The Village at Haile Condominium Association, Inc.

Financial Statements

June 30, 2026

REDACTED

ENUMERATE FINANCIAL SERVICES

3363 W. Commercial Blvd. Suite 105, Ft. Lauderdale, FL 33309 Office (954) 284-3080 Fax (954) 284-3081
Condominium / Homeowner Association / Co-Operative Accounting & Financial Management

Board of Directors
The Village at Haile Condominium Association, Inc.
Gainesville, FL

The accompanying financial statements of The Village at Haile Condominium Association, Inc., as of and for the period ended June 30, 2026, were not subjected to an audit, review, or compilation engagement by me and, accordingly, I do not express an opinion, a conclusion, nor provide any assurance on them. Substantially all disclosures required by accounting principles generally accepted in the United States of America are not included.

The monthly financial statements for the period listed above include:

1. Balance Sheet
2. Statement of Revenue & Expenses
3. A/R Delinquency Report
4. Maintenance Prepayments
5. Accounts Payable
6. Bank Reconciliations and Statements

Key Financial Metrics for the month:

1. Cash on hand as of the period reporting is approx.:
   a. Operating $ 269k
   b. Reserve $ 112k
   c. SA $ 9k
2. Actual YTD Gain/ (Loss) based on Operating activity is approx. $9k as of this period.
3. Total accounts receivable is approx. $55k, with an allowance for possible uncollectible receivables set aside for approx. ($24k).

Notes This Period

1. GL5522 reflects a large variance to budget during this period.

Notes This Year

1. GL5005 - The variances recorded in the Bad Debt account are related to unit K101 (Postal Room). This unit is association-owned, and the charges for it had been turned off. As a result, the unbilled amounts had impacted on the bad debt balance recorded in this account.

Enumerate Financial Services

Ft. Lauderdale, FL
July 15, 2026

The Village at Haile Condominium Association, Inc.

Run Date: 07/15/2026
Run Time: 10:13 AM

FUND BALANCE SHEET

As of: 06/30/2026

Assets

Account	Operating	Reserves	Special Assessment	Total
Cash				
1001 Truist Oper [7824]	$269,343.02	$0.00	$0.00	$269,343.02
1002 Truist SA [7022]	$0.00	$0.00	$8,607.35	$8,607.35
1006 Truist Rsrv [7832]	$0.00	$112,367.15	$0.00	$112,367.15
Cash Total	**$269,343.02**	**$112,367.15**	**$8,607.35**	**$390,317.52**
Accounts Receivables				
1100 AR: Maintenance Fees	$28,678.33	$0.00	$0.00	$28,678.33
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	$23,567.66	$23,567.66
1153 AR: Late Fee / Interest	$2,815.79	$0.00	$0.00	$2,815.79
Accounts Receivables Total	**$7,683.99**	**$0.00**	**$23,567.66**	**$31,251.65**
Other Assets				
1201 PrePaid Insurance	$150,241.19	$0.00	$0.00	$150,241.19
1202 PrePaid Expenses	$6,923.00	$0.00	$0.00	$6,923.00
1212 AP Clearing	$5,510.00	$0.00	$0.00	$5,510.00
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	$13,154.69	$13,154.69
Other Assets Total	**$162,674.19**	**$20,245.17**	**$13,154.69**	**$196,074.05**
Total Assets:	**$439,701.20**	**$132,612.32**	**$45,329.70**	**$617,643.22**

Liabilities

Account	Operating	Reserves	Special Assessment	Total
Liability				
2000 Account Payable	$5,510.00	$0.00	$0.00	$5,510.00
2005 Accrues Expenses	$5,010.10	$0.00	$0.00	$5,010.10
2060 Prepaid Maintenance Fees	$26,655.24	$0.00	$0.00	$26,655.24
2100 Due to Reserves fr Operating	$20,245.17	$0.00	$0.00	$20,245.17
2101 Due to Special Assessment fr Operating	$13,154.69	$0.00	$0.00	$13,154.69
2200 Due from VAH to HVC	$1,969.08	$0.00	$0.00	$1,969.08
2501 Loan Payable - Insurance	$122,701.65	$0.00	$0.00	$122,701.65
2999 Exchange	($1,618.17)	$0.00	$0.00	($1,618.17)
Liability Total	**$193,627.76**	**$0.00**	**$0.00**	**$193,627.76**
Reserves				
3001 Reserves Non SIRS	$0.00	$110,590.47	$0.00	$110,590.47
3003 Painting	$0.00	$12,613.36	$0.00	$12,613.36
3025 Reserves Interest Bank	$0.00	$9,408.49	$0.00	$9,408.49
Reserves Total	**$0.00**	**$132,612.32**	**$0.00**	**$132,612.32**

Account	Operating	Reserves	Special Assessment	Total
Special Assessment				
3101 SA24 Roof Replacement	$0.00	$0.00	$45,987.67	$45,987.67
3110 SA Accounting fees	$0.00	$0.00	($250.00)	($250.00)
3111 S/A Interest Income	$0.00	$0.00	($407.97)	($407.97)
Special Assessment Total	**$0.00**	**$0.00**	**$45,329.70**	**$45,329.70**
Total Liabilities:	**$193,627.76**	**$132,612.32**	**$45,329.70**	**$371,569.78**

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	$330,400.31	$0.00	$0.00	$330,400.31
Equity Total	**$236,739.02**	**$0.00**	**$0.00**	**$236,739.02**
Current Year Net Income/(Loss)	$9,334.42	$0.00	$0.00	$9,334.42
Total Equity:	**$246,073.44**	**$0.00**	**$0.00**	**$246,073.44**
Total Liabilities & Equity	**$439,701.20**	**$132,612.32**	**$45,329.70**	**$617,643.22**

The Village at Haile Condominium Association, Inc.

