



Haile Village Center Condominium Association, Inc.

UNAUDITED FINANCIAL STATEMENT

February 2026

Reviewed by: _____

Haile Village Center Condo
Balance Sheet
Period 02/28/2026

Page 1 of 1

	February 2026	Operating	Reserve	Total
Assets				
<i>Bank</i>				
01055	Alliance Bank - Operating	1,613.21		1,613.21
01056	Alliance Bank - Reserves		34,316.86	34,316.86
	<i>Total Bank</i>	<u>1,613.21</u>	<u>34,316.86</u>	<u>35,930.07</u>
<i>Current Assets</i>				
01002	Members Receivable	656.53		656.53
01006	Prepaid Insurance	6,040.80		6,040.80
01999	Prepaid Expenses	383.00		383.00
	<i>Total Current Assets</i>	<u>7,080.33</u>		<u>7,080.33</u>
	TOTAL ASSETS	<u>8,693.54</u>	<u>34,316.86</u>	<u>43,010.40</u>
Liabilities & Equity				
<i>Current Liabilities</i>				
02001	Prepaid Owner Assessments	1,986.68		1,986.68
02002	Accounts Payable	364.50		364.50
	<i>Total Current Liabilities</i>	<u>2,351.18</u>		<u>2,351.18</u>
<i>Liability</i>				
02024	Def Reserves - General Reserves		11,304.85	11,304.85
02027	Def Reserves - Painting Reserves		22,298.76	22,298.76
02028	SIRS - Def Reserves - Roofing Reserves		650.31	650.31
	<i>Total Liability</i>		<u>34,253.92</u>	<u>34,253.92</u>
<i>Equity</i>				
06100	Fund Balance	6,102.01	54.98	6,156.99
	Current Year Net Income/(Loss)	240.35	7.96	248.31
	<i>Total Equity</i>	<u>6,342.36</u>	<u>62.94</u>	<u>6,405.30</u>
	TOTAL LIABILITIES & EQUITY	<u>8,693.54</u>	<u>34,316.86</u>	<u>43,010.40</u>

Haile Village Center Condo Income & Expense Statement

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

	This Month: Operating			YTD: Operating			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income							
<u>Income</u>							
03004 Member Assessments	4,644.10	4,644.11	(0.01)	9,288.20	9,288.22	(0.02)	55,729.32
03010 Interest Income	0.09	0.00	0.09	0.17	0.00	0.17	0.00
03015 Prior Year Surplus	0.00	1,323.81	(1,323.81)	0.00	2,647.62	(2,647.62)	15,885.68
03060 Reserve Transfers	(792.50)	(792.00)	(0.50)	(1,585.00)	(1,584.00)	(1.00)	(9,510.00)
TOTAL Income	3,851.69	5,175.92	(1,324.23)	7,703.37	10,351.84	(2,648.47)	62,105.00
TOTAL Income	3,851.69	5,175.92	(1,324.23)	7,703.37	10,351.84	(2,648.47)	62,105.00
Expense							
<u>Expense</u>							
04100 Management Fees	343.92	343.92	0.00	687.84	687.84	0.00	4,127.00
04110 Office Supplies/Expenses	15.00	42.00	27.00	63.60	84.00	20.40	500.00
04120 Tax Return Preparation	0.00	0.00	0.00	0.00	0.00	0.00	400.00
04125 Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	500.00
04127 Condo Filing Fee	0.00	0.00	0.00	0.00	0.00	0.00	128.00
04128 Corporate Filing Fee	0.00	0.00	0.00	0.00	0.00	0.00	62.00
04130 Utilities	364.50	400.00	35.50	729.72	800.00	70.28	4,800.00
04135 Insurance	2,854.05	2,000.00	(854.05)	5,097.98	4,000.00	(1,097.98)	24,000.00
04140 Termite Contract	0.00	0.00	0.00	0.00	0.00	0.00	1,350.00
04165 General Maintenance	0.00	1,281.00	1,281.00	0.00	2,562.00	2,562.00	15,372.00
04168 Building Repairs and Maint	0.00	600.00	600.00	0.00	941.00	941.00	4,500.00
04188 Fire Alarm Monitoring	234.00	0.00	(234.00)	883.88	0.00	(883.88)	2,516.00
04192 Annual Sprinkler Inspection	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
04193 Qtly Fire Sprinkler Inspection	0.00	0.00	0.00	0.00	0.00	0.00	1,900.00
04194 Annual Backflow Inspection	0.00	0.00	0.00	0.00	0.00	0.00	250.00
04195 Annual Fire Alarm System Insp	0.00	0.00	0.00	0.00	0.00	0.00	700.00
TOTAL Expense	3,811.47	4,666.92	855.45	7,463.02	9,074.84	1,611.82	62,105.00
TOTAL Expense	3,811.47	4,666.92	855.45	7,463.02	9,074.84	1,611.82	62,105.00
Excess Revenue / Expense	40.22	509.00	(468.78)	240.35	1,277.00	(1,036.65)	0.00

Haile Village Center Condo
Income & Expense Statement

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

	This Month: Reserve			YTD: Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Income							
03010 Interest Income	3.79	0.00	3.79	7.96	0.00	7.96	0.00
TOTAL Income	3.79	0.00	3.79	7.96	0.00	7.96	0.00
TOTAL Income	3.79	0.00	3.79	7.96	0.00	7.96	0.00
Excess Revenue / Expense	3.79	0.00	3.79	7.96	0.00	7.96	0.00

