



Haile Village Center Condominium Association, Inc.

UNAUDITED FINANCIAL STATEMENT

January 2026

Reviewed by: _____

Haile Village Center Condo
Balance Sheet
Period 01/31/2026

Page 1 of 1

	January 2026	Operating	Reserve	Total
Assets				
<i>Bank</i>				
01055	Alliance Bank - Operating	4,829.25		4,829.25
01056	Alliance Bank - Reserves		32,728.07	32,728.07
	<i>Total Bank</i>	<u>4,829.25</u>	<u>32,728.07</u>	<u>37,557.32</u>
<i>Current Assets</i>				
01002	Members Receivable	353.41		353.41
01004	Due To/From Operating	(792.50)	792.50	
01006	Prepaid Insurance	8,019.20		8,019.20
	<i>Total Current Assets</i>	<u>7,580.11</u>	<u>792.50</u>	<u>8,372.61</u>
	TOTAL ASSETS	<u>12,409.36</u>	<u>33,520.57</u>	<u>45,929.93</u>
Liabilities & Equity				
<i>Current Liabilities</i>				
02001	Prepaid Owner Assessments	2,666.25		2,666.25
02002	Accounts Payable	33.60		33.60
02004	Accrued Payables	365.22		365.22
02005	Insurance Note	3,042.15		3,042.15
	<i>Total Current Liabilities</i>	<u>6,107.22</u>		<u>6,107.22</u>
<i>Liability</i>				
02024	Def Reserves - General Reserves		11,304.85	11,304.85
02027	Def Reserves - Painting Reserves		21,706.26	21,706.26
02028	SIRS - Def Reserves - Roofing Reserves		450.31	450.31
	<i>Total Liability</i>		<u>33,461.42</u>	<u>33,461.42</u>
<i>Equity</i>				
06100	Fund Balance	6,102.01	54.98	6,156.99
	Current Year Net Income/(Loss)	200.13	4.17	204.30
	<i>Total Equity</i>	<u>6,302.14</u>	<u>59.15</u>	<u>6,361.29</u>
	TOTAL LIABILITIES & EQUITY	<u>12,409.36</u>	<u>33,520.57</u>	<u>45,929.93</u>

Haile Village Center Condo Income & Expense Statement

Posted 1/1/2026 To 1/31/2026 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income							
<u>Income</u>							
03004 Member Assessments	4,644.10	4,644.11	(0.01)	4,644.10	4,644.11	(0.01)	55,729.32
03010 Interest Income	4.25	0.00	4.25	4.25	0.00	4.25	0.00
03015 Prior Year Surplus	0.00	1,323.81	(1,323.81)	0.00	1,323.81	(1,323.81)	15,885.68
03060 Reserve Transfers	(792.50)	(792.00)	(0.50)	(792.50)	(792.00)	(0.50)	(9,510.00)
TOTAL Income	3,855.85	5,175.92	(1,320.07)	3,855.85	5,175.92	(1,320.07)	62,105.00
TOTAL Income	3,855.85	5,175.92	(1,320.07)	3,855.85	5,175.92	(1,320.07)	62,105.00
Expense							
<u>Expense</u>							
04100 Management Fees	343.92	343.92	0.00	343.92	343.92	0.00	4,127.00
04110 Office Supplies/Expenses	48.60	42.00	(6.60)	48.60	42.00	(6.60)	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	365.22	400.00	34.78	365.22	400.00	34.78	4,800.00
04135 Insurance	2,243.93	2,000.00	(243.93)	2,243.93	2,000.00	(243.93)	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	1,281.00	1,281.00	15,372.00
04168 Building Repairs and Maint	0.00	341.00	341.00	0.00	341.00	341.00	4,500.00
04188 Fire Alarm Monitoring	649.88	0.00	(649.88)	649.88	0.00	(649.88)	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	3,651.55	4,407.92	756.37	3,651.55	4,407.92	756.37	62,105.00
TOTAL Expense	3,651.55	4,407.92	756.37	3,651.55	4,407.92	756.37	62,105.00
Excess Revenue / Expense	204.30	768.00	(563.70)	204.30	768.00	(563.70)	0.00

