

The Village at Haile Condominium Association, Inc.

Financial Statements

November 30, 2024

ACCOUNT NUMBERS HAVE BEEN REDACTED

The Village at Haile Condominium Association, Inc.

FUND BALANCE SHEET

As of: 11/30/2024

Assets

Account	Operating	Reserves	Special Assessment	Total
Cash				
1001 Truist Oper [7824]	\$70,690.09	\$0.00	\$0.00	\$70,690.09
1002 Truist SA [7022]	\$0.00	\$0.00	\$4,312.37	\$4,312.37
1006 Truist Rsrv [7832]	\$0.00	\$128,833.43	\$0.00	\$128,833.43
1007 Alliance Oper [2581]	(\$2,956.86)	\$0.00	\$0.00	(\$2,956.86)
1008 Alliance MM [9075]	\$0.00	\$40.07	\$0.00	\$40.07
Cash Total	\$67,733.23	\$128,873.50	\$4,312.37	\$200,919.10
Accounts Receivables				
1100 AR: Maintenance Fees	\$76,217.23	\$0.00	\$0.00	\$76,217.23
1105 AR: Allowance for Doubtful Accounting	(\$391.41)	\$0.00	\$0.00	(\$391.41)
1111 AR: SA24 Roof Replacement to be billed	\$0.00	\$0.00	(\$2,752.36)	(\$2,752.36)
1153 AR: Late Fee / Interest	\$25.00	\$0.00	\$0.00	\$25.00
Accounts Receivables Total	\$75,850.82	\$0.00	(\$2,752.36)	\$73,098.46
Other Assets				
1201 PrePaid Insurance	\$195,804.66	\$0.00	\$0.00	\$195,804.66
1301 Due fr Operating to Special Assessment	\$1,560.00	\$0.00	\$0.00	\$1,560.00
Other Assets Total	\$197,364.66	\$0.00	\$0.00	\$197,364.66
Total Assets:	\$340,948.71	\$128,873.50	\$1,560.01	\$471,382.22

Liabilities

Account	Operating	Reserves	Special Assessment	Total
Liability				
2005 Accrues Expenses	\$24,958.44	\$0.00	\$0.00	\$24,958.44
2060 Prepaid Maintenance Fees	\$17,430.93	\$0.00	\$0.00	\$17,430.93
2101 Due to Special Assessment fr Operating	\$0.00	\$0.00	\$1,560.00	\$1,560.00
2501 Loan Payable - Insurance	\$80,473.53	\$0.00	\$0.00	\$80,473.53
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	\$514,015.82	\$0.00	\$1,560.00	\$515,575.82
Reserves				
3001 Reserves	\$0.00	\$114,694.95	\$0.00	\$114,694.95
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	\$6,315.19	\$0.00	\$6,315.19
Reserves Total	\$0.00	\$128,873.50	\$0.00	\$128,873.50
Special Assessment				
3111 S/A Interest Income	\$0.00	\$0.00	\$0.01	\$0.01

Account	Operating	Reserves	Special Assessment	Total
Special Assessment Total	\$0.00	\$0.00	\$0.01	\$0.01
Total Liabilities:	\$514,015.82	\$128,873.50	\$1,560.01	\$644,449.33

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	(\$325.16)	\$0.00	\$0.00	(\$325.16)
Equity Total	(\$93,986.45)	\$0.00	\$0.00	(\$93,986.45)
Current Year Net Income/(Loss)	(\$79,080.66)	\$0.00	\$0.00	(\$79,080.66)
Total Equity:	(\$173,067.11)	\$0.00	\$0.00	(\$173,067.11)
Total Liabilities & Equity	\$340,948.71	\$128,873.50	\$1,560.01	\$471,382.22

The Village at Haile Condominium Association, Inc.

INCOME STATEMENT

Start: 11/01/2024 | End: 11/30/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
4001 Maintenance Income	36,099.08	36,099.08	0.00	397,089.88	397,089.88	0.00	433,188.99
4004 Pool Income	240.84	2,451.10	(2,210.26)	10,549.99	26,962.10	(16,412.11)	29,413.24
4016 Late Fee / Interest Income	0.00	0.00	0.00	(240.65)	0.00	(240.65)	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	11.30	0.00	11.30	0.00
4099 Miscellaneous Income	456.92	0.00	456.92	2,837.79	0.00	2,837.79	0.00
Income Total	36,797.53	38,550.18	(1,752.65)	410,348.31	424,051.98	(13,703.67)	462,602.23
Total Income	36,797.53	38,550.18	(1,752.65)	410,348.31	424,051.98	(13,703.67)	462,602.23

