



TREASURER'S REPORT
THE ARBORS

CURRENT MONTH SUMMARY

APRIL 2021

INCOME	Actual	Budget	Variance
TOTAL RECEIPTS for the month:	\$145,901	\$147,940	✗ -\$2,039
EXPENSES			
TOTAL EXPENSES for the month:	\$121,456	\$112,490	✗ \$8,966
There is a net operating SURPLUS of: ✓ \$24,445			
Utilities:	\$67,384	\$37,197	✗ \$30,187
Contracts:	\$2,297	\$25,220	✓ -\$22,923
Building Maintenance:	\$4,873	\$4,645	✗ \$228
Professional Services:	\$10,451	\$8,740	✗ \$1,711
Payroll and Benefits:	\$11,674	\$13,314	✓ -\$1,640
Other Expenses:	\$24,777	\$23,373	✗ \$1,404

*significant variances are listed on the attached report

BANK BALANCES

Operations Accounts balance is:	\$171,302
Reserve Accounts balance is:	<u>\$1,569,712</u>
TOTAL Cash and Reserves balance is:	\$1,741,014

YEAR-TO-DATE SUMMARY

APRIL 2021

INCOME	Actual	Budget	Variance
TOTAL RECEIPTS YTD:	\$591,925	\$591,760	✓ \$165
EXPENSES			
TOTAL EXPENSES YTD:	\$446,669	\$589,980	✓ -\$143,311
YTD, we are ✓ \$145,257 under budget on regularly budgeted items.			
Utilities:	\$143,957	\$148,788	✓ -\$4,831
Contracts:	\$101,218	\$100,880	✗ \$338
Building Maintenance:	\$15,420	\$18,581	✓ -\$3,161
Professional Services:	\$37,501	\$26,165	✗ \$11,336
Payroll and Benefits:	\$54,350	\$60,548	✓ -\$6,198
Other Expenses:	\$94,222	\$93,831	✗ \$391
Capital Expenditures YTD:	\$0		
TOTAL EXPENDITURES YTD:	\$446,669		
Net Operating	SURPLUS ✓ \$145,257		
Reserve Funding Transfer	<u>-\$158,668</u>		
Net	(\$13,411)		



MEMORANDUM

TO: Board of Directors – **THE ARBORS**
 FROM: JON MCKENNA – Management Executive
 DATE: May 18, 2021
 RE: Financial Report for **April, 2021**

CREATE DATE: 5/18/2021

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

ACCT. DESCRIPTION	ACTUAL	BUDGET	VAR. \$	PCT(%)	YTD ACTUAL	YTD BUDGET	YTD VAR. \$	(%)
EXPENSE								
6030 <u>WATER</u>	\$16863	\$10660	\$6203	58.18%	\$33,373	\$42,640	(\$9,267)	-21.73
6040 <u>SEWER</u>	\$45005	\$21040	\$23965	113.90%	\$89,747	\$84,160	\$5,587	6.64
6050 <u>GAS</u>	\$583	\$198	\$385	194.21%	\$583	\$792	(\$209)	-26.45
6280 <u>CONTRACT-PEST CONTROL</u>	\$2297	\$1183	\$1114	94.14%	\$4,750	\$4,732	\$18	0.39
6515 <u>JANITORIAL</u>	\$277	\$220	\$57	25.95%	\$277	\$880	(\$603)	-68.51
6560 <u>ELECTRICAL</u>	\$509	\$250	\$259	103.60%	\$509	\$1,000	(\$491)	-49.10
6580 <u>POOL</u>	\$1561	\$583	\$977	167.55%	\$4,630	\$2,333	\$2,297	98.43
6670 <u>BUILDING REPAIRS</u>	\$1578	\$1167	\$412	35.30%	\$2,514	\$4,667	(\$2,152)	-46.12
6690 <u>MISCL REPAIRS & PURCHASES</u>	\$352	\$83	\$268	321.88%	\$5,409	\$333	\$5,076	,522.83
6810 <u>ADMIN SUPPLIES & SVCS</u>	\$2461	\$1700	\$761	44.75%	\$8,732	\$6,800	\$1,932	28.42
6880 <u>LEGAL FEES</u>	\$732	\$500	\$232	46.45%	\$732	\$2,000	(\$1,268)	-63.39
6882 <u>LEGAL FEES-COLLECTIONS</u>	\$1257	\$250	\$1007	402.80%	\$12,210	\$1,000	\$11,210	,120.99
7720 <u>STATE GENERAL EXCISE TAX</u>	\$410	\$200	\$210	104.89%	\$1,021	\$800	\$221	27.60