Haile Village Center Condo Income & Expense Statement

Posted 1/1/2026 To 1/31/2026 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)	4,644.10	4,644.11	(0.01)	55,729.32
03010 Interest Income	0.08	0.00	0.08	0.08	0.00	0.08	0.00
03015 Prior Year Surplus	0.00	1,323.81	(1,323.81)	0.00	1,323.81	(1,323.81)	15,885.68
03060 Reserve Transfers	(792.50)	(792.00)	(0.50)	(792.50)	(792.00)	(0.50)	(9,510.00)
TOTAL Income	3,851.68	5,175.92	(1,324.24)	3,851.68	5,175.92	(1,324.24)	62,105.00
TOTAL Income	3,851.68	5,175.92	(1,324.24)	3,851.68	5,175.92	(1,324.24)	62,105.00
Expense							
<u>Expense</u>							
04100 Management Fees	343.92	343.92	0.00	343.92	343.92	0.00	4,127.00
04110 Office Supplies/Expenses	48.60	42.00	(6.60)	48.60	42.00	(6.60)	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	365.22	400.00	34.78	365.22	400.00	34.78	4,800.00
04135 Insurance	2,243.93	2,000.00	(243.93)	2,243.93	2,000.00	(243.93)	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	1,281.00	1,281.00	15,372.00
04168 Building Repairs and Maint	0.00	341.00	341.00	0.00	341.00	341.00	4,500.00
04188 Fire Alarm Monitoring	649.88	0.00	(649.88)	649.88	0.00	(649.88)	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	3,651.55	4,407.92	756.37	3,651.55	4,407.92	756.37	62,105.00
TOTAL Expense	3,651.55	4,407.92	756.37	3,651.55	4,407.92	756.37	62,105.00
Excess Revenue / Expense	200.13	768.00	(567.87)	200.13	768.00	(567.87)	0.00

Haile Village Center Condo
Income & Expense Statement

Posted 1/1/2026 To 1/31/2026 11:59:00 PM

	This Month: Reserve			YTD: Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Income							
03010 Interest Income	4.17	0.00	4.17	4.17	0.00	4.17	0.00
TOTAL Income	4.17	0.00	4.17	4.17	0.00	4.17	0.00
TOTAL Income	4.17	0.00	4.17	4.17	0.00	4.17	0.00
Excess Revenue / Expense	4.17	0.00	4.17	4.17	0.00	4.17	0.00

YTD P&L by Month

Wednesday, February 25, 2026 8:47

Posted 1/1/2026 To 1/31/2026 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	0	0	0	0	0	0	0	0	0	0	0	4,644
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)	0	0	0	0	0	0	0	0	0	0	0	(793)
TOTAL Income	3,852	0	0	0	0	0	0	0	0	0	0	0	3,852
TOTAL INCOME	3,852	0	0	0	0	0	0	0	0	0	0	0	3,852
EXPENSES													
<u>Expense</u>													
04100Management Fees	344	0	0	0	0	0	0	0	0	0	0	0	344
04110Office Supplies/Expenses	49	0	0	0	0	0	0	0	0	0	0	0	49
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	0	0	0	0	0	0	0	0	0	0	0	365
04135Insurance	2,244	0	0	0	0	0	0	0	0	0	0	0	2,244
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	0	0	0	0	0	0	0	0	0	0	0	650
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	0	0	0	0	0	0	0	0	0	0	0	3,652
TOTAL EXPENSES	3,652	0	0	0	0	0	0	0	0	0	0	0	3,652

YTD P&L by Month

Posted 1/1/2026 To 1/31/2026 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	0	0	0	0	0	0	0	0	0	0	0	200

YTD P&L by Month

Posted 1/1/2026 To 1/31/2026 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	0	0	0	0	0	0	0	0	0	0	0	4
TOTAL Income	4	0	0	0	0	0	0	0	0	0	0	0	4
TOTAL INCOME	4	0	0	0	0	0	0	0	0	0	0	0	4
Excess Revenue / Expense	4	0	0	0	0	0	0	0	0	0	0	0	4

Delinquent Owners Report

Wednesday, February 25, 2026

8:48

Posted Date 01/31/2026

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.	0.00	107.74	107.74	0.00	215.48
94540	Owner	ADVANCED TURBINE SUPPC	0.00	137.93	0.00	0.00	137.93
Count: 2			0.00	245.67	107.74	0.00	353.41

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	353.41
		353.41

Prepaid Owners Report

Wednesday, February 25, 2026

8:48

Posted Date 01/31/2026

Haile Village Center Condo

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
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,JOHN	0.00	-53.66	0.00	0.00	-53.66
94544	Owner	Reminder Notice CYTACKI INVESTMENTS, LLC	0.00	0.00	0.00	-80.48	-80.48
94501	Owner	SAIDI,Levin &	-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
123554	Owner	CADENA MEDICAL ASSOCIATES	-137.93	0.00	0.00	0.00	-137.93
94513	Owner	TANG,Tianyu	-137.93	0.00	0.00	0.00	-137.93
94516	Owner	GONZALEZ,Jose Fernando and	-138.00	-0.28	0.00	0.00	-138.28
171647	Owner	O'FALLON,ALVARO PORRAS	-142.11	0.00	0.00	0.00	-142.11
94489	Owner	SHAMS and Sahar Dowidar,Ta	0.00	-142.11	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
94542	Owner	Late Fee; Rem DUPLER,Craig and Rose	-142.11	0.00	0.00	0.00	-142.11
94532	Owner	TURNER,Linda R.	-142.11	0.00	0.00	0.00	-142.11
265379	Owner	Van Lier,Hilary	-185.30	0.00	0.00	0.00	-185.30
209230	Owner	SARKISIAN,NICOLAS GRIMALDI	-137.93	-122.57	0.00	0.00	-260.50
94485	Owner	BERDANIER,Robert and Nancy	0.00	-284.22	0.00	0.00	-284.22
94500	Owner	KERN,Joanna V.	-356.91	0.00	0.00	0.00	-356.91
Count: 18			-1,982.93	-602.84	0.00	-80.48	-2,666.25

