



TREASURER'S REPORT
THE ARBORS

CURRENT MONTH SUMMARY

JULY 2021

INCOME	Actual	Budget	Variance
TOTAL RECEIPTS for the month:	\$155,791	\$147,940	✓ \$7,851
EXPENSES			
TOTAL EXPENSES for the month:	\$110,192	\$114,624	✓ -\$4,432

There is a net operating **SURPLUS** of: ✓ **\$45,600**

Utilities:	\$38,001	\$37,197	✗	\$804
Contracts:	\$26,390	\$25,220	✗	\$1,170
Building Maintenance:	\$3,486	\$4,645	✓	-\$1,160
Professional Services:	\$8,647	\$5,808	✗	\$2,838
Payroll and Benefits:	\$9,573	\$18,380	✓	-\$8,807
Other Expenses:	\$24,095	\$23,373	✗	\$722

*significant variances are listed on the attached report

BANK BALANCES

Operations Accounts balance is:	\$139,914
Reserve Accounts balance is:	\$1,690,269
TOTAL Cash and Reserves balance is:	\$1,830,183

YEAR-TO-DATE SUMMARY

JULY 2021

INCOME	Actual	Budget	Variance
TOTAL RECEIPTS YTD:	\$1,066,129	\$1,035,580	✓ \$30,549
EXPENSES			
TOTAL EXPENSES YTD:	\$792,676	\$785,146	✗ \$7,530

YTD, we are ✓ **\$273,453** under budget on regularly budgeted items.

Utilities:	\$253,006	\$260,379	✓	-\$7,373
Contracts:	\$192,732	\$176,540	✗	\$16,192
Building Maintenance:	\$25,753	\$32,517	✓	-\$6,764
Professional Services:	\$58,103	\$43,589	✗	\$14,514
Payroll and Benefits:	\$92,307	\$105,347	✓	-\$13,040
Other Expenses:	\$170,775	\$166,774	✗	\$4,002

Capital Expenditures YTD: \$39,027

TOTAL EXPENDITURES YTD: \$831,703

Net **SURPLUS** ✓ **\$234,426**
Reserve Funding Transfer **\$277,669** (\$39,667 per month)



MEMORANDUM

TO: Board of Directors - THE ARBORS
FROM: JON MCKENNA - Management Executive
DATE: August 12, 2021
RE: Financial Report for July, 2021

CREATE DATE: 8/12/2021

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, OTH TAX RCPTS-KEYS) and EXPENSE (SEWER, ELECTRICAL, POOL, MISCL REPAIRS & PURCHASES, ADMIN SUPPLIES & SVCS, LEGAL FEES-COLLECTIONS, PAYROLL TAXES, REAL PROPERTY TAX, STATE GENERAL EXCISE TAX). Total Cash And Reserve: \$1,830,183.21

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
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THE ARBORS
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 07/31/2021