YTD P&L by Month

Tuesday, March 24, 2026 13:13

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

Haile Village Center Condo

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
<u>Income</u>													
03004Member Assessments	4,644	4,644	0	0	0	0	0	0	0	0	0	0	9,288
03010Interest Income	0	0	0	0	0	0	0	0	0	0	0	0	0
03015Prior Year Surplus	0	0	0	0	0	0	0	0	0	0	0	0	0
03060Reserve Transfers	(793)	(793)	0	0	0	0	0	0	0	0	0	0	(1,585)
TOTAL Income	3,852	3,852	0	0	0	0	0	0	0	0	0	0	7,703
TOTAL INCOME	3,852	3,852	0	0	0	0	0	0	0	0	0	0	7,703
EXPENSES													
<u>Expense</u>													
04100Management Fees	344	344	0	0	0	0	0	0	0	0	0	0	688
04110Office Supplies/Expenses	49	15	0	0	0	0	0	0	0	0	0	0	64
04120Tax Return Preparation	0	0	0	0	0	0	0	0	0	0	0	0	0
04125Legal Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
04127Condo Filing Fee	0	0	0	0	0	0	0	0	0	0	0	0	0
04128Corporate Filing Fee	0	0	0	0	0	0	0	0	0	0	0	0	0
04130Utilities	365	365	0	0	0	0	0	0	0	0	0	0	730
04135Insurance	2,244	2,854	0	0	0	0	0	0	0	0	0	0	5,098
04140Termite Contract	0	0	0	0	0	0	0	0	0	0	0	0	0
04165General Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0
04168Building Repairs and Maint	0	0	0	0	0	0	0	0	0	0	0	0	0
04188Fire Alarm Monitoring	650	234	0	0	0	0	0	0	0	0	0	0	884
04192Annual Sprinkler Inspection	0	0	0	0	0	0	0	0	0	0	0	0	0
04193Qtly Fire Sprinkler Inspectic	0	0	0	0	0	0	0	0	0	0	0	0	0
04194Annual Backflow Inspection	0	0	0	0	0	0	0	0	0	0	0	0	0
04195Annual Fire Alarm System I	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL Expense	3,652	3,811	0	0	0	0	0	0	0	0	0	0	7,463
TOTAL EXPENSES	3,652	3,811	0	0	0	0	0	0	0	0	0	0	7,463

YTD P&L by Month

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

Haile Village Center Condo

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Excess Revenue / Expense	200	40	0	0	0	0	0	0	0	0	0	0	240

YTD P&L by Month

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

Haile Village Center Condo

Reserve

	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
Income													
03010Interest Income	4	4	0	0	0	0	0	0	0	0	0	0	8
TOTAL Income	4	4	0	0	0	0	0	0	0	0	0	0	8
TOTAL INCOME	4	4	0	0	0	0	0	0	0	0	0	0	8
Excess Revenue / Expense	4	4	0	0	0	0	0	0	0	0	0	0	8

Delinquent Owners Report

Tuesday, March 24, 2026

13:13

Posted Date 02/28/2026

Haile Village Center Condo

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
94496	Owner	Siebein,Gary W. and Rita A.	107.74	107.74	107.74	0.00	323.22
94540	Owner	ADVANCED TURBINE SUPPC	137.93	137.93	0.00	0.00	275.86
94544	Owner	Reminder Noti CYTACKI INVESTMENTS, LLC	57.45	0.00	0.00	0.00	57.45
Count: 3			303.12	245.67	107.74	0.00	656.53

Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
32	0	32	32	0	100.00%

Charge Code Summary

Description	G/L Acct #	Amount
A1 Assessment	01002	656.53
		656.53

Prepaid Owners Report

Tuesday, March 24, 2026

13:13

Posted Date 02/28/2026

Haile Village Center Condo

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
94516	Owner	GONZALEZ,Jose Fernando an	-0.35	0.00	0.00	0.00	-0.35
94491	Owner	MIN,Kyoungwon	-1.67	0.00	0.00	0.00	-1.67
174328	Owner	CARRILLO,JUIANA M.	-42.96	0.00	0.00	0.00	-42.96
204507	Owner	FAULKNER, TRUSTEES,JOHI	-53.66	0.00	0.00	0.00	-53.66
94513	Owner	TANG,Tianyu	-137.93	0.00	0.00	0.00	-137.93
94521	Owner	DYKES,Richard A.	-137.93	0.00	0.00	0.00	-137.93
94501	Owner	SAIDI,Levin &	-137.93	0.00	0.00	0.00	-137.93
94532	Owner	TURNER,Linda R.	-142.11	0.00	0.00	0.00	-142.11
94542	Owner	Late Fee; Rem DUPLER,Craig and Rose	-142.11	0.00	0.00	0.00	-142.11
94487	Owner	Late Fee; Rem FAKHRAEE and Azara Moezzi.	-142.11	0.00	0.00	0.00	-142.11
94485	Owner	BERDANIER,Robert and Nanc	0.00	0.00	-142.11	0.00	-142.11
171647	Owner	O'FALLON,ALVARO PORRAS	-142.11	0.00	0.00	0.00	-142.11
94500	Owner	KERN,Joanna V.	0.00	-218.98	0.00	0.00	-218.98
209230	Owner	SARKISIAN,NICOLAS GRIMAL	-137.93	-122.57	0.00	0.00	-260.50
94489	Owner	SHAMS and Sahar Dowidar,Ta	-284.22	0.00	0.00	0.00	-284.22
Count: 15			-1,503.02	-341.55	-142.11	0.00	-1,986.68

Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
32	0	32	32	0	100.00%

Charge Code Summary

Description	G/L Acct #	Amount
PP Payment	01055	-1,986.68
		-1,986.68

AP Aging Detail Accrual

Posted 02/28/2026

Haile Village Center Condo

Vendor	Date	Invoice #		Current	31-60	61-90	Over 90
01055 Alliance Bank - Operating *****8160							
GAINESVILLE REGIONA	2/20/2026	022026-4977	4941 Electric	99.68	0.00	0.00	0.00
GAINESVILLE REGIONA	2/20/2026	022026-6694	4820 Electric	63.25	0.00	0.00	0.00
GAINESVILLE REGIONA	2/20/2026	022026-8011	4936 Electric	83.41	0.00	0.00	0.00
GAINESVILLE REGIONA	2/20/2026	022026-9728	4833 Electric	60.11	0.00	0.00	0.00
GAINESVILLE REGIONA	2/20/2026	022026-1647	4850 Electric	58.05	0.00	0.00	0.00
01055 Alliance Bank - Operating *****8160 Totals:				364.50	0.00	0.00	0.00
01055 Alliance Bank - Operating *****8160 Cash Balance: \$1,613.21							
AP Total: \$364.50							
Available Cash Balance: \$1,248.71							
01056 Alliance Bank - Reserves *****8168							
01056 Alliance Bank - Reserves *****8168 Totals:				0.00	0.00	0.00	0.00
01056 Alliance Bank - Reserves *****8168 Cash Balance: \$34,316.86							
01057 BB&T - Operating Cash *****4638							
01057 BB&T - Operating Cash *****4638 Totals:				0.00	0.00	0.00	0.00
01057 BB&T - Operating Cash *****4638 Cash Balance: \$0.00							
01058 BB&T Reserve Account *****1243							
01058 BB&T Reserve Account *****1243 Totals:				0.00	0.00	0.00	0.00
01058 BB&T Reserve Account *****1243 Cash Balance: \$0.00							
Haile Village Center Condo Totals:				364.50	0.00	0.00	0.00
Total: \$364.50							

AP Check Register with Detail

Check Date 2/1/2026 To 2/28/2026 11:59:00 PM

Haile Village Center Condo

Alliance Bank - Operating					17
Check #	Check Date	Ctrl #	Vendor		
Invoice #		Expense Memo	Department	Amount	Status
Auto	2/1/2026	587125	Vesta Property Services, Inc.	358.92	PAID
Inv. # Feb26		04100	Management Fees	Operating 343.92	
Inv. # Elec Storage		04110	Office Supplies/Expenses	Operating 15.00	
0	2/2/2026	579405	IPFS CORPORATION	1,958.90	PAID
Inv. # 020226-6362		02005	Insurance Note Acct#FLS-276362 - Receipt# 24500563	Operating 1,958.90	
0	2/27/2026	586345	IPFS CORPORATION	1,958.90	PAID
Inv. # 022726-6362		02005	Insurance Note Acct#FLS-276362 - Receipt# 24655135	Operating 1,958.90	
100170	2/1/2026	569902	False Alarm Reduction Unit	21.00	PAID
Inv. # 0001341315		04188	Fire Alarm Monitoring Bldg O	Operating 21.00	
100171	2/1/2026	569903	False Alarm Reduction Unit	21.00	PAID
Inv. # 0001341317		04188	Fire Alarm Monitoring Bldg M	Operating 21.00	
100172	2/1/2026	569904	False Alarm Reduction Unit	21.00	PAID
Inv. # 0001341316		04188	Fire Alarm Monitoring Bldg P	Operating 21.00	
100173	2/1/2026	570156	False Alarm Reduction Unit	21.00	PAID
Inv. # 0001341318		04188	Fire Alarm Monitoring Bldg N	Operating 21.00	
100176	2/9/2026	581990	Gator Fire Extinguisher Company, Inc.	150.00	PAID
Inv. # 11621524		04188	Fire Alarm Monitoring Troubleshoot System Errors	Operating 150.00	
100177	2/10/2026	582216	Vesta Property Services, Inc.	0.30	PAID
Inv. # NCHCC-0126-2		04110	Office Supplies/Expenses Scans	Operating 0.30	
100178	2/10/2026	582217	Vesta Property Services, Inc.	27.80	PAID
Inv. # NCHCC-0126-3		04110	Office Supplies/Expenses 1099s	Operating 27.80	
100179	2/10/2026	582218	Vesta Property Services, Inc.	5.50	PAID
Inv. # NCHCC-0126-4		04110	Office Supplies/Expenses Checks	Operating 5.50	
300108	2/12/2026	583325	GAINESVILLE REGIONAL UTILITIES	99.74	PAID
Inv. # 012126-4977		04130	Utilities 4941 Electric	Operating 99.74	
300109	2/12/2026	583326	GAINESVILLE REGIONAL UTILITIES	60.34	PAID
Inv. # 012126-9728		04130	Utilities 4833 Electric	Operating 60.34	
300110	2/12/2026	583327	GAINESVILLE REGIONAL UTILITIES	57.82	PAID
Inv. # 012126-1647		04130	Utilities 4850 Electric	Operating 57.82	
300111	2/12/2026	583328	GAINESVILLE REGIONAL UTILITIES	83.19	PAID

AP Check Register with Detail

Check Date 2/1/2026 To 2/28/2026 11:59:00 PM

Haile Village Center Condo

Inv. # 012126-8011	04130	Utilities	Operating	83.19	
		4936 Electric			
300112	2/3/2026	583329	GAINESVILLE REGIONAL UTILITIES		64.13 PAID
Inv. # 012126-6694	04130	Utilities	Operating	64.13	
		4820 Electric			
300113	2/26/2026	586315	Auto-Owners Insurance		383.00 PAID
Inv. # 012226-7479	01006	Prepaid Insurance	Operating	383.00	
		Commercial Crime Coverage			
				Total	5,292.54
				Voided	0.00
				Alliance Bank - Operating TOTAL \$	5,292.54