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	-2,666.25
		-2,666.25

AP Aging Detail Accrual

Posted 01/31/2026

Haile Village Center Condo

Vendor	Date	Invoice #	Current	31-60	61-90	Over 90
01055 Alliance Bank - Operating *****8160						
Vesta Property Services, I	1/30/2026	NCHCC-0126 Scans	0.30	0.00	0.00	0.00
Vesta Property Services, I	1/30/2026	NCHCC-0126 1099s	27.80	0.00	0.00	0.00
Vesta Property Services, I	1/30/2026	NCHCC-0126 Checks	5.50	0.00	0.00	0.00
01055 Alliance Bank - Operating *****8160 Totals:			33.60	0.00	0.00	0.00
01055 Alliance Bank - Operating *****8160 Cash Balance: \$4,829.25						
AP Total: \$33.60						
Available Cash Balance: \$4,795.65						
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: \$32,728.07						
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:			33.60	0.00	0.00	0.00
Total: \$33.60						

AP Check Register with Detail

Check Date 1/1/2026 To 1/31/2026 11:59:00 PM

Haile Village Center Condo

Alliance Bank - Operating					12
Check #	Check Date	Ctrl #	Vendor		
Invoice #		Expense Memo	Department	Amount	Status
Auto	1/6/2026	581627	Vesta Property Services, Inc.	358.92	PAID
		04100	Management Fees	343.92	
			MONTHLY MANAGEMENT FEE		
		04110	Office Supplies/Expenses	15.00	
			ELECTRONIC STORAGE		
0	1/2/2026	571701	IPFS CORPORATION	1,958.90	PAID
Inv. # 010226-6362		02005	Insurance Note	1,958.90	
			Acct# FLS-276362		
			- Receipt# 24321711		
0	1/19/2026	576628	McGriff Williams Insurance	53.56	PAID
Inv. # 011626		01006	Prepaid Insurance	53.56	
			Endorsement to Roof coverage: Bldgs N&Q		
100168	1/1/2026	569042	Gator Fire Extinguisher Company, Inc.	628.88	PAID
Inv. # 117377		04188	Fire Alarm Monitoring	628.88	
			Jan01-Mar31		
100169	1/1/2026	569043	False Alarm Reduction Unit	21.00	PAID
Inv. # 0001340518		04188	Fire Alarm Monitoring	21.00	
			Bldg Q		
100174	1/2/2026	572090	Vesta Property Services, Inc.	14.20	PAID
Inv. # NCHCC-1225		04110	Office Supplies/Expenses	14.20	
			Checks/copies		
100175	1/8/2026	573899	Gator Fire Extinguisher Company, Inc.	570.00	PAID
Inv. # 11621042		04193	Qtly Fire Sprinkler Inspection	570.00	
			Quarterly Inspection of a Fire Sprinkler System Wet Riser		
300103	1/13/2026	575297	GAINESVILLE REGIONAL UTILITIES	57.40	PAID
Inv. # 121725-1647		04130	Utilities	57.40	
			4850 Electric		
300104	1/13/2026	575298	GAINESVILLE REGIONAL UTILITIES	64.24	PAID
Inv. # 121725-6694		04130	Utilities	64.24	
			4820 Electric		
300105	1/13/2026	575299	GAINESVILLE REGIONAL UTILITIES	103.18	PAID
Inv. # 121725-4977		04130	Utilities	103.18	
			4941 Electric		
300106	1/13/2026	575300	GAINESVILLE REGIONAL UTILITIES	62.15	PAID
Inv. # 121725-9728		04130	Utilities	62.15	
			4833 Electric		
300107	1/13/2026	575301	GAINESVILLE REGIONAL UTILITIES	81.88	PAID
Inv. # 121725-8011		04130	Utilities	81.88	
			4936 Electric		
				Total	3,974.31
				Voided	0.00
Alliance Bank - Operating TOTAL \$					3,974.31

