

The Village at Haile Condominium Association, Inc.

Financial Statements

July 31, 2025

ACCOUNT NUMBERS HAVE BEEN REDACTED

The Village at Haile Condominium Association, Inc.

FUND BALANCE SHEET

As of: 07/31/2025

Assets

Account	Operating	Reserves	Special Assessment	Total
Cash				
1001 Truist Oper [7824]	\$109,221.67	\$0.00	\$0.00	\$109,221.67
1002 Truist SA [7022]	\$0.00	\$0.00	\$95,008.19	\$95,008.19
1006 Truist Rsrv [7832]	\$0.00	\$48,773.46	\$0.00	\$48,773.46
Cash Total	\$109,221.67	\$48,773.46	\$95,008.19	\$253,003.32
Accounts Receivables				
1100 AR: Maintenance Fees	\$49,328.23	\$0.00	\$0.00	\$49,328.23
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	\$70,430.16	\$70,430.16
1153 AR: Late Fee / Interest	\$3,850.00	\$0.00	\$0.00	\$3,850.00
Accounts Receivables Total	\$21,550.08	\$0.00	\$38,964.47	\$60,514.55
Other Assets				
1201 PrePaid Insurance	\$136,393.37	\$0.00	\$0.00	\$136,393.37
1202 PrePaid Expenses	\$20,735.00	\$0.00	\$0.00	\$20,735.00
1212 AP Clearing	\$33,645.79	\$0.00	\$0.00	\$33,645.79
1300 Due fr Operating to Reserves.	\$0.00	\$17,013.39	\$0.00	\$17,013.39
1305 Due fr Special Assessment to Reserves	\$0.00	\$3,231.78	\$0.00	\$3,231.78
Other Assets Total	\$190,774.16	\$20,245.17	\$0.00	\$211,019.33
Total Assets:	\$321,545.91	\$69,018.63	\$133,972.66	\$524,537.20

Liabilities

Account	Operating	Reserves	Special Assessment	Total
Liability				
2000 Account Payable	\$35,821.96	\$0.00	\$0.00	\$35,821.96
2005 Accrues Expenses	\$8,850.00	\$0.00	\$0.00	\$8,850.00
2060 Prepaid Maintenance Fees	\$33,491.08	\$0.00	\$0.00	\$33,491.08
2100 Due to Reserves fr Operating	\$17,013.39	\$0.00	\$0.00	\$17,013.39
2105 Due to Reserves fr Special Assessment	\$0.00	\$0.00	\$3,231.78	\$3,231.78
2200 Due from VAH to HVC	\$1,969.08	\$0.00	\$0.00	\$1,969.08
2501 Loan Payable - Insurance	\$132,842.09	\$0.00	\$0.00	\$132,842.09
2502 Special Assessment - Insurance	\$387,194.34	\$0.00	\$0.00	\$387,194.34
Liability Total	\$617,181.94	\$0.00	\$3,231.78	\$620,413.72
Reserves				
3001 Reserves	\$0.00	\$52,995.39	\$0.00	\$52,995.39
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	\$8,159.88	\$0.00	\$8,159.88

Account	Operating	Reserves	Special Assessment	Total
Reserves Total	\$0.00	\$69,018.63	\$0.00	\$69,018.63
Special Assessment				
3101 SA24 Roof Replacement	\$0.00	\$0.00	\$162,868.39	\$162,868.39
3110 SA Accounting fees	\$0.00	\$0.00	(\$250.00)	(\$250.00)
3111 S/A Interest Income	\$0.00	\$0.00	(\$411.82)	(\$411.82)
3112 Bad Debt SA	\$0.00	\$0.00	(\$31,465.69)	(\$31,465.69)
Special Assessment Total	\$0.00	\$0.00	\$130,740.88	\$130,740.88
Total Liabilities:	\$617,181.94	\$69,018.63	\$133,972.66	\$820,173.23

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)	\$41,732.77	\$0.00	\$0.00	\$41,732.77
Total Equity:	(\$295,636.03)	\$0.00	\$0.00	(\$295,636.03)
Total Liabilities & Equity	\$321,545.91	\$69,018.63	\$133,972.66	\$524,537.20

The Village at Haile Condominium Association, Inc.