INCOME STATEMENT

Start: 06/01/2026 | End: 06/30/2026

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	469,983.48	469,983.48	0.00	939,967.00
4016 Late Fee / Interest Income	627.62	0.00	627.62	2,412.86	0.00	2,412.86	0.00
4025 Bank Interest Income	0.00	0.00	0.00	2.69	0.00	2.69	0.00
4099 Miscellaneous Income	333.00	0.00	333.00	20,248.00	0.00	20,248.00	0.00
Income Total	**79,291.20**	**78,330.58**	**960.62**	**492,647.03**	**469,983.48**	**22,663.55**	**939,967.00**
Total Income	**79,291.20**	**78,330.58**	**960.62**	**492,647.03**	**469,983.48**	**22,663.55**	**939,967.00**

Expense

Account			Current			Year to Date	Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administration							
5001 Accounting/Audit Fees	1,360.00	1,333.33	(26.67)	8,670.00	7,999.98	(670.02)	16,000.00
5004 Legal Fees	0.00	416.67	416.67	300.00	2,500.02	2,200.02	5,000.00
5005 Bad Debt	123.01	625.00	501.99	2,935.66	3,750.00	814.34	7,500.00
5007 Bank fees / Licenses, Taxes, Permit...	12.00	125.00	113.00	934.35	750.00	(184.35)	1,500.00
5008 Office Expense	440.72	208.33	(232.39)	6,094.74	1,249.98	(4,844.76)	2,500.00
5011 Administration Fee	0.00	12.50	12.50	0.00	75.00	75.00	150.00
5012 Corp Annual Rpt & DBPR	0.00	41.67	41.67	61.25	250.02	188.77	500.00
Administration Total	**1,935.73**	**2,762.50**	**826.77**	**18,996.00**	**16,575.00**	**(2,421.00)**	**33,150.00**
Insurance							
5110 Insurance	13,745.40	22,916.67	9,171.27	88,372.66	137,500.02	49,127.36	275,000.00
Insurance Total	**13,745.40**	**22,916.67**	**9,171.27**	**88,372.66**	**137,500.02**	**49,127.36**	**275,000.00**
Utilities							
5301 Electricity	2,699.38	2,916.67	217.29	18,382.47	17,500.02	(882.45)	35,000.00
Utilities Total	**2,699.38**	**2,916.67**	**217.29**	**18,382.47**	**17,500.02**	**(882.45)**	**35,000.00**
Contract Services							
5410 Pool / Spa	480.07	2,500.00	2,019.93	2,233.17	15,000.00	12,766.83	30,000.00
5414 Pest Control	914.00	583.33	(330.67)	8,984.00	3,499.98	(5,484.02)	7,000.00
5417 Janitorial	3,433.63	3,333.33	(100.30)	37,316.16	19,999.98	(17,316.18)	40,000.00
5419 Termite	0.00	583.33	583.33	355.00	3,499.98	3,144.98	7,000.00
5423 Management	4,160.00	4,000.00	(160.00)	24,960.00	24,000.00	(960.00)	48,000.00
Contract Services Total	**8,987.70**	**10,999.99**	**2,012.29**	**73,848.33**	**65,999.94**	**(7,848.39)**	**132,000.00**
Repair & Maintenance							
5500 Building Maintenance	9,020.00	14,583.33	5,563.33	105,000.51	87,499.98	(17,500.53)	175,000.00
5501 General Repairs & Maintenance	0.00	2,083.33	2,083.33	25,865.70	12,499.98	(13,365.72)	25,000.00
5502 Electrical	0.00	1,583.33	1,583.33	1,382.50	9,499.98	8,117.48	19,000.00
5512 Fitness /Gym Center	0.00	333.33	333.33	0.00	1,999.98	1,999.98	4,000.00
5520 Backflow Testing	0.00	88.92	88.92	0.00	533.52	533.52	1,067.00
5522 Fire Inspection & Sprinklers	37,056.96	4,166.67	(32,890.29)	63,964.46	25,000.02	(38,964.44)	50,000.00
Repair & Maintenance Total	**46,076.96**	**22,838.91**	**(23,238.05)**	**196,213.17**	**137,033.46**	**(59,179.71)**	**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	5,500.02	5,500.02	11,000.00
5582 Taxes & Licenses	0.00	62.50	62.50	0.00	375.00	375.00	750.00
5584 Cable	0.00	333.33	333.33	0.00	1,999.98	1,999.98	4,000.00
Pool Total	**0.00**	**1,312.50**	**1,312.50**	**0.00**	**7,875.00**	**7,875.00**	**15,750.00**
Other Expenses							
5901 Reserves Non SIRS	14,583.33	14,583.33	0.00	87,499.98	87,499.98	0.00	175,000.00
Other Expenses Total	**14,583.33**	**14,583.33**	**0.00**	**87,499.98**	**87,499.98**	**0.00**	**175,000.00**
Total Expense	**88,028.50**	**78,330.57**	**(9,697.93)**	**483,312.61**	**469,983.42**	**(13,329.19)**	**939,967.00**
Net Income	**(8,737.30)**	**0.01**	**(8,737.31)**	**9,334.42**	**0.06**	**9,334.36**	**0.00**