GL Ledger Summary by Department

Wednesday, February 25, 2026

8:48

Period 1/1/2026 To 1/31/2026 11:59:00 PM

Haile Village Center Condo

Posted	Transaction	Source	Note	Debit	Credit	Balance
Operating						
01002 Members Receivable						112.90
1/1/2026	1/1/2026	A/R	Billing	4,644.10		4,757.00
1/15/2026	1/15/2026	A/R	Apply Credit		4,260.50	496.50
1/20/2026	1/20/2026	A/R	Apply Credit		143.09	353.41
Net Change: 240.51				4,644.10	4,403.59	353.41
01004 Due To/From Operating						0.00
1/31/2026	1/31/2026	G/L	RECORD RESERVE TRANSFER		792.50	(792.50)
Net Change: (792.50)				0.00	792.50	(792.50)
01006 Prepaid Insurance						10,209.57
1/19/2026	1/16/2026	A/P	McGriff Williams Insurance	53.56		10,263.13
1/31/2026	1/31/2026	G/L	MONTHLY PREPAID INSURANCE ENTRY		2,243.93	8,019.20
Net Change: (2,190.37)				53.56	2,243.93	8,019.20
01055 Alliance Bank - Operating *****8160						4,572.80
1/1/2026	1/1/2026	A/P	Chk# 100168: Gator Fire Extinguisher Company, Inc.		628.88	3,943.92
1/1/2026	1/1/2026	A/P	Chk# 100169: False Alarm Reduction Unit		21.00	3,922.92
1/2/2026	1/2/2026	A/P	Chk# 0: IPFS CORPORATION		1,958.90	1,964.02
1/2/2026	1/2/2026	A/P	Chk# 100174: Vesta Property Services, Inc.		14.20	1,949.82
1/2/2026	1/2/2026	A/R	Lockbox	1,128.05		3,077.87
1/5/2026	1/5/2026	A/R	Lockbox	275.86		3,353.73
1/6/2026	1/6/2026	A/R	Lockbox	142.11		3,495.84
1/6/2026	1/6/2026	A/P	Chk# Auto: Vesta Property Services, Inc.		358.92	3,136.92
1/7/2026	1/7/2026	A/R	Lockbox	137.93		3,274.85
1/8/2026	1/8/2026	A/P	Chk# 100175: Gator Fire Extinguisher Company, Inc.		570.00	2,704.85
1/8/2026	1/8/2026	A/R	Lockbox	142.11		2,846.96
1/9/2026	1/9/2026	A/R	Lockbox	275.86		3,122.82
1/12/2026	1/12/2026	A/R	Lockbox	185.30		3,308.12
1/13/2026	1/13/2026	A/P	Chk# 300103: GAINESVILLE REGIONAL UTILITIES		57.40	3,250.72
1/13/2026	1/13/2026	A/P	Chk# 300104: GAINESVILLE REGIONAL UTILITIES		64.24	3,186.48
1/13/2026	1/13/2026	A/P	Chk# 300105: GAINESVILLE REGIONAL UTILITIES		103.18	3,083.30
1/13/2026	1/13/2026	A/P	Chk# 300106: GAINESVILLE REGIONAL UTILITIES		62.15	3,021.15
1/13/2026	1/13/2026	A/P	Chk# 300107: GAINESVILLE REGIONAL UTILITIES		81.88	2,939.27
1/19/2026	1/19/2026	A/P	Chk# 0: McGriff Williams Insurance		53.56	2,885.71
1/20/2026	1/20/2026	A/R	Lockbox	642.11		3,527.82
1/22/2026	1/22/2026	A/R	Lockbox	137.93		3,665.75
1/27/2026	1/27/2026	A/R	Lockbox	284.22		3,949.97
1/28/2026	1/28/2026	A/R	Lockbox	137.93		4,087.90
1/29/2026	1/29/2026	A/R	Lockbox	185.30		4,273.20
1/30/2026	1/30/2026	A/R	Lockbox	555.97		4,829.17
1/31/2026	1/31/2026	G/L	FALSE ALARM FIRE REDUCTION	84.00		4,913.17
1/31/2026	1/31/2026	G/L	FALSE ALARM FIRE REDUCTION		84.00	4,829.17
1/31/2026	1/31/2026	G/L	Bank Reconcile: Interest Earned	0.08		4,829.25
Net Change: 256.45				4,314.76	4,058.31	4,829.25
02001 Prepaid Owner Assessments						(2,839.16)
1/2/2026	1/2/2026	A/R	Lockbox		1,128.05	(3,967.21)
1/5/2026	1/5/2026	A/R	Lockbox		275.86	(4,243.07)
1/6/2026	1/6/2026	A/R	Lockbox		142.11	(4,385.18)
1/7/2026	1/7/2026	A/R	Lockbox		137.93	(4,523.11)
1/8/2026	1/8/2026	A/R	Lockbox		142.11	(4,665.22)
1/9/2026	1/9/2026	A/R	Lockbox		275.86	(4,941.08)

