



TREASURER'S REPORT
THE ARBORS

CURRENT MONTH SUMMARY

AUGUST 2021

INCOME	Actual	Budget	Variance
TOTAL RECEIPTS for the month:	\$129,632	\$144,990	✗ -\$15,358
EXPENSES			
TOTAL EXPENSES for the month:	\$83,478	\$87,392	✓ -\$3,914

There is a net operating **SURPLUS** of: ✓ **\$46,154**

Utilities:	\$36,095	\$37,197	✓ -\$1,102
Contracts:	\$26,619	\$25,220	✗ \$1,399
Building Maintenance:	\$3,531	\$4,645	✓ -\$1,114
Professional Services:	\$5,118	\$5,808	✓ -\$690
Payroll and Benefits:	\$11,279	\$13,209	✓ -\$1,931
Other Expenses:	\$837	\$1,312	✓ -\$475

*significant variances are listed on the attached report

BANK BALANCES

Operations Accounts balance is:	\$149,162
Reserve Accounts balance is:	\$1,730,310
TOTAL Cash and Reserves balance is:	\$1,879,472

YEAR-TO-DATE SUMMARY

AUGUST 2021

INCOME	Actual	Budget	Variance
TOTAL RECEIPTS YTD:	\$1,198,895	\$1,183,521	✓ \$15,374
EXPENSES			
TOTAL EXPENSES YTD:	\$876,154	\$872,538	✗ \$3,616

YTD, we are ✓ **\$322,741** under budget on regularly budgeted items.

Utilities:	\$289,101	\$297,576	✓ -\$8,476
Contracts:	\$219,351	\$201,760	✗ \$17,591
Building Maintenance:	\$29,284	\$27,163	✗ \$2,122
Professional Services:	\$63,221	\$49,397	✗ \$13,824
Payroll and Benefits:	\$103,585	\$118,556	✓ -\$14,971
Other Expenses:	\$171,612	\$166,774	✗ \$4,838

Capital Expenditures YTD: \$39,027

TOTAL EXPENDITURES YTD: \$915,181

Net **SURPLUS** ✓ **\$283,715**
Reserve Funding Transfer **\$317,336** (\$39,667 per month)



MEMORANDUM

TO: Board of Directors - THE ARBORS
FROM: JON MCKENNA - Management Executive
DATE: September 14, 2021
RE: Financial Report for August, 2021

CREATE DATE: 9/14/2021

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 EXPENSE categories like GAS, CONTRACT-PEST CONTROL, PLUMBING, POOL, MISCL REPAIRS & PURCHASES, and ADMIN SUPPLIES & SVCS. Total Cash And Reserve: \$1,879,471.66