GL Ledger Summary by Department

Tuesday, March 24, 2026

13:13

Period 2/1/2026 To 2/28/2026 11:59:00 PM

Haile Village Center Condo

Posted	Transaction	Source	Note	Debit	Credit	Balance
Operating						
01002 Members Receivable						353.41
2/1/2026	2/1/2026	A/R	Billing	4,644.10		4,997.51
2/12/2026	2/12/2026	A/R	Apply Credit		4,340.98	656.53
Net Change: 303.12				4,644.10	4,340.98	656.53
01004 Due To/From Operating						(792.50)
2/25/2026	2/25/2026	G/L	RECORD RESERVE TRANSFER	792.50		0.00
Net Change: 792.50				792.50	0.00	0.00
01006 Prepaid Insurance						8,019.20
2/3/2026	1/22/2026	A/P	Auto-Owners Insurance (MI)	383.00		8,402.20
2/28/2026	2/28/2026	G/L	MOVE AUTO OWNERS PAYMENT FOR APRIL TO		383.00	8,019.20
2/28/2026	2/28/2026	G/L	MONTHLY PREPAID INSURANCE ENTRY		1,978.40	6,040.80
Net Change: (1,978.40)				383.00	2,361.40	6,040.80
01055 Alliance Bank - Operating *****8160						4,829.25
2/1/2026	2/1/2026	A/P	Chk# 100170: False Alarm Reduction Unit		21.00	4,808.25
2/1/2026	2/1/2026	A/P	Chk# 100171: False Alarm Reduction Unit		21.00	4,787.25
2/1/2026	2/1/2026	A/P	Chk# 100172: False Alarm Reduction Unit		21.00	4,766.25
2/1/2026	2/1/2026	A/P	Chk# 100173: False Alarm Reduction Unit		21.00	4,745.25
2/1/2026	2/1/2026	A/P	Chk# Auto: Vesta Property Services, Inc.		358.92	4,386.33
2/2/2026	2/2/2026	A/P	Chk# 0: IPFS CORPORATION		1,958.90	2,427.43
2/2/2026	2/2/2026	A/R	Lockbox	1,231.61		3,659.04
2/3/2026	2/3/2026	A/R	Lockbox	280.04		3,939.08
2/3/2026	2/3/2026	A/P	Chk# 300112: GAINESVILLE REGIONAL UTILITIES		64.13	3,874.95
2/4/2026	2/4/2026	A/R	Lockbox	142.11		4,017.06
2/5/2026	2/5/2026	A/R	Lockbox	137.93		4,154.99
2/6/2026	2/6/2026	A/R	Lockbox	137.93		4,292.92
2/9/2026	2/9/2026	A/P	Chk# 100176: Gator Fire Extinguisher Company, Inc.		150.00	4,142.92
2/9/2026	2/9/2026	A/R	Lockbox	465.34		4,608.26
2/10/2026	2/10/2026	A/P	Chk# 100177: Vesta Property Services, Inc.		0.30	4,607.96
2/10/2026	2/10/2026	A/P	Chk# 100178: Vesta Property Services, Inc.		27.80	4,580.16
2/10/2026	2/10/2026	A/P	Chk# 100179: Vesta Property Services, Inc.		5.50	4,574.66
2/12/2026	2/12/2026	A/P	Chk# 300108: GAINESVILLE REGIONAL UTILITIES		99.74	4,474.92
2/12/2026	2/12/2026	A/P	Chk# 300109: GAINESVILLE REGIONAL UTILITIES		60.34	4,414.58
2/12/2026	2/12/2026	A/P	Chk# 300110: GAINESVILLE REGIONAL UTILITIES		57.82	4,356.76
2/12/2026	2/12/2026	A/P	Chk# 300111: GAINESVILLE REGIONAL UTILITIES		83.19	4,273.57
2/19/2026	2/19/2026	A/R	Lockbox	280.04		4,553.61
2/25/2026	2/25/2026	G/L	RECORD RESERVE TRANSFER		792.50	3,761.11
2/25/2026	2/25/2026	G/L	RECORD RESERVE TRANSFER		792.50	2,968.61
2/26/2026	2/26/2026	A/P	Chk# 300113: Auto-Owners Insurance		383.00	2,585.61
2/27/2026	2/27/2026	A/P	Chk# 0: IPFS CORPORATION		1,958.90	626.71
2/27/2026	2/27/2026	A/R	Lockbox	986.41		1,613.12
2/28/2026	2/28/2026	G/L	Bank Reconcile: Interest Earned	0.09		1,613.21
Net Change: (3,216.04)				3,661.50	6,877.54	1,613.21
01999 Prepaid Expenses						0.00
2/28/2026	2/28/2026	G/L	MOVE AUTO OWNERS PAYMENT FOR APRIL TO	383.00		383.00
Net Change: 383.00				383.00	0.00	383.00
02001 Prepaid Owner Assessments						(2,666.25)
2/2/2026	2/2/2026	A/R	Lockbox		1,231.61	(3,897.86)