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

ACCOUNTANT: MILDRED CABAUTAN

DATE PRINTED: 08/12/2021

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	146453.67	144990.04	1463.63	101.0	1034625.87	1014930.28	19695.59	101.9	
5190 LEGAL FEE REIMBURSEMENT	3.86	0.00	3.86		2777.28	0.00	2777.28		
5270 INTEREST FROM INVESTMENTS	412.36	500.00	-87.64		3731.96	3500.00	231.96		
5290 INTEREST FROM CHECKING	7.32	0.00	7.32		69.09	0.00	69.09		
5360 LATE CHARGES	748.90	250.00	498.90		2710.29	1750.00	960.29		
5361 INTEREST CHARGES	6.12	0.00	6.12		55.59	0.00	55.59		
5375 OTH TAX RCPTS-KEYS	225.00	100.00	125.00		950.00	700.00	250.00		
5378 FINES	75.00	0.00	75.00		750.00	0.00	750.00		
5400 RENTAL INCOME UN 27C	2100.00	2100.00	0.00		14700.00	14700.00	0.00		
5759 PEST CONTROL REIMBURSEMENT	5759.16	0.00	5759.16		5759.16	0.00	5759.16		
TOTAL CASH RECEIPTS	155791.39	147940.04	7851.35	105.3	1066129.24	1035580.28	30548.96	102.9	
UTILITIES:									
6010 ELECTRICITY	4888.23	4939.00	-50.77		33977.38	34573.00	-595.62		
6030 WATER	9510.05	10660.00	-1149.95		58768.27	74620.00	-15851.73		
6040 SEWER	23306.02	21040.00	2266.02		157326.86	147280.00	10046.86		
6050 GAS	0.00	198.00	-198.00		604.51	1386.00	-781.49		
6060 TELEPHONE	296.75	360.00	-63.25		2328.96	2520.00	-191.04		
TOTAL UTILITIES	38001.05	37197.00	804.05	102.2	253005.98	260379.00	-7373.02	97.2	
CONTRACTS:									
6240 CONTRACT-GROUNDS	25241.87	24037.00	1204.87		185685.22	168259.00	17426.22		
6280 CONTRACT-PEST CONTROL	1148.33	1183.00	-34.67		7047.05	8281.00	-1233.95		
TOTAL CONTRACTS	26390.20	25220.00	1170.20	104.6	192732.27	176540.00	16192.27	109.2	
BUILDING MAINTENANCE:									
6515 JANITORIAL	0.00	220.00	-220.00		343.80	1540.00	-1196.20		
6550 GROUNDS	0.00	300.00	-300.00		284.56	2100.00	-1815.44		
6552 GROUNDS-TREE TRIMMING	0.00	350.00	-350.00		2094.24	2450.00	-355.76		
6560 ELECTRICAL	384.60	250.00	134.60		893.61	1750.00	-856.39		
6570 PLUMBING	0.00	250.00	-250.00		1444.79	1750.00	-305.21		
6580 POOL	1587.64	583.33	1004.31		6540.61	4083.31	2457.30		

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 LAAULU STREET
 EWA BEACH HI 96706

ACCT. NO: 1665
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THE ARBORS
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 07/31/2021

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

ACCOUNTANT: MILDRED CABAUTAN

DATE PRINTED: 08/12/2021

BLD ACCT: 1665	DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
		---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--	
6600	PEST CONTROL	20.91	0.00	20.91		214.63	0.00	214.63		
6630	SECURITY EQUIPMENT	136.00	900.00	-764.00		136.00	6300.00	-6164.00		
6631	SECURITY EQUIPMENT-GENERAL	-136.00	0.00	-136.00		0.00	0.00	0.00		
6640	MAINT EQUIPMENT	0.00	42.00	-42.00		0.00	294.00	-294.00		
6660	FIRE SYSTEMS	0.00	500.00	-500.00		2086.79	3500.00	-1413.21		
6670	BUILDING REPAIRS	534.31	1166.66	-632.35		3658.87	8166.62	-4507.75		
6690	MISCL REPAIRS & PURCHASES	958.24	83.33	874.91		8055.33	583.31	7472.02		
	TOTAL BUILDING MAINTENANCE	3485.70	4645.32	-1159.62	75.0	25753.23	32517.24	-6764.01	79.2	
	PROFESSIONAL SERVICES:									
6810	ADMIN SUPPLIES & SVCS	2169.62	1700.00	469.62		14927.02	11900.00	3027.02		
6812	ASSOCIATION ADMIN EXPENSE	0.00	167.00	-167.00		965.80	1169.00	-203.20		
6830	VEHICLE EXPENSE	0.00	100.00	-100.00		0.00	700.00	-700.00		
6850	MANAGEMENT SERVICES	3026.18	3026.18	0.00		21183.26	21183.26	0.00		
6870	AUDIT/PUBLIC ACCOUNTING	0.00	0.00	0.00		2931.94	2931.96	-0.02		
6880	LEGAL FEES	-732.26	500.00	-1232.26		0.00	3500.00	-3500.00		
6882	LEGAL FEES-COLLECTIONS	4183.00	250.00	3933.00		18094.94	1750.00	16344.94		
6912	PROF & ADM SUPPLIES/SVC	0.00	65.00	-65.00		0.00	455.00	-455.00		
	TOTAL PROFESSIONAL SERVICES	8646.54	5808.18	2838.36	148.9	58102.96	43589.22	14513.74	133.3	
	PAYROLL AND BENEFITS:									
7010	PAYROLL-MANAGER	6433.28	6480.00	-46.72		31704.42	32400.00	-695.58		
7020	PAYROLL-MAINTENANCE	5418.40	8715.00	-3296.60		33729.28	43569.00	-9839.72		
7070	WORKERS COMPENSATION	0.00	0.00	0.00		9958.00	7500.00	2458.00		
7080	TDI	0.00	105.00	-105.00		96.95	315.00	-218.05		
7090	HEALTH CARE	1474.85	2125.12	-650.27		10128.79	14875.84	-4747.05		
7100	PAYROLL TAXES	1122.54	905.31	217.23		6571.31	6337.17	234.14		
7170	UNIFORMS	0.00	50.00	-50.00		117.80	350.00	-232.20		
7290	PAYROLL-MISCL	-4876.06	0.00	-4876.06		0.00	0.00	0.00		
	TOTAL PAYROLL AND BENEFITS	9573.01	18380.43	-8807.42	52.1	92306.55	105347.01	-13040.46	87.6	
	OTHER EXPENSES:									
7311	INSURANCE-PROPERTY	17977.46	17978.00	-0.54		125914.04	125846.00	68.04		
7315	INSURANCE-LIABILITY	1333.84	1333.88	-0.04		9265.54	9337.16	-71.62		