INCOME STATEMENT

Start: 07/01/2025 | End: 07/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
4001 Maintenance Income	78,330.58	78,330.58	0.00	548,314.06	548,314.06	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	950.00	0.00	950.00	4,250.00	0.00	4,250.00	0.00
4025 Bank Interest Income	1.20	0.00	1.20	9.48	0.00	9.48	0.00
4099 Miscellaneous Income	0.00	0.00	0.00	3,418.04	0.00	3,418.04	0.00
Income Total	79,281.78	78,330.58	951.20	556,291.58	548,314.06	7,977.52	939,967.00
Total Income	79,281.78	78,330.58	951.20	556,291.58	548,314.06	7,977.52	939,967.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Administration							
5001 Accounting/Audit Fees	(1,000.00)	1,333.33	2,333.33	8,708.83	9,333.31	624.48	16,000.00
5004 Legal Fees	1,701.00	416.67	(1,284.33)	4,382.46	2,916.69	(1,465.77)	5,000.00
5005 Bad Debt	557.53	41.67	(515.86)	6,251.39	291.69	(5,959.70)	500.00
5007 Bank fees / Licenses, Taxes, Permit...	0.00	125.00	125.00	131.88	875.00	743.12	1,500.00
5008 Office Expense	519.28	291.67	(227.61)	4,065.89	2,041.69	(2,024.20)	3,500.00
5009 Postage/Printing	0.69	0.00	(0.69)	0.69	0.00	(0.69)	0.00
5011 Administration Fee	0.00	12.50	12.50	0.00	87.50	87.50	150.00
5012 Corp Annual Rpt & DBPR	462.00	41.67	(420.33)	462.00	291.69	(170.31)	500.00
Administration Total	2,240.50	2,262.51	22.01	24,003.14	15,837.57	(8,165.57)	27,150.00
Insurance							
5110 Insurance	18,606.96	25,000.00	6,393.04	145,760.39	175,000.00	29,239.61	300,000.00
Insurance Total	18,606.96	25,000.00	6,393.04	145,760.39	175,000.00	29,239.61	300,000.00
Utilities							
5301 Electricity	3,114.08	2,666.67	(447.41)	19,611.87	18,666.69	(945.18)	32,000.00
5303 Telephone	0.00	0.00	0.00	133.90	0.00	(133.90)	0.00
Utilities Total	3,114.08	2,666.67	(447.41)	19,745.77	18,666.69	(1,079.08)	32,000.00
Contract Services							
5410 Pool / Spa	960.62	2,500.00	1,539.38	9,543.38	17,500.00	7,956.62	30,000.00
5414 Pest Control	234.00	583.33	349.33	3,490.00	4,083.31	593.31	7,000.00
5417 Janitorial	5,746.53	3,333.33	(2,413.20)	60,335.80	23,333.31	(37,002.49)	40,000.00
5419 Termite	0.00	583.33	583.33	0.00	4,083.31	4,083.31	7,000.00
5423 Management	4,000.00	4,000.00	0.00	28,000.00	28,000.00	0.00	48,000.00
Contract Services Total	10,941.15	10,999.99	58.84	101,369.18	76,999.93	(24,369.25)	132,000.00
Repair & Maintenance							
5500 Building Maintenance	5,167.50	16,666.67	11,499.17	121,240.14	116,666.69	(4,573.45)	200,000.00
5501 General Repairs & Maintenance	0.00	2,083.33	2,083.33	12,041.18	14,583.31	2,542.13	25,000.00
5502 Electrical	0.00	4,166.67	4,166.67	945.80	29,166.69	28,220.89	50,000.00
5512 Fitness /Gym Center	99.67	333.33	233.66	99.67	2,333.31	2,233.64	4,000.00
5520 Backflow Testing	0.00	62.50	62.50	0.00	437.50	437.50	750.00
5522 Fire Inspection & Sprinklers	2,547.00	5,833.33	3,286.33	34,886.38	40,833.31	5,946.93	70,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Repair & Maintenance Total	7,814.17	29,145.83	21,331.66	169,213.17	204,020.81	34,807.64	349,750.00
Pool							
5580 Pool Maintenance	475.00	916.67	441.67	4,407.22	6,416.69	2,009.47	11,000.00
5582 Taxes & Licenses	0.00	62.50	62.50	0.00	437.50	437.50	750.00
5584 Cable	0.00	125.00	125.00	0.00	875.00	875.00	1,500.00
Pool Total	475.00	1,104.17	629.17	4,407.22	7,729.19	3,321.97	13,250.00
Other Expenses							
5901 Reserves Transfer	7,151.42	7,151.42	0.00	50,059.94	50,059.94	0.00	85,817.00
Other Expenses Total	7,151.42	7,151.42	0.00	50,059.94	50,059.94	0.00	85,817.00
Total Expense	50,343.28	78,330.59	27,987.31	514,558.81	548,314.13	33,755.32	939,967.00
Net Income	28,938.50	(0.01)	28,938.51	41,732.77	(0.07)	41,732.84	0.00