GL Ledger Summary by Department

Tuesday, March 24, 2026

13:13

Period 2/1/2026 To 2/28/2026 11:59:00 PM

Haile Village Center Condo

Posted	Transaction	Source	Note	Debit	Credit	Balance
2/3/2026	2/3/2026	A/R	Lockbox		280.04	(4,177.90)
2/4/2026	2/4/2026	A/R	Lockbox		142.11	(4,320.01)
2/5/2026	2/5/2026	A/R	Lockbox		137.93	(4,457.94)
2/6/2026	2/6/2026	A/R	Lockbox		137.93	(4,595.87)
2/9/2026	2/9/2026	A/R	Lockbox		465.34	(5,061.21)
2/12/2026	2/12/2026	A/R	Apply Credit	4,340.98		(720.23)
2/19/2026	2/19/2026	A/R	Lockbox		280.04	(1,000.27)
2/27/2026	2/27/2026	A/R	Lockbox		986.41	(1,986.68)
Net Change: 679.57				4,340.98	3,661.41	(1,986.68)

02002 Accounts Payable

						(33.60)
2/1/2026	12/10/2025	A/P	False Alarm Reduction Unit		21.00	(54.60)
2/1/2026	12/10/2025	A/P	False Alarm Reduction Unit		21.00	(75.60)
2/1/2026	12/10/2025	A/P	False Alarm Reduction Unit		21.00	(96.60)
2/1/2026	12/10/2025	A/P	False Alarm Reduction Unit		21.00	(117.60)
2/2/2026	1/15/2026	A/P	GATOR FIRE EQUIPMENT COMPANY		150.00	(267.60)
2/2/2026	1/21/2026	A/P	GRU		60.34	(327.94)
2/2/2026	1/21/2026	A/P	GRU		83.19	(411.13)
2/2/2026	1/21/2026	A/P	GRU		64.13	(475.26)
2/2/2026	1/21/2026	A/P	GRU		99.74	(575.00)
2/5/2026	1/21/2026	A/P	GRU		57.82	(632.82)
2/3/2026	1/22/2026	A/P	Auto-Owners Insurance (MI)		383.00	(1,015.82)
2/1/2026	2/1/2026	A/P	Chk# 100170: False Alarm Reduction Unit	21.00		(994.82)
2/1/2026	2/1/2026	A/P	Chk# 100171: False Alarm Reduction Unit	21.00		(973.82)
2/1/2026	2/1/2026	A/P	Chk# 100172: False Alarm Reduction Unit	21.00		(952.82)
2/1/2026	2/1/2026	A/P	Chk# 100173: False Alarm Reduction Unit	21.00		(931.82)
2/1/2026	2/1/2026	A/P	Vesta Property Services, Inc.		358.92	(1,290.74)
2/1/2026	2/1/2026	A/P	Chk# Auto: Vesta Property Services, Inc.	358.92		(931.82)
2/2/2026	2/2/2026	A/P	IPFS CORPORATION		1,958.90	(2,890.72)
2/2/2026	2/2/2026	A/P	Chk# 0: IPFS CORPORATION	1,958.90		(931.82)
2/3/2026	2/3/2026	A/P	Chk# 300112: GAINESVILLE REGIONAL UTILITIES	64.13		(867.69)
2/9/2026	2/9/2026	A/P	Chk# 100176: Gator Fire Extinguisher Company, Inc.	150.00		(717.69)
2/10/2026	2/10/2026	A/P	Chk# 100177: Vesta Property Services, Inc.	0.30		(717.39)
2/10/2026	2/10/2026	A/P	Chk# 100178: Vesta Property Services, Inc.	27.80		(689.59)
2/10/2026	2/10/2026	A/P	Chk# 100179: Vesta Property Services, Inc.	5.50		(684.09)
2/12/2026	2/12/2026	A/P	Chk# 300108: GAINESVILLE REGIONAL UTILITIES	99.74		(584.35)
2/12/2026	2/12/2026	A/P	Chk# 300109: GAINESVILLE REGIONAL UTILITIES	60.34		(524.01)
2/12/2026	2/12/2026	A/P	Chk# 300110: GAINESVILLE REGIONAL UTILITIES	57.82		(466.19)
2/12/2026	2/12/2026	A/P	Chk# 300111: GAINESVILLE REGIONAL UTILITIES	83.19		(383.00)
2/27/2026	2/20/2026	A/P	GRU		99.68	(482.68)
2/27/2026	2/20/2026	A/P	GRU		63.25	(545.93)
2/27/2026	2/20/2026	A/P	GRU		83.41	(629.34)
2/27/2026	2/20/2026	A/P	GRU		60.11	(689.45)
2/27/2026	2/20/2026	A/P	GRU		58.05	(747.50)
2/26/2026	2/26/2026	A/P	Chk# 300113: Auto-Owners Insurance	383.00		(364.50)
2/27/2026	2/27/2026	A/P	IPFS CORPORATION		1,958.90	(2,323.40)
2/27/2026	2/27/2026	A/P	Chk# 0: IPFS CORPORATION	1,958.90		(364.50)
Net Change: (330.90)				5,292.54	5,623.44	(364.50)

02004 Accrued Payables

						(365.22)
2/28/2026	2/28/2026	G/L	REVERSE JAN GRU ACCRUAL	365.22		0.00
Net Change: 365.22				365.22	0.00	0.00

02005 Insurance Note

						(3,042.15)
2/2/2026	2/2/2026	A/P	IPFS CORPORATION	1,958.90		(1,083.25)