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 LAAULU STREET
 EWA BEACH HI 96706

ACCT. NO: 1665
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THE ARBORS
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FOR PERIOD ENDED 07/31/2021

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

ACCOUNTANT: MILDRED CABAUTAN

DATE PRINTED: 08/12/2021

BLD ACCT: 1665	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	DESCRIPTION	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%--	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--
7326	INSURANCE-D&O-GENERAL	2019.80	2020.00	-0.20		14138.60	14140.00	-1.40	
7331	INSURANCE-FIDELITY-GENERAL	83.20	84.00	-0.80		582.40	588.00	-5.60	
7335	INSURANCE-B&M	154.30	155.00	-0.70		1080.10	1085.00	-4.90	
7341	INSURANCE-UMBRELLA-GENERAL	371.80	372.00	-0.20		2602.12	2604.00	-1.88	
7350	INSURANCE-AUTO	0.00	25.00	-25.00		0.00	175.00	-175.00	
7520	MASTER ASSOCIATION DUES	125.00	118.44	6.56		250.00	355.32	-105.32	
7550	MISCELLANEOUS EXPENSE	35.00	35.00	0.00		7245.00	245.00	7000.00	
7556	APT MAINTENANCE FEE	476.71	476.72	-0.01		3336.97	3337.04	-0.07	
7564	MISC-CONDO REGISTRATION	0.00	0.00	0.00		1609.00	3060.00	-1451.00	
7568	RENTAL COMMISSION/FEES	210.00	415.00	-205.00		1470.00	2905.00	-1435.00	
7710	REAL PROPERTY TAX	845.25	160.00	685.25		1797.80	1120.00	677.80	
7720	STATE GENERAL EXCISE TAX	462.87	200.00	262.87		1483.70	1400.00	83.70	
7740	FEDERAL INCOME TAXES	0.00	0.00	0.00		0.00	576.00	-576.00	
	TOTAL OTHER EXPENSES	24095.23	23373.04	722.19	103.1	170775.27	166773.52	4001.75	102.4
	TOTAL OPERATING EXPENSES	110191.73	114623.97	-4432.24	96.1	792676.26	785145.99	7530.27	101.0
	OPERATING SURPLUS/DEFICIT	45599.66	33316.07	12283.59	136.9	273452.98	250434.29	23018.69	109.2
	CAPITAL IMPR AND MAJOR REP & REPL:								
8500	MAJOR REPAIRS & REPLACEMENTS	0.00	0.00	0.00		8012.24	0.00	8012.24	
8526	LANDSCAPE REHAB-PH II	0.00	0.00	0.00		13413.37	50000.00	-36586.63	
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	17601.00	0.00	17601.00		17601.00	45000.00	-27399.00	
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	17601.00	0.00	17601.00	0.0	39026.61	141187.00	-102160.39	27.6
	TOTAL CASH DISBURSEMENTS	127792.73	114623.97	13168.76	111.5	831702.87	926332.99	-94630.12	89.8
	CHANGE IN SECURITY DEPOSITS	0.00	0.00	0.00	0.0	0.00	0.00	0.00	0.0

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LAAULU STREET
EWA BEACH HI 96706

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THE ARBORS
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 07/31/2021

