



TREASURER'S REPORT
THE ARBORS

CURRENT MONTH SUMMARY

MAY 2021

INCOME	Actual	Budget	Variance
TOTAL RECEIPTS for the month:	\$151,443	\$147,940 ✓	\$3,503
EXPENSES			
TOTAL EXPENSES for the month:	\$134,173	\$112,395 ✗	\$21,779

There is a net operating **SURPLUS** of: ✓ **\$17,270**

Utilities:	\$35,235	\$37,197 ✓	-\$1,962
Contracts:	\$57,041	\$25,220 ✗	\$31,821
Building Maintenance:	\$2,270	\$4,645 ✓	-\$2,375
Professional Services:	\$5,511	\$5,808 ✓	-\$297
Payroll and Benefits:	\$11,489	\$13,209 ✓	-\$1,720
Other Expenses:	\$22,627	\$23,315 ✓	-\$687

*significant variances are listed on the attached report

BANK BALANCES

Operations Accounts balance is:	\$140,689
Reserve Accounts balance is:	<u>\$1,609,583</u>
TOTAL Cash and Reserves balance is:	\$1,750,271

YEAR-TO-DATE SUMMARY

MAY 2021

INCOME	Actual	Budget	Variance
TOTAL RECEIPTS YTD:	\$743,368	\$739,700 ✓	\$3,668
EXPENSES			
TOTAL EXPENSES YTD:	\$580,842	\$561,187 ✗	\$19,654

YTD, we are ✓ **\$162,527** under budget on regularly budgeted items.

Utilities:	\$179,192	\$185,985 ✓	-\$6,793
Contracts:	\$158,259	\$126,100 ✗	\$32,159
Building Maintenance:	\$17,690	\$23,227 ✓	-\$5,536
Professional Services:	\$43,012	\$31,973 ✗	\$11,039
Payroll and Benefits:	\$65,839	\$73,757 ✓	-\$7,918
Other Expenses:	\$116,849	\$120,146 ✓	-\$3,297

Capital Expenditures YTD: \$8,012

TOTAL EXPENDITURES YTD: \$588,854

Net Operating	SURPLUS ✓	\$154,514	
Reserve Funding Transfer		<u>-\$198,335</u>	(\$39,667 per month)
Net		(\$43,821)	



MEMORANDUM

TO: Board of Directors - THE ARBORS
FROM: JON MCKENNA - Management Executive
DATE: June 17, 2021
RE: Financial Report for May, 2021

CREATE DATE: 6/17/2021

Significant variances of over 10% against the budgeted amounts are as follows:

Table with 8 columns: ACCT. DESCRIPTION, ACTUAL, BUDGET, VAR. \$, PCT(%), YTD ACTUAL, YTD BUDGET, YTD VAR. \$, (%). Rows include INCOME (LATE CHARGES) and EXPENSE (TELEPHONE, CONTRACT-GROUNDS, MISCL REPAIRS & PURCHASES, ADMIN SUPPLIES & SVCS, UNIFORMS). Total Cash And Reserve: \$1,750,271.32

Should you have any questions, please contact the Association Treasurer or me:

Management Executive: JON MCKENNA
Phone: (808) 203-5234

----- PREPARED FOR -----
 LAALU STREET
 EWA BEACH HI 96706

ACCT. NO: 1665
 PAGE: 1

THE ARBORS
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 05/31/2021

----- PREPARED BY -----
 HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: GINA DIAROS
 DATE PRINTED: 06/10/2021