GL Ledger Summary by Department

Wednesday, February 25, 2026

8:48

Period 1/1/2026 To 1/31/2026 11:59:00 PM

Haile Village Center Condo

Posted	Transaction	Source	Note	Debit	Credit	Balance
1/12/2026	1/12/2026	A/R	Lockbox		185.30	(5,126.38)
1/15/2026	1/15/2026	A/R	Apply Credit	4,260.50		(865.88)
1/20/2026	1/20/2026	A/R	Lockbox		642.11	(1,507.99)
1/20/2026	1/20/2026	A/R	Apply Credit	143.09		(1,364.90)
1/22/2026	1/22/2026	A/R	Lockbox		137.93	(1,502.83)
1/27/2026	1/27/2026	A/R	Lockbox		284.22	(1,787.05)
1/28/2026	1/28/2026	A/R	Lockbox		137.93	(1,924.98)
1/29/2026	1/29/2026	A/R	Lockbox		185.30	(2,110.28)
1/30/2026	1/30/2026	A/R	Lockbox		555.97	(2,666.25)
Net Change: 172.91				4,403.59	4,230.68	(2,666.25)

02002 Accounts Payable

						(953.05)
1/1/2026	12/1/2025	A/P	GATOR FIRE EQUIPMENT COMPANY		628.88	(1,581.93)
1/1/2026	12/3/2025	A/P	False Alarm Reduction Unit		21.00	(1,602.93)
1/1/2026	1/1/2026	A/P	Chk# 100168: Gator Fire Extinguisher Company, Inc.	628.88		(974.05)
1/1/2026	1/1/2026	A/P	Chk# 100169: False Alarm Reduction Unit	21.00		(953.05)
1/6/2026	1/1/2026	A/P	Vesta Property Services, Inc.		358.92	(1,311.97)
1/2/2026	1/2/2026	A/P	IPFS CORPORATION		1,958.90	(3,270.87)
1/2/2026	1/2/2026	A/P	Chk# 0: IPFS CORPORATION	1,958.90		(1,311.97)
1/2/2026	1/2/2026	A/P	Chk# 100174: Vesta Property Services, Inc.	14.20		(1,297.77)
1/6/2026	1/6/2026	A/P	Chk# Auto: Vesta Property Services, Inc.	358.92		(938.85)
1/8/2026	1/8/2026	A/P	Chk# 100175: Gator Fire Extinguisher Company, Inc.	570.00		(368.85)
1/13/2026	1/13/2026	A/P	Chk# 300103: GAINESVILLE REGIONAL UTILITIES	57.40		(311.45)
1/13/2026	1/13/2026	A/P	Chk# 300104: GAINESVILLE REGIONAL UTILITIES	64.24		(247.21)
1/13/2026	1/13/2026	A/P	Chk# 300105: GAINESVILLE REGIONAL UTILITIES	103.18		(144.03)
1/13/2026	1/13/2026	A/P	Chk# 300106: GAINESVILLE REGIONAL UTILITIES	62.15		(81.88)
1/13/2026	1/13/2026	A/P	Chk# 300107: GAINESVILLE REGIONAL UTILITIES	81.88		0.00
1/19/2026	1/16/2026	A/P	McGriff Williams Insurance		53.56	(53.56)
1/19/2026	1/19/2026	A/P	Chk# 0: McGriff Williams Insurance	53.56		0.00
1/30/2026	1/30/2026	A/P	Vesta Property Services - Corporate/Jacksonville		0.30	(0.30)
1/30/2026	1/30/2026	A/P	Vesta Property Services - Corporate/Jacksonville		27.80	(28.10)
1/30/2026	1/30/2026	A/P	Vesta Property Services - Corporate/Jacksonville		5.50	(33.60)
Net Change: 919.45				3,974.31	3,054.86	(33.60)

02004 Accrued Payables

1/31/2026	1/31/2026	G/L	ACCRUE JAN UTILITITES		365.22	(365.22)
Net Change: (365.22)				0.00	365.22	(365.22)

02005 Insurance Note

1/2/2026	1/2/2026	A/P	IPFS CORPORATION	1,958.90		(3,042.15)
Net Change: 1,958.90				1,958.90	0.00	(3,042.15)

03004 Member Assessments

1/1/2026	1/1/2026	A/R	Billing		4,644.10	(4,644.10)
Net Change: (4,644.10)				0.00	4,644.10	(4,644.10)

03010 Interest Income

1/31/2026	1/31/2026	G/L	Bank Reconcile: Interest Earned		0.08	(0.08)
Net Change: (0.08)				0.00	0.08	(0.08)

03060 Reserve Transfers

1/31/2026	1/31/2026	G/L	RECORD RESERVE TRANSFER	792.50		792.50
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GL Ledger Summary by Department

