



TREASURER'S REPORT
THE ARBORS

CURRENT MONTH SUMMARY

SEPTEMBER 2021

INCOME	Actual	Budget	Variance
TOTAL RECEIPTS for the month:	\$161,718	\$144,990 ✓	\$16,728
EXPENSES			
TOTAL EXPENSES for the month:	\$86,068	\$87,392 ✓	-\$1,323

There is a net operating **SURPLUS** of: ✓ **\$75,649**

Utilities:	\$38,755	\$37,197 ✗	\$1,558
Contracts:	\$24,189	\$25,220 ✓	-\$1,031
Building Maintenance:	\$5,552	\$4,645 ✗	\$906
Professional Services:	\$4,791	\$5,808 ✓	-\$1,017
Payroll and Benefits:	\$12,005	\$13,209 ✓	-\$1,205
Other Expenses:	\$777	\$1,312 ✓	-\$535

*significant variances are listed on the attached report

BANK BALANCES

Operations Accounts balance is:	\$183,727
Reserve Accounts balance is:	\$1,770,807
TOTAL Cash and Reserves balance is:	\$1,954,534

YEAR-TO-DATE SUMMARY

SEPTEMBER 2021

INCOME	Actual	Budget	Variance
TOTAL RECEIPTS YTD:	\$1,364,096	\$1,331,460 ✓	\$32,636
EXPENSES			
TOTAL EXPENSES YTD:	\$962,222	\$959,929 ✗	\$2,293

YTD, we are ✓ **\$401,874** under budget on regularly budgeted items.

Utilities:	\$327,855	\$334,773 ✓	-\$6,918
Contracts:	\$243,540	\$226,980 ✗	\$16,560
Building Maintenance:	\$34,836	\$41,808 ✓	-\$6,972
Professional Services:	\$68,012	\$55,206 ✗	\$12,807
Payroll and Benefits:	\$115,590	\$131,766 ✓	-\$16,176
Other Expenses:	\$172,389	\$169,397 ✗	\$2,992

Capital Expenditures YTD: \$43,097

TOTAL EXPENDITURES YTD: \$1,005,319

Net **SURPLUS** ✓ **\$358,777**
Reserve Funding Transfer **\$357,003** (\$39,667 per month)



MEMORANDUM

TO: Board of Directors - THE ARBORS
FROM: JON MCKENNA - Management Executive
DATE: October 18, 2021
RE: Financial Report for September, 2021

CREATE DATE: 10/18/2021

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

Table with columns: ACCT. DESCRIPTION, ACTUAL, BUDGET, VAR. \$, PCT(%), YTD ACTUAL, YTD BUDGET, YTD VAR. \$, (%). Rows include INCOME (MAINTENANCE FEE, INTEREST FROM INVESTMENTS, OTH TAX RCPTS-KEYS) and EXPENSE (SEWER, GAS, CONTRACT-PEST CONTROL, GROUNDS-TREE TRIMMING, ELECTRICAL, PLUMBING, MISCL REPAIRS & PURCHASES). Total Cash And Reserve: \$1,954,534.19

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 09/30/2021

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

ACCOUNTANT: MILDRED CABAUTAN

DATE PRINTED: 10/15/2021

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	161717.54	144990.04	16727.50	111.5	1325975.17	1304910.36	21064.81	101.6	
5190 LEGAL FEE REIMBURSEMENT	0.00	0.00	0.00		3150.56	0.00	3150.56		
5270 INTEREST FROM INVESTMENTS	830.17	500.00	330.17		4935.84	4500.00	435.84		
5290 INTEREST FROM CHECKING	7.35	0.00	7.35		83.64	0.00	83.64		
5360 LATE CHARGES	144.74	250.00	-105.26		3125.97	2250.00	875.97		
5361 INTEREST CHARGES	26.23	0.00	26.23		91.01	0.00	91.01		
5375 OTH TAX RCPTS-KEYS	375.00	100.00	275.00		1325.00	900.00	425.00		
5378 FINES	0.00	0.00	0.00		750.00	0.00	750.00		
5400 RENTAL INCOME UN 27C	2100.00	2100.00	0.00		18900.00	18900.00	0.00		
5759 PEST CONTROL REIMBURSEMENT	0.00	0.00	0.00		5759.16	0.00	5759.16		
TOTAL CASH RECEIPTS	165201.03	147940.04	17260.99	111.7	1364096.35	1331460.36	32635.99	102.5	
UTILITIES:									
6010 ELECTRICITY	4932.03	4939.00	-6.97		44081.02	44451.00	-369.98		
6030 WATER	9799.03	10660.00	-860.97		76468.95	95940.00	-19471.05		
6040 SEWER	23491.22	21040.00	2451.22		202901.78	189360.00	13541.78		
6050 GAS	231.36	198.00	33.36		1480.07	1782.00	-301.93		
6060 TELEPHONE	301.29	360.00	-58.71		2923.61	3240.00	-316.39		
TOTAL UTILITIES	38754.93	37197.00	1557.93	104.2	327855.43	334773.00	-6917.57	97.9	
CONTRACTS:									
6240 CONTRACT-GROUNDS	22412.47	24037.00	-1624.53		231513.82	216333.00	15180.82		
6280 CONTRACT-PEST CONTROL	1776.60	1183.00	593.60		12026.08	10647.00	1379.08		
TOTAL CONTRACTS	24189.07	25220.00	-1030.93	95.9	243539.90	226980.00	16559.90	107.3	
BUILDING MAINTENANCE:									
6515 JANITORIAL	0.00	220.00	-220.00		343.80	1980.00	-1636.20		
6550 GROUNDS	0.00	300.00	-300.00		284.56	2700.00	-2415.44		
6552 GROUNDS-TREE TRIMMING	3141.36	350.00	2791.36		5235.60	3150.00	2085.60		
6560 ELECTRICAL	777.29	250.00	527.29		1670.90	2250.00	-579.10		
6570 PLUMBING	330.89	250.00	80.89		2567.18	2250.00	317.18		
6580 POOL	324.89	583.33	-258.44		7829.44	5249.97	2579.47		