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

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

----- 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 08/31/2021

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

ACCOUNTANT: MILDRED CABAUTAN

DATE PRINTED: 09/14/2021

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	129631.76	144990.04	-15358.28	89.4	1164257.63	1159920.32	4337.31	100.4	
5190 LEGAL FEE REIMBURSEMENT	373.28	0.00	373.28		3150.56	0.00	3150.56		
5270 INTEREST FROM INVESTMENTS	373.71	500.00	-126.29		4105.67	4000.00	105.67		
5290 INTEREST FROM CHECKING	7.20	0.00	7.20		76.29	0.00	76.29		
5360 LATE CHARGES	270.94	250.00	20.94		2981.23	2000.00	981.23		
5361 INTEREST CHARGES	9.19	0.00	9.19		64.78	0.00	64.78		
5375 OTH TAX RCPTS-KEYS	0.00	100.00	-100.00		950.00	800.00	150.00		
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		16800.00	16800.00	0.00		
5759 PEST CONTROL REIMBURSEMENT	0.00	0.00	0.00		5759.16	0.00	5759.16		
TOTAL CASH RECEIPTS	132766.08	147940.04	-15173.96	89.7	1198895.32	1183520.32	15375.00	101.3	
UTILITIES:									
6010 ELECTRICITY	5171.61	4939.00	232.61		39148.99	39512.00	-363.01		
6030 WATER	7901.65	10660.00	-2758.35		66669.92	85280.00	-18610.08		
6040 SEWER	22083.70	21040.00	1043.70		179410.56	168320.00	11090.56		
6050 GAS	644.20	198.00	446.20		1248.71	1584.00	-335.29		
6060 TELEPHONE	293.36	360.00	-66.64		2622.32	2880.00	-257.68		
TOTAL UTILITIES	36094.52	37197.00	-1102.48	97.0	289100.50	297576.00	-8475.50	97.2	
CONTRACTS:									
6240 CONTRACT-GROUNDS	23416.13	24037.00	-620.87		209101.35	192296.00	16805.35		
6280 CONTRACT-PEST CONTROL	3202.43	1183.00	2019.43		10249.48	9464.00	785.48		
TOTAL CONTRACTS	26618.56	25220.00	1398.56	105.5	219350.83	201760.00	17590.83	108.7	
BUILDING MAINTENANCE:									
6515 JANITORIAL	0.00	220.00	-220.00		343.80	1760.00	-1416.20		
6550 GROUNDS	0.00	300.00	-300.00		284.56	2400.00	-2115.44		
6552 GROUNDS-TREE TRIMMING	0.00	350.00	-350.00		2094.24	2800.00	-705.76		
6560 ELECTRICAL	0.00	250.00	-250.00		893.61	2000.00	-1106.39		
6570 PLUMBING	791.50	250.00	541.50		2236.29	2000.00	236.29		
6580 POOL	963.94	583.33	380.61		7504.55	4666.64	2837.91		

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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 08/31/2021

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

ACCOUNTANT: MILDRED CABAUTAN

DATE PRINTED: 09/14/2021

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	7200.00	-7064.00		
6640	MAINT EQUIPMENT	0.00	42.00	-42.00		0.00	336.00	-336.00		
6660	FIRE SYSTEMS	0.00	500.00	-500.00		2086.79	4000.00	-1913.21		
6670	BUILDING REPAIRS	1142.97	1166.66	-23.69		4801.84	9333.28	-4531.44		
6690	MISCL REPAIRS & PURCHASES	632.65	83.33	549.32		8687.98	666.64	8021.34		
	TOTAL BUILDING MAINTENANCE	3531.06	4645.32	-1114.26	76.0	29284.29	37162.56	-7878.27	78.8	
	PROFESSIONAL SERVICES:									
6810	ADMIN SUPPLIES & SVCS	2092.04	1700.00	392.04		17019.06	13600.00	3419.06		
6812	ASSOCIATION ADMIN EXPENSE	0.00	167.00	-167.00		965.80	1336.00	-370.20		
6830	VEHICLE EXPENSE	0.00	100.00	-100.00		0.00	800.00	-800.00		
6850	MANAGEMENT SERVICES	3026.18	3026.18	0.00		24209.44	24209.44	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	4000.00	-4000.00		
6882	LEGAL FEES-COLLECTIONS	0.00	250.00	-250.00		18094.94	2000.00	16094.94		
6912	PROF & ADM SUPPLIES/SVC	0.00	65.00	-65.00		0.00	520.00	-520.00		
	TOTAL PROFESSIONAL SERVICES	5118.22	5808.18	-689.96	88.1	63221.18	49397.40	13823.78	128.0	
	PAYROLL AND BENEFITS:									
7010	PAYROLL-MANAGER	4361.54	4320.00	41.54		36065.96	36720.00	-654.04		
7020	PAYROLL-MAINTENANCE	4657.60	5809.00	-1151.40		38386.88	49378.00	-10991.12		
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		11496.98	17000.96	-5503.98		
7100	PAYROLL TAXES	891.23	905.31	-14.08		7462.54	7242.48	220.06		
7170	UNIFORMS	0.00	50.00	-50.00		117.80	400.00	-282.20		
	TOTAL PAYROLL AND BENEFITS	11278.56	13209.43	-1930.87	85.4	103585.11	118556.44	-14971.33	87.4	
	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
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ACCOUNTANT: MILDRED CABAUTAN

