**The Village at Haile Condominium Association, Inc.**

**Financial Statements**

**August 31, 2025**

ACCOUNT NUMBERS HAVE BEEN REDACTED

# The Village at Haile Condominium Association, Inc.

FUND BALANCE SHEET

As of: 08/31/2025

**Assets**

| Account | Operating | Reserves | Special Assessment | Total |
|---|---|---|---|---|
| **Cash** | | | | |
| 1001 Truist Oper [7824] | $142,321.62 | $0.00 | $0.00 | $142,321.62 |
| 1002 Truist SA [7022] | $0.00 | $0.00 | $90,244.03 | $90,244.03 |
| 1006 Truist Rsrv [7832] | $0.00 | $83,058.35 | $0.00 | $83,058.35 |
| **Cash Total** | **$142,321.62** | **$83,058.35** | **$90,244.03** | **$315,624.00** |
| **Accounts Receivables** | | | | |
| 1100 AR: Maintenance Fees | $46,024.92 | $0.00 | $0.00 | $46,024.92 |
| 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 | $58,108.66 | $58,108.66 |
| 1153 AR: Late Fee / Interest | $3,550.00 | $0.00 | $0.00 | $3,550.00 |
| **Accounts Receivables Total** | **$17,946.77** | **$0.00** | **$26,642.97** | **$44,589.74** |
| **Other Assets** | | | | |
| 1201 PrePaid Insurance | $117,786.41 | $0.00 | $0.00 | $117,786.41 |
| 1202 PrePaid Expenses | $18,421.00 | $0.00 | $0.00 | $18,421.00 |
| 1300 Due fr Operating to Reserves. | $0.00 | $20,245.17 | $0.00 | $20,245.17 |
| 1301 Due fr Operating to Special Assessment | $0.00 | $0.00 | $9,089.72 | $9,089.72 |
| **Other Assets Total** | **$136,207.41** | **$20,245.17** | **$9,089.72** | **$165,542.30** |
| **Total Assets:** | **$296,475.80** | **$103,303.52** | **$125,976.72** | **$525,756.04** |

**Liabilities**

| Account | Operating | Reserves | Special Assessment | Total |
|---|---|---|---|---|
| **Liability** | | | | |
| 2000 Account Payable | $378.00 | $0.00 | $0.00 | $378.00 |
| 2005 Accrues Expenses | $9,925.00 | $0.00 | $0.00 | $9,925.00 |
| 2060 Prepaid Maintenance Fees | $29,029.62 | $0.00 | $0.00 | $29,029.62 |
| 2100 Due to Reserves fr Operating | $20,245.17 | $0.00 | $0.00 | $20,245.17 |
| 2101 Due to Special Assessment fr Operating | $9,089.72 | $0.00 | $0.00 | $9,089.72 |
| 2200 Due from VAH to HVC | $1,969.08 | $0.00 | $0.00 | $1,969.08 |
| 2501 Loan Payable - Insurance | $116,751.88 | $0.00 | $0.00 | $116,751.88 |
| 2502 Special Assessment - Insurance | $387,194.34 | $0.00 | $0.00 | $387,194.34 |
| **Liability Total** | **$574,582.81** | **$0.00** | **$0.00** | **$574,582.81** |
| **Reserves** | | | | |
| 3001 Reserves | $0.00 | $87,096.81 | $0.00 | $87,096.81 |
| 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 | $8,343.35 | $0.00 | $8,343.35 |
| **Reserves Total** | **$0.00** | **$103,303.52** | **$0.00** | **$103,303.52** |

| Account | Operating | Reserves | Special Assessment | Total |
|---|---|---|---|---|
| **Special Assessment** | | | | |
| 3101 SA24 Roof Replacement | $0.00 | $0.00 | $158,103.39 | $158,103.39 |
| 3110 SA Accounting fees | $0.00 | $0.00 | ($250.00) | ($250.00) |
| 3111 S/A Interest Income | $0.00 | $0.00 | ($410.98) | ($410.98) |
| 3112 Bad Debt SA | $0.00 | $0.00 | ($31,465.69) | ($31,465.69) |
| **Special Assessment Total** | **$0.00** | **$0.00** | **$125,976.72** | **$125,976.72** |
| **Total Liabilities:** | **$574,582.81** | **$103,303.52** | **$125,976.72** | **$803,863.05** |