----- 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 09/30/2021

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

ACCOUNTANT: MILDRED CABAUTAN

DATE PRINTED: 10/15/2021

BLD ACCT: 1665	DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
		---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--	
6600	PEST CONTROL	0.00	0.00	0.00		214.63	0.00	214.63		
6630	SECURITY EQUIPMENT	0.00	900.00	-900.00		136.00	8100.00	-7964.00		
6640	MAINT EQUIPMENT	0.00	42.00	-42.00		0.00	378.00	-378.00		
6660	FIRE SYSTEMS	0.00	500.00	-500.00		2086.79	4500.00	-2413.21		
6670	BUILDING REPAIRS	502.62	1166.66	-664.04		5304.46	10499.94	-5195.48		
6690	MISCL REPAIRS & PURCHASES	474.73	83.33	391.40		9162.71	749.97	8412.74		
	TOTAL BUILDING MAINTENANCE	5551.78	4645.32	906.46	119.5	34836.07	41807.88	-6971.81	83.3	
	PROFESSIONAL SERVICES:									
6810	ADMIN SUPPLIES & SVCS	1764.95	1700.00	64.95		18784.01	15300.00	3484.01		
6812	ASSOCIATION ADMIN EXPENSE	0.00	167.00	-167.00		965.80	1503.00	-537.20		
6830	VEHICLE EXPENSE	0.00	100.00	-100.00		0.00	900.00	-900.00		
6850	MANAGEMENT SERVICES	3026.18	3026.18	0.00		27235.62	27235.62	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		0.00	4500.00	-4500.00		
6882	LEGAL FEES-COLLECTIONS	0.00	250.00	-250.00		18094.94	2250.00	15844.94		
6912	PROF & ADM SUPPLIES/SVC	0.00	65.00	-65.00		0.00	585.00	-585.00		
	TOTAL PROFESSIONAL SERVICES	4791.13	5808.18	-1017.05	82.5	68012.31	55205.58	12806.73	123.2	
	PAYROLL AND BENEFITS:									
7010	PAYROLL-MANAGER	4361.55	4320.00	41.55		40427.51	41040.00	-612.49		
7020	PAYROLL-MAINTENANCE	5329.60	5809.00	-479.40		43716.48	55187.00	-11470.52		
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	315.00	-218.05		
7090	HEALTH CARE	1368.19	2125.12	-756.93		12865.17	19126.08	-6260.91		
7100	PAYROLL TAXES	945.38	905.31	40.07		8407.92	8147.79	260.13		
7170	UNIFORMS	0.00	50.00	-50.00		117.80	450.00	-332.20		
	TOTAL PAYROLL AND BENEFITS	12004.72	13209.43	-1204.71	90.9	115589.83	131765.87	-16176.04	87.7	
	OTHER EXPENSES:									
7311	INSURANCE-PROPERTY	0.00	0.00	0.00		125914.04	125846.00	68.04		
7315	INSURANCE-LIABILITY	0.00	0.00	0.00		9265.54	9337.16	-71.62		
7326	INSURANCE-D&O-GENERAL	0.00	0.00	0.00		14138.60	14140.00	-1.40		
7331	INSURANCE-FIDELITY-GENERAL	0.00	0.00	0.00		582.40	588.00	-5.60		

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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 09/30/2021

----- PREPARED BY -----
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ACCOUNTANT: MILDRED CABAUTAN

