The Village at Haile Condominium Association, Inc.

Financial Statements

August 31, 2026

REDACTED

The Village at Haile Condominium Association, Inc.

FUND BALANCE SHEET

As of: 08/31/2026

Assets

Account	Operating	Reserves	Special Assessment	Total
Cash				
1001 Truist Oper [7824]	$292,858.44	$0.00	$0.00	$292,858.44
1002 Truist SA [7022]	$0.00	$0.00	$16,027.52	$16,027.52
1006 Truist Rsrv [7832]	$0.00	$136,522.35	$0.00	$136,522.35
Cash Total	**$292,858.44**	**$136,522.35**	**$16,027.52**	**$445,408.31**
Accounts Receivables				
1100 AR: Maintenance Fees	$33,693.80	$0.00	$0.00	$33,693.80
1105 AR: Allowance for Doubtful Accounting	($23,810.13)	$0.00	$0.00	($23,810.13)
1110 AR: SA24 Roof Replacement	$0.00	$0.00	$23,140.19	$23,140.19
1111 AR: SA24 Roof Replacement to be billed	$0.00	$0.00	$427.47	$427.47
1153 AR: Late Fee / Interest	$200.00	$0.00	$0.00	$200.00
Accounts Receivables Total	**$10,083.67**	**$0.00**	**$23,567.66**	**$33,651.33**
Other Assets				
1201 PrePaid Insurance	$120,390.29	$0.00	$0.00	$120,390.29
1202 PrePaid Expenses	$20,486.08	$0.00	$0.00	$20,486.08
1300 Due fr Operating to Reserves.	$0.00	$13,473.48	$0.00	$13,473.48
1305 Due fr Special Assessment to Reserves	$0.00	$6,771.69	$0.00	$6,771.69
Other Assets Total	**$140,876.37**	**$20,245.17**	**$0.00**	**$161,121.54**
Total Assets:	**$443,818.48**	**$156,767.52**	**$39,595.18**	**$640,181.18**

Liabilities

Account	Operating	Reserves	Special Assessment	Total
Liability				
2000 Account Payable	$10,089.98	$0.00	$0.00	$10,089.98
2005 Accrues Expenses	$4,694.45	$0.00	$0.00	$4,694.45
2060 Prepaid Maintenance Fees	$31,149.16	$0.00	$0.00	$31,149.16
2100 Due to Reserves fr Operating	$13,473.48	$0.00	$0.00	$13,473.48
2105 Due to Reserves fr Special Assessment	$0.00	$0.00	$6,771.69	$6,771.69
2200 Due from VAH to HVC	$1,969.08	$0.00	$0.00	$1,969.08
2501 Loan Payable - Insurance	$107,903.48	$0.00	$0.00	$107,903.48
2999 Exchange	($1,618.17)	$0.00	$0.00	($1,618.17)
Liability Total	**$167,661.46**	**$0.00**	**$6,771.69**	**$174,433.15**
Reserves				
3001 Reserves Non SIRS	$0.00	$134,346.13	$0.00	$134,346.13
3003 Painting	$0.00	$12,613.36	$0.00	$12,613.36
3025 Reserves Interest Bank	$0.00	$9,808.03	$0.00	$9,808.03
Reserves Total	**$0.00**	**$156,767.52**	**$0.00**	**$156,767.52**

Account	Operating	Reserves	Special Assessment	Total
Special Assessment				
3101 SA24 Roof Replacement	$0.00	$0.00	$33,481.33	$33,481.33
3110 SA Accounting fees	$0.00	$0.00	($250.00)	($250.00)
3111 S/A Interest Income	$0.00	$0.00	($407.84)	($407.84)
Special Assessment Total	**$0.00**	**$0.00**	**$32,823.49**	**$32,823.49**
Total Liabilities:	**$167,661.46**	**$156,767.52**	**$39,595.18**	**$364,024.16**

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	$327,400.31	$0.00	$0.00	$327,400.31
Equity Total	**$233,739.02**	**$0.00**	**$0.00**	**$233,739.02**
Current Year Net Income/(Loss)	$42,418.00	$0.00	$0.00	$42,418.00
Total Equity:	**$276,157.02**	**$0.00**	**$0.00**	**$276,157.02**
Total Liabilities & Equity	**$443,818.48**	**$156,767.52**	**$39,595.18**	**$640,181.18**

The Village at Haile Condominium Association, Inc.