----- 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 04/30/2021

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

ACCOUNTANT: TISA ROMANO

DATE PRINTED: 05/18/2021

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	143099.41	144990.04	-1890.63	98.7	578849.25	579960.16	-1110.91	99.8	
5190 LEGAL FEE REIMBURSEMENT	0.00	0.00	0.00		1168.28	0.00	1168.28		
5270 INTEREST FROM INVESTMENTS	375.92	500.00	-124.08		2175.81	2000.00	175.81		
5290 INTEREST FROM CHECKING	10.75	0.00	10.75		47.34	0.00	47.34		
5360 LATE CHARGES	190.26	250.00	-59.74		784.76	1000.00	-215.24		
5375 OTH TAX RCPTS-KEYS	0.00	100.00	-100.00		200.00	400.00	-200.00		
5378 FINES	125.00	0.00	125.00		300.00	0.00	300.00		
5400 RENTAL INCOME UN 27C	2100.00	2100.00	0.00		8400.00	8400.00	0.00		
TOTAL CASH RECEIPTS	145901.34	147940.04	-2038.70	98.6	591925.44	591760.16	165.28	100.0	
UTILITIES:									
6010 ELECTRICITY	4647.37	4939.00	-291.63		19125.93	19756.00	-630.07		
6030 WATER	16862.50	10660.00	6202.50		33372.84	42640.00	-9267.16		
6040 SEWER	45005.43	21040.00	23965.43		89746.95	84160.00	5586.95		
6050 GAS	582.53	198.00	384.53		582.53	792.00	-209.47		
6060 TELEPHONE	286.02	360.00	-73.98		1129.09	1440.00	-310.91		
TOTAL UTILITIES	67383.85	37197.00	30186.85	181.2	143957.34	148788.00	-4830.66	96.8	
CONTRACTS:									
6240 CONTRACT-GROUNDS	0.00	24037.00	-24037.00		96467.82	96148.00	319.82		
6280 CONTRACT-PEST CONTROL	2296.66	1183.00	1113.66		4750.39	4732.00	18.39		
TOTAL CONTRACTS	2296.66	25220.00	-22923.34	9.1	101218.21	100880.00	338.21	100.3	
BUILDING MAINTENANCE:									
6515 JANITORIAL	277.08	220.00	57.08		277.08	880.00	-602.92		
6550 GROUNDS	127.49	300.00	-172.51		284.56	1200.00	-915.44		
6552 GROUNDS-TREE TRIMMING	0.00	350.00	-350.00		0.00	1400.00	-1400.00		
6560 ELECTRICAL	509.01	250.00	259.01		509.01	1000.00	-490.99		
6570 PLUMBING	139.79	250.00	-110.21		1137.32	1000.00	137.32		
6580 POOL	1560.71	583.33	977.38		4629.94	2333.32	2296.62		
6600 PEST CONTROL	0.00	0.00	0.00		193.72	0.00	193.72		
6630 SECURITY EQUIPMENT	0.00	900.00	-900.00		0.00	3600.00	-3600.00		

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 EWA BEACH HI 96706

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STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 04/30/2021