Wednesday, February 25, 2026

8:48

Period 1/1/2026 To 1/31/2026 11:59:00 PM

Haile Village Center Condo

Posted	Transaction	Source	Note	Debit	Credit	Balance
			Net Change: 792.50	792.50	0.00	792.50
						0.00
04100 Management Fees						
1/6/2026	1/1/2026	A/P	Vesta Property Services, Inc.	343.92		343.92
			Net Change: 343.92	343.92	0.00	343.92
						0.00
04110 Office Supplies/Expenses						
1/6/2026	1/1/2026	A/P	Vesta Property Services, Inc.	15.00		15.00
1/30/2026	1/30/2026	A/P	Vesta Property Services - Corporate/Jacksonville	0.30		15.30
1/30/2026	1/30/2026	A/P	Vesta Property Services - Corporate/Jacksonville	27.80		43.10
1/30/2026	1/30/2026	A/P	Vesta Property Services - Corporate/Jacksonville	5.50		48.60
			Net Change: 48.60	48.60	0.00	48.60
						0.00
04130 Utilities						
1/31/2026	1/31/2026	G/L	ACCRUE JAN UTILITITES	365.22		365.22
			Net Change: 365.22	365.22	0.00	365.22
						0.00
04135 Insurance						
1/31/2026	1/31/2026	G/L	MONTHLY PREPAID INSURANCE ENTRY	2,243.93		2,243.93
			Net Change: 2,243.93	2,243.93	0.00	2,243.93
						0.00
04188 Fire Alarm Monitoring						
1/1/2026	12/1/2025	A/P	GATOR FIRE EQUIPMENT COMPANY	628.88		628.88
1/1/2026	12/3/2025	A/P	False Alarm Reduction Unit	21.00		649.88
			Net Change: 649.88	649.88	0.00	649.88
						(6,102.01)
06100 Fund Balance						
399 Suspense						0.00
1/31/2026	1/31/2026	G/L	FALSE ALARM FIRE REDUCTION		84.00	(84.00)
1/31/2026	1/31/2026	G/L	FALSE ALARM FIRE REDUCTION	84.00		0.00
			Net Change: 0.00	84.00	84.00	0.00

GL Ledger Summary by Department

Wednesday, February 25, 2026

8:48

Period 1/1/2026 To 1/31/2026 11:59:00 PM

Haile Village Center Condo

Posted	Transaction	Source	Note	Debit	Credit	Balance
Reserve						
01004 Due To/From Operating						0.00
1/31/2026	1/31/2026	G/L	RECORD RESERVE TRANSFER	792.50		792.50
			Net Change: 792.50	792.50	0.00	792.50
01056 Alliance Bank - Reserves *****8168						32,723.90
1/31/2026	1/31/2026	G/L	Bank Reconcile: Interest Earned	4.17		32,728.07
			Net Change: 4.17	4.17	0.00	32,728.07
02024 Def Reserves - General Reserves						(11,304.85)
02027 Def Reserves - Painting Reserves						(21,113.76)
1/31/2026	1/31/2026	G/L	RECORD RESERVE TRANSFER		592.50	(21,706.26)
			Net Change: (592.50)	0.00	592.50	(21,706.26)
02028 SIRS - Def Reserves - Roofing Reserves						(250.31)
1/31/2026	1/31/2026	G/L	RECORD RESERVE TRANSFER		200.00	(450.31)
			Net Change: (200.00)	0.00	200.00	(450.31)
03010 Interest Income						0.00
1/31/2026	1/31/2026	G/L	Bank Reconcile: Interest Earned		4.17	(4.17)
			Net Change: (4.17)	0.00	4.17	(4.17)
06100 Fund Balance						(54.98)

Haile Village Center Condo
Bank Reconciliation Expanded Detail Consolidated

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

Statement Date: 1/31/2026

G/L Balance: 4,829.25

Linked Statement: 020626140205_8160_013126.PDF

Statement Balance: 5,260.63

Item	Date	Check #	Amount	Balance
			Previous Balance:	4,459.30
False Alarm Reduction Unit	1/1/2026	100169	-21.00	4,438.30
IPFS CORPORATION - FL	1/2/2026	0	-1,958.90	2,479.40
Vesta Property Services - Corporate/Jacksonville	1/2/2026	100174	-14.20	2,465.20
Vesta Property Services - Gainesville	1/6/2026	Auto	-358.92	2,106.28
GATOR FIRE EQUIPMENT COMPANY	1/8/2026	100175	-570.00	1,536.28
GRU	1/13/2026	300103	-57.40	1,478.88
GRU	1/13/2026	300104	-64.24	1,414.64
GRU	1/13/2026	300105	-103.18	1,311.46
GRU	1/13/2026	300106	-62.15	1,249.31
GRU	1/13/2026	300107	-81.88	1,167.43
McGriff Williams Insurance	1/19/2026	0	-53.56	1,113.87
Total Checks:			-3,345.43	
Lockbox	1/2/2026		1,128.05	2,241.92
Lockbox	1/5/2026		275.86	2,517.78
Lockbox	1/6/2026		142.11	2,659.89
Lockbox	1/7/2026		137.93	2,797.82
Lockbox	1/8/2026		142.11	2,939.93
Lockbox	1/9/2026		275.86	3,215.79
Lockbox	1/12/2026		185.30	3,401.09
Lockbox	1/20/2026		642.11	4,043.20
Lockbox	1/22/2026		137.93	4,181.13
Lockbox	1/27/2026		284.22	4,465.35
Lockbox	1/28/2026		137.93	4,603.28
Lockbox	1/29/2026		185.30	4,788.58
Lockbox	1/30/2026		555.97	5,344.55
Bank Reconcile: Interest Earned	1/31/2026		0.08	5,344.63
FALSE ALARM FIRE REDUCTION	1/31/2026		-84.00	5,260.63
Total Deposits / Adjustments:			4,146.76	
			Statement Balance:	5,260.63

