

The Village at Haile Condominium Association, Inc.

Financial Statements

October 31, 2025

ACCOUNT NUMBERS HAVE BEEN REDACTED

The Village at Haile Condominium Association, Inc.

FUND BALANCE SHEET

As of: 10/31/2025

Assets

Account	Operating	Reserves	Special Assessment	Total
Cash				
1001 Truist Oper [7824]	\$196,556.05	\$0.00	\$0.00	\$196,556.05
1002 Truist SA [7022]	\$0.00	\$0.00	\$47,169.55	\$47,169.55
1006 Truist Rsrv [7832]	\$0.00	\$9,123.61	\$0.00	\$9,123.61
Cash Total	\$196,556.05	\$9,123.61	\$47,169.55	\$252,849.21
Accounts Receivables				
1100 AR: Maintenance Fees	\$34,030.54	\$0.00	\$0.00	\$34,030.54
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	\$43,460.27	\$43,460.27
1153 AR: Late Fee / Interest	\$2,506.92	\$0.00	\$0.00	\$2,506.92
Accounts Receivables Total	\$4,909.31	\$0.00	\$11,994.58	\$16,903.89
Other Assets				
1201 PrePaid Insurance	\$94,334.60	\$0.00	\$0.00	\$94,334.60
1202 PrePaid Expenses	\$11,084.00	\$0.00	\$0.00	\$11,084.00
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	\$21,389.43	\$21,389.43
Other Assets Total	\$105,418.60	\$20,245.17	\$21,389.43	\$147,053.20
Total Assets:	\$306,883.96	\$29,368.78	\$80,553.56	\$416,806.30

Liabilities

Account	Operating	Reserves	Special Assessment	Total
Liability				
2005 Accrues Expenses	\$3,950.00	\$0.00	\$0.00	\$3,950.00
2060 Prepaid Maintenance Fees	\$22,222.30	\$0.00	\$0.00	\$22,222.30
2100 Due to Reserves fr Operating	\$20,245.17	\$0.00	\$0.00	\$20,245.17
2101 Due to Special Assessment fr Operating	\$21,389.43	\$0.00	\$0.00	\$21,389.43
2200 Due from VAH to HVC	\$1,969.08	\$0.00	\$0.00	\$1,969.08
2501 Loan Payable - Insurance	\$84,571.46	\$0.00	\$0.00	\$84,571.46
2502 Special Assessment - Insurance	\$387,194.34	\$0.00	\$0.00	\$387,194.34
Liability Total	\$541,541.78	\$0.00	\$0.00	\$541,541.78
Reserves				
3001 Reserves	\$0.00	\$12,852.15	\$0.00	\$12,852.15
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	\$8,653.27	\$0.00	\$8,653.27
Reserves Total	\$0.00	\$29,368.78	\$0.00	\$29,368.78

Account	Operating	Reserves	Special Assessment	Total
Special Assessment				
3101 SA24 Roof Replacement	\$0.00	\$0.00	\$112,679.11	\$112,679.11
3110 SA Accounting fees	\$0.00	\$0.00	(\$250.00)	(\$250.00)
3111 S/A Interest Income	\$0.00	\$0.00	(\$409.86)	(\$409.86)
3112 Bad Debt SA	\$0.00	\$0.00	(\$31,465.69)	(\$31,465.69)
Special Assessment Total	\$0.00	\$0.00	\$80,553.56	\$80,553.56
Total Liabilities:	\$541,541.78	\$29,368.78	\$80,553.56	\$651,464.12

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	(\$240,357.51)	\$0.00	\$0.00	(\$240,357.51)
Equity Total	(\$334,018.80)	\$0.00	\$0.00	(\$334,018.80)
Current Year Net Income/(Loss)	\$99,360.98	\$0.00	\$0.00	\$99,360.98
Total Equity:	(\$234,657.82)	\$0.00	\$0.00	(\$234,657.82)
Total Liabilities & Equity	\$306,883.96	\$29,368.78	\$80,553.56	\$416,806.30

The Village at Haile Condominium Association, Inc.