INCOME STATEMENT

Start: 08/01/2026 | End: 08/31/2026

Income

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
Income							
4001 Maintenance Income	78,330.58	78,330.58	0.00	626,644.64	626,644.64	0.00	939,967.00
4016 Late Fee / Interest Income	(2,862.24)	0.00	(2,862.24)	(46.76)	0.00	(46.76)	0.00
4025 Bank Interest Income	0.00	0.00	0.00	2.69	0.00	2.69	0.00
4099 Miscellaneous Income	0.00	0.00	0.00	37,553.64	0.00	37,553.64	0.00
Income Total	**75,468.34**	**78,330.58**	**(2,862.24)**	**664,154.21**	**626,644.64**	**37,509.57**	**939,967.00**
Total Income	**75,468.34**	**78,330.58**	**(2,862.24)**	**664,154.21**	**626,644.64**	**37,509.57**	**939,967.00**

Expense

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
Administration							
5001 Accounting/Audit Fees	1,363.39	1,333.33	(30.06)	11,395.16	10,666.64	(728.52)	16,000.00
5004 Legal Fees	810.00	416.67	(393.33)	6,560.00	3,333.36	(3,226.64)	5,000.00
5005 Bad Debt	577.94	625.00	47.06	4,071.13	5,000.00	928.87	7,500.00
5007 Bank fees / Licenses, Taxes, Permit...	12.00	125.00	113.00	994.35	1,000.00	5.65	1,500.00
5008 Office Expense	440.73	208.33	(232.40)	6,977.67	1,666.64	(5,311.03)	2,500.00
5009 Postage/Printing	0.00	0.00	0.00	(1.32)	0.00	1.32	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	61.25	333.36	272.11	500.00
Administration Total	**3,204.06**	**2,762.50**	**(441.56)**	**30,058.24**	**22,100.00**	**(7,958.24)**	**33,150.00**
Insurance							
5110 Insurance	14,925.45	22,916.67	7,991.22	130,661.63	183,333.36	52,671.73	275,000.00
Insurance Total	**14,925.45**	**22,916.67**	**7,991.22**	**130,661.63**	**183,333.36**	**52,671.73**	**275,000.00**
Utilities							
5301 Electricity	2,928.75	2,916.67	(12.08)	24,431.69	23,333.36	(1,098.33)	35,000.00
Utilities Total	**2,928.75**	**2,916.67**	**(12.08)**	**24,431.69**	**23,333.36**	**(1,098.33)**	**35,000.00**
Contract Services							
5410 Pool / Spa	462.83	2,500.00	2,037.17	3,356.46	20,000.00	16,643.54	30,000.00
5414 Pest Control	482.00	583.33	101.33	9,783.00	4,666.64	(5,116.36)	7,000.00
5417 Janitorial	6,061.70	3,333.33	(2,728.37)	49,070.30	26,666.64	(22,403.66)	40,000.00
5419 Termite	0.00	583.33	583.33	355.00	4,666.64	4,311.64	7,000.00
5423 Management	4,160.00	4,000.00	(160.00)	33,280.00	32,000.00	(1,280.00)	48,000.00
Contract Services Total	**11,166.53**	**10,999.99**	**(166.54)**	**95,844.76**	**87,999.92**	**(7,844.84)**	**132,000.00**
Repair & Maintenance							
5500 Building Maintenance	14,475.73	14,583.33	107.60	122,501.24	116,666.64	(5,834.60)	175,000.00
5501 General Repairs & Maintenance	0.00	2,083.33	2,083.33	29,443.91	16,666.64	(12,777.27)	25,000.00
5502 Electrical	1,437.78	1,583.33	145.55	3,685.28	12,666.64	8,981.36	19,000.00
5512 Fitness /Gym Center	0.00	333.33	333.33	0.00	2,666.64	2,666.64	4,000.00
5517 Janitorial Supplies	0.00	0.00	0.00	(860.64)	0.00	860.64	0.00
5520 Backflow Testing	0.00	88.92	88.92	0.00	711.36	711.36	1,067.00
5522 Fire Inspection & Sprinklers	0.00	4,166.67	4,166.67	69,303.46	33,333.36	(35,970.10)	50,000.00
Repair & Maintenance Total	**15,913.51**	**22,838.91**	**6,925.40**	**224,073.25**	**182,711.28**	**(41,361.97)**	**274,067.00**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Pool							
5580 Pool Maintenance	0.00	916.67	916.67	0.00	7,333.36	7,333.36	11,000.00
5582 Taxes & Licenses	0.00	62.50	62.50	0.00	500.00	500.00	750.00
5584 Cable	0.00	333.33	333.33	0.00	2,666.64	2,666.64	4,000.00
Pool Total	**0.00**	**1,312.50**	**1,312.50**	**0.00**	**10,500.00**	**10,500.00**	**15,750.00**
Other Expenses							
5901 Reserves Non SIRS	14,583.33	14,583.33	0.00	116,666.64	116,666.64	0.00	175,000.00
Other Expenses Total	**14,583.33**	**14,583.33**	**0.00**	**116,666.64**	**116,666.64**	**0.00**	**175,000.00**
Total Expense	**62,721.63**	**78,330.57**	**15,608.94**	**621,736.21**	**626,644.56**	**4,908.35**	**939,967.00**
Net Income	**12,746.71**	**0.01**	**12,746.70**	**42,418.00**	**0.08**	**42,417.92**	**0.00**