DATE PRINTED: 09/14/2021

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	200.00	-200.00		
7520 MASTER ASSOCIATION DUES	0.00	0.00	0.00		250.00	355.32	-105.32		
7550 MISCELLANEOUS EXPENSE	0.00	35.00	-35.00		7245.00	280.00	6965.00		
7556 APT MAINTENANCE FEE	476.71	476.72	-0.01		3813.68	3813.76	-0.08		
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		1680.00	3320.00	-1640.00		
7710 REAL PROPERTY TAX	150.00	160.00	-10.00		1947.80	1280.00	667.80		
7720 STATE GENERAL EXCISE TAX	0.00	200.00	-200.00		1483.70	1600.00	-116.30		
7740 FEDERAL INCOME TAXES	0.00	0.00	0.00		0.00	576.00	-576.00		
TOTAL OTHER EXPENSES	836.71	1311.72	-475.01	63.8	171611.98	168085.24	3526.74	102.1	
TOTAL OPERATING EXPENSES	83477.63	87391.65	-3914.02	95.5	876153.89	872537.64	3616.25	100.4	
OPERATING SURPLUS/DEFICIT	49288.45	60548.39	-11259.94	81.4	322741.43	310982.68	11758.75	103.8	
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	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	0.00	0.00	0.00	0.0	39026.61	141187.00	-102160.39	27.6	
TOTAL CASH DISBURSEMENTS	83477.63	87391.65	-3914.02	95.5	915180.50	1013724.64	-98544.14	90.3	
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	49288.45	60548.39	-11259.94		283714.82	169795.68	113919.14		

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LAAULU STREET
EWA BEACH HI 96706

ACCT. NO: 1665

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**THE ARBORS
CASH REPORT
AS OF 08/31/2021**

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

HAWAIIANA MANAGEMENT COMPANY, LTD.

ACCOUNTANT: MILDRED CABAUATAN

DATE PRINTED: 9/14/2021

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 #*****Q103
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
				136,614.95	9,247.74	145,862.69
				799.00	0.00	799.00
				2,500.00	0.00	2,500.00
TOTAL OPERATIONS				<u>139,913.95</u>	<u>9,247.74</u>	<u>149,161.69</u>
				120,815.84	26.48	120,842.32
	12	MONTHS	07/30/2022	128,000.00	0.00	128,000.00
	12	MONTHS	08/05/2022	241,652.77	153.98	241,806.75
	12	MONTHS	08/03/2022	240,769.77	71.57	240,841.34
				100.04	0.00	100.04
	12	MONTHS	01/06/2022	225,453.55	0.00	225,453.55
				402.68	39,667.00	40,069.68
	12	MONTHS	07/27/2022	150,000.00	0.00	150,000.00
				229,614.01	29.25	229,643.26
				19,021.57	8.06	19,029.63
				248,312.57	84.37	248,396.94
				100.00	0.00	100.00
				86,026.46	0.00	86,026.46
TOTAL RESERVES				<u>1,690,269.26</u>	<u>40,040.71</u>	<u>1,730,309.97</u>
NET ASSOCIATION AVAILABLE CASH AND DEPOSITS				<u>1,830,183.21</u>	<u>49,288.45</u>	<u>1,879,471.66</u>

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

LAAULU STREET
EWA BEACH HI 96706

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**THE ARBORS
CASH BY INSTITUTION
AS OF 08/31/2021**

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

ACCOUNTANT: MILDRED CABAUATAN

DATE PRINTED: 9/14/2021

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CASH BY INSTITUTION:

	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
BANK OF THE ORIENT	248,815.84	26.48	248,842.32
CASH-PETTY	799.00	0.00	799.00
CENTRAL PACIFIC BANK	139,114.95	9,247.74	148,362.69
CIT BANK, N.A.	241,652.77	153.98	241,806.75
FINANCE FACTORS	240,769.77	71.57	240,841.34
FIRST FOUNDATION BANK	248,312.57	84.37	248,396.94
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	150,402.68	39,667.00	190,069.68
HOMESTREET BANK	248,635.58	37.31	248,672.89
TOTAL CASH	<u>1,830,183.21</u>	<u>49,288.45</u>	<u>1,879,471.66</u>