The Village at Haile Condominium Association, Inc.

Financial Statements

December 31, 2024

ACCOUNT NUMBERS HAVE BEEN REDACTED

The Village at Haile Condominium Association, Inc.

FUND BALANCE SHEET

As of: 12/31/2024

Assets

Account	Operating	Reserves	Special Assessment	Total
Cash				
1001 Truist Oper [7824]	$63,672.83	$0.00	$0.00	$63,672.83
1002 Truist SA [7022]	$0.00	$0.00	$211,734.89	$211,734.89
1006 Truist Rsrv [7832]	$0.00	$133,830.23	$0.00	$133,830.23
Cash Total	**$63,672.83**	**$133,830.23**	**$211,734.89**	**$409,237.95**
Accounts Receivables				
1100 AR: Maintenance Fees	$59,514.90	$0.00	$0.00	$59,514.90
1105 AR: Allowance for Doubtful Accounting	($31,628.15)	$0.00	$0.00	($31,628.15)
1106 AR: Allowance for Doubtful Accounting SA	$0.00	$0.00	($31,465.69)	($31,465.69)
1110 AR: SA24 Roof Replacement	$0.00	$0.00	$151,872.05	$151,872.05
1153 AR: Late Fee / Interest	$50.00	$0.00	$0.00	$50.00
Accounts Receivables Total	**$27,936.75**	**$0.00**	**$120,406.36**	**$148,343.11**
Other Assets				
1201 PrePaid Insurance	$92,379.09	$0.00	$0.00	$92,379.09
1202 PrePaid Expenses	$4,000.00	$0.00	$0.00	$4,000.00
1300 Due fr Operating to Reserves.	$0.00	$40.07	$0.00	$40.07
1304 Due fr Special Assessment to Operating	$34,282.62	$0.00	$0.00	$34,282.62
Other Assets Total	**$130,661.71**	**$40.07**	**$0.00**	**$130,701.78**
Total Assets:	**$222,271.29**	**$133,870.30**	**$332,141.25**	**$688,282.84**

Liabilities

Account	Operating	Reserves	Special Assessment	Total
Liability				
2000 Account Payable	$250.00	$0.00	$0.00	$250.00
2005 Accrues Expenses	$10,303.80	$0.00	$0.00	$10,303.80
2060 Prepaid Maintenance Fees	$51,424.23	$0.00	$0.00	$51,424.23
2100 Due to Reserves fr Operating	$40.07	$0.00	$0.00	$40.07
2104 Due to Operating fr Special Assessment	$0.00	$0.00	$34,282.62	$34,282.62
2501 Loan Payable - Insurance	$116,808.60	$0.00	$0.00	$116,808.60
2502 Special Assessment - Insurance	$387,194.34	$0.00	$0.00	$387,194.34
2999 Exchange	$3,958.58	$0.00	$0.00	$3,958.58
Liability Total	**$569,979.62**	**$0.00**	**$34,282.62**	**$604,262.24**
Reserves				
3001 Reserves	$0.00	$119,370.70	$0.00	$119,370.70
3002 Roof	$0.00	($4,750.00)	$0.00	($4,750.00)
3003 Painting	$0.00	$12,613.36	$0.00	$12,613.36
3025 Reserves Interest Bank	$0.00	$6,636.24	$0.00	$6,636.24
Reserves Total	**$0.00**	**$133,870.30**	**$0.00**	**$133,870.30**

Account	Operating	Reserves	Special Assessment	Total
Special Assessment				
3101 SA24 Roof Replacement	$0.00	$0.00	$330,000.09	$330,000.09
3110 SA Accounting fees	$0.00	$0.00	($250.00)	($250.00)
3111 S/A Interest Income	$0.00	$0.00	($425.77)	($425.77)
3112 Bad Debt SA	$0.00	$0.00	($31,465.69)	($31,465.69)
Special Assessment Total	**$0.00**	**$0.00**	**$297,858.63**	**$297,858.63**
Total Liabilities:	**$569,979.62**	**$133,870.30**	**$332,141.25**	**$1,035,991.17**

Equity

Account	Operating	Reserves	Special Assessment	Total
Equity				
3900 Operating Fund	($93,661.29)	$0.00	$0.00	($93,661.29)
3905 Prior Year Adjustment	($169,571.80)	$0.00	$0.00	($169,571.80)
Equity Total	**($263,233.09)**	**$0.00**	**$0.00**	**($263,233.09)**
Current Year Net Income/(Loss)	($84,475.24)	$0.00	$0.00	($84,475.24)
Total Equity:	**($347,708.33)**	**$0.00**	**$0.00**	**($347,708.33)**
Total Liabilities & Equity	**$222,271.29**	**$133,870.30**	**$332,141.25**	**$688,282.84**

The Village at Haile Condominium Association, Inc.