BLD ACCT: 1665 DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%--	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--	
CASH RECEIPTS:									
5100 MAINTENANCE FEE	146984.94	144990.04	1994.90	101.4	725834.19	724950.20	883.99	100.1	
5190 LEGAL FEE REIMBURSEMENT	1380.14	0.00	1380.14		2548.42	0.00	2548.42		
5270 INTEREST FROM INVESTMENTS	203.42	500.00	-296.58		2379.23	2500.00	-120.77		
5290 INTEREST FROM CHECKING	7.33	0.00	7.33		54.67	0.00	54.67		
5360 LATE CHARGES	740.75	250.00	490.75		1525.51	1250.00	275.51		
5361 INTEREST CHARGES	26.38	0.00	26.38		26.38	0.00	26.38		
5375 OTH TAX RCPTS-KEYS	0.00	100.00	-100.00		200.00	500.00	-300.00		
5378 FINES	0.00	0.00	0.00		300.00	0.00	300.00		
5400 RENTAL INCOME UN 27C	2100.00	2100.00	0.00		10500.00	10500.00	0.00		
TOTAL CASH RECEIPTS	151442.96	147940.04	3502.92	102.4	743368.40	739700.20	3668.20	100.5	
UTILITIES:									
6010 ELECTRICITY	5024.34	4939.00	85.34		24150.27	24695.00	-544.73		
6030 WATER	7664.93	10660.00	-2995.07		41037.77	53300.00	-12262.23		
6040 SEWER	21930.91	21040.00	890.91		111677.86	105200.00	6477.86		
6050 GAS	10.99	198.00	-187.01		593.52	990.00	-396.48		
6060 TELEPHONE	603.44	360.00	243.44		1732.53	1800.00	-67.47		
TOTAL UTILITIES	35234.61	37197.00	-1962.39	94.7	179191.95	185985.00	-6793.05	96.3	
CONTRACTS:									
6240 CONTRACT-GROUNDS	57040.78	24037.00	33003.78		153508.60	120185.00	33323.60		
6280 CONTRACT-PEST CONTROL	0.00	1183.00	-1183.00		4750.39	5915.00	-1164.61		
TOTAL CONTRACTS	57040.78	25220.00	31820.78	226.2	158258.99	126100.00	32158.99	125.5	
BUILDING MAINTENANCE:									
6515 JANITORIAL	0.00	220.00	-220.00		277.08	1100.00	-822.92		
6550 GROUNDS	0.00	300.00	-300.00		284.56	1500.00	-1215.44		
6552 GROUNDS-TREE TRIMMING	0.00	350.00	-350.00		0.00	1750.00	-1750.00		
6560 ELECTRICAL	0.00	250.00	-250.00		509.01	1250.00	-740.99		
6570 PLUMBING	0.00	250.00	-250.00		1137.32	1250.00	-112.68		
6580 POOL	323.03	583.33	-260.30		4952.97	2916.65	2036.32		
6600 PEST CONTROL	0.00	0.00	0.00		193.72	0.00	193.72		

----- PREPARED FOR -----
 LAALU STREET
 EWA BEACH HI 96706

ACCT. NO: 1665
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THE ARBORS
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 05/31/2021

----- PREPARED BY -----
 HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: GINA DIAROS

DATE PRINTED: 06/10/2021

BLD ACCT: 1665	DESCRIPTION	CURRENT MONTH				YEAR TO DATE		FISCAL BEG: 1	
		---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--
6630	SECURITY EQUIPMENT	0.00	900.00	-900.00		0.00	4500.00	-4500.00	
6631	SECURITY EQUIPMENT-GENERAL	0.00	0.00	0.00		136.00	0.00	136.00	
6640	MAINT EQUIPMENT	0.00	42.00	-42.00		0.00	210.00	-210.00	
6660	FIRE SYSTEMS	0.00	500.00	-500.00		329.09	2500.00	-2170.91	
6670	BUILDING REPAIRS	610.27	1166.66	-556.39		3124.56	5833.30	-2708.74	
6690	MISCL REPAIRS & PURCHASES	1336.74	83.33	1253.41		6745.96	416.65	6329.31	
	TOTAL BUILDING MAINTENANCE	2270.04	4645.32	-2375.28	48.9	17690.27	23226.60	-5536.33	76.2
	PROFESSIONAL SERVICES:								
6810	ADMIN SUPPLIES & SVCS	2309.03	1700.00	609.03		11041.38	8500.00	2541.38	
6812	ASSOCIATION ADMIN EXPENSE	176.21	167.00	9.21		965.80	835.00	130.80	
6830	VEHICLE EXPENSE	0.00	100.00	-100.00		0.00	500.00	-500.00	
6850	MANAGEMENT SERVICES	3026.18	3026.18	0.00		15130.90	15130.90	0.00	
6870	AUDIT/PUBLIC ACCOUNTING	0.00	0.00	0.00		2931.94	2931.96	-0.02	
6880	LEGAL FEES	0.00	500.00	-500.00		732.26	2500.00	-1767.74	
6882	LEGAL FEES-COLLECTIONS	0.00	250.00	-250.00		12209.94	1250.00	10959.94	
6912	PROF & ADM SUPPLIES/SVC	0.00	65.00	-65.00		0.00	325.00	-325.00	
	TOTAL PROFESSIONAL SERVICES	5511.42	5808.18	-296.76	94.9	43012.22	31972.86	11039.36	134.5
	PAYROLL AND BENEFITS:								
7010	PAYROLL-MANAGER	3816.36	4320.00	-503.64		20909.59	21600.00	-690.41	
7020	PAYROLL-MAINTENANCE	5217.60	5809.00	-591.40		22981.28	29045.00	-6063.72	
7070	WORKERS COMPENSATION	0.00	0.00	0.00		9958.00	7500.00	2458.00	
7080	TDI	0.00	0.00	0.00		96.95	210.00	-113.05	
7090	HEALTH CARE	1432.25	2125.12	-692.87		7285.75	10625.60	-3339.85	
7100	PAYROLL TAXES	905.17	905.31	-0.14		4489.95	4526.55	-36.60	
7170	UNIFORMS	117.80	50.00	67.80		117.80	250.00	-132.20	
	TOTAL PAYROLL AND BENEFITS	11489.18	13209.43	-1720.25	87.0	65839.32	73757.15	-7917.83	89.3
	OTHER EXPENSES:								
7311	INSURANCE-PROPERTY	17977.50	17978.00	-0.50		89959.08	89890.00	69.08	
7315	INSURANCE-LIABILITY	1333.88	1333.88	0.00		6597.82	6669.40	-71.58	
7326	INSURANCE-D&O-GENERAL	2019.80	2020.00	-0.20		10099.00	10100.00	-1.00	
7331	INSURANCE-FIDELITY-GENERAL	83.20	84.00	-0.80		416.00	420.00	-4.00	

