maintaining reserve funding. The inspector recommended the deferral of five of the eight study elements given their order of magnitude, the time frame in the future when they might be funded, and the immediate and substantial increase in the reserve account that would be required.

During 2020, the Board of Directors authorized the transfer of \$55,596 from the Townhome's painting component to the Townhome's roofing component to complete the Townhome's roofing project. Beginning in January 2021, the Townhome's pooled component reimbursed the Townhome's painting component \$1,544 per month and will continue the reimbursement payment through December 2024.

During 2021, the Board of Directors authorized the transfer of \$35,000 from the Association's reserve fund to the Association's operating fund to help fund the increase in insurance premiums. As of December 31, 2023, the balance has been repaid in full, ahead of the anticipated repayment date.

#### NOTE 5 – MAJOR REPAIRS AND REPLACEMENTS RESERVES (concluded)

The Association has been using the pooling method to accumulate funds for future major repairs and replacements. Funding for major repairs and replacements is based on the provided reserve study and inspector's recommendation, and so, amounts accumulated in the replacement fund may not be adequate to meet current or future needs for major repairs and replacements, such as maintaining the road, trees, sewers, lights, amenities, irrigation and walkways. If additional funds are needed, the Association has the right to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

#### NOTE 6 – PROPERTY

During the year ended December 31, 2008, the Association acquired a commercial unit located within the Association. Since the Association has an undivided interest in this unit, and therefore, the disposition of the unit is not restricted, the unit is recognized in the accompanying financial statements. As of December 31, 2023, the property is as follows:

Land	\$27,980
Building	<u>167,860</u>
Total	195,840
Less: Accumulated Depreciation	<u>(64,910)</u>
Property, Net	<u>\$130,930</u>

The building is depreciated over the estimated useful life of the property, thirty-nine (39) years, using the straight-line method of depreciation. Maintenance and repairs are expensed as incurred.

Depreciation expense, for the year ended December 31, 2023, is \$4,304.

#### NOTE 7 – LONG-TERM DEBT

During the year ended December 31, 2008, the Association obtained a \$156,670 loan with a local financial institution to assist in the acquisition of the property referred to in Note 6. The loan is payable in monthly installments of \$1,204, including interest at 5% per annum. The loan is secured by the real property acquired with an original cost of \$195,840. As of December 31, 2023, the balance is \$45,965. The final payment is due in December 2028; however, the Association made extra payments in prior years and anticipates an earlier final payment date. As of December 31, 2023, maturities of the debt for the next 4 years are as follows:

2024	\$12,429
2025	13,066
2026	13,734
2027	<u>6,736</u>
Total	<u>\$45,965</u>

Interest expense, for the year ended December 31, 2023, is \$2,749.

#### NOTE 8 – CONTINGENCIES

During the course of its operations, the Association is subject to various claims, torts, and other similar actions. Management reviews the validity of such actions and acts accordingly. Management does not believe the outcome of any current actions will result in a material loss to the Association.

#### NOTE 9 – PRIOR PERIOD ADJUSTMENT

As of January 1, 2023, the operating fund balance was increased by a net \$9,984 with a corresponding increase to accounts payable by \$16,008 and a decrease to accounts receivable by \$6,024.

#### NOTE 10 — CREDIT CARDS

The Association maintains a Home Depot credit card account that has a credit limit of \$2,000 and a Truist Bank credit card account that has a credit limit of \$15,000.

#### NOTE 11 – RELATED PARTY

Blackwell Electric, LLC is owned by the spouse of Bobbie Jo Blackwell, who is a member of the Association's management team. Blackwell Electric provided numerous services to the Association during the year. These services include repairs to various lights and meters, installation of timers, fixing photocells and rewiring the fountain pump. Also, Blackwell Electric aided during hurricane cleanup and storm preparation, including providing labor, trucks and trailers. They assisted in dirt removal in Day Lily Park in preparation for new plants and helped the maintenance staff with the creation of several hundred custom fence pickets offsite, including materials in some cases.

The Board President approves all work in advance. Bobbie Jo Blackwell is not an owner of and has no interest in Blackwell Electric, LLC. Blackwell Electric, LLC existed prior to the marriage in 2020.

For the year ended December 31, 2023, the Association paid \$36,750 for services performed.

---

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

Supplemental Information of Future Major Repairs and Replacements  
As of December 31, 2023

Florida Statutes require the Association to accumulate funds for future major repairs and replacements. The Board of Directors is collecting funds for future repairs and replacements in conformity with the Association's policy to fund for those needs based on a reserve study conducted in 2019. The Association elected, based on the inspector's recommendation, to defer the funding of several components due to the large replacement cost estimates, the impact on the existing assessment rate, and the time frame remaining before the replacement is due. Replacement costs were based on the estimated costs to repair or replace the common property components. Estimated current replacement costs have not been revised since the study was completed on July 11, 2019. Inflation has not been factored into the Association's estimates however, it was included in the Townhome's estimates at 2.5% per year. Interest income is allocated to the replacement fund components based on the discretion of the Board of Directors.

The following table presents significant information concerning the replacement fund as required by accounting principles generally accepted in the United States of America:

Components	Estimated Remaining Useful Life (in years)	Estimated Current Replacement Cost	CY 2023 Budgeted Funding	Replacement Fund Dec. 31, 2023
Haile Village Center				
Included in reserve funding:				
Paver Roads & Parking	2	\$ 24,800	\$ -	\$ -
Concrete & Paver Walkways	2	165,600	-	-
Storm Water Drainage	16	92,100	-	-
Deferred:				
Asphalt Paver Streets & Parking Areas	0	108,700	-	-
Concrete Repair	3	28,300	-	-
Asphalt Paved Streets 4 cycles begins 2029 at \$184,445 per cycle	6	737,800	-	-
Entry Sign Replacement	10	58,200	-	-
Street Light Replacement	26	509,200	-	-
General			49,620	171,132
Interest			-	5,565
		1,724,700	49,620	176,697
Haile Village Townhomes				
Pooled	1 - 27	226,100	41,714	110,955
Painting	0	82,800	18,995	99,326
Roofing	25 - 27	274,000	-	516
General	0	-	-	12,778
Interest			-	3,495
		582,900	60,709	227,070
		\$ 2,307,600	\$ 110,329	\$ 403,767

The following table presents significant information concerning the replacement fund as required by Rule 61B-22.006(3) of the Florida Administrative Code:

	Replacement Fund Jan. 1, 2023	Additions	Reserve Expenditures	Interest Income	Equity Transfer Between Components	Replacement Fund Dec. 31, 2023
Haile Village Center						
General	\$ 232,780	\$ 49,620	\$ (111,268)	\$ -	\$ -	\$ 171,132
Interest	-	-	-	5,565	-	5,565
	232,780	49,620	(111,268)	5,565	-	176,697
Haile Village Townhomes						
Pooled	87,769	41,714	-	-	(18,528)	110,955
Painting	61,803	18,995	-	-	18,528	99,326
Roofing	516	-	-	-	-	516
General	15,400	-	(2,622)	-	-	12,778
Interest	-	-	-	3,495	-	3,495
	165,488	60,709	(2,622)	3,495	-	227,070
	\$ 398,268	\$ 110,329	\$ (113,890)	\$ 9,060	\$ -	\$ 403,767

See the accompanying notes to financial statements.