INCOME STATEMENT

Start: 12/01/2024 | End: 12/31/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4001 Maintenance Income	36,099.11	36,099.11	0.00	433,188.99	433,188.99	0.00	433,188.99
4004 Pool Income	(257.19)	2,451.14	(2,708.33)	10,292.80	29,413.24	(19,120.44)	29,413.24
4016 Late Fee / Interest Income	315.65	0.00	315.65	75.00	0.00	75.00	0.00
4018 Gate / Key FOB Income	0.00	0.00	0.00	100.00	0.00	100.00	0.00
4025 Bank Interest Income	0.69	0.00	0.69	11.99	0.00	11.99	0.00
4099 Miscellaneous Income	150.00	0.00	150.00	2,987.79	0.00	2,987.79	0.00
Income Total	**36,308.26**	**38,550.25**	**(2,241.99)**	**446,656.57**	**462,602.23**	**(15,945.66)**	**462,602.23**
Total Income	**36,308.26**	**38,550.25**	**(2,241.99)**	**446,656.57**	**462,602.23**	**(15,945.66)**	**462,602.23**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administration							
5001 Accounting/Audit Fees	998.68	166.63	(832.05)	15,000.00	2,000.00	(13,000.00)	2,000.00
5004 Legal Fees	0.00	166.63	166.63	4,257.05	2,000.00	(2,257.05)	2,000.00
5005 Bad Debt	31,236.74	41.63	(31,195.11)	32,446.78	500.00	(31,946.78)	500.00
5007 Bank fees / Licenses, Taxes, Permit...	741.90	65.00	(676.90)	1,761.25	780.00	(981.25)	780.00
5008 Office Expense	(101.68)	250.00	351.68	3,442.96	3,000.00	(442.96)	3,000.00
5009 Postage/Printing	124.99	0.00	(124.99)	564.97	0.00	(564.97)	0.00
5011 Administration Fee	0.00	8.37	8.37	0.00	100.00	100.00	100.00
5012 Corp Annual Rpt & DBPR	0.00	40.15	40.15	0.00	481.25	481.25	481.25
5099 Miscellaneous	0.00	41.63	41.63	0.00	500.00	500.00	500.00
Administration Total	**33,000.63**	**780.04**	**(32,220.59)**	**57,473.01**	**9,361.25**	**(48,111.76)**	**9,361.25**
Insurance							
5110 Insurance	0.00	12,500.00	12,500.00	202,292.08	150,000.00	(52,292.08)	150,000.00
5111 GL/Crime/D&O/Umbrella	2,186.28	2,020.37	(165.91)	13,177.71	24,244.00	11,066.29	24,244.00
Insurance Total	**2,186.28**	**14,520.37**	**12,334.09**	**215,469.79**	**174,244.00**	**(41,225.79)**	**174,244.00**
Utilities							
5301 Electricity	6,882.72	1,076.99	(5,805.73)	27,485.85	12,923.66	(14,562.19)	12,923.66
5302 Water & Sewer	647.88	1,000.00	352.12	7,519.42	12,000.00	4,480.58	12,000.00
5303 Telephone	991.35	0.00	(991.35)	0.00	0.00	0.00	0.00
Utilities Total	**8,521.95**	**2,076.99**	**(6,444.96)**	**35,005.27**	**24,923.66**	**(10,081.61)**	**24,923.66**
Contract Services							
5410 Pool / Spa	(2,935.00)	0.00	2,935.00	2,292.57	0.00	(2,292.57)	0.00
5414 Pest Control	432.00	583.37	151.37	11,512.72	7,000.00	(4,512.72)	7,000.00
5417 Janitorial	3,440.67	2,575.00	(865.67)	38,805.81	30,900.00	(7,905.81)	30,900.00
5419 Termite	0.00	583.37	583.37	276.00	7,000.00	6,724.00	7,000.00
5423 Management	(4,000.00)	4,000.00	8,000.00	44,309.01	48,000.00	3,690.99	48,000.00
Contract Services Total	**(3,062.33)**	**7,741.74**	**10,804.07**	**97,196.11**	**92,900.00**	**(4,296.11)**	**92,900.00**
Repair & Maintenance							
5500 Building Maintenance	0.00	1,666.63	1,666.63	5,678.85	20,000.00	14,321.15	20,000.00
5501 General Repairs & Maintenance	(6,643.65)	833.37	7,477.02	10,011.75	10,000.00	(11.75)	10,000.00