----- PREPARED FOR -----
 LAAULU STREET
 EWA BEACH HI 96706

ACCT. NO: 1665
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THE ARBORS
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 05/31/2021

----- PREPARED BY -----
 HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: GINA DIAROS

DATE PRINTED: 06/10/2021

BLD ACCT: 1665 DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--	
7335 INSURANCE-B&M	154.30	155.00	-0.70		771.50	775.00	-3.50		
7341 INSURANCE-UMBRELLA-GENERAL	371.72	372.00	-0.28		1858.60	1860.00	-1.40		
7350 INSURANCE-AUTO	0.00	25.00	-25.00		0.00	125.00	-125.00		
7520 MASTER ASSOCIATION DUES	0.00	0.00	0.00		125.00	236.88	-111.88		
7550 MISCELLANEOUS EXPENSE	0.00	35.00	-35.00		6.00	175.00	-169.00		
7556 APT MAINTENANCE FEE	476.71	476.72	-0.01		2383.55	2383.60	-0.05		
7564 MISC-CONDO REGISTRATION	0.00	3060.00	-3060.00		1609.00	3060.00	-1451.00		
7568 RENTAL COMMISSION/FEES	210.00	415.00	-205.00		1050.00	2075.00	-1025.00		
7710 REAL PROPERTY TAX	0.00	160.00	-160.00		952.55	800.00	152.55		
7720 STATE GENERAL EXCISE TAX	0.00	200.00	-200.00		1020.83	1000.00	20.83		
7740 FEDERAL INCOME TAXES	0.00	0.00	0.00		0.00	576.00	-576.00		
TOTAL OTHER EXPENSES	22627.11	26314.60	-3687.49	86.0	116848.93	120145.88	-3296.95	97.3	
TOTAL OPERATING EXPENSES	134173.14	112394.53	21778.61	119.4	580841.68	561187.49	19654.19	103.5	
OPERATING SURPLUS/DEFICIT	17269.82	35545.51	-18275.69	48.6	162526.72	178512.71	-15985.99	91.0	
CAPITAL IMPR AND MAJOR REP & REPL:									
8500 MAJOR REPAIRS & REPLACEMENTS	8012.24	0.00	8012.24		8012.24	0.00	8012.24		
8526 LANDSCAPE REHAB-PH II	0.00	0.00	0.00		0.00	50000.00	-50000.00		
8532 CABANA AREA FURNITURE	0.00	0.00	0.00		0.00	12326.00	-12326.00		
8543 FENCING-VINYL	0.00	0.00	0.00		0.00	10544.00	-10544.00		
8620 DRIVEWAY CONCRETE	0.00	0.00	0.00		0.00	45000.00	-45000.00		
8621 BACKFLOW DEVICE	0.00	0.00	0.00		0.00	14435.00	-14435.00		
8622 POOL SALT WATER SYSTEM	0.00	0.00	0.00		0.00	4500.00	-4500.00		
8623 GAS BBQ	0.00	0.00	0.00		0.00	4382.00	-4382.00		
TOTAL CAPITAL IMPR AND MAJOR	8012.24	0.00	8012.24	0.0	8012.24	141187.00	-133174.76	5.7	
TOTAL CASH DISBURSEMENTS	142185.38	112394.53	29790.85	126.5	588853.92	702374.49	-113520.57	83.8	
CHANGE IN SECURITY DEPOSITS	0.00	0.00	0.00	0.0	0.00	0.00	0.00	0.0	
CHANGE TO TOTAL CASH & RESERVE	9257.58	35545.51	-26287.93		154514.48	37325.71	117188.77		