INCOME STATEMENT

Start: 10/01/2025 | End: 10/31/2025

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	783,305.80	783,305.80	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	325.00	0.00	325.00	5,200.00	0.00	5,200.00	0.00
4025 Bank Interest Income	2.17	0.00	2.17	14.84	0.00	14.84	0.00
4099 Miscellaneous Income	(1,012.43)	0.00	(1,012.43)	2,405.61	0.00	2,405.61	0.00
Income Total	77,645.32	78,330.58	(685.26)	791,226.25	783,305.80	7,920.45	939,967.00
Total Income	77,645.32	78,330.58	(685.26)	791,226.25	783,305.80	7,920.45	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	333.33	11,790.52	13,333.30	1,542.78	16,000.00
5004 Legal Fees	176.00	416.67	240.67	7,405.46	4,166.70	(3,238.76)	5,000.00
5005 Bad Debt	557.53	41.67	(515.86)	7,923.98	416.70	(7,507.28)	500.00
5007 Bank fees / Licenses, Taxes, Permit...	15.80	125.00	109.20	1,759.08	1,250.00	(509.08)	1,500.00
5008 Office Expense	278.88	291.67	12.79	5,761.64	2,916.70	(2,844.94)	3,500.00
5011 Administration Fee	0.00	12.50	12.50	0.00	125.00	125.00	150.00
5012 Corp Annual Rpt & DBPR	0.00	41.67	41.67	462.00	416.70	(45.30)	500.00
Administration Total	2,028.21	2,262.51	234.30	35,102.68	22,625.10	(12,477.58)	27,150.00
Insurance							
5110 Insurance	18,606.96	25,000.00	6,393.04	201,581.27	250,000.00	48,418.73	300,000.00
Insurance Total	18,606.96	25,000.00	6,393.04	201,581.27	250,000.00	48,418.73	300,000.00
Utilities							
5301 Electricity	2,981.06	2,666.67	(314.39)	28,849.03	26,666.70	(2,182.33)	32,000.00
5303 Telephone	0.00	0.00	0.00	133.90	0.00	(133.90)	0.00
Utilities Total	2,981.06	2,666.67	(314.39)	28,982.93	26,666.70	(2,316.23)	32,000.00
Contract Services							
5410 Pool / Spa	270.00	2,500.00	2,230.00	10,503.38	25,000.00	14,496.62	30,000.00
5414 Pest Control	1,390.00	583.33	(806.67)	5,992.00	5,833.30	(158.70)	7,000.00
5417 Janitorial	4,429.09	3,333.33	(1,095.76)	80,187.16	33,333.30	(46,853.86)	40,000.00
5419 Termite	0.00	583.33	583.33	0.00	5,833.30	5,833.30	7,000.00
5423 Management	4,000.00	4,000.00	0.00	40,000.00	40,000.00	0.00	48,000.00
Contract Services Total	10,089.09	10,999.99	910.90	136,682.54	109,999.90	(26,682.64)	132,000.00
Repair & Maintenance							
5500 Building Maintenance	10,508.04	16,666.67	6,158.63	145,311.30	166,666.70	21,355.40	200,000.00
5501 General Repairs & Maintenance	0.00	2,083.33	2,083.33	12,537.18	20,833.30	8,296.12	25,000.00
5502 Electrical	0.00	4,166.67	4,166.67	945.80	41,666.70	40,720.90	50,000.00
5512 Fitness /Gym Center	0.00	333.33	333.33	99.67	3,333.30	3,233.63	4,000.00
5520 Backflow Testing	0.00	62.50	62.50	0.00	625.00	625.00	750.00
5522 Fire Inspection & Sprinklers	8,306.75	5,833.33	(2,473.42)	47,650.48	58,333.30	10,682.82	70,000.00
Repair & Maintenance Total	18,814.79	29,145.83	10,331.04	206,544.43	291,458.30	84,913.87	349,750.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Pool							
5580 Pool Maintenance	6,100.00	916.67	(5,183.33)	11,457.22	9,166.70	(2,290.52)	11,000.00
5582 Taxes & Licenses	0.00	62.50	62.50	0.00	625.00	625.00	750.00
5584 Cable	0.00	125.00	125.00	0.00	1,250.00	1,250.00	1,500.00
Pool Total	6,100.00	1,104.17	(4,995.83)	11,457.22	11,041.70	(415.52)	13,250.00
Other Expenses							
5901 Reserves Transfer	7,151.42	7,151.42	0.00	71,514.20	71,514.20	0.00	85,817.00
Other Expenses Total	7,151.42	7,151.42	0.00	71,514.20	71,514.20	0.00	85,817.00
Total Expense	65,771.53	78,330.59	12,559.06	691,865.27	783,305.90	91,440.63	939,967.00
Net Income	11,873.79	(0.01)	11,873.80	99,360.98	(0.10)	99,361.08	0.00