Account			Current			Year to Date	Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5502 Electrical	0.00	0.00	0.00	749.93	0.00	(749.93)	0.00
5512 Fitness /Gym Center	0.00	333.37	333.37	299.60	4,000.00	3,700.40	4,000.00
5517 Janitorial Supplies	102.86	0.00	(102.86)	135.07	0.00	(135.07)	0.00
5519 Alarm Services / Fire Alarm	2,783.62	707.21	(2,076.41)	7,683.62	8,486.08	802.46	8,486.08
5520 Backflow Testing	0.00	45.87	45.87	0.00	550.00	550.00	550.00
5522 Fire Inspection & Sprinklers	0.00	750.00	750.00	10,205.04	9,000.00	(1,205.04)	9,000.00
Repair & Maintenance Total	**(3,757.17)**	**4,336.45**	**8,093.62**	**34,763.86**	**52,036.08**	**17,272.22**	**52,036.08**
Pool							
5580 Pool Maintenance	(1,290.00)	500.00	1,790.00	7,126.25	6,000.00	(1,126.25)	6,000.00
5581 Repair & Maintenance	0.00	250.00	250.00	0.00	3,000.00	3,000.00	3,000.00
5582 Taxes & Licenses	0.00	24.15	24.15	0.00	290.35	290.35	290.35
5583 Utilities	(873.52)	1,218.62	2,092.14	373.52	14,622.89	14,249.37	14,622.89
5584 Cable	0.00	125.00	125.00	0.00	1,500.00	1,500.00	1,500.00
Pool Total	**(2,163.52)**	**2,117.77**	**4,281.29**	**7,499.77**	**25,413.24**	**17,913.47**	**25,413.24**
Other Expenses							
5901 Reserves Transfer	6,977.00	6,977.00	0.00	83,724.00	83,724.00	0.00	83,724.00
Other Expenses Total	**6,977.00**	**6,977.00**	**0.00**	**83,724.00**	**83,724.00**	**0.00**	**83,724.00**
Total Expense	**41,702.84**	**38,550.36**	**(3,152.48)**	**531,131.81**	**462,602.23**	**(68,529.58)**	**462,602.23**
Net Income	**(5,394.58)**	**(0.11)**	**(5,394.47)**	**(84,475.24)**	**0.00**	**(84,475.24)**	**0.00**

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
A1 - Assessment	1100	$6,501.99	$4,635.00	$0.00	$29,465.91	$40,602.90
BB - BB as of 12/31/2023	1100	$0.00	$0.00	$0.00	$18,912.00	$18,912.00
SA24 - SA24 Roof Replacement [1 pymt]	1110	$151,872.05	$0.00	$0.00	$0.00	$151,872.05
02 - NSF Fee	1153	$25.00	$0.00	$0.00	$25.00	$50.00
Grand Total:		**$158,399.04**	**$4,635.00**	**$0.00**	**$48,402.91**	**$211,436.95**

Account#	Account Description	Delinquency Amount
1100	AR: Maintenance Fees	$59,514.90
1110	AR: SA24 Roof Replacement	$151,872.05
1153	AR: Late Fee / Interest	$50.00
Total:		$211,436.95

Total Number of Homes: 79

AP Open Items

The Village at Haile Condominium Association, Inc.
As of: 12/31/2024

Run Date: 01/20/2025
Run Time: 04:15 PM

Vendor		Item #	Invoice	Date	Reference	Amount
ENUMERATE	ENUMERATE FINAN...	12534	INV30600	12/13/2024	SA Accounting Dec2024	**$250.00**
						$250.00

The Village at Haile Condominium Association, Inc.
BANK RECONCILIATION
Statement Date: 12/31/2024