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

ACCOUNTANT: TISA ROMANO

DATE PRINTED: 05/18/2021

BLD ACCT: 1665	DESCRIPTION	CURRENT MONTH				YEAR TO DATE			
		---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--
	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	168.00	-168.00	
	6660 FIRE SYSTEMS	329.09	500.00	-170.91		329.09	2000.00	-1670.91	
	6670 BUILDING REPAIRS	1578.45	1166.66	411.79		2514.29	4666.64	-2152.35	
	6690 MISCL REPAIRS & PURCHASES	351.55	83.33	268.22		5409.22	333.32	5075.90	
	TOTAL BUILDING MAINTENANCE	4873.17	4645.32	227.85	104.9	15420.23	18581.28	-3161.05	83.0
	PROFESSIONAL SERVICES:								
	6810 ADMIN SUPPLIES & SVCS	2460.70	1700.00	760.70		8732.35	6800.00	1932.35	
	6812 ASSOCIATION ADMIN EXPENSE	42.93	167.00	-124.07		789.59	668.00	121.59	
	6830 VEHICLE EXPENSE	0.00	100.00	-100.00		0.00	400.00	-400.00	
	6850 MANAGEMENT SERVICES	3026.18	3026.18	0.00		12104.72	12104.72	0.00	
	6870 AUDIT/PUBLIC ACCOUNTING	2931.94	2931.96	-0.02		2931.94	2931.96	-0.02	
	6880 LEGAL FEES	732.26	500.00	232.26		732.26	2000.00	-1267.74	
	6882 LEGAL FEES-COLLECTIONS	1257.00	250.00	1007.00		12209.94	1000.00	11209.94	
	6912 PROF & ADM SUPPLIES/SVC	0.00	65.00	-65.00		0.00	260.00	-260.00	
	TOTAL PROFESSIONAL SERVICES	10451.01	8740.14	1710.87	119.6	37500.80	26164.68	11336.12	143.3
	PAYROLL AND BENEFITS:								
	7010 PAYROLL-MANAGER	4143.47	4320.00	-176.53		17093.23	17280.00	-186.77	
	7020 PAYROLL-MAINTENANCE	5199.68	5809.00	-609.32		17763.68	23236.00	-5472.32	
	7070 WORKERS COMPENSATION	0.00	0.00	0.00		9958.00	7500.00	2458.00	
	7080 TDI	96.95	105.00	-8.05		96.95	210.00	-113.05	
	7090 HEALTH CARE	1304.13	2125.12	-820.99		5853.50	8500.48	-2646.98	
	7100 PAYROLL TAXES	930.12	905.31	24.81		3584.78	3621.24	-36.46	
	7170 UNIFORMS	0.00	50.00	-50.00		0.00	200.00	-200.00	
	TOTAL PAYROLL AND BENEFITS	11674.35	13314.43	-1640.08	87.7	54350.14	60547.72	-6197.58	89.8
	OTHER EXPENSES:								
	7311 INSURANCE-PROPERTY	17977.50	17978.00	-0.50		71981.58	71912.00	69.58	
	7315 INSURANCE-LIABILITY	1333.88	1333.88	0.00		5263.94	5335.52	-71.58	
	7326 INSURANCE-D&O-GENERAL	2019.80	2020.00	-0.20		8079.20	8080.00	-0.80	
	7331 INSURANCE-FIDELITY-GENERAL	83.20	84.00	-0.80		332.80	336.00	-3.20	
	7335 INSURANCE-B&M	154.30	155.00	-0.70		617.20	620.00	-2.80	

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THE ARBORS
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR PERIOD ENDED 04/30/2021