## 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 | ($243,707.51) | $0.00 | $0.00 | ($243,707.51) |
| **Equity Total** | **($337,368.80)** | **$0.00** | **$0.00** | **($337,368.80)** |
| Current Year Net Income/(Loss) | $59,261.79 | $0.00 | $0.00 | $59,261.79 |
| **Total Equity:** | **($278,107.01)** | **$0.00** | **$0.00** | **($278,107.01)** |
| **Total Liabilities & Equity** | **$296,475.80** | **$103,303.52** | **$125,976.72** | **$525,756.04** |

# The Village at Haile Condominium Association, Inc.

INCOME STATEMENT

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

**Income**

| Account | | | Current | | | Year to Date | Yearly |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Income** | | | | | | | |
| 4001 Maintenance Income | 78,330.58 | 78,330.58 | 0.00 | 626,644.64 | 626,644.64 | 0.00 | 939,967.00 |
| 4004 Pool Income | 0.00 | 0.00 | 0.00 | 300.00 | 0.00 | 300.00 | 0.00 |
| 4016 Late Fee / Interest Income | 175.00 | 0.00 | 175.00 | 4,425.00 | 0.00 | 4,425.00 | 0.00 |
| 4025 Bank Interest Income | 1.45 | 0.00 | 1.45 | 10.93 | 0.00 | 10.93 | 0.00 |
| 4099 Miscellaneous Income | 0.00 | 0.00 | 0.00 | 3,418.04 | 0.00 | 3,418.04 | 0.00 |
| **Income Total** | **78,507.03** | **78,330.58** | **176.45** | **634,798.61** | **626,644.64** | **8,153.97** | **939,967.00** |
| **Total Income** | **78,507.03** | **78,330.58** | **176.45** | **634,798.61** | **626,644.64** | **8,153.97** | **939,967.00** |