Reconciliation Summary: TFC - Truist			**GL Account: 1001 - Truist Oper [7824]**
Bank Statement Balance	$85,691.05	**Account Balance**	$63,672.83
GL Account Balance	$63,672.83	**+ Uncleared Payments**	$22,018.22
Difference	$22,018.22	**- Uncleared Deposits**	$0.00
		Reconciling Balance	$85,691.05
		- Statement Balance	$85,691.05
		Difference	$0.00

Check #	Date	Source / Batch	Reference	Status	Deposits	Payments
127	7/3/2024	AP 9596	ENUMERATE - ENUMERATE FINANCIA...	Uncleared	0.00	0.63
90194	9/23/2024	AP 11227	GODA - GODADDY	Uncleared	0.00	16.99
133	10/4/2024	AP 11266	ENUMERATE - ENUMERATE FINANCIA...	Uncleared	0.00	0.69
134	10/23/2024	AP 11558	BLACK - Blackwell Electric, LLC	Uncleared	0.00	1,488.00
135	10/30/2024	AP 11675	BOB - Bobbie Jo Blackwell	Uncleared	0.00	4,147.76
136	10/30/2024	AP 11675	BOB - Bobbie Jo Blackwell	Uncleared	0.00	439.98
139	11/1/2024	AP 11829	GATCOUPESC - GATOR COUNTRY PES...	Uncleared	0.00	515.00
8621904	11/18/2024	AP 12309	COX - COX BUSINESS	Uncleared	0.00	330.45
144	12/12/2024	AP 12573	KING^ - KING INSURANCE	Uncleared	0.00	14,188.50
	12/17/2024	GL 13336	ck#12643	Uncleared	0.00	397.55
90276	12/27/2024	AP 13242	ADP - ADP	Uncleared	0.00	492.67
				Totals	$0.00	$22,018.22

The Village at Haile Condominium Association, Inc.
BANK RECONCILIATION
Statement Date: 12/31/2024

Reconciliation Summary: TFC - Truist			**GL Account: 1002 - Truist SA [7022]**
Bank Statement Balance	$211,734.89	**Account Balance**	$211,734.89
GL Account Balance	$211,734.89	**+ Uncleared Payments**	$0.00
Difference	$0.00	**- Uncleared Deposits**	$0.00
		Reconciling Balance	$211,734.89
		- Statement Balance	$211,734.89
		Difference	$0.00

Check #	Date	Source / Batch	Reference	Status	Deposits	Payments
				Totals	$0.00	$0.00

The Village at Haile Condominium Association, Inc.
BANK RECONCILIATION
Statement Date: 12/31/2024

Reconciliation Summary: TFC - Truist			**GL Account: 1006 - Truist Rsrv [7832]**
Bank Statement Balance	$133,980.23	**Account Balance**	$133,830.23
GL Account Balance	$133,830.23	**+ Uncleared Payments**	$150.00
Difference	$150.00	**- Uncleared Deposits**	$0.00
		Reconciling Balance	$133,980.23
		- Statement Balance	$133,980.23
		Difference	$0.00

Check #	Date	Source / Batch	Reference	Status	Deposits	Payments
10019	8/29/2024	AP 10655	SALLYDE - SALLY DENOTTA	Uncleared	0.00	150.00
				Totals	$0.00	$150.00

The Village at Haile Condominium Association, Inc.

Insurance Expense Schedule
Fiscal Year 2024

GL	Notes	Type	Begin Term	End Term	2023-24 Policy Cost	2024-25 Policy Cost	2024 Annual Insurance Expense	2024 Monthly Insurance Expense	PrePaid at 12/31/24
5110	[a]	Property package	05/03/24	05/03/25	$ 252,332.00	$ 210,741.60	$ 225,448	18,787.36	$ 71,017
5110	[a]	Interest Expense	05/03/24	05/03/25	-	9,260.37	6,139.75	511.65	3,120.62
5111	[b]	D&O	12/12/24	12/12/25	-	14,188.50	738.58	61.55	13,449.92
5111	[c]	Others	05/17/24	05/17/25	-	12,765.72	7,974.20	664.52	4,791.52
		Total			**$ 252,332**	**$ 246,956.19**	**$ 240,301**	**20,025.07**	**$ 92,379**

5110	19,299.01
5111	726.07
	20,025.07