GL Ledger Summary by Department

Period 2/1/2026 To 2/28/2026 11:59:00 PM

Tuesday, March 24, 2026

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Haile Village Center Condo

Posted	Transaction	Source	Note	Debit	Credit	Balance
2/27/2026	2/27/2026	A/P	IPFS CORPORATION	1,958.90		875.65
2/28/2026	2/28/2026	G/L	ZERO OUT NOTE PAYABLE		875.65	0.00
			Net Change: 3,042.15	3,917.80	875.65	0.00
03004 Member Assessments						(4,644.10)
2/1/2026	2/1/2026	A/R	Billing		4,644.10	(9,288.20)
			Net Change: (4,644.10)	0.00	4,644.10	(9,288.20)
03010 Interest Income						(0.08)
2/28/2026	2/28/2026	G/L	Bank Reconcile: Interest Earned		0.09	(0.17)
			Net Change: (0.09)	0.00	0.09	(0.17)
03060 Reserve Transfers						792.50
2/25/2026	2/25/2026	G/L	RECORD RESERVE TRANSFER	792.50		1,585.00
			Net Change: 792.50	792.50	0.00	1,585.00
04100 Management Fees						343.92
2/1/2026	2/1/2026	A/P	Vesta Property Services, Inc.	343.92		687.84
			Net Change: 343.92	343.92	0.00	687.84
04110 Office Supplies/Expenses						48.60
2/1/2026	2/1/2026	A/P	Vesta Property Services, Inc.	15.00		63.60
			Net Change: 15.00	15.00	0.00	63.60
04130 Utilities						365.22
2/2/2026	1/21/2026	A/P	GRU	60.34		425.56
2/2/2026	1/21/2026	A/P	GRU	83.19		508.75
2/2/2026	1/21/2026	A/P	GRU	64.13		572.88
2/2/2026	1/21/2026	A/P	GRU	99.74		672.62
2/5/2026	1/21/2026	A/P	GRU	57.82		730.44
2/27/2026	2/20/2026	A/P	GRU	99.68		830.12
2/27/2026	2/20/2026	A/P	GRU	63.25		893.37
2/27/2026	2/20/2026	A/P	GRU	83.41		976.78
2/27/2026	2/20/2026	A/P	GRU	60.11		1,036.89
2/27/2026	2/20/2026	A/P	GRU	58.05		1,094.94
2/28/2026	2/28/2026	G/L	REVERSE JAN GRU ACCRUAL		365.22	729.72
			Net Change: 364.50	729.72	365.22	729.72
04135 Insurance						2,243.93
2/28/2026	2/28/2026	G/L	ZERO OUT NOTE PAYABLE	875.65		3,119.58
2/28/2026	2/28/2026	G/L	MONTHLY PREPAID INSURANCE ENTRY	1,978.40		5,097.98
			Net Change: 2,854.05	2,854.05	0.00	5,097.98
04188 Fire Alarm Monitoring						649.88
2/1/2026	12/10/2025	A/P	False Alarm Reduction Unit	21.00		670.88
2/1/2026	12/10/2025	A/P	False Alarm Reduction Unit	21.00		691.88
2/1/2026	12/10/2025	A/P	False Alarm Reduction Unit	21.00		712.88
2/1/2026	12/10/2025	A/P	False Alarm Reduction Unit	21.00		733.88
2/2/2026	1/15/2026	A/P	GATOR FIRE EQUIPMENT COMPANY	150.00		883.88
			Net Change: 234.00	234.00	0.00	883.88
06100 Fund Balance						(6,102.01)

GL Ledger Summary by Department

Period 2/1/2026 To 2/28/2026 11:59:00 PM

Tuesday, March 24, 2026

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Haile Village Center Condo

Posted	Transaction	Source	Note	Debit	Credit	Balance
Reserve						
01004 Due To/From Operating						792.50
2/25/2026	2/25/2026	G/L	RECORD RESERVE TRANSFER		792.50	0.00
			Net Change: (792.50)	0.00	792.50	0.00
01056 Alliance Bank - Reserves *****8168						32,728.07
2/25/2026	2/25/2026	G/L	RECORD RESERVE TRANSFER	792.50		33,520.57
2/25/2026	2/25/2026	G/L	RECORD RESERVE TRANSFER	792.50		34,313.07
2/28/2026	2/28/2026	G/L	Bank Reconcile: Interest Earned	3.79		34,316.86
			Net Change: 1,588.79	1,588.79	0.00	34,316.86
02024 Def Reserves - General Reserves						(11,304.85)
02027 Def Reserves - Painting Reserves						(21,706.26)
2/25/2026	2/25/2026	G/L	RECORD RESERVE TRANSFER		592.50	(22,298.76)
			Net Change: (592.50)	0.00	592.50	(22,298.76)
02028 SIRS - Def Reserves - Roofing Reserves						(450.31)
2/25/2026	2/25/2026	G/L	RECORD RESERVE TRANSFER		200.00	(650.31)
			Net Change: (200.00)	0.00	200.00	(650.31)
03010 Interest Income						(4.17)
2/28/2026	2/28/2026	G/L	Bank Reconcile: Interest Earned		3.79	(7.96)
			Net Change: (3.79)	0.00	3.79	(7.96)
06100 Fund Balance						(54.98)

Haile Village Center Condo
Bank Reconciliation Expanded Detail Consolidated

Bank: Alliance Bank - Reserves Account: *****8168

Statement Date: 2/28/2026

G/L Balance: 34,316.86

Linked Statement: 030226111824_8168_022826.PDF

Statement Balance: 34,316.86

Item	Date	Check #	Amount	Balance
			Previous Balance:	32,728.07
RECORD RESERVE TRANSFER	2/25/2026		1,585.00	34,313.07
Bank Reconcile: Interest Earned	2/28/2026		3.79	34,316.86
Total Deposits / Adjustments:			1,588.79	
			Statement Balance:	34,316.86

Outstanding Items:

Bank Reconciliation Summary: Alliance Bank - Reserves Account: ***8168**

G/L Balance:	34,316.86
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	34,316.86
Statement Balance:	34,316.86
G/L and Balance Difference:	0.00

Haile Village Center Condo

Bank Reconciliation Expanded Detail Consolidated

Bank: Alliance Bank - Operating Account: *****8160

Statement Date: 2/28/2026

G/L Balance: 1,613.21

Linked Statement: 030226160433_8160_022826.PDF

Statement Balance: 4,087.49

Item	Date	Check #	Amount	Balance
			Previous Balance:	5,260.63
False Alarm Reduction Unit	2/1/2026	100170	-21.00	5,239.63
False Alarm Reduction Unit	2/1/2026	100171	-21.00	5,218.63
False Alarm Reduction Unit	2/1/2026	100172	-21.00	5,197.63
False Alarm Reduction Unit	2/1/2026	100173	-21.00	5,176.63
Vesta Property Services - Corporate/Jacksonville	2/1/2026	Auto	-358.92	4,817.71
IPFS CORPORATION - FL	2/2/2026	0	-1,958.90	2,858.81
GRU	2/3/2026	300112	-64.13	2,794.68
GATOR FIRE EQUIPMENT COMPANY	2/9/2026	100176	-150.00	2,644.68
Vesta Property Services - Corporate/Jacksonville	2/10/2026	100177	-0.30	2,644.38
Vesta Property Services - Corporate/Jacksonville	2/10/2026	100178	-27.80	2,616.58
Vesta Property Services - Corporate/Jacksonville	2/10/2026	100179	-5.50	2,611.08
GRU	2/12/2026	300108	-99.74	2,511.34
GRU	2/12/2026	300109	-60.34	2,451.00
GRU	2/12/2026	300110	-57.82	2,393.18
GRU	2/12/2026	300111	-83.19	2,309.99
Auto-Owners Insurance (MI)	2/26/2026	300113	-383.00	1,926.99
Total Checks:			-3,333.64	
FALSE ALARM FIRE REDUCTION	1/31/2026		84.00	2,010.99
Lockbox	2/2/2026		1,231.61	3,242.60
Lockbox	2/3/2026		280.04	3,522.64
Lockbox	2/4/2026		142.11	3,664.75
Lockbox	2/5/2026		137.93	3,802.68
Lockbox	2/6/2026		137.93	3,940.61
Lockbox	2/9/2026		465.34	4,405.95
Lockbox	2/19/2026		280.04	4,685.99
RECORD RESERVE TRANSFER	2/25/2026		-1,585.00	3,100.99
Lockbox	2/27/2026		986.41	4,087.40
Bank Reconcile: Interest Earned	2/28/2026		0.09	4,087.49
Total Deposits / Adjustments:			2,160.50	
			Statement Balance:	4,087.49

Outstanding Items:

Check #	Date	Reference	Uncleared Checks
0	2/27/2026	IPFS CORPORATION - FL	1,958.90
100168	1/1/2026	GATOR FIRE EQUIPMENT COMPANY	628.88
			<u>2,587.78</u>

* voided check

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Haile Village Center Condo
Bank Reconciliation Expanded Detail Consolidated

Bank Reconciliation Summary: Alliance Bank - Operating Account: ***8160**

G/L Balance:	1,613.21
Uncleared Checks, Credits:	2,587.78
Uncleared Deposits, Debits:	0.00
G/L Difference:	4,200.99
 Statement Balance:	 4,087.49
G/L and Balance Difference:	113.50

Haile Village Center Condo
Bank Reconciliation Expanded Detail Consolidated

Bank: Alliance Bank - SIRS Reserve Account: *****5435

Statement Date: 2/28/2026

Linked Statement: 032426134610_5435_022826.PDF

Statement Balance: 0.00

Item	Date	Check #	Amount	Balance
Previous Balance:				0.00
Statement Balance:				0.00

Outstanding Items:

Check #	Date	Reference	Uncleared Checks
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Bank Reconciliation Summary: Alliance Bank - SIRS Reserve Account: ***5435**

G/L Balance:	1,613.21
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	1,613.21
Statement Balance:	0.00
G/L and Balance Difference:	1,613.21

Haile Village Center Condo
Bank Statement Attachments



PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

HAILE VILLAGE CENTER CONDOMINIUM ASSOCIA
C/O VESTA PROPERTY SERVICES INC
OPERATING
245 RIVERSIDE AVE SUITE 300
JACKSONVILLE FL 32202-4929

Last statement: January 31, 2026
This statement: February 28, 2026
Total days in statement period: 28

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Direct inquiries to:
888-734-4567

Alliance Association Banking
3075 W. Ray Road, FL 4
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Community Checking

Account number	XXXXXX8160	Beginning balance	\$5,260.63
Enclosures	2	Total additions	3,661.50
Low balance	\$3,483.99	Total subtractions	4,834.64
Average balance	\$4,727.08	Ending balance	\$4,087.49
Avg collected balance	\$4,722		

DEBITS

Date	Description	Subtractions
02-03	' ACH Debit VESTA PROP ACH MONTHLY MANAGEMENT FEE	358.92
02-03	' ACH Debit IPFS877-674-3076 IPFSPMTFLS 260203 276362	1,958.90
02-05	' ACH Debit GRU WEB_PAY 260205	57.82
02-05	' ACH Debit GRU WEB_PAY 260205	60.34
02-05	' ACH Debit GRU WEB_PAY 260205	64.13
02-05	' ACH Debit GRU WEB_PAY 260205	83.19
02-05	' ACH Debit GRU WEB_PAY 260205	99.74