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Administration							
5001 Accounting/Audit Fees	1,000.00	166.67	(833.33)	14,001.32	1,833.37	(12,167.95)	2,000.00
5004 Legal Fees	0.00	166.67	166.67	4,257.05	1,833.37	(2,423.68)	2,000.00
5005 Bad Debt	0.00	41.67	41.67	1,210.04	458.37	(751.67)	500.00
5007 Bank fees / Licenses, Taxes, Permit...	0.00	65.00	65.00	1,019.35	715.00	(304.35)	780.00
5008 Office Expense	2,330.14	250.00	(2,080.14)	3,544.64	2,750.00	(794.64)	3,000.00
5009 Postage/Printing	0.00	0.00	0.00	439.98	0.00	(439.98)	0.00
5011 Administration Fee	0.00	8.33	8.33	0.00	91.63	91.63	100.00
5012 Corp Annual Rpt & DBPR	0.00	40.10	40.10	0.00	441.10	441.10	481.25
5099 Miscellaneous	0.00	41.67	41.67	0.00	458.37	458.37	500.00
Administration Total	3,330.14	780.11	(2,550.03)	24,472.38	8,581.21	(15,891.17)	9,361.25
Insurance							
5110 Insurance	19,299.01	12,500.00	(6,799.01)	202,292.08	137,500.00	(64,792.08)	150,000.00
5111 GL/Crime/D&O/Umbrella	1,063.81	2,020.33	956.52	10,991.43	22,223.63	11,232.20	24,244.00
Insurance Total	20,362.82	14,520.33	(5,842.49)	213,283.51	159,723.63	(53,559.88)	174,244.00
Utilities							
5301 Electricity	877.00	1,076.97	199.97	20,603.13	11,846.67	(8,756.46)	12,923.66
5302 Water & Sewer	647.88	1,000.00	352.12	6,871.54	11,000.00	4,128.46	12,000.00
5303 Telephone	(991.35)	0.00	991.35	(991.35)	0.00	991.35	0.00
Utilities Total	533.53	2,076.97	1,543.44	26,483.32	22,846.67	(3,636.65)	24,923.66
Contract Services							
5410 Pool / Spa	1,805.08	0.00	(1,805.08)	5,227.57	0.00	(5,227.57)	0.00
5414 Pest Control	3,940.00	583.33	(3,356.67)	11,080.72	6,416.63	(4,664.09)	7,000.00
5417 Janitorial	8,196.04	2,575.00	(5,621.04)	35,365.14	28,325.00	(7,040.14)	30,900.00
5419 Termite	0.00	583.33	583.33	276.00	6,416.63	6,140.63	7,000.00
5423 Management	4,000.00	4,000.00	0.00	48,309.01	44,000.00	(4,309.01)	48,000.00
Contract Services Total	17,941.12	7,741.66	(10,199.46)	100,258.44	85,158.26	(15,100.18)	92,900.00
Repair & Maintenance							
5500 Building Maintenance	0.00	1,666.67	1,666.67	5,678.85	18,333.37	12,654.52	20,000.00
5501 General Repairs & Maintenance	626.05	833.33	207.28	16,655.40	9,166.63	(7,488.77)	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	333.33	333.33	299.60	3,666.63	3,367.03	4,000.00
5517 Janitorial Supplies	0.00	0.00	0.00	32.21	0.00	(32.21)	0.00
5519 Alarm Services / Fire Alarm	700.00	707.17	7.17	4,900.00	7,778.87	2,878.87	8,486.08
5520 Backflow Testing	0.00	45.83	45.83	0.00	504.13	504.13	550.00
5522 Fire Inspection & Sprinklers	6,205.00	750.00	(5,455.00)	10,205.04	8,250.00	(1,955.04)	9,000.00
Repair & Maintenance Total	7,531.05	4,336.33	(3,194.72)	38,521.03	47,699.63	9,178.60	52,036.08
Pool							
5580 Pool Maintenance	0.00	500.00	500.00	8,416.25	5,500.00	(2,916.25)	6,000.00
5581 Repair & Maintenance	0.00	250.00	250.00	0.00	2,750.00	2,750.00	3,000.00
5582 Taxes & Licenses	0.00	24.20	24.20	0.00	266.20	266.20	290.35
5583 Utilities	0.00	1,218.57	1,218.57	1,247.04	13,404.27	12,157.23	14,622.89
5584 Cable	0.00	125.00	125.00	0.00	1,375.00	1,375.00	1,500.00
Pool Total	0.00	2,117.77	2,117.77	9,663.29	23,295.47	13,632.18	25,413.24
Other Expenses							
5901 Reserves Transfer	6,977.00	6,977.00	0.00	76,747.00	76,747.00	0.00	83,724.00
Other Expenses Total	6,977.00	6,977.00	0.00	76,747.00	76,747.00	0.00	83,724.00
Total Expense	56,675.66	38,550.17	(18,125.49)	489,428.97	424,051.87	(65,377.10)	462,602.23
Net Income	(19,878.13)	0.01	(19,878.14)	(79,080.66)	0.11	(79,080.77)	0.00