DATE PRINTED: 10/15/2021

BLD ACCT: 1665 DESCRIPTION	CURRENT MONTH				YEAR TO DATE				FISCAL BEG: 1
	---ACTUAL---	---BUDGET---	---VAR.---	-BUD%--	---ACTUAL---	---BUDGET---	---VAR.---	---BUD%--	
7335 INSURANCE-B&M	0.00	0.00	0.00		1080.10	1085.00	-4.90		
7341 INSURANCE-UMBRELLA-GENERAL	0.00	0.00	0.00		2602.12	2604.00	-1.88		
7350 INSURANCE-AUTO	0.00	25.00	-25.00		0.00	225.00	-225.00		
7520 MASTER ASSOCIATION DUES	125.00	0.00	125.00		375.00	355.32	19.68		
7550 MISCELLANEOUS EXPENSE	-35.00	35.00	-70.00		7210.00	315.00	6895.00		
7556 APT MAINTENANCE FEE	476.71	476.72	-0.01		4290.39	4290.48	-0.09		
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		1890.00	3735.00	-1845.00		
7710 REAL PROPERTY TAX	0.00	160.00	-160.00		1947.80	1440.00	507.80		
7720 STATE GENERAL EXCISE TAX	0.00	200.00	-200.00		1483.70	1800.00	-316.30		
7740 FEDERAL INCOME TAXES	0.00	0.00	0.00		0.00	576.00	-576.00		
TOTAL OTHER EXPENSES	776.71	1311.72	-535.01	59.2	172388.69	169396.96	2991.73	101.8	
TOTAL OPERATING EXPENSES	86068.34	87391.65	-1323.31	98.5	962222.23	959929.29	2292.94	100.2	
OPERATING SURPLUS/DEFICIT	79132.69	60548.39	18584.30	130.7	401874.12	371531.07	30343.05	108.2	
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	4070.16	0.00	4070.16		17483.53	50000.00	-32516.47		
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		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	4070.16	0.00	4070.16	0.0	43096.77	141187.00	-98090.23	30.5	
TOTAL CASH DISBURSEMENTS	90138.50	87391.65	2746.85	103.1	1005319.00	1101116.29	-95797.29	91.3	
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	75062.53	60548.39	14514.14		358777.35	230344.07	128433.28		

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LAAULU STREET
EWA BEACH HI 96706

ACCT. NO: 1665

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**THE ARBORS
CASH REPORT
AS OF 09/30/2021**

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

HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: MILDRED CABAUATAN

DATE PRINTED: 10/15/2021

BLD NUM: 1665

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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 CHECKING ACCOUNT *				145,862.69	34,565.36	180,428.05
1005 CASH-PETTY				799.00	0.00	799.00
1007 CPB DEBIT #*****2438				2,500.00	0.00	2,500.00
TOTAL OPERATIONS				<u>149,161.69</u>	<u>34,565.36</u>	<u>183,727.05</u>
RESERVES						
1690 BOR LQ #*****1021			0.2500	120,842.32	24.83	120,867.15
1691 BOR #*****9147	12	MONTHS 07/30/2022	0.5000	128,000.00	0.00	128,000.00
1736 CIT #*****9860	12	MONTHS 08/05/2022	0.4500	241,806.75	92.43	241,899.18
1767 FFAC #*****2457	12	MONTHS 08/03/2022	0.3000	240,841.34	61.37	240,902.71
1800 HCFED LQ #*****-002			0.0400	100.04	0.01	100.05
1801 HCFED #*****-350	12	MONTHS 01/06/2022	0.6000	225,453.55	340.95	225,794.50
1830 HFFCU LQ #*****8-01			0.1000	40,069.68	39,816.15	79,885.83
1832 HFFCU #*****0103	12	MONTHS 07/27/2022	0.4500	150,000.00	0.00	150,000.00
1840 HSB LQ#*****6725			0.5000	229,643.26	28.31	229,671.57
1842 HSB LQ #*****8936			0.5000	19,029.63	8.06	19,037.69
1901 FFB LQ #*****6973			0.4000	248,396.94	81.68	248,478.62
2126 HSFCU#*****3460			0.0400	100.00	0.00	100.00
2127 HSFCU LQ #*****9450			0.2000	86,026.46	43.38	86,069.84
TOTAL RESERVES				<u>1,730,309.97</u>	<u>40,497.17</u>	<u>1,770,807.14</u>
NET ASSOCIATION AVAILABLE CASH AND DEPOSITS				<u>1,879,471.66</u>	<u>75,062.53</u>	<u>1,954,534.19</u>

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

LAAULU STREET
EWA BEACH HI 96706

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**THE ARBORS
CASH BY INSTITUTION
AS OF 09/30/2021**

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

HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: MILDRED CABAUATAN

DATE PRINTED: 10/15/2021

BLD NUM: 1665

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CASH BY INSTITUTION:

	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
BANK OF THE ORIENT	248,842.32	24.83	248,867.15
CASH-PETTY	799.00	0.00	799.00
CENTRAL PACIFIC BANK	148,362.69	34,565.36	182,928.05
CIT BANK, N.A.	241,806.75	92.43	241,899.18
FINANCE FACTORS	240,841.34	61.37	240,902.71
FIRST FOUNDATION BANK	248,396.94	81.68	248,478.62
HAWAII CENTRAL FEDERAL CU	225,553.59	340.96	225,894.55
HAWAII STATE FEDERAL CU	86,126.46	43.38	86,169.84
HAWAIIAN FINANCIAL FCU	190,069.68	39,816.15	229,885.83
HOMESTREET BANK	248,672.89	36.37	248,709.26
TOTAL CASH	<u>1,879,471.66</u>	<u>75,062.53</u>	<u>1,954,534.19</u>