HAILE VILLAGE CENTER CONDOMINIUM ASSOCIA
February 28, 2026

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<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
02-10	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100176*2602 09*GATOR FIRE EQUIPMENT COMPANY\200790620\159004493\20	150.00
02-11	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100177*2602 10*Vesta Property Services Corp\200 901445\159142130\2	0.30
02-11	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100179*2602 10*Vesta Property Services Corp\200 901433\159142126\2	5.50
02-11	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100178*2602 10*Vesta Property Services Corp\200 901438\159142129\2	27.80
02-25	Miscellaneous Debit EXTERNAL WEB API -	792.50
02-25	Miscellaneous Debit EXTERNAL WEB API -	792.50
02-27	' ACH Debit AUTO OWNERS INS WEB PAY 260227 32399917	383.00

CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-02	' Lockbox Deposit	1,231.61
02-03	' Lockbox Deposit	280.04
02-04	' Lockbox Deposit	142.11
02-05	' Lockbox Deposit	137.93
02-06	' Lockbox Deposit	137.93
02-09	' Lockbox Deposit	465.34
02-19	' Lockbox Deposit	280.04
02-27	' Lockbox Deposit	986.41
02-28	' Interest Credit	0.09

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
01-31	5,260.63	02-06	4,507.21	02-25	3,483.99
02-02	6,492.24	02-09	4,972.55	02-27	4,087.40
02-03	4,454.46	02-10	4,822.55	02-28	4,087.49
02-04	4,596.57	02-11	4,788.95		
02-05	4,369.28	02-19	5,068.99		

INTEREST INFORMATION

Annual percentage yield earned	0.02%
Interest-bearing days	28
Average balance for APY	\$4,722.01
Interest earned	\$0.09

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

HAILE VILLAGE CENTER CONDOMINIUM ASSOCIA
C/O VESTA PROPERTY SERVICES INC
RESERVE
245 RIVERSIDE AVE SUITE 300
JACKSONVILLE FL 32202-4929

Last statement: January 31, 2026
This statement: February 28, 2026
Total days in statement period: 28

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(2)

Direct inquiries to:
888-734-4567

Alliance Association Banking
3075 W. Ray Road, FL 4
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Association MMA

Account number	XXXXXX8168	Beginning balance	\$32,728.07
Enclosures	2	Total additions	1,588.79
Low balance	\$32,728.07	Total subtractions	0.00
Average balance	\$32,954.50	Ending balance	\$34,316.86
Avg collected balance	\$32,954		
Interest paid year to date	\$7.96		

CREDITS

Date	Description	Additions
02-25	Miscellaneous Credit	792.50
	EXTERNAL WEB API -	
02-25	Miscellaneous Credit	792.50
	EXTERNAL WEB API -	
02-28	' Interest Credit	3.79

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
01-31	32,728.07	02-25	34,313.07	02-28	34,316.86

INTEREST INFORMATION

Annual percentage yield earned	0.15%
Interest-bearing days	28
Average balance for APY	\$32,954.50
Interest earned	\$3.79

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

HAILE VILLAGE CENTER CONDOMINIUM
C/O VESTA PROPERTY SERVICES INC
SIRS RESERVE
245 RIVERSIDE AVE SUITE 300
JACKSONVILLE FL 32202-4929

Last statement: February 25, 2026

This statement: February 28, 2026

Total days in statement period: 4

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(0)

Direct inquiries to:

888-734-4567

Alliance Association Banking

3075 W. Ray Road, FL 4

Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Association MMA

Account number	XXXXXX5435	Beginning balance	\$0.00
Low balance	\$0.00	Total additions	.00
Average balance	\$0.00	Total subtractions	0.00
Avg collected balance	\$0	Ending balance	0.00

INTEREST INFORMATION

Annual percentage yield earned	0.00%
Interest-bearing days	4
Average balance for APY	\$0.00
Interest earned	\$0.00

**** No activity this statement period ****

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Prepaid Insurance Report

Haile Village Center Condo

Prepaid Insurance Schedule

As Of Date:

02/28/26

Type	Start	Stop	Annual Premium	Monthly Premium	Daily Premium	Days to Maturity	Expired Amount	Unexpired Amount
	5/1/2023	4/30/2024	\$2,648.52	\$220.71	\$7.26	0	\$0.00	\$0.00
	4/30/2024	5/29/2025	\$2,928.24	\$209.16	\$7.43	0	\$0.00	\$0.00
	4/30/2024	5/29/2025	\$480.00	\$34.29	\$1.22	0	\$0.00	\$0.00
	5/29/2025	5/28/2026	\$3,180.78	\$244.68	\$8.74	89	\$2,403.06	\$777.72
	5/1/2023	4/30/2024	\$1,146.00	\$95.50	\$3.14	0	\$0.00	\$0.00
	5/1/2023	4/30/2024	\$19,227.40	\$1,602.28	\$52.68	0	\$0.00	\$0.00
	4/30/2024	5/25/2025	\$22,420.65	\$1,601.48	\$57.49	0	\$0.00	\$0.00
Package	5/25/2025	5/24/2026	\$22,538.39	\$1,733.72	\$61.92	85	\$17,275.30	\$5,263.09
TOTAL			\$25,719.17	\$1,978.40	\$70.66		\$19,678.37	\$6,040.80

Haile Village Center Condo
Property Document Attachments

Description	GL #	Posted Date	Amount
Total			\$ -

Description	GL #	Posted Dat	Amount
McGriff Ins	1006	1.31.26	\$ 53.56
McGriff Ins	1006	2.28.26	\$ 383.00
Total			\$ 436.56