----- PREPARED FOR -----

LAAULU STREET
EWA BEACH HI 96706

ACCT. NO: 1665

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**THE ARBORS
CASH REPORT
AS OF 05/31/2021**

----- PREPARED BY -----
HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: GINA DIAROS

DATE PRINTED: 6/10/2021

BLD NUM: 1665

FISCAL BEG: 01 PAGE: 1

	TERM	MATURES	RATE	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
OPERATIONS						
1000				168,002.63	-30,612.84	137,389.79
1005				799.00	0.00	799.00
1007				2,500.00	0.00	2,500.00
TOTAL OPERATIONS				<u>171,301.63</u>	<u>-30,612.84</u>	<u>140,688.79</u>
RESERVES						
1690			0.1000	120,740.56	23.16	120,763.72
1736	12	MONTHS 08/05/2021	0.7500	241,201.34	0.00	241,201.34
1767	12	MONTHS 08/03/2021	0.3500	240,559.80	69.20	240,629.00
1800			0.1000	100.02	0.00	100.02
1801	12	MONTHS 01/06/2022	0.6000	225,116.85	0.00	225,116.85
1830			0.1000	159,353.69	39,667.00	199,020.69
1840			0.4500	229,527.22	0.00	229,527.22
1842			0.5000	19,000.00	5.71	19,005.71
1901			0.8000	248,022.93	105.35	248,128.28
2126			0.0500	100.00	0.00	100.00
2127			0.2000	85,989.70	0.00	85,989.70
TOTAL RESERVES				<u>1,569,712.11</u>	<u>39,870.42</u>	<u>1,609,582.53</u>
NET ASSOCIATION AVAILABLE CASH AND DEPOSITS				<u>1,741,013.74</u>	<u>9,257.58</u>	<u>1,750,271.32</u>

* CHECKING ACCOUNT MAY INCLUDE PENDING CAPITAL EXPENSES

BEGINNING CASH BAL.-B.O.Y. 1,595,756.84

----- PREPARED FOR -----

LAAULU STREET
EWA BEACH HI 96706

ACCT. NO: 1665

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**THE ARBORS
CASH BY INSTITUTION
AS OF 05/31/2021**

----- PREPARED BY -----

HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: GINA DIAROS

DATE PRINTED: 6/10/2021

BLD NUM: 1665

FISCAL BEG: 01 PAGE: 1

CASH BY INSTITUTION:

	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
BANK OF THE ORIENT	120,740.56	23.16	120,763.72
CASH-PETTY	799.00	0.00	799.00
CENTRAL PACIFIC BANK	170,502.63	-30,612.84	139,889.79
CIT BANK, N.A.	241,201.34	0.00	241,201.34
FINANCE FACTORS	240,559.80	69.20	240,629.00
FIRST FOUNDATION BANK	248,022.93	105.35	248,128.28
HAWAII CENTRAL FEDERAL CU	225,216.87	0.00	225,216.87
HAWAII STATE FEDERAL CU	86,089.70	0.00	86,089.70
HAWAIIAN FINANCIAL FCU	159,353.69	39,667.00	199,020.69
HOMESTREET BANK	248,527.22	5.71	248,532.93
TOTAL CASH	<u>1,741,013.74</u>	<u>9,257.58</u>	<u>1,750,271.32</u>