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

ACCOUNTANT: TISA ROMANO
 DATE PRINTED: 05/18/2021

BLD ACCT: 1665	DESCRIPTION	CURRENT MONTH				YEAR TO DATE		FISCAL BEG: 1	
		---ACTUAL---	---BUDGET---	---VAR.---	-BUD%-	---ACTUAL---	---BUDGET---	---VAR.---	--BUD%--
7341	INSURANCE-UMBRELLA-GENERAL	371.72	372.00	-0.28		1486.88	1488.00	-1.12	
7350	INSURANCE-AUTO	0.00	25.00	-25.00		0.00	100.00	-100.00	
7520	MASTER ASSOCIATION DUES	125.00	118.44	6.56		125.00	236.88	-111.88	
7550	MISCELLANEOUS EXPENSE	6.00	35.00	-29.00		6.00	140.00	-134.00	
7556	APT MAINTENANCE FEE	476.71	476.72	-0.01		1906.84	1906.88	-0.04	
7564	MISC-CONDO REGISTRATION	1609.00	0.00	1609.00		1609.00	0.00	1609.00	
7568	RENTAL COMMISSION/FEES	210.00	415.00	-205.00		840.00	1660.00	-820.00	
7710	REAL PROPERTY TAX	0.00	160.00	-160.00		952.55	640.00	312.55	
7720	STATE GENERAL EXCISE TAX	409.77	200.00	209.77		1020.83	800.00	220.83	
7740	FEDERAL INCOME TAXES	0.00	0.00	0.00		0.00	576.00	-576.00	
	TOTAL OTHER EXPENSES	24776.88	23373.04	1403.84	106.0	94221.82	93831.28	390.54	100.4
	TOTAL OPERATING EXPENSES	121455.92	112489.93	8965.99	108.0	446668.54	448792.96	-2124.42	99.5
	OPERATING SURPLUS/DEFICIT	24445.42	35450.11	-11004.69	69.0	145256.90	142967.20	2289.70	101.6
	CAPITAL IMPR AND MAJOR REP & REPL:								
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	0.00	0.00	0.00	0.0	0.00	141187.00	-141187.00	0.0
	TOTAL CASH DISBURSEMENTS	121455.92	112489.93	8965.99	108.0	446668.54	589979.96	-143311.42	75.7
	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	24445.42	35450.11	-11004.69		145256.90	1780.20	143476.70	

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LAAULU STREET
EWA BEACH HI 96706

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**THE ARBORS
CASH REPORT
AS OF 04/30/2021**

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

ACCOUNTANT: TISA ROMANO

DATE PRINTED: 5/18/2021

BLD NUM: 1665

FISCAL BEG: 01 PAGE: 1

	TERM	MATURES	RATE	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
OPERATIONS						
1000				283,600.13	-115,597.50	168,002.63
1005				799.00	0.00	799.00
1007				2,500.00	0.00	2,500.00
TOTAL OPERATIONS				<u>286,899.13</u>	<u>-115,597.50</u>	<u>171,301.63</u>
RESERVES						
1690			0.1000	20,731.15	100,009.41	120,740.56
1736	12	MONTHS 08/05/2021	0.7500	241,047.75	153.59	241,201.34
1767	12	MONTHS 08/03/2021	0.3500	240,488.31	71.49	240,559.80
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	119,686.69	39,667.00	159,353.69
1840			0.4500	229,498.92	28.30	229,527.22
1842			0.5000	0.00	19,000.00	19,000.00
1901			0.8000	247,921.02	101.91	248,022.93
2125	06	MONTHS 04/14/2021	0.3000	104,978.48	-104,978.48	0.00
2126			0.0500	100.00	0.00	100.00
2127			0.2000	0.00	85,989.70	85,989.70
TOTAL RESERVES				<u>1,429,669.19</u>	<u>140,042.92</u>	<u>1,569,712.11</u>
NET ASSOCIATION AVAILABLE CASH AND DEPOSITS				<u>1,716,568.32</u>	<u>24,445.42</u>	<u>1,741,013.74</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 04/30/2021**

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

ACCOUNTANT: TISA ROMANO

DATE PRINTED: 5/18/2021

BLD NUM: 1665

FISCAL BEG: 01 PAGE: 1

CASH BY INSTITUTION:

	BEGINNING BALANCE	TRANSFERS TO/(FROM)	ENDING BALANCE
BANK OF THE ORIENT	20,731.15	100,009.41	120,740.56
CASH-PETTY	799.00	0.00	799.00
CENTRAL PACIFIC BANK	286,100.13	-115,597.50	170,502.63
CIT BANK, N.A.	241,047.75	153.59	241,201.34
FINANCE FACTORS	240,488.31	71.49	240,559.80
FIRST FOUNDATION BANK	247,921.02	101.91	248,022.93
HAWAII CENTRAL FEDERAL CU	225,216.87	0.00	225,216.87
HAWAII STATE FEDERAL CU	105,078.48	-18,988.78	86,089.70
HAWAIIAN FINANCIAL FCU	119,686.69	39,667.00	159,353.69
HOMESTREET BANK	229,498.92	19,028.30	248,527.22
TOTAL CASH	<u>1,716,568.32</u>	<u>24,445.42</u>	<u>1,741,013.74</u>