Outstanding Items:

Check #	Date	Reference	Uncleared Checks
100168	1/1/2026	GATOR FIRE EQUIPMENT COMPANY	628.88
			628.88
	Date	Reference	Uncleared Deposits
	1/31/2026	FALSE ALARM FIRE REDUCTION	84.00
			84.00

* voided check

2/25/2026 8:48:06 AM

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Haile Village Center Condo
Bank Reconciliation Expanded Detail Consolidated

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

G/L Balance:	4,829.25
Uncleared Checks, Credits:	628.88
Uncleared Deposits, Debits:	84.00
G/L Difference:	5,374.13
 Statement Balance:	 5,260.63
G/L and Balance Difference:	113.50

Haile Village Center Condo

Bank Reconciliation Expanded Detail Consolidated

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

Statement Date: 1/31/2026

G/L Balance: 32,728.07

Linked Statement: 020626140311_8168_013126.PDF

Statement Balance: 32,728.07

Item	Date	Check #	Amount	Balance
			Previous Balance:	32,723.90
Bank Reconcile: Interest Earned	1/31/2026		4.17	32,728.07
		Total Deposits / Adjustments:	4.17	
		Statement Balance:		32,728.07

Outstanding Items:

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

G/L Balance:	32,728.07
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	32,728.07
Statement Balance:	32,728.07
G/L and Balance Difference:	0.00

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: December 31, 2025
This statement: January 31, 2026
Total days in statement period: 31

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XXXXXX8160
(5)

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	\$4,459.30
Enclosures	5	Total additions	4,230.76
Low balance	\$3,185.35	Total subtractions	3,429.43
Average balance	\$4,071.69	Ending balance	\$5,260.63
Avg collected balance	\$4,050		

CHECKS

Number	Date	Amount	Number	Date	Amount
100169	01-06	21.00	100172	01-07	21.00
100170	01-07	21.00	100173	01-07	21.00
100171	01-07	21.00			

DEBITS

Date	Description	Subtractions
01-05	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100174*2601 02*Vesta Property Services Corp\197 463722\15508328511	14.20
01-06	' ACH Debit GRU WEB_PAY 260106	57.40
01-06	' ACH Debit GRU WEB_PAY 260106	62.15
01-06	' ACH Debit GRU WEB_PAY 260106	64.24
01-06	' ACH Debit GRU WEB_PAY 260106	81.88

HAILE VILLAGE CENTER CONDOMINIUM ASSOCIA
January 31, 2026

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XXXXXX8160

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
01-06	' ACH Debit GRU WEB_PAY 260106	103.18
01-06	' ACH Debit VESTA PROP ACH MONTHLY MANAGEMENT FEE	358.92
01-06	' ACH Debit IPFS877-674-3076 IPFSPMTFLS 260106 276362	1,958.90
01-09	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100175*2601 08*GATOR FIRE EQUIPMENT COMPANY\197992350\155574495\19	570.00
01-20	' ACH Debit INSURANCE PMT IN J2773 OOFF TRN*1*CZ10000MXWKZC\RMK*IK*MCGRUFF WILLIAMS INS\	53.56

CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
01-02	' Lockbox Deposit	1,128.05
01-05	' Lockbox Deposit	275.86
01-06	' Lockbox Deposit	142.11
01-07	' Lockbox Deposit	137.93
01-08	' Lockbox Deposit	142.11
01-09	' Lockbox Deposit	275.86
01-12	' Lockbox Deposit	185.30
01-20	' Lockbox Deposit	642.11
01-22	' Lockbox Deposit	137.93
01-27	' Lockbox Deposit	284.22
01-28	' Lockbox Deposit	137.93
01-29	' Lockbox Deposit	185.30
01-30	' Lockbox Deposit	555.97
01-31	' Interest Credit	0.08

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
12-31	4,459.30	01-08	3,479.49	01-27	4,381.35
01-02	5,587.35	01-09	3,185.35	01-28	4,519.28
01-05	5,849.01	01-12	3,370.65	01-29	4,704.58
01-06	3,283.45	01-20	3,959.20	01-30	5,260.55
01-07	3,337.38	01-22	4,097.13	01-31	5,260.63

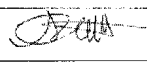
INTEREST INFORMATION

Annual percentage yield earned	0.02%
Interest-bearing days	31
Average balance for APY	\$4,050.98
Interest earned	\$0.08