----- PREPARED BY -----
HAWAIIANA MANAGEMENT COMPANY, LTD.
ACCOUNTANT: MILDRED CABAUATAN
DATE PRINTED: 08/12/2021

BLD ACCT: 1665 DESCRIPTION	CURRENT MONTH				YEAR TO DATE		FISCAL BEG: 1	
	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%--	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--
CHANGE TO TOTAL CASH & RESERVE	<u>27998.66</u>	<u>33316.07</u>	<u>-5317.41</u>		<u>234426.37</u>	<u>109247.29</u>	<u>125179.08</u>	

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LAAULU STREET
EWA BEACH HI 96706

ACCT. NO: 1665

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**THE ARBORS
CASH REPORT
AS OF 07/31/2021**

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

HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: MILDRED CABAUATAN

DATE PRINTED: 8/12/2021

BLD NUM: 1665

FISCAL BEG: 01 PAGE: 1

OPERATIONS

1000 CHECKING ACCOUNT *
1005 CASH-PETTY
1007 CPB DEBIT #*****2438

TOTAL OPERATIONS

RESERVES

1690 BOR LQ #*****1021
1691 BOR #*****9147
1736 CIT #*****9860
1767 FFAC #*****2457
1800 HCFED LQ #*****-002
1801 HCFED #*****-350
1830 HFFCU LQ #*****8-01
1832 HFFCU #*****0103
1840 HSB LQ#*****6725
1842 HSB LQ #*****8936
1901 FFB LQ #*****6973
2126 HSFCU#*****3460
2127 HSFCU LQ #*****9450

TOTAL RESERVES

NET ASSOCIATION AVAILABLE CASH AND DEPOSITS

* CHECKING ACCOUNT MAY INCLUDE PENDING CAPITAL EXPENSES

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

	TERM	MATURES	RATE	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
OPERATIONS						
1000				148,695.65	-12,080.70	136,614.95
1005				799.00	0.00	799.00
1007				2,500.00	0.00	2,500.00
TOTAL OPERATIONS				<u>151,994.65</u>	<u>-12,080.70</u>	<u>139,913.95</u>
RESERVES						
1690			0.2500	120,791.02	24.82	120,815.84
1691	12	MONTHS 07/30/2022	0.5000	0.00	128,000.00	128,000.00
1736	12	MONTHS 08/05/2021	0.7500	241,503.85	148.92	241,652.77
1767	12	MONTHS 08/03/2021	0.3500	240,700.53	69.24	240,769.77
1800			0.0500	100.04	0.00	100.04
1801	12	MONTHS 01/06/2022	0.6000	225,453.55	0.00	225,453.55
1830			0.1000	238,687.69	-238,285.01	402.68
1832	12	MONTHS 07/27/2022	0.4500	0.00	150,000.00	150,000.00
1840			0.4500	229,584.76	29.25	229,614.01
1842			0.5000	19,013.77	7.80	19,021.57
1901			0.4000	248,228.23	84.34	248,312.57
2126			0.0400	100.00	0.00	100.00
2127			0.2000	86,026.46	0.00	86,026.46
TOTAL RESERVES				<u>1,650,189.90</u>	<u>40,079.36</u>	<u>1,690,269.26</u>
NET ASSOCIATION AVAILABLE CASH AND DEPOSITS				<u>1,802,184.55</u>	<u>27,998.66</u>	<u>1,830,183.21</u>

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LAAULU STREET
EWA BEACH HI 96706

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**THE ARBORS
CASH BY INSTITUTION
AS OF 07/31/2021**

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

HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: MILDRED CABAUATAN

DATE PRINTED: 8/12/2021

BLD NUM: 1665

FISCAL BEG: 01 PAGE: 1

CASH BY INSTITUTION:

	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
BANK OF THE ORIENT	120,791.02	128,024.82	248,815.84
CASH-PETTY	799.00	0.00	799.00
CENTRAL PACIFIC BANK	151,195.65	-12,080.70	139,114.95
CIT BANK, N.A.	241,503.85	148.92	241,652.77
FINANCE FACTORS	240,700.53	69.24	240,769.77
FIRST FOUNDATION BANK	248,228.23	84.34	248,312.57
HAWAII CENTRAL FEDERAL CU	225,553.59	0.00	225,553.59
HAWAII STATE FEDERAL CU	86,126.46	0.00	86,126.46
HAWAIIAN FINANCIAL FCU	238,687.69	-88,285.01	150,402.68
HOMESTREET BANK	248,598.53	37.05	248,635.58
TOTAL CASH	<u>1,802,184.55</u>	<u>27,998.66</u>	<u>1,830,183.21</u>