**Expense**

| Account | | | Current | | | Year to Date | Yearly |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Administration** | | | | | | | |
| 5001 Accounting/Audit Fees | 1,000.00 | 1,333.33 | 333.33 | 9,708.83 | 10,666.64 | 957.81 | 16,000.00 |
| 5004 Legal Fees | 1,701.00 | 416.67 | (1,284.33) | 6,083.46 | 3,333.36 | (2,750.10) | 5,000.00 |
| 5005 Bad Debt | 557.53 | 41.67 | (515.86) | 6,808.92 | 333.36 | (6,475.56) | 500.00 |
| 5007 Bank fees / Licenses, Taxes, Permit... | 11.40 | 125.00 | 113.60 | 143.28 | 1,000.00 | 856.72 | 1,500.00 |
| 5008 Office Expense | 497.29 | 291.67 | (205.62) | 4,563.18 | 2,333.36 | (2,229.82) | 3,500.00 |
| 5009 Postage/Printing | 0.00 | 0.00 | 0.00 | 0.69 | 0.00 | (0.69) | 0.00 |
| 5011 Administration Fee | 0.00 | 12.50 | 12.50 | 0.00 | 100.00 | 100.00 | 150.00 |
| 5012 Corp Annual Rpt & DBPR | 0.00 | 41.67 | 41.67 | 462.00 | 333.36 | (128.64) | 500.00 |
| **Administration Total** | **3,767.22** | **2,262.51** | **(1,504.71)** | **27,770.36** | **18,100.08** | **(9,670.28)** | **27,150.00** |
| **Insurance** | | | | | | | |
| 5110 Insurance | 18,606.96 | 25,000.00 | 6,393.04 | 164,367.35 | 200,000.00 | 35,632.65 | 300,000.00 |
| **Insurance Total** | **18,606.96** | **25,000.00** | **6,393.04** | **164,367.35** | **200,000.00** | **35,632.65** | **300,000.00** |
| **Utilities** | | | | | | | |
| 5301 Electricity | 3,091.42 | 2,666.67 | (424.75) | 22,703.29 | 21,333.36 | (1,369.93) | 32,000.00 |
| 5303 Telephone | 0.00 | 0.00 | 0.00 | 133.90 | 0.00 | (133.90) | 0.00 |
| **Utilities Total** | **3,091.42** | **2,666.67** | **(424.75)** | **22,837.19** | **21,333.36** | **(1,503.83)** | **32,000.00** |
| **Contract Services** | | | | | | | |
| 5410 Pool / Spa | 645.00 | 2,500.00 | 1,855.00 | 10,188.38 | 20,000.00 | 9,811.62 | 30,000.00 |
| 5414 Pest Control | 680.00 | 583.33 | (96.67) | 4,170.00 | 4,666.64 | 496.64 | 7,000.00 |
| 5417 Janitorial | 7,441.69 | 3,333.33 | (4,108.36) | 67,777.49 | 26,666.64 | (41,110.85) | 40,000.00 |
| 5419 Termite | 0.00 | 583.33 | 583.33 | 0.00 | 4,666.64 | 4,666.64 | 7,000.00 |
| 5423 Management | 4,000.00 | 4,000.00 | 0.00 | 32,000.00 | 32,000.00 | 0.00 | 48,000.00 |
| **Contract Services Total** | **12,766.69** | **10,999.99** | **(1,766.70)** | **114,135.87** | **87,999.92** | **(26,135.95)** | **132,000.00** |
| **Repair & Maintenance** | | | | | | | |
| 5500 Building Maintenance | 13,016.95 | 16,666.67 | 3,649.72 | 134,635.09 | 133,333.36 | (1,301.73) | 200,000.00 |
| 5501 General Repairs & Maintenance | 0.00 | 2,083.33 | 2,083.33 | 12,041.18 | 16,666.64 | 4,625.46 | 25,000.00 |
| 5502 Electrical | 0.00 | 4,166.67 | 4,166.67 | 945.80 | 33,333.36 | 32,387.56 | 50,000.00 |
| 5512 Fitness /Gym Center | 0.00 | 333.33 | 333.33 | 99.67 | 2,666.64 | 2,566.97 | 4,000.00 |
| 5520 Backflow Testing | 0.00 | 62.50 | 62.50 | 0.00 | 500.00 | 500.00 | 750.00 |
| 5522 Fire Inspection & Sprinklers | 1,724.35 | 5,833.33 | 4,108.98 | 36,610.73 | 46,666.64 | 10,055.91 | 70,000.00 |

| Account | Current | | | Year to Date | | | Yearly |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Repair & Maintenance Total** | **14,741.30** | **29,145.83** | **14,404.53** | **184,332.47** | **233,166.64** | **48,834.17** | **349,750.00** |
| **Pool** | | | | | | | |
| 5580 Pool Maintenance | 475.00 | 916.67 | 441.67 | 4,882.22 | 7,333.36 | 2,451.14 | 11,000.00 |
| 5582 Taxes & Licenses | 0.00 | 62.50 | 62.50 | 0.00 | 500.00 | 500.00 | 750.00 |
| 5584 Cable | 0.00 | 125.00 | 125.00 | 0.00 | 1,000.00 | 1,000.00 | 1,500.00 |
| **Pool Total** | **475.00** | **1,104.17** | **629.17** | **4,882.22** | **8,833.36** | **3,951.14** | **13,250.00** |
| **Other Expenses** | | | | | | | |
| 5901 Reserves Transfer | 7,151.42 | 7,151.42 | 0.00 | 57,211.36 | 57,211.36 | 0.00 | 85,817.00 |
| **Other Expenses Total** | **7,151.42** | **7,151.42** | **0.00** | **57,211.36** | **57,211.36** | **0.00** | **85,817.00** |
| **Total Expense** | **60,600.01** | **78,330.59** | **17,730.58** | **575,536.82** | **626,644.72** | **51,107.90** | **939,967.00** |
| **Net Income** | **17,907.02** | **(0.01)** | **17,907.03** | **59,261.79** | **(0.08)** | **59,261.87** | **0.00** |