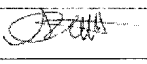
OVERDRAFT/RETURN ITEM FEES

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

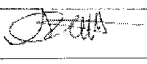
Thank you for banking with Alliance Association Banking

Halle Village Center Condominium 5950 NW 1st Place Suite 160 Gainesville, FL 32607	Alliance Association Bank 3033 W. Ray Rd., Suite 200 Chandler, AZ 85226	100169 DATE: 12/19/2025
PAY TO THE ORDER OF False Alarm Reduction Unit Twenty-One Dollars and Zero Cents		\$ 21.00 DOLLARS
memo: Act: 0000063337, Inv: 0001346216, (cont. on stub)		
		
v.6		
⑈ 100169⑈ ⑆ 122105980⑆ 1050008160⑈		

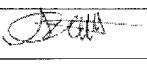
01/06/2026 100169 \$21.00

Halle Village Center Condominium 5950 NW 1st Place Suite 160 Gainesville, FL 32607	Alliance Association Bank 3033 W. Ray Rd., Suite 200 Chandler, AZ 85226	100170 DATE: 12/23/2025
PAY TO THE ORDER OF False Alarm Reduction Unit Twenty-One Dollars and Zero Cents		\$ 21.00 DOLLARS
memo: Act: 0000063333, Inv: 0001341315, (cont. on stub)		
		
v.6		
⑈ 100170⑈ ⑆ 122105980⑆ 1050008160⑈		

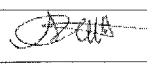
01/07/2026 100170 \$21.00

Halle Village Center Condominium 5950 NW 1st Place Suite 160 Gainesville, FL 32607	Alliance Association Bank 3033 W. Ray Rd., Suite 200 Chandler, AZ 85226	100171 DATE: 12/23/2025
PAY TO THE ORDER OF False Alarm Reduction Unit Twenty-One Dollars and Zero Cents		\$ 21.00 DOLLARS
memo: Act: 0000063336, Inv: 0001341317, (cont. on stub)		
		
v.6		
⑈ 100171⑈ ⑆ 122105980⑆ 1050008160⑈		

01/07/2026 100171 \$21.00

Halle Village Center Condominium 5950 NW 1st Place Suite 160 Gainesville, FL 32607	Alliance Association Bank 3033 W. Ray Rd., Suite 200 Chandler, AZ 85226	100172 DATE: 12/23/2025
PAY TO THE ORDER OF False Alarm Reduction Unit Twenty-One Dollars and Zero Cents		\$ 21.00 DOLLARS
memo: Act: 0000063334, Inv: 0001341316, (cont. on stub)		
		
v.6		
⑈ 100172⑈ ⑆ 122105980⑆ 1050008160⑈		

01/07/2026 100172 \$21.00

Halle Village Center Condominium 5950 NW 1st Place Suite 160 Gainesville, FL 32607	Alliance Association Bank 3033 W. Ray Rd., Suite 200 Chandler, AZ 85226	100173 DATE: 12/24/2025
PAY TO THE ORDER OF False Alarm Reduction Unit Twenty-One Dollars and Zero Cents		\$ 21.00 DOLLARS
memo: Act: 0000063335, Inv: 0001341318, (cont. on stub)		
		
v.6		
⑈ 100173⑈ ⑆ 122105980⑆ 1050008160⑈		

01/07/2026 100173 \$21.00



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: December 31, 2025

This statement: January 31, 2026

Total days in statement period: 31

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XXXXXX8168

(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	XXXXXX8168	Beginning balance	\$32,723.90
Low balance	\$32,723.90	Total additions	4.17
Average balance	\$32,723.90	Total subtractions	0.00
Avg collected balance	\$32,723	Ending balance	\$32,728.07
Interest paid year to date	\$4.17		

CREDITS

Date	Description	Additions
01-31	Interest Credit	4.17

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
12-31	32,723.90	01-31	32,728.07		

INTEREST INFORMATION

Annual percentage yield earned	0.15%
Interest-bearing days	31
Average balance for APY	\$32,723.90
Interest earned	\$4.17

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

Thank you for banking with Alliance Association Banking

Prepaid Insurance Report

Haile Village Center Condo

Prepaid Insurance Schedule

As Of Date:

01/31/26

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	117	\$2,158.39	\$1,022.39
	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	113	\$15,541.58	\$6,996.81
TOTAL			\$25,719.17	\$1,978.40	\$70.66		\$17,699.97	\$8,019.20

Haile Village Center Condo
Property Document Attachments

Haile Village Center Condo
Accrued Expenses - 2004
1.31.26

Description	GL #	osted Dat	Amount
Jan GRU	4130	1.31.26	\$ 365.22
Total			\$ 365.22

Haile Village Center Condo
Prepaid Expenses - 1999
1.31.26

Description	GL #	osted Dat	Amount
McGriff Ins	1006	1.31.26	\$ 53